

#1281

BILL NO. Z-12-06-21

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map U-34 (Sec. 21 of St. Joseph 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 a CM1

(Professional Offices and Personal Services) District under the terms of Chapter 157 Title

XV of the Code of the City of Fort Wayne, Indiana:

A tract of land located in the Northeast Quarter of Section 21, T31N, R13E, in Allen County, the State of Indiana, more fully described as follows:

COMMENCING at an Iron Rod in a Monument Box situated in the Northeast corner of said Northeast Quarter; Thence South 86 Degrees 55 Minutes 22 Seconds West (Indiana State Plane Coordinate System East Zone-GPS Grid Basis of Bearings), a distance of 1318.85 feet along the North line of said Northeast Quarter to the point of intersection with the West line extended of the tract of land described in the conveyance to Star Financial Bank in Allen County Document No. 201007897; Thence South 86 Degrees 55 Minutes 22 Seconds West, a distance of 200.00 feet along the North line of said Northeast Quarter to a Marker Spike with tag (FIRM 0042) in the Northwest corner of the tract of land described in the conveyance to General Telephone Company of Indiana, Inc. (now Verizon North, Inc.) in Allen County Document Deed Record 678, page 164 [said Marker Spike being 1116.94 feet North 86 Degrees 55 Minutes 22 Seconds East from a Rebar stake with cap (FIRM 0042) situated in the Northwest corner of said Northeast Quarter]; Thence South 01 Degrees 59 Minutes 28 Seconds East, a distance of 300.03 feet along the West line of said General Telephone tract to a Rebar stake with cap (FIRM 0042); Thence South 86 Degrees 55 Minutes 22 Seconds West, a distance of 359.31 feet along a line parallel with the North line of said Northeast Quarter to a Rebar stake with cap (FIRM 0042) in the Northeast corner of the tract of land described in the conveyance to Young Men's Christian Association of Greater Fort Wayne, Inc.; Thence South 02 Degrees 10 Minutes 54 Seconds East, a distance of 1282.03 feet along the East line of said YMCA tract to a Rebar stake with cap (FIRM 0042) in the Southeast corner thereof, the **TRUE POINT OF BEGINNING**; Thence South 02 Degrees 10 Minutes 54 Seconds East, a distance of 535.20 feet along the East line extended of said YMCA tract; Thence South 86 Degrees 55 Minutes 22 Seconds West, a distance of 689.64 feet; Thence North 02 Degrees 01 Minutes 09 Seconds West, a distance of 538.57 feet along the East line of the tract of

land described in the conveyance to Indiana Service Corporation (now Indiana-Michigan Power) in Allen County Deed Record 313, page 150-151 [said line being parallel with and Sixty (60) feet East of the East line of Royal Oak Park as re-recorded in Allen County Plat Book 23A, page 20] to a Rebar stake with cap (FIRM 0042) in the Southwest corner of said YMCA tract; Thence North 87 Degrees 12 Minutes 01 Seconds East, a distance of 688.08 feet along the South line of said YMCA tract to the **POINT OF BEGINNING**, said tract containing 8.489 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record.

and the symbols of the City of Fort Wayne Zoning Map No. U-34 (Sec. 21 of St. Joseph Township), as established by Section 157.201(B) 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: 1281/12
Bill Number: Z-12-06-21
Council District: 1-Tom Smith

Introduction Date: June 26, 2012

Plan Commission
Public Hearing Date: July 9, 2012

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

Synopsis of Ordinance: To rezone approximately 8.5 acres of property from RP-Planned Residential to CM1-Professional Offices and Personal Services

Location: On the south side of the 5600 block of St. Joe Center Road, just south of the proposed Northeast YMCA.

Reason for Request: To permit construction of a new building for Erin's House for Grieving Children and to expand the current zoning for the YMCA facility.

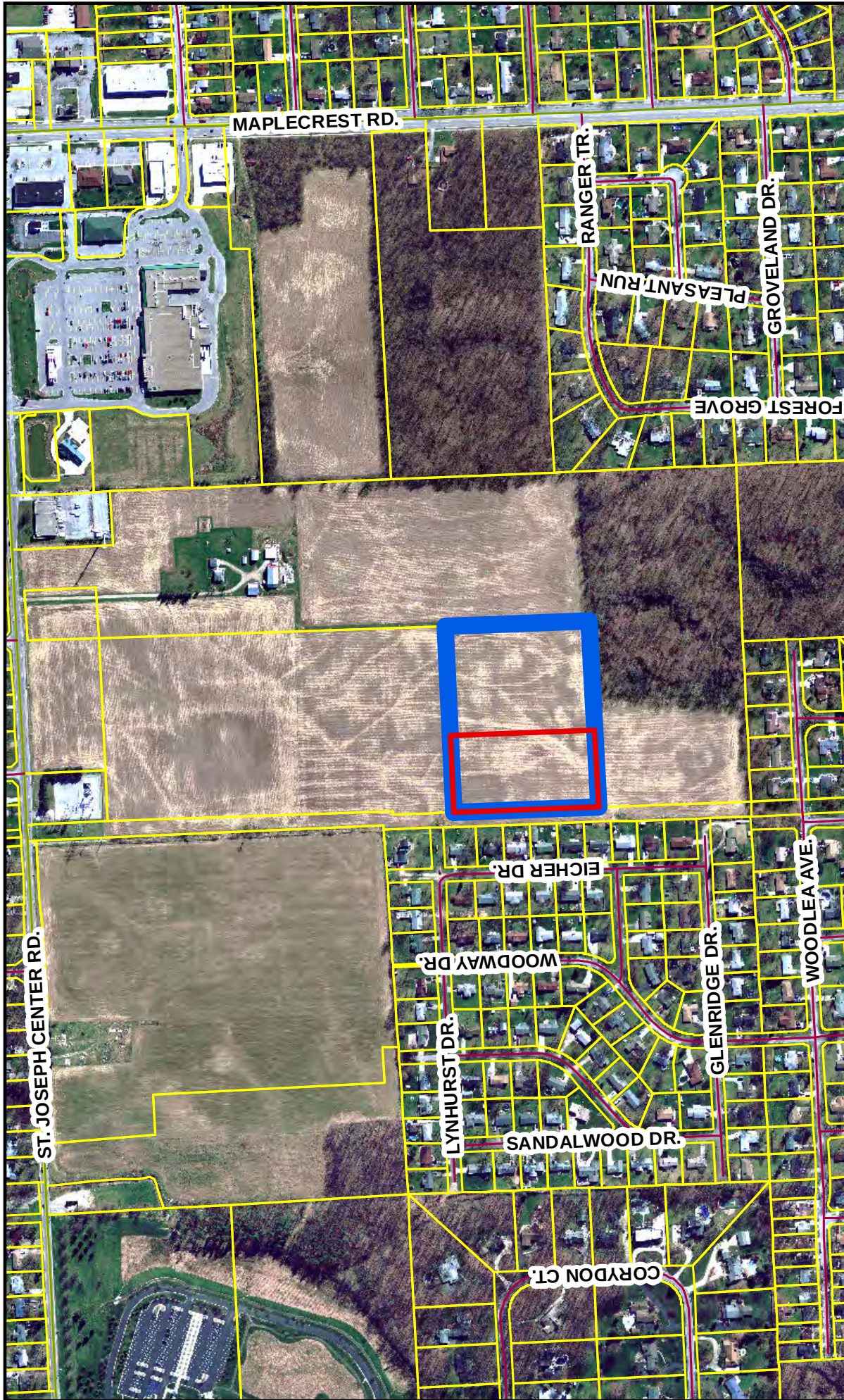
Applicant: Steininger R/E Investors '11, LLC

Property Owners: Steininger R/E Investors '11, LLC

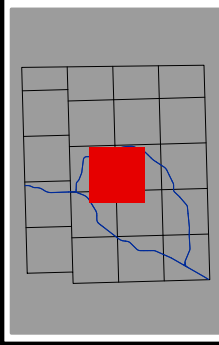
Related Petitions: Primary Development Plan for Erin's House for Grieving Children

Effect of Passage: Property will be rezoned to CM1-Professional Offices and Personal Services, which will allow the development of the grief counseling service.

Effect of Non-Passage: The property will remain zoned RP-Planned Residential and can be developed with uses permitted in that district.



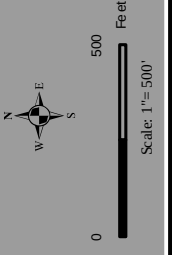
This map is for representational purposes only - Boundaries identified by bold colored lines represent the general location of the proposed project

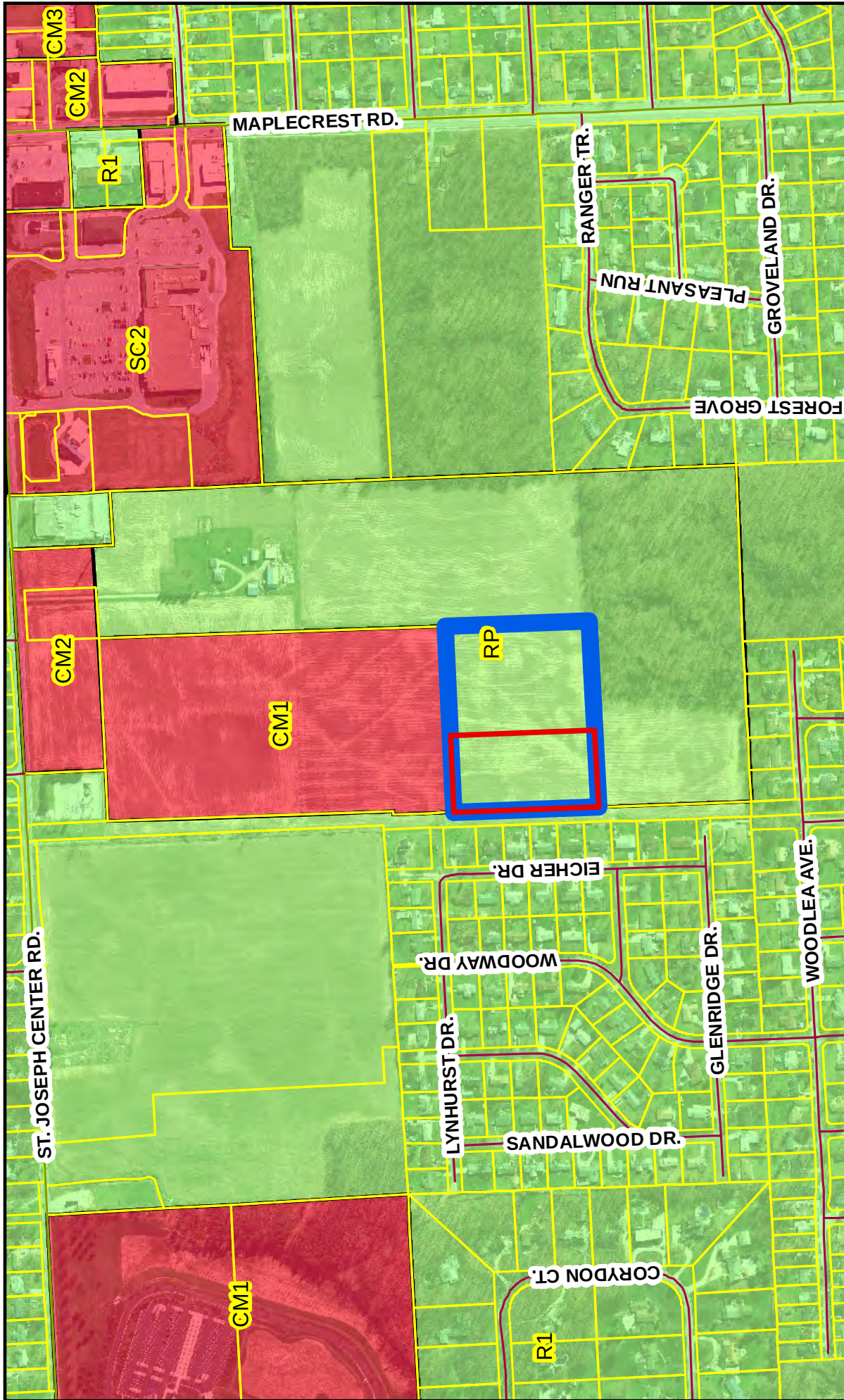


Rezoning Petition 1281/12 Primary Development Plan - Erins House

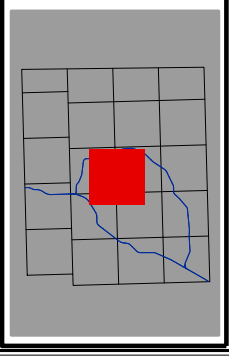


Printed: June 18, 2012
 © 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System - Indiana East
 Photos: Spring 2006 / Contours: 1999
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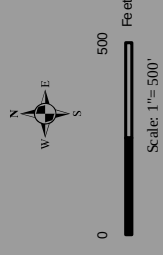
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Rezoning Petition 1281/12 Primary Development Plan - Erins House



Printed: June 18, 2012
 © 2004 Board of Commissioners of the County of Allen
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**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Steininger R/E Investors '11,LLC
Address 6914 Woodcroft Lane
City Fort Wayne State IN Zip 46804
Telephone 260-438-2030 Fax _____ E-mail don@steindev.com

Property Ownership
Property Owner Steininger R/E Investors'11,LLC
Address 6914 Woodcroft Lane
City Fort Wayne State IN Zip 46804
Telephone 260-438-2030 Fax _____ E-mail don@steindev.com

Contact Person
Contact Person Don Steininger
Address 6914 Woodcroft Lane
City Fort Wayne State IN Zip 46804
Telephone 260-438-2030 Fax _____ E-mail don@steindev.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 5728 Saint Joe Center Road
Present Zoning RP Proposed Zoning CM 1 Acreage to be rezoned 8.489 Acres
Proposed density N/A units per acre
Township name St. Joseph Township section # 21
Purpose of rezoning (attach additional page if necessary) To permit construction of Erin's House for Grieving Children and to permit expansion of current zoning for YMCA facility
Sewer provider Fort Wayne Water provider 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.

Steininger R/E Investors '11,LLC May 21,2012
(printed name of applicant) (signature of applicant) (date)

Steininger R/E Investors 11,LLC May 21,2012
(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	Receipt No.	Hearing Date	Petition No.
6/6/12	108425	7/9/12	

REL-2012-0046

May 16, 2012

Steininger Properties, LLC

Baatz Property

St. Joe Center Road, Fort Wayne, IN

Tract #3A (YMCA Expansion Parcel) &

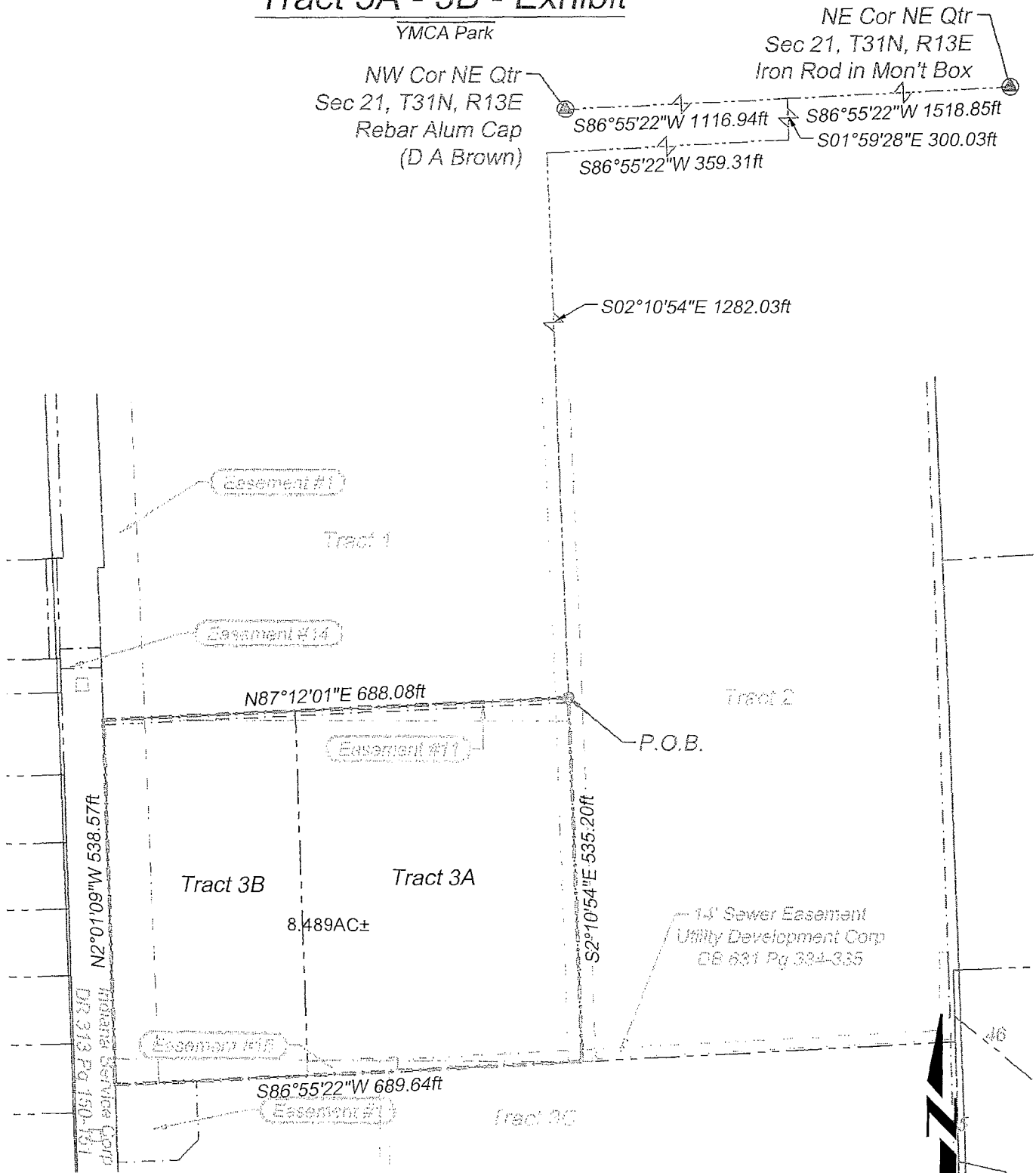
Tract #3B (Erin's House) Combined for Rezoning

Legal Description:

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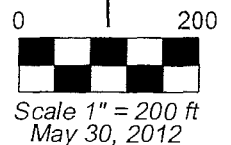
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Tract 3A - 3B - Exhibit



D.A. Brown Engineering Consultants
5419 County Road 427, Suite C, Auburn, IN 46706
Phone: (260) 925 - 2020 Fax: (260) 925 - 1212
www.dabrowneengineering.com
Job No: 1107-05-001

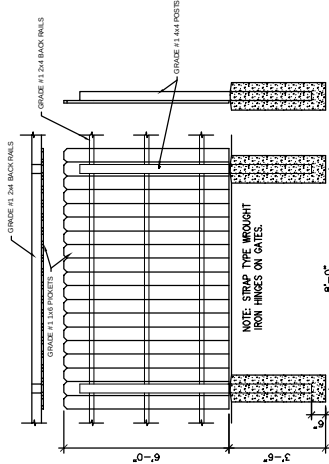
This drawing is not intended to be represented as a Retracement or Original Boundary Survey, a Route Survey, or a Surveyor Location Report as defined in 865 IAC 1-12.





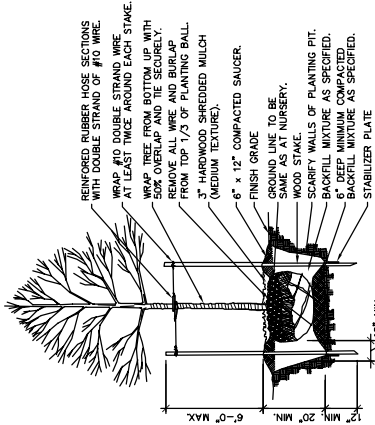
1 Proposed Property Sign

NO SCALE



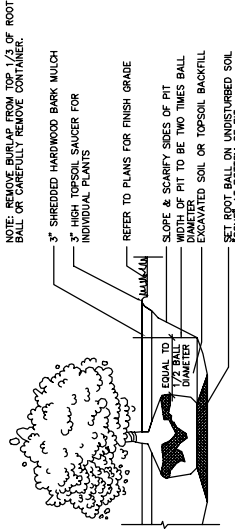
2 Treated Wood Fence Detail

NO SCALE



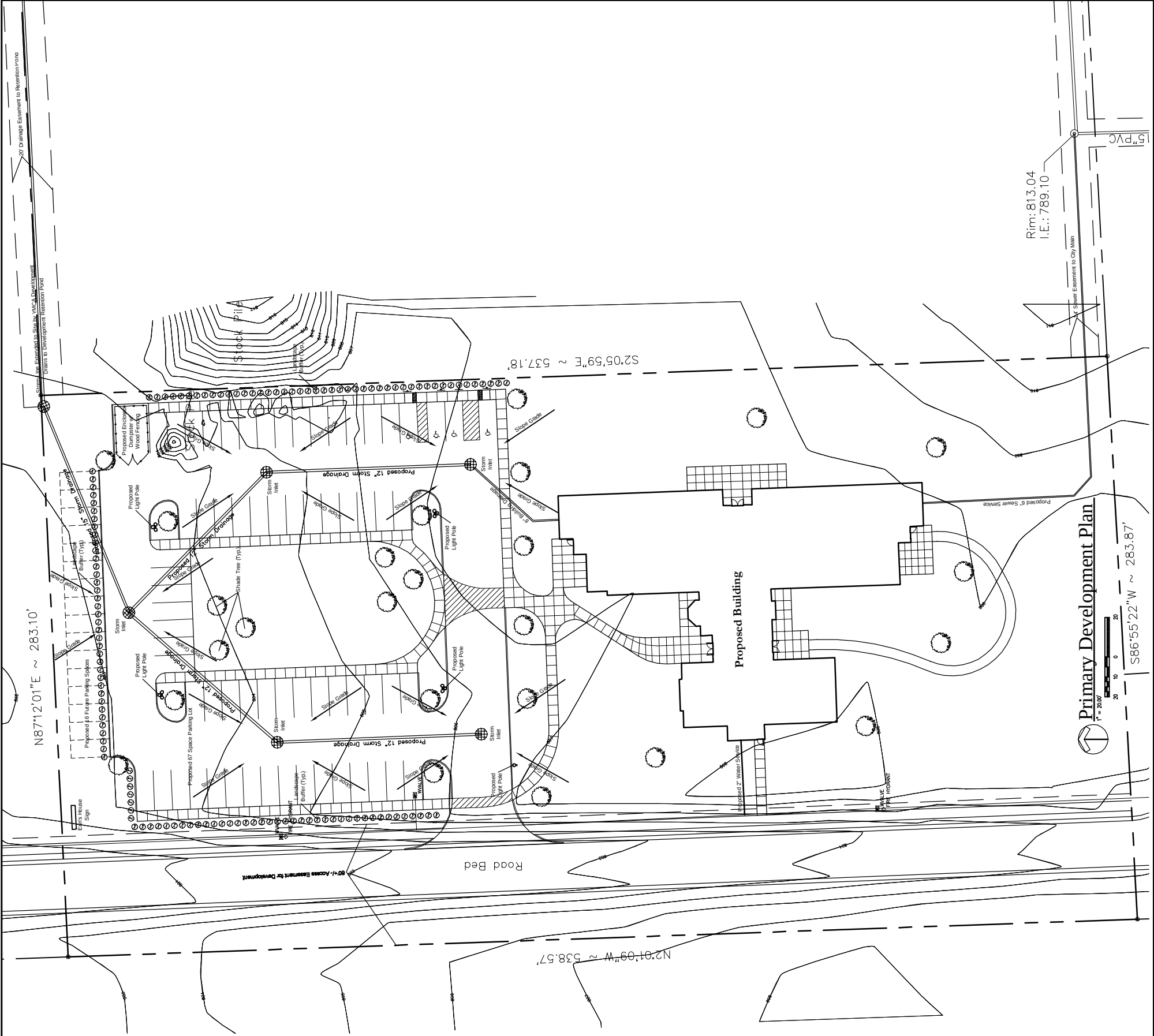
3 Tree Planting Detail

NO SCALE



4 Shrub Planting Detail

NOT TO SCALE



**MSKTD
& ASSOCIATES, INC.**

ARCHITECTURE ENGINEERING INTERIOR DESIGN
2000 N. WYOMING AVENUE, SUITE 200
FORT WAYNE, IN 46804
PHONE: (260) 423-2466
FAX: (260) 423-2467
WWW.MSKTD.COM

CERTIFICATION:

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Developer:
Steve Brody - Erin's House for Grieving Children
3811 Illinois Road
Fort Wayne Indiana, 46804
Ph: 260.423.2466

**ERIN'S
HOUSE**
FOR GRIEVING CHILDREN
A Project For:

REVISIONS: DATE: BY:

SHEET TITLE:
**Primary
Development Plan**

COMMISSION NUMBER:
6084

DATE:
6-5-12

SHEET NUMBER:
C2.1