

#1268

BILL NO. Z-12-01-01

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. N-58 (Sec. 1 of Washington 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 RP

(Planned 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 1, Township 31 North, Range 12 East,
Allen County, Indiana, more particularly described as follows:

Commencing at the Northwest Quarter of Section 1, Township 31 North, Range 12 East, Allen County, Indiana; thence South 01 degrees 51 minutes 40 seconds East (recorded bearing and basis for this description) along the West line of the NW ¼ of Section 1-31-12 a distance of 688.37 feet to the Southwest corner of a tract of land conveyed to Rogers Market, Inc. as recorded in Document 86-14845 said point being the North line of Northwest Passage as recorded in Plat Cabinet B, page 20; thence North 89 degrees 10 minutes 45 seconds East along the North line of Northwest Passage and the South line of the Rogers Market Inc. tract, a distance of 196.4 feet to the point of beginning; thence North 89 degrees 10 minutes 45 seconds East along the North line of Northwest Passage and the South line of the Rogers Market, Inc. tract a distance of 590.0 feet; thence North 00 degrees 56 minutes 03 seconds West a distance of 353.03 feet to a point on the South line of a tract of land conveyed to Michael E. and Beth A. Taylor, as recorded in Document 91-28792; thence South 89 degrees 03 minutes 50 seconds West along the South line of the Taylor tract a distance of 155.48 feet to the Southwest corner of the Taylor tract and the East line of Offices at Dupont Crossing West Condominium as recorded in Plat Cabinet F, pages 186A and 186B; thence South 01 degrees 51 minutes 40 seconds East along the East line of Offices at Dupont Crossing West Condominium a distance of 65.41 feet to the Southeast corner of Offices Dupont Crossing West Condominium said point being the centerline of an ingress-egress easement as recorded in Document 94-56078; thence South 69 degrees 56 minutes 28 seconds West along the South line of Offices at Dupont Crossing West Condominium and the centerline of said easement a distance of 88.02 feet to a point of curvature; thence Westerly on a curve to the left having a radius of 255.0 feet a central angle of 49 degrees 46 minutes 47 seconds a chord bearing of North 85 degrees 10 minutes 04 seconds West an arc

distance of 195.48 feet; thence South 29 degrees 43 minutes 20 seconds West a distance of 321.6 feet to the point of beginning, containing 3.39 acres.

and the symbols of the City of Fort Wayne Zoning Map No. N-58 (Sec. 1 of Washington 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: 1268/11
Bill Number: Z-12-01-01
Council District: 2 – Russell Jehl

Introduction Date: January 10, 2012

Plan Commission
Public Hearing Date: January 9, 2012

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

Synopsis of Ordinance: To rezone approximately 3.39 acres of property from CM1-Professional Offices and Personal Services and SC2-Community Shopping Center to RP-Planned Residential

Location: South side of the 300-400 blocks of East Dupont Road, with no frontage on Dupont. Property is accessed by a private drive off of East Dupont Road.

Reason for Request: To allow for development of the site with a two-building senior apartment complex with a total of 33 apartment units.

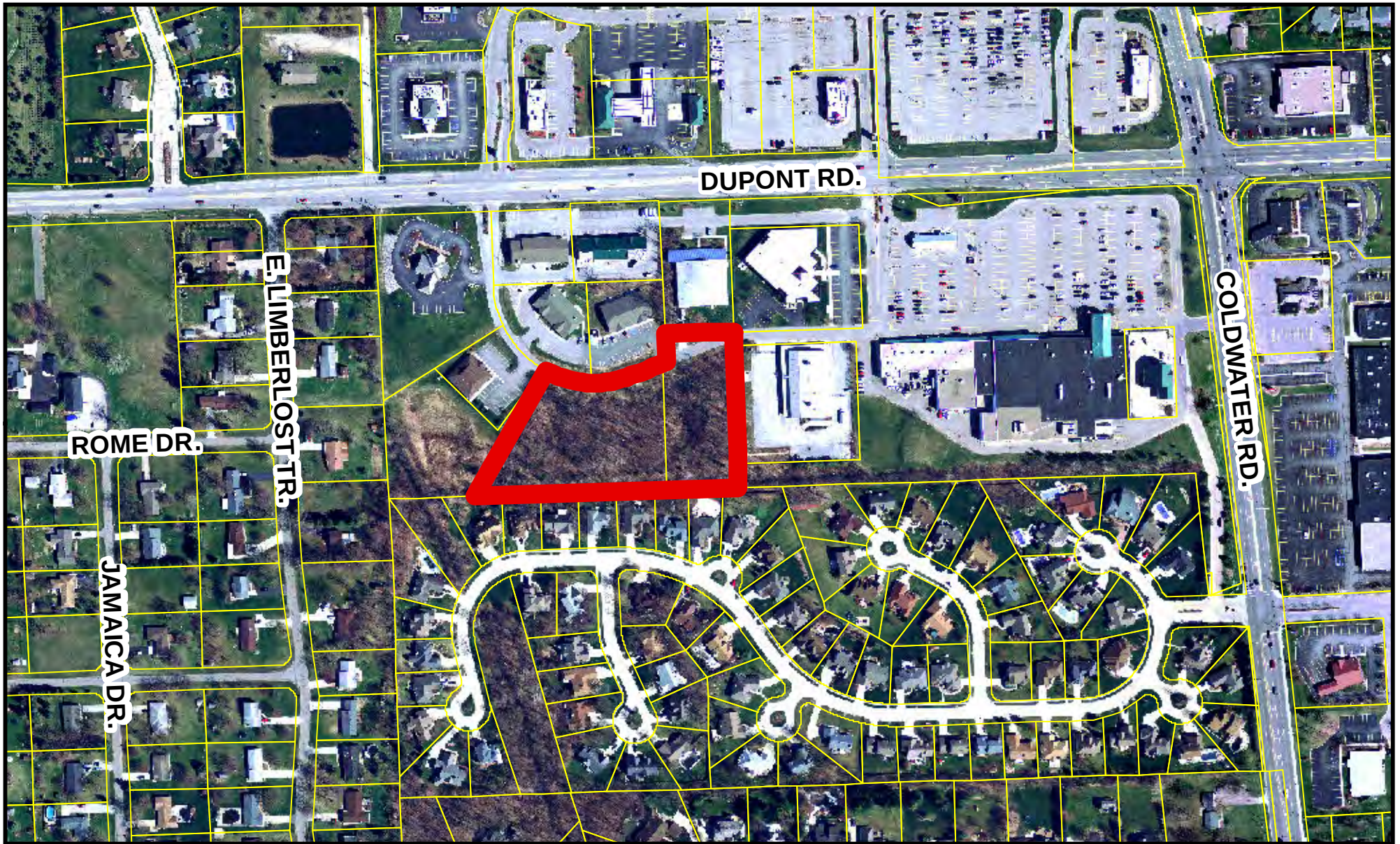
Applicant: JR Parent

Property Owner: Rogers Markets, Inc. and Dupont Crossing, LLC

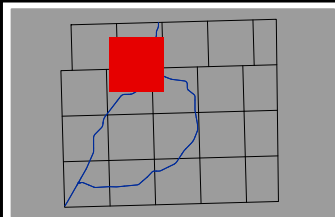
Related Petitions: Primary Development Plan, Dupont Crossing Senior Apartments

Effect of Passage: Property will be rezoned to RP-Planned Residential and may develop with senior apartments, as well as all other permitted RP uses.

Effect of Non-Passage: The property will remain zoned CM1- Professional Offices and Personal Services and SC2- Community Shopping Center AR and may develop with office and/or retail uses permitted in those districts.



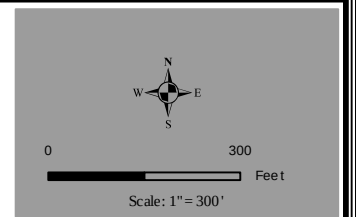
This map is for representational purposes only - Boundaries identified by bold colored lines represent the general location of the proposed project

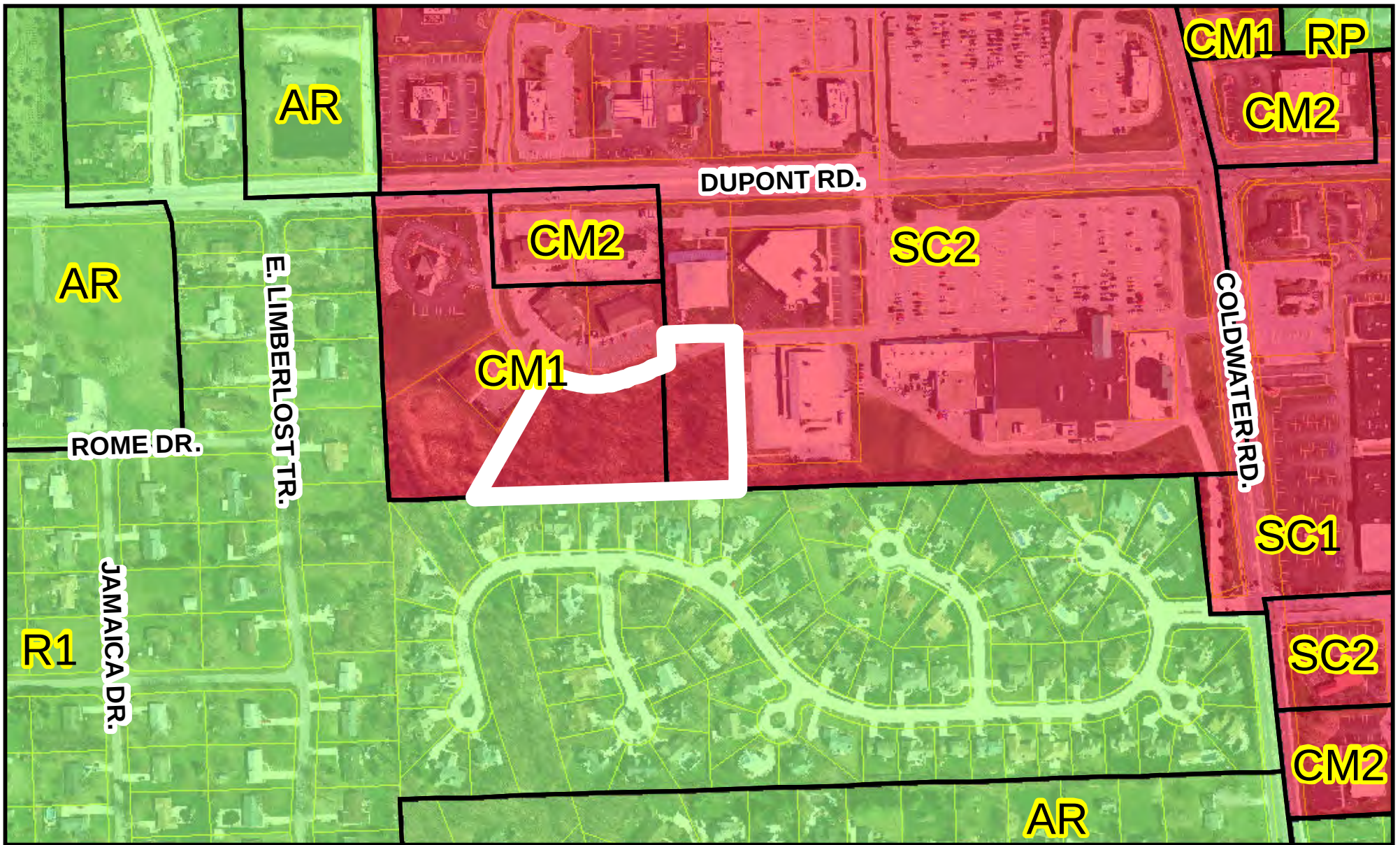


Rezoning Petition 1268/11
Primary Development Plan - Dupont Crossing Senior Apartments

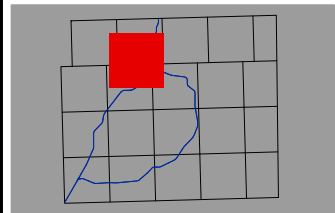
Printed: December 30, 2011
 © 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos: Spring 2006 / Contours: 1999

Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.





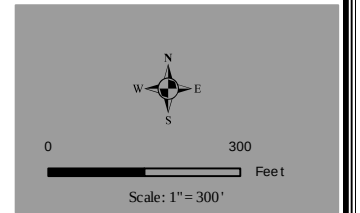
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Rezoning Petition 1268/11 Primary Development Plan - Dupont Crossing Senior Apartments

Printed: December 30, 2011
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North American Datum 1983
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Photos: Spring 2006 / Contours: 1999

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**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant JR Parent
Address PO Box 11311
City Fort Wayne State Indiana Zip 46857
Telephone 424-0424 Fax _____ E-mail _____

Property Ownership
Property Owner Rogers Market Inc
Address PO Box 10359
City Fort Wayne State Indiana Zip 46851
Telephone 413-8210 Fax _____ E-mail _____

Contact Person
Contact Person Greg Roberts
Address 3521 Lake Ave
City Fort Wayne State Indiana Zip 46805
Telephone 424-7418 Fax 424-1918 E-mail greg@donovan-eng.com

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 314 E Dupont Rd
Present Zoning CM/SC2 Proposed Zoning RP Acreage to be rezoned 3.39
Proposed density 10 units per acre
Township name Washington Township section # 1
Purpose of rezoning (attach additional page if necessary) _____
to allow for construction of senior apartments
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)

(signature of applicant)

12-6-11
(date)

(printed name of property owner)

(signature of property owner)

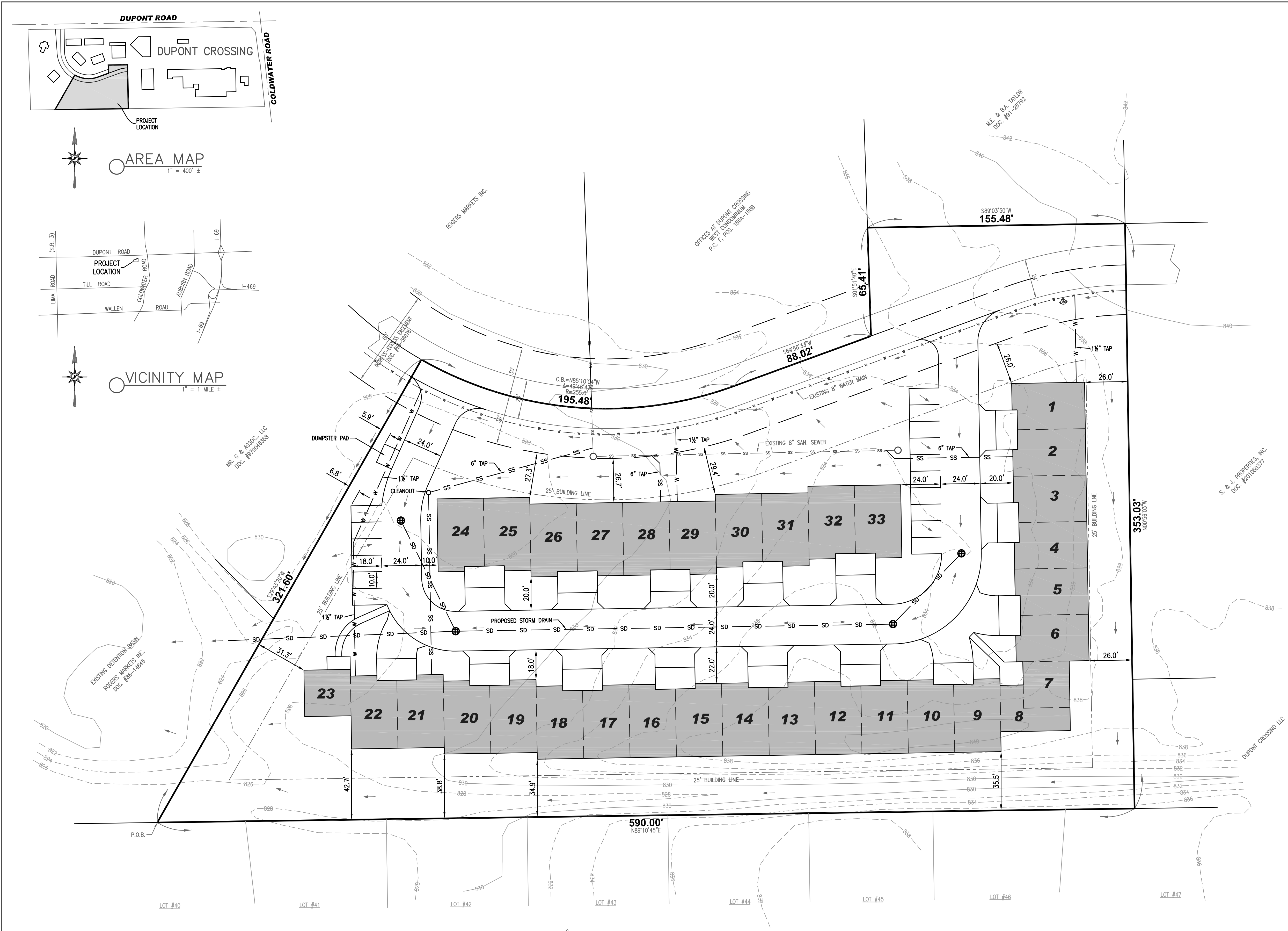
(date)

REC'D
12/17/11

REC'D
12/6/11

REC'D
1/9/12

REC'D - 2011-0059



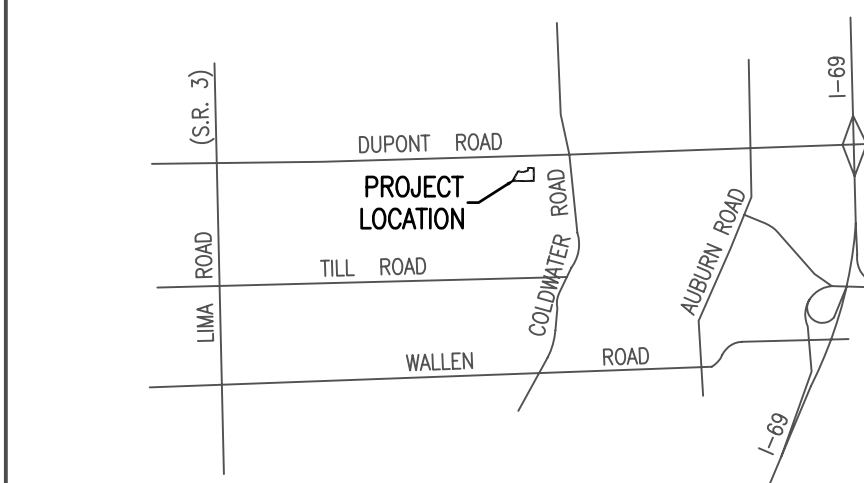
LEGAL DESCRIPTION

Part of the Northwest Quarter of Section 1, Township 31 North, Range 12 East Allen County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of Section 1, Township 31 North, Range 12 East, Allen County, Indiana; thence South 01 degrees 51 minutes 40 seconds East (recorded bearing and basis for this description) along the West line of the NW 1/4 of Section 1-31-12 a distance of 688.37 feet to the Southwest corner of a tract of land conveyed to Rogers Market, Inc. as recorded in Document 86-14845 said point being the North line of Northwest Passage as recorded in Plat Cabinet B, page 20; thence North 89 degrees 10 minutes 45 seconds East along the North line of Northwest Passage and the South line of the Rogers Market, Inc. tract a distance of 196.4 feet to the point of beginning; thence North 89 degrees 10 minutes 45 seconds East along the North line of Northwest Passage and the South line of the Rogers Market, Inc. tract a distance of 580.0 feet; thence North 00 degrees 56 minutes 03 seconds West a distance of 353.03 feet to a point on the South line of a tract of land conveyed to Michael E. and Beth A Taylor as recorded in Document 91-26792; thence South 89 degrees 03 minutes 50 seconds West along the South line of the Taylor tract a distance of 155.48 feet to the Southwest corner of the Taylor tract and the East line of Offices at Dupont Crossing West Condominium as recorded in Plat Cabinet F, pages 186A and 186B; thence South 01 degrees 51 minutes 40 seconds East along the East line of Offices at Dupont Crossing West Condominium a distance of 65.41 feet to the Southeast corner of Offices at Dupont Crossing West Condominium said point being the centerline of an ingress-egress easement as recorded in Document 94-56078; thence South 69 degrees 56 minutes 28 seconds West along the South line of Offices at Dupont Crossing West Condominium and the centerline of said easement a distance of 88.02 feet to a point of curvature; thence Westerly on a curve to the left having a radius of 255.0 feet a central angle of 49 degrees 46 minutes 47 seconds a chord bearing of North 85 degrees 10 minutes 04 seconds West on arc distance of 195.48 feet; thence South 29 degrees 43 minutes 20 seconds West a distance of 321.6 feet to the point of beginning, containing 3.39 acres.

NOTES

- SANITARY SEWER TO BE PROVIDED BY THE CITY OF FORT WAYNE.
- WATER SERVICE TO BE PROVIDED BY THE CITY OF FORT WAYNE.
- NATURAL GAS TO BE PROVIDED BY NIPSCO.
- TELEPHONE SERVICE TO BE PROVIDED BY FRONTIER.
- CABLE TELEVISION TO BE PROVIDED BY COMCAST.
- THE INTERNAL STREET IS TO BE PRIVATE.



"HOLEY MOLEY"
DON'T DIG BLIND

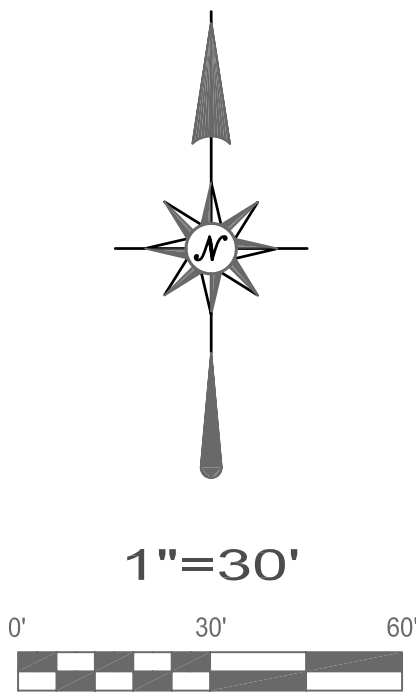
1-800-382-5544
CALL TOLL FREE
1-800-428-5200
FOR CALLS OUTSIDE OF INDIANA

The underground utility locations were established by field observations, utility maps, and/or utility markers. It is recommended the contractor notify INDIANA UNDERGROUND (1-800-382-5544) at least 48 hours in advance of construction for the exact locations of existing utilities.

This survey does not represent as to any evidence of the location of underground features, such as underground coal, oil, gas, tanks, wells, or any rights or claims that may exist underground, and no claim or liability is expressed.

SYMBOL LEGEND:

- STORMWATER CATCH BASIN
- MANHOLE
- SANITARY SEWER
- STORM DRAIN
- FIRE HYDRANT
- WATER LINE
- DRAINAGE FLOW
- PROPOSED BUILDING



DONOVAN ENGINEERING, INC.
1967 2011

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www.donovan-eng.com

DEVELOPER

Yellow Retirement
P.O. Box 13645
Fort Wayne, IN 46865
(260) 424-0424

NOTE: EXISTING TOPOGRAPHICAL DATA WAS OBTAINED FROM ALLEN COUNTY GIS AND HAS NOT BEEN FIELD VERIFIED.

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CONTOUR INTERVAL = 2 FEET

GREGORY L. ROBERTS
REGISTERED
No. S0548
STATE OF INDIANA
LAND SURVEYOR

Greg L. Roberts
GREGORY L. ROBERTS, P.L.S. #S0548

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REVISIONS		
NO.	DATE	DESCRIPTION

PRIMARY DEVELOPMENT PLAN

314 DUPONT ROAD
FORT WAYNE, INDIANA

DUPONT CROSSING APARTMENTS

SCALE: 1"=30'

DRAWN BY: KWH
DATE: 12-07-11

SHEET 1 OF 1