

#1266

BILL NO. Z-11-12-02

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. O-66 (Sec. 34 of Perry Township)**

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
INDIANA:

SECTION 1. That the area described as follows is hereby designated an R3
(Multiple Family Residential) District under the terms of Chapter 157 Title XV of the Code of
the City of Fort Wayne, Indiana:

Part of the Northwest Quarter of Section 34, Township 32 North, Range 12 East of
the Second Principal Meridian on Allen County, Indiana, more particularly described
as follows:

Commencing at a P.K. Nail marking the Northwest corner of said Northwest
Quarter; thence South 00 degrees 01 minutes 16 seconds West, (deed bearing and the
basis of the bearings to follow) a distance of 869.34 feet along the West Line of said
Northwest Quarter and the centerline of Coldwater Road to a point at the intersection
of the Westerly extension of the South right-of-way line of Candlewood Way and
said West line of said Northwest Quarter, said point also being Point of Beginning of
the herein described tract; thence South 89 degrees 48 minutes 06 seconds East, a
distance of 407.11 feet (406 feet Deed) along said extension and said South right-of-
way line to a ½ inch steel rebar found on the West line of Lot Number 272 in Pine
Valley Country Club Third Addition as recorded in Deed Book 30, pages 78 and 79
in the Office of the Recorder of Allen County, Indiana; thence South 00 degrees 01
minutes 39 seconds East, a distance of 150.00 feet along said West line to a 1 inch
pipe found on the South line of said Lot Number 272; thence South 89 degrees 48
minutes 07 seconds East, a distance of 87.51 feet along said South line to a point on
a West line of said Pine Valley Country Club Third Addition; thence South 00
degrees 53 minutes 01 seconds East, a distance of 305.02 feet (304.4 feet Deed)
along said West line and its Southerly extension thereof to a 1 inch pipe found on the
established South line of an existing tract described in Document Number
201052415 in the Office of the Recorder of Allen County, Indiana; thence South 89
degrees 49 minutes 23 seconds West, a distance of 499.56 feet (498.2 feet deed)
along said established South line to a point on the West line of said Northwest
Quarter and the centerline of said Coldwater Road; thence North 00 degrees 01
minutes 16 seconds East, a distance of 458.22 feet along said West line and said
centerline to the Point of Beginning. Containing 4.901 acres, more or less. Subject
to the right-of-way of Coldwater Road and subject to easements of record.

and the symbols of the City of Fort Wayne Zoning Map No. O-66 (Sec. 34 of Perry Township), as established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is hereby changed accordingly.

SECTION 2. That this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

Council Member

APPROVED AS TO FORM AND LEGALITY:

Carol T. Helton, City Attorney

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: 1266/11
Bill Number: Z-11-12-02
Council District: 2

Introduction Date: December 13, 2011

Plan Commission
Public Hearing Date: December 12, 2011

Next Council Action: Ordinance will return to Council after recommendation by the
Plan Commission

Synopsis of Ordinance: To rezone approximately 4.9 acres of property from AR-Low Intensity
Residential to R3-Multiple Family Residential

Location: 11500 to 11600 blocks of Coldwater Road

Reason for Request: To allow for redevelopment of the site with 44 apartment units for seniors.

Applicant: JR Parent

Property Owner: Robert T. Schrader

Related Petitions: Primary Development Plan, Coldwater Retirement

Effect of Passage: Property will be rezoned to R3 – Multiple Family Residential, which will
allow a senior apartment development, as well all other permitted R3 uses.

Effect of Non-Passage: The property will remain zoned AR-Low Intensity Residential and may be
used as a single-family residence.

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant JR Parent
Address PO Box 11311
City Fort Wayne State IN Zip 46865
Telephone 260-493-3000 Fax _____ E-mail jrparent@yellowretirement.com

Property Ownership
Property Owner Robert J. Schrader
Address 2402 Springfield Avenue
City Fort Wayne State IN Zip 46805
Telephone 260-483-6163 Fax _____ E-mail _____

Contact Person
Contact Person Brett R. Miller
Address 221 Tower Drive
City Monroe State IN Zip 46772
Telephone 260-692-6166 Fax 260-692-6242 E-mail brett@mlswebsite.us

All staff correspondence will be sent only to the designated contact person.

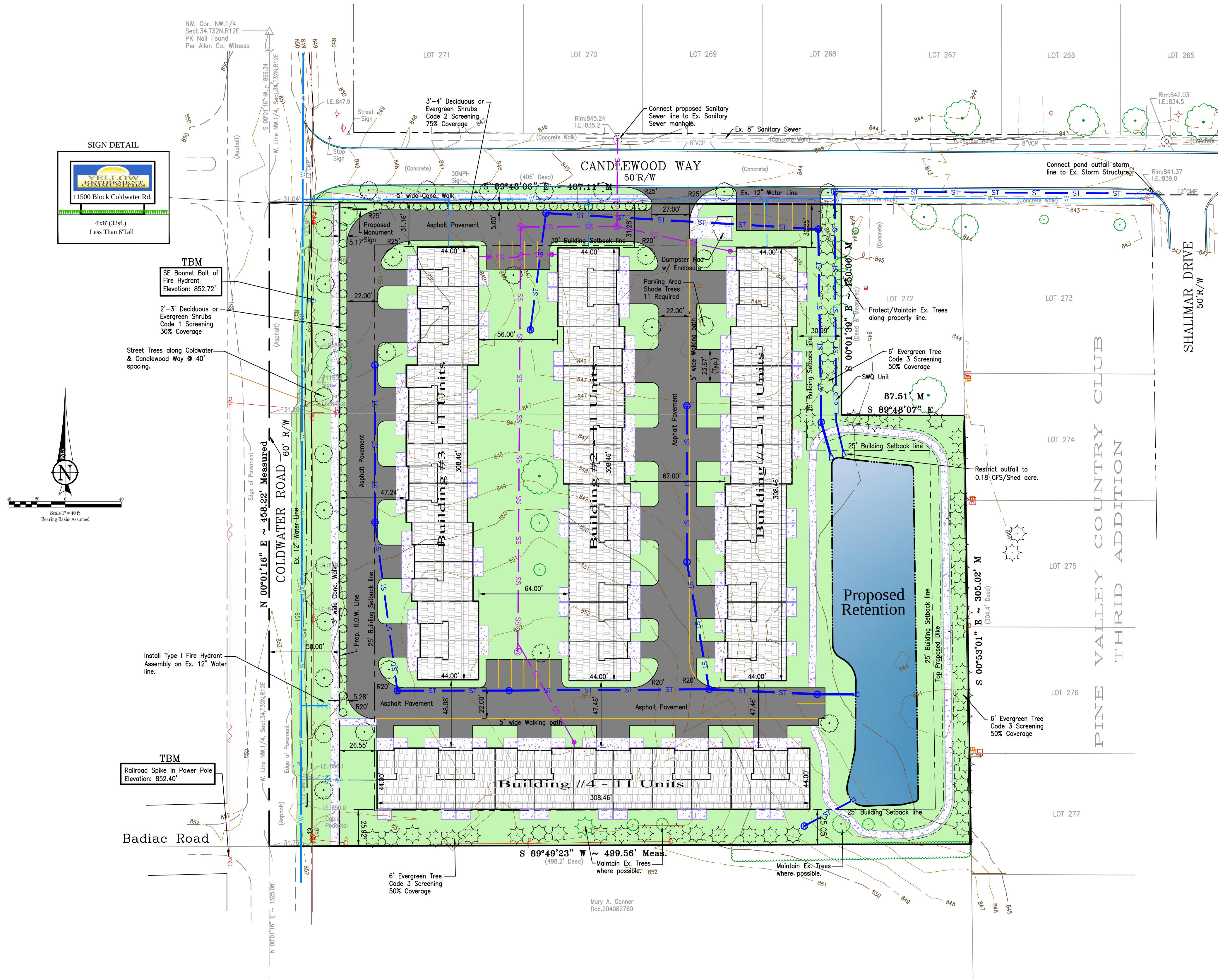
Request
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property 11510 & 11608 Coldwater Road (contract owner of 11510)
Present Zoning AR Proposed Zoning ~~RS-34R3~~ Acreage to be rezoned 4.901
Proposed density 8.98 units per acre
Township name Perry Township section # 34
Purpose of rezoning (attach additional page if necessary) _____
To construct yellow retirement buildings
Sewer provider City of Fort Wayne Water provider City of Fort Wayne

Filing Requirements
*Applications will not be accepted unless the following filing requirements are submitted with this application.
Please contact staff for applicable filing fees and plan/survey submittal requirements.*
☒ Applicable filing fee
☒ Applicable number of surveys showing area to be rezoned (plans **must be folded**)
☒ Legal Description of parcel to be rezoned
☐ Rezoning Questionnaire (original and 10 copies) County Rezoning Only

I/we understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Allen County Plan Commission as those provisions, procedures and policies related to the handling and disposition of this application; that the above information is true and accurate to the best of my/our knowledge; and that I/we agree to pay Allen County the cost of notifying the required interested persons at the rate of \$0.85 per notice and a public notice fee of \$50.00 per Indiana code.

(printed name of applicant) Robert T. Schrader (signature of applicant) [Signature] (date) 10-27-2011
(printed name of property owner) _____ (signature of property owner) _____ (date) _____
(printed name of property owner) _____ (signature of property owner) _____ (date) _____
(printed name of property owner) _____ (signature of property owner) _____ (date) _____

Received <u>11/3/11</u>	Receipt No. <u>106709</u>	Hearing Date <u>12/12/11</u>	Petition No. <u>1266/11</u>
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- Proposed One Story Apartment Building. Total: 44 units
- Proposed Concrete Walkways Driveways and Patios
- Monhole
- Inlet
- Site Lighting: All lights are face mo

- Landscape (keep as
- Propo:
 - Propo:
 - Propo:

Site Acreage - 4.901 Acres
Structures - 25% Lot Coverage
Building #1 = 11 units
Building #2 = 11 units
Building #3 = 11 units
Building #4 = 11 units
Total = 44 units
Present Zoning - AR Proposed Zoning
D.U./Acre Density - 8.98 DU/Ac.
Proposed Parking - 19 spaces + 44 dr
Recreation Space Requirement: 44 units
Space Provided: 41,200 sf ~

Notes:

1. Water and Sanitary Sewer service provided by the City of Fort Wayne.
2. Proposed pavement shall be 8"-3"-1" Asphalt Pavement.
3. Detention shall be provided with a maximum release rate of 0.18 CFS per shed acre.

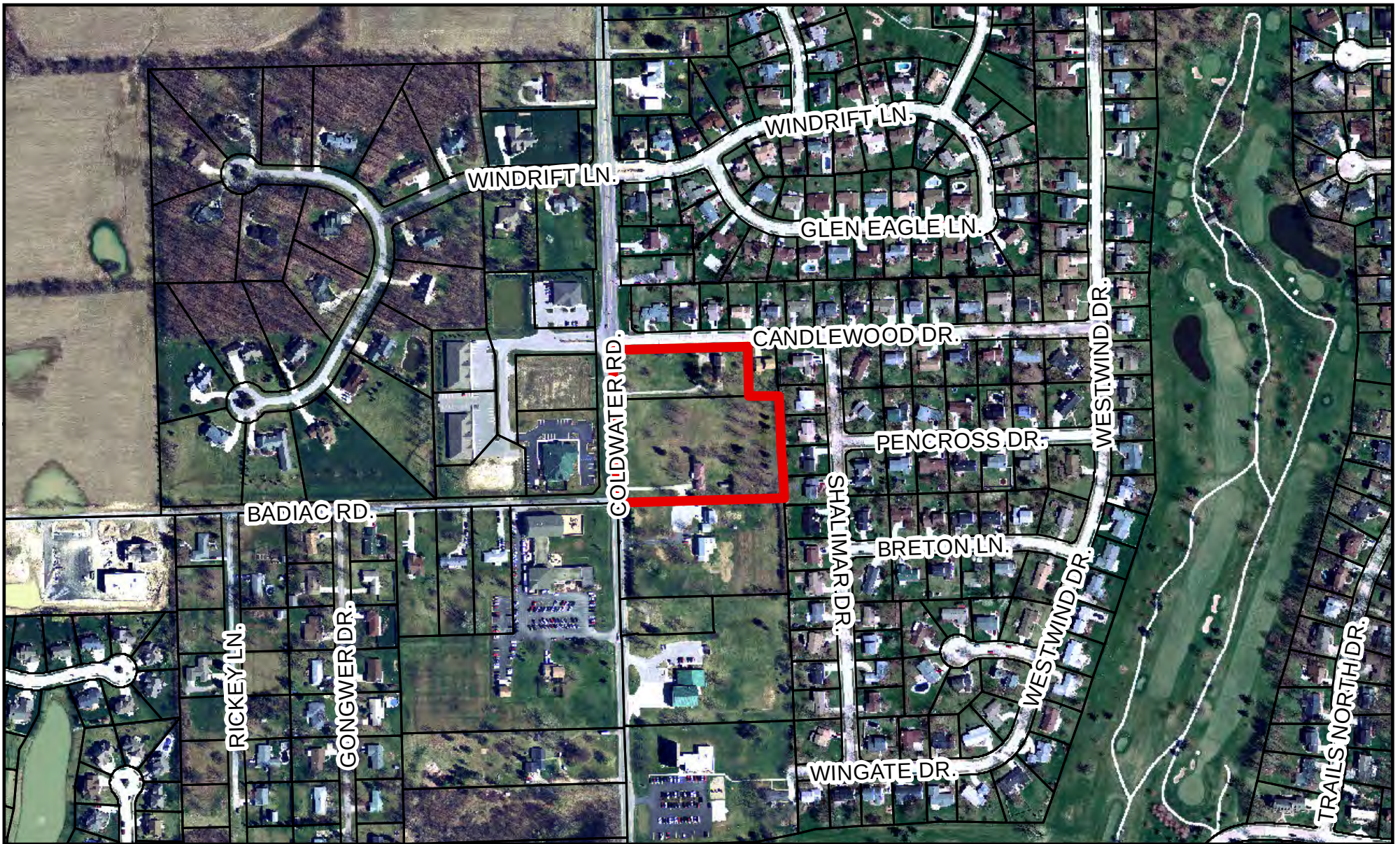
Primary Development Plan for Coldwater Retirement

Developer:



J-I Parent Corp.
P.O. Box 11311
Fort Wayne, IN 46865
Phone: (260) 493-3000

Miller Land Sur
221 Tower Drive
Monroe, IN. 467
Phone: 260-692-
Fax: 260-692-62



This map is for representational purposes only - Boundaries identified by bold colored lines represent the general location of the proposed project

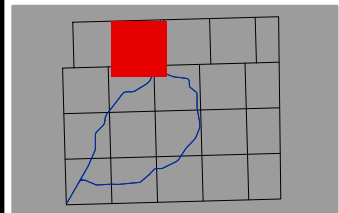
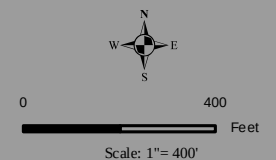
Rezoning Petition 1266/11
Primary Development Plan - Coldwater Retirement

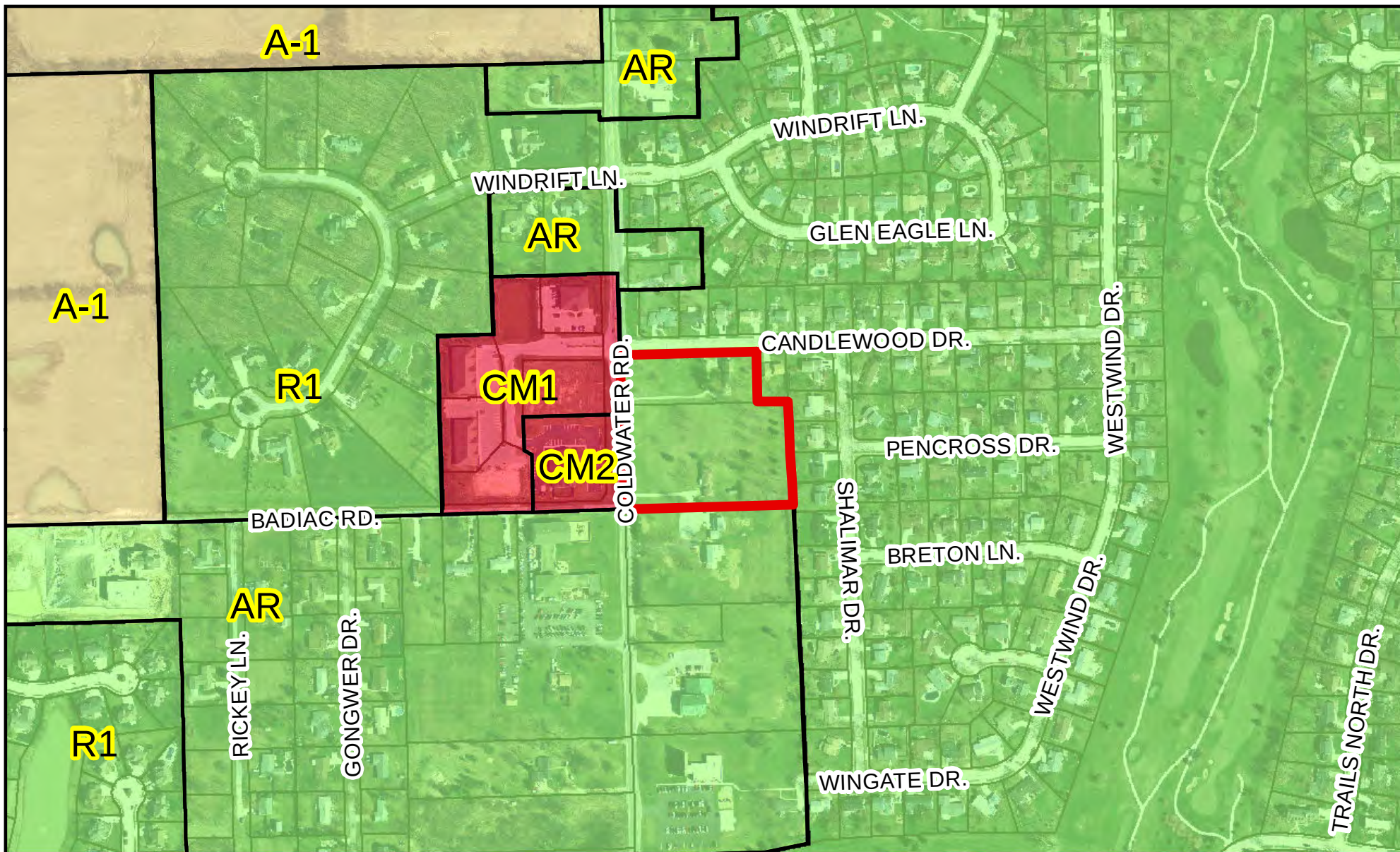


Printed: December 1, 2011
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 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos: Spring 2006 / Contours: 1999



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Rezoning Petition 1266/11
Primary Development Plan - Coldwater Retirement



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