

#1301

BILL NO. Z-12-11-18

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. O-03 (Sec. 12 of Wayne 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:

1420 East Creighton Avenue Legal Description:

The East 16 feet of Lot Number 52 and the West 16 feet of Lot number 53 in Col. Reed's Addition to
the City of Fort Wayne, Allen County, Indiana, according to the recorded plat thereof.

together with:

1424 East Creighton Avenue Legal Description:

The East 32 feet of Lot 53 and the West 4 feet of Lot 54 in Col. Reed's Addition to the City of Fort
Wayne, Allen County, Indiana.

together with:

1430 East Creighton Avenue Legal Description:

The East 46 feet of Lot 54 in Col. Reed's Addition to the City of Fort Wayne, subject to all
encroachments and easements, visible or of record, and to all restrictions, conditions and limitations of
record.

together with:

1504 East Creighton Avenue Legal Description:

Lot 55 and the West 4 feet of Lot 56 in Col. Reed's Addition to the City of Fort Wayne, Allen County,
Indiana.

together with:

1503 Hurd Street Legal Description:

The West 37 feet of Lot number 42 in Col. Reed's Addition to the City of Fort Wayne, Allen County,
Indiana, according to the recorded plat thereof.

together with:

1505 Hurd Street Legal Description:

The East 9 feet of Lot 42 and the West 18 feet of Lot number 41 in Col. Reed's Addition to the City of
Fort Wayne, Allen County, Indiana, according to the recorded plat thereof.

together with:

1507 Hurd Street Legal Description:

The East 22 feet of the West 40 feet of Lot number 41 of Col. Reed's Addition to the City of Fort Wayne, Allen County, Indiana.

together with:

1509 Hurd Street Legal Description:

The West 34 feet of Lot number 40 and the East 6 feet of Lot number 41 in Col. Reed's Addition to the City of Fort Wayne, Allen County, Indiana, according to the recorded plat thereof, recorded in the Office of the Recorder of Allen County, Indiana.

and the symbols of the City of Fort Wayne Zoning Map No. O-03 (Sec. 12 of Wayne 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: 1301/12
Bill Number: Z-12-11-18
Council District: 6 – Glynn Hines

Introduction Date: November 27, 2012

Plan Commission
Public Hearing Date: December 10, 2012

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

Synopsis of Ordinance: To rezone approximately 1.2 acres of property from R2-Attached Single Family and Two-Family Residential to R3-Multiple Family Residential

Location: The areas include 1420 through 1504 East Creighton, on the east and west corners of the intersection with Reed Street, and 1503 through 1509 Hurd Street, on the east side of Reed Street.

Reason for Request: The applicant seeks to construct attached townhomes as part of the Villages of Hanna project, a revitalization program for the former Eden Green housing development.

Applicant: Millennia Housing Development, Ltd.

Property Owners: Housing and Neighborhood Development Services, Inc., City of Fort Wayne

Related Petitions: none (Primary Development Plan to be submitted for January hearing)

Effect of Passage: Property will be rezoned to the R3-Multiple Family Residential district, which will allow for the redevelopment of these sites with new attached townhomes.

Effect of Non-Passage: The property will remain zoned for attached single family and two-family residential uses. The housing density needed for the tax credits to fund this project will not be attainable without rezoning to the R3 district.

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant LINDSAY HILL
Address 8111 ROCKSIDE ROAD
City VALLEY VIEW State OH Zip 44125
Telephone 216.520.1250 Fax 216.447.9646 E-mail LHILL@MHMLTD.COM

Property Ownership
Property Owner CITY OF FORT WAYNE
Address 200 E. BERRY STREET
City FORT WAYNE State IN Zip 46802
Telephone 260.449.7607 Fax 260.449.7682 E-mail _____

Contact Person
Contact Person VALERIE GARRITY
Address 8111 ROCKSIDE ROAD
City VALLEY VIEW State OH Zip 44125
Telephone 216.520.1250 Fax 216.447.9646 E-mail VGARRITY@MHMLTD.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 PLEASE SEE ATTACHED
Present Zoning R2 Proposed Zoning R3 Acreage to be rezoned App. 1.2 ac
Proposed density _____ units per acre
Township name * Wayne Township section # 12
Purpose of rezoning (attach additional page if necessary) PROPOSED MULTIFAMILY DEVELOPMENT
Sewer provider CITY OF FORT WAYNE Water provider CITY OF FORT WAYNE

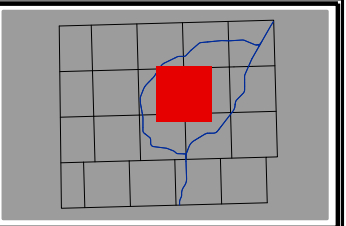
Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application. Please contact staff for applicable filing fees and plan/survey submittal requirements.
☐ Applicable filing fee
☐ Applicable number of surveys showing area to be rezoned (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.

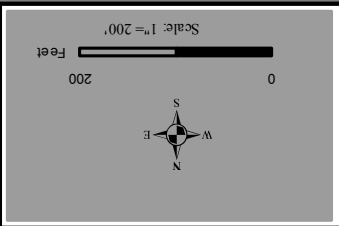
<u>LINDSAY A. HILL</u> (printed name of applicant)	<u>Lindsay A. Hill</u> (signature of applicant)	<u>11/15/2012</u> (date)
<u>City of Fort Wayne</u> (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

Received <u>11/16/12</u>	Receipt No. <u>110275</u>	Hearing Date <u>12/10/12</u>	Petition No. <u>1301/12</u>
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Street Number	Street		PIN
1420	E Creighton	Ave	02-12-12-429-002.000-074
1424	E Creighton	Ave	02-12-12-429-003.000-074
1430	E Creighton	Ave	02-12-12-429-004.000-074
1504	E Creighton	Ave	02-12-12-430-001.000-074
1503	Hurd	St	02-12-12-430-009.000-074
1505	Hurd	St	02-12-12-430-010.000-074
1507	Hurd	St	02-12-12-430-011.000-074
1509	Hurd	St	02-12-12-430.012.000-074

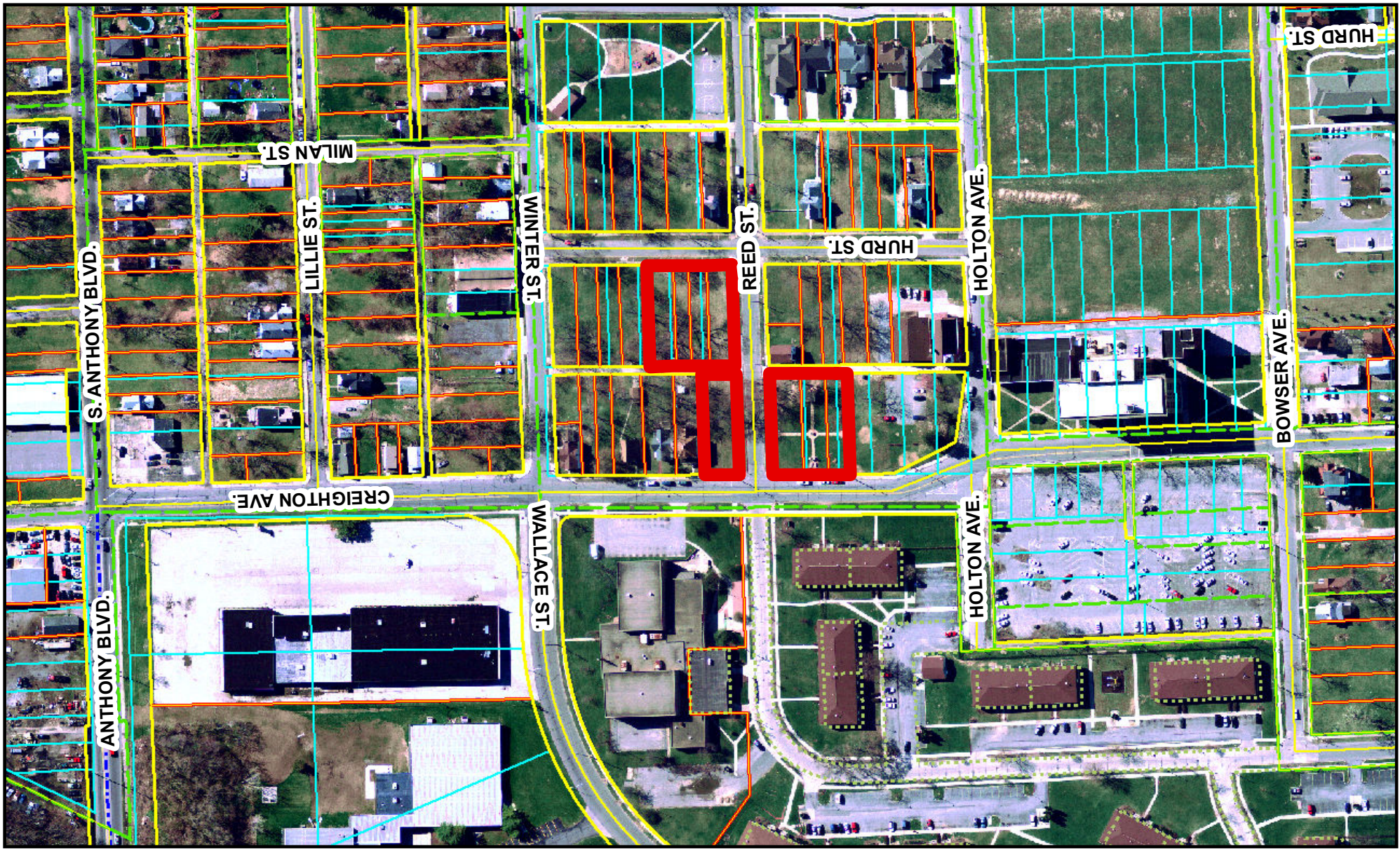


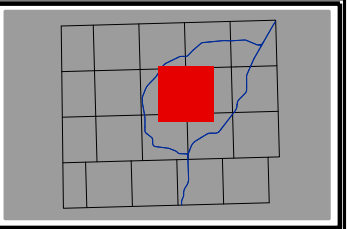
© 2004 Board of Commissioners of the County of Allen
Printed November 14, 2012
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos: Spring 2006 / Contours: 1999
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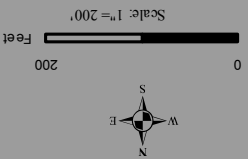
Rezoning Petition 1301/12

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



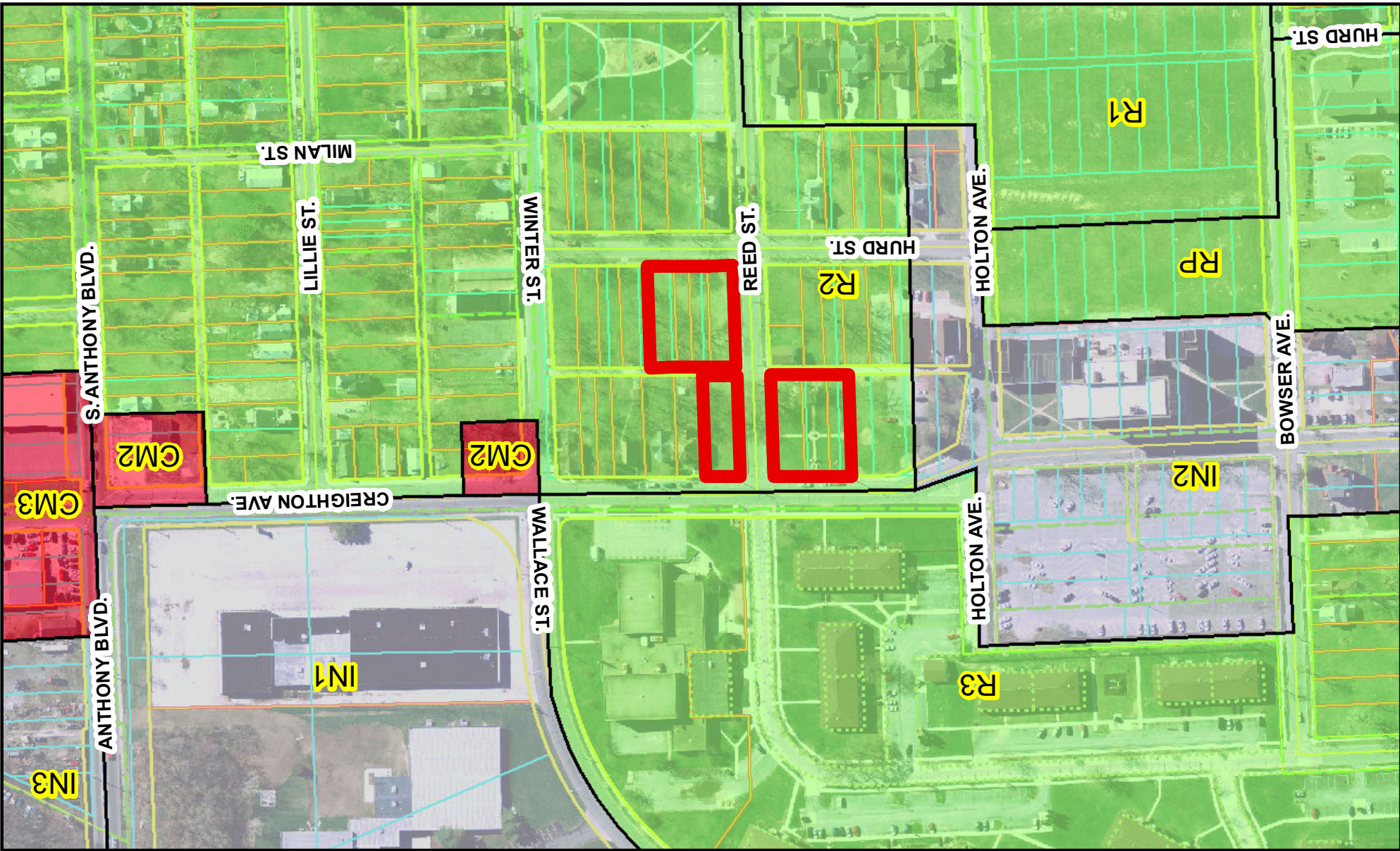


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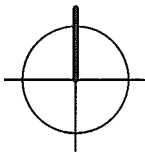
Rezoning Petition 1301/12

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TOWNHOUSE AMENITIES:

- LIGHTED PARKING LOTS (WITH SECURITY MONITORING OPTION)
- DUMPSTER/RECYCLING ENCLOSURE
- RE-USE OF EXISTING UTILITY INFRASTRUCTURE, WHERE POSSIBLE
- INDIVIDUAL FRONT/REAR ENTRANCES WITH SECURITY SYSTEM
- FRONT PORCHES WITH POSTS/HANDRAILS AND PHOTO-CELL LIGHT FIXTURES
- REAR CONCRETE PATIO WITH STORAGE/SCREENING AND MOTION DETECTOR LIGHTING
- SLAB-ON-GRADE CONSTRUCTION WITH 2X6 STUD WALLS AND R-21 INSULATION
- ENERGY-EFFICIENT TOWNHOUSE HVAC, INCLUDING CENTRAL AIR-CONDITIONING
- ENERGY STAR WINDOWS AND LIGHTING PACKAGE
- LOW-FLOW PLUMBING FIXTURES
- RECYCLED-CONTENT/HIGH-DURABILITY FINISHES
- ACCESSIBILITY UPGRADES FOR SELECTED ONE-STORY UNITS



SITE PLAN

1" = 40'-0"



PRELIMINARY
NOT FOR
CONSTRUCTION

INFILL LOT SITE PLAN - REED & HURD

DATE:11/15/12

VILLAGES OF CREIGHTON
MILLENNIA HOUSING DEVELOPMENT, LTD.
CITY OF FT. WAYNE, INDIANA

Project #: 4-0547

PR-16

Millennia
HOUSING DEVELOPMENT, LTD.

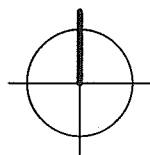
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F 231 | 722 | 2589

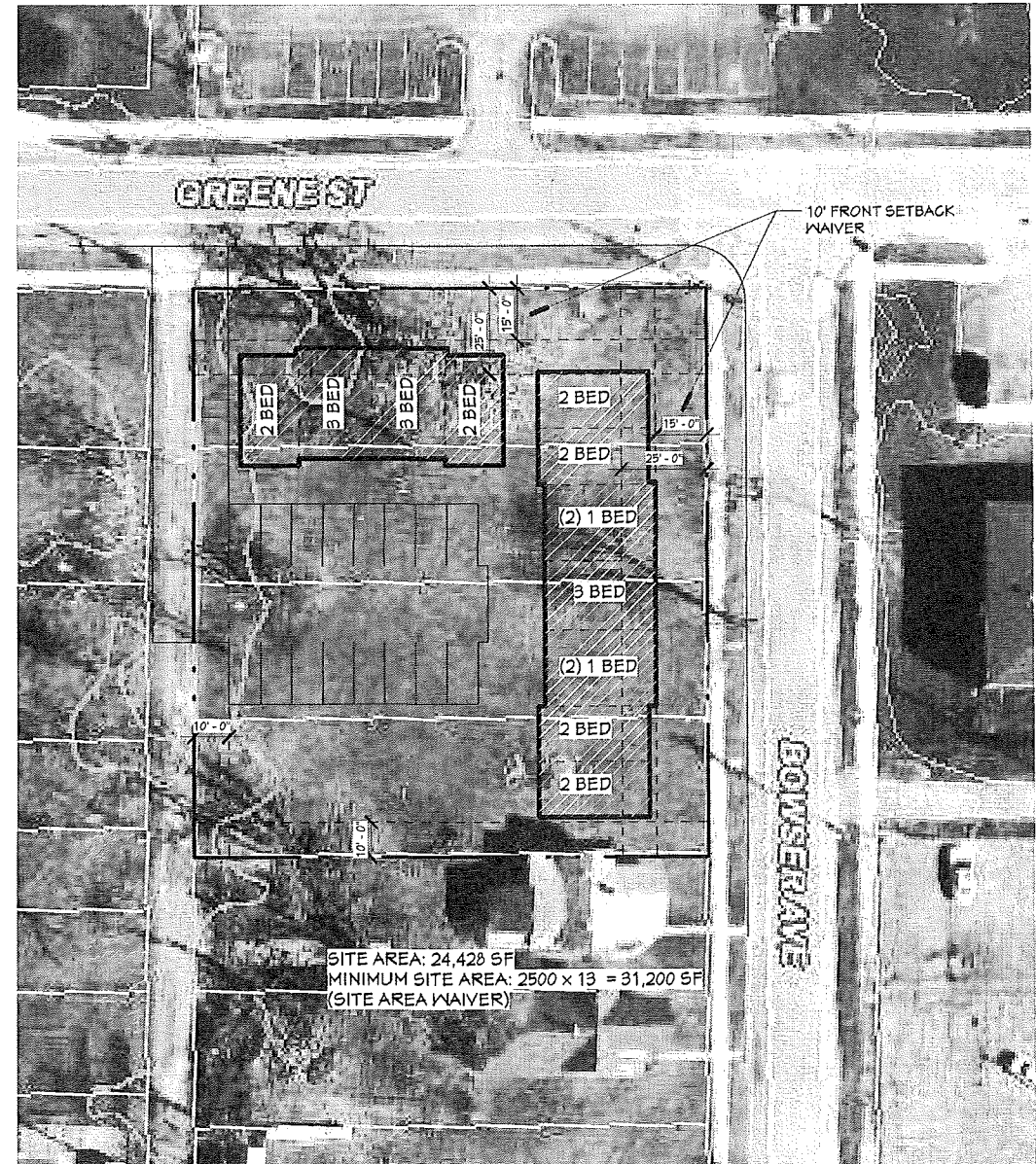
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SITE PLAN

1" = 40'-0"



INFILL LOT SITE PLAN - GREEN & BOWSER

DATE: 11/15/12

THE VILLAGES OF HANNA (FORMERLY EDEN GREEN)

MILLENNIA HOUSING DEVELOPMENT, LTD.
CITY OF FT. WAYNE, INDIANA

Project #: 4-0547

PR-14

M
Millennia
HOUSING DEVELOPMENT, LTD.

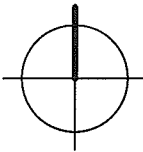
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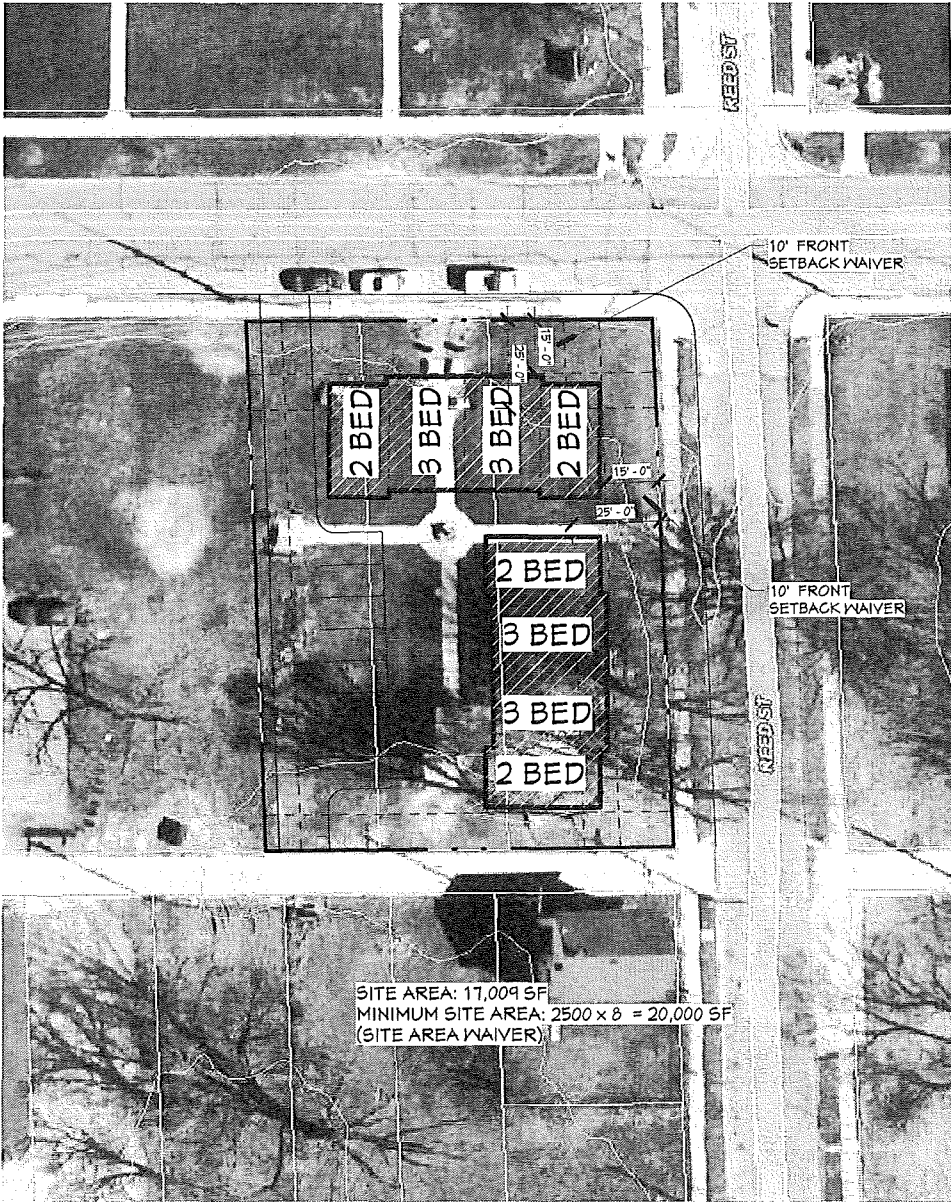
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NOT FOR
CONSTRUCTION

INFILL LOT SITE PLAN - REED & CREIGHTON

DATE:11/15/12

THE VILLAGES OF HANNA (FORMERLY EDEN GREEN)

MILLENNIA HOUSING DEVELOPMENT, LTD.
CITY OF FT. WAYNE, INDIANA

Project #: **4-0547**

PR-15

M
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HOUSING DEVELOPMENT, LTD.

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