

BILL NO. Z-13-02-17

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. O-54 (Sec. 1 of Washington Township)**

SECTION 1. That the area described as follows is hereby designated an R2

A parcel of land located in the Southeast One-Quarter of Section 1, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows: Beginning at the South Quarter corner of said Section 1; thence along the West line of said Southeast One-Quarter, North 0 degree, 59 minutes, 55 seconds East (assumed bearing base), a distance of 640.20 feet to the Northeast corner of a 6.417-acre parcel described in Document #990070550 as found in the Office of the Recorder of Allen County, Indiana; thence South 88 degrees, 27 minutes, 53 seconds East, on the Easterly projection of the North line of said 6.417-acre parcel, a distance of 386.75 feet to a 5/8 inch rebar capped "GOU"; thence South 1 degree, 15 minutes, 53 seconds West, a distance of 638.37 feet to the South line of said Southeast One-Quarter; thence along said South line, North 88 degrees, 44 minutes, 07 seconds West, a distance of 383.77 feet to the point of beginning. Parcel contains 5.654 acres, more or less.

and the symbols of the City of Fort Wayne Zoning Map No. O-54 (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: REZ-2013-0019
Bill Number: Z-13-02-17
Council District: 2 – Russell Jehl

Introduction Date: February 26, 2013

Plan Commission
Public Hearing Date: March 11, 2013

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

Synopsis of Ordinance: To rezone approximately 5.65 acres of property from AR-Low Intensity Residential to R2-Attached Single Family and Two Family Residential

Location: 1000 Block of East Wallen Road, across from entrance to Manor Park Addition

Reason for Request: To develop a single-family subdivision for 50 lots, attached to the existing Hunters Knoll duplex subdivision.

Applicant: Performance Property, LLC

Property Owner: Perry Brucker

Related Petitions: Primary Plat, Water Park Villas

Effect of Passage: Property will be rezoned to R2-Attached Single Family and Two Family Residential, allowing for the single family residential development, as proposed.

Effect of Non-Passage: The property will remain zoned AR-Low Intensity Residential and the property may develop with the permitted uses in the district, including single family homes, but of a lesser density than what is proposed above.

Department of Planning Services
Rezoning Petition Application

Applicant
Applicant Performance Property, LLC - Christopher Bartkus, Member
Address 13219 Acadia Cove
City Fort Wayne State IN Zip 46845
Telephone 260.437.2614 Fax _____ E-mail cbartkus@bndcommercial.com

Property Ownership
Property Owner Perry Brucker
Address 9126 A Coldwater Road
City Fort Wayne State IN Zip 46825
Telephone _____ Fax _____ E-mail _____

Contact Person
Contact Person Scott Lougheed
Address 1017 S. Hadley Road
City Fort Wayne State IN Zip 46804
Telephone 260.432.3665 Fax 260.436.0224 E-mail lougheedeng@comcast.net
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 1000 Block of E. Wallen Road
Present Zoning AR Proposed Zoning R2 Acreage to be rezoned 5.654
Proposed density ~~1 SFR/5.654 = 2.5~~ (12) * CLB / 5.65 = 2 1/2 units per acre
Township name * Washington Township section # 1
Purpose of rezoning (attach additional page if necessary) WATERS PARK VILLAS
Hunters Knoll - Section 2 is proposed
on 3 separate Parcels. Beer's 2 Parcels are already zoned, but Brucker's 1 Parcel
will need to be rezoned from AR to Single-Family Residential (SFR) R2
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 \$300.00
☒ 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.

Christopher Bartkus
(printed name of applicant)

(signature of applicant)

1/25/13
(date)

Perry Brucker
(printed name of property owner)

(signature of property owner)

1/30/13
(date)

2/6/13 / 110720 / 622-2013-0019

REZONING PARCEL FOR WATERS PARK VILLAS

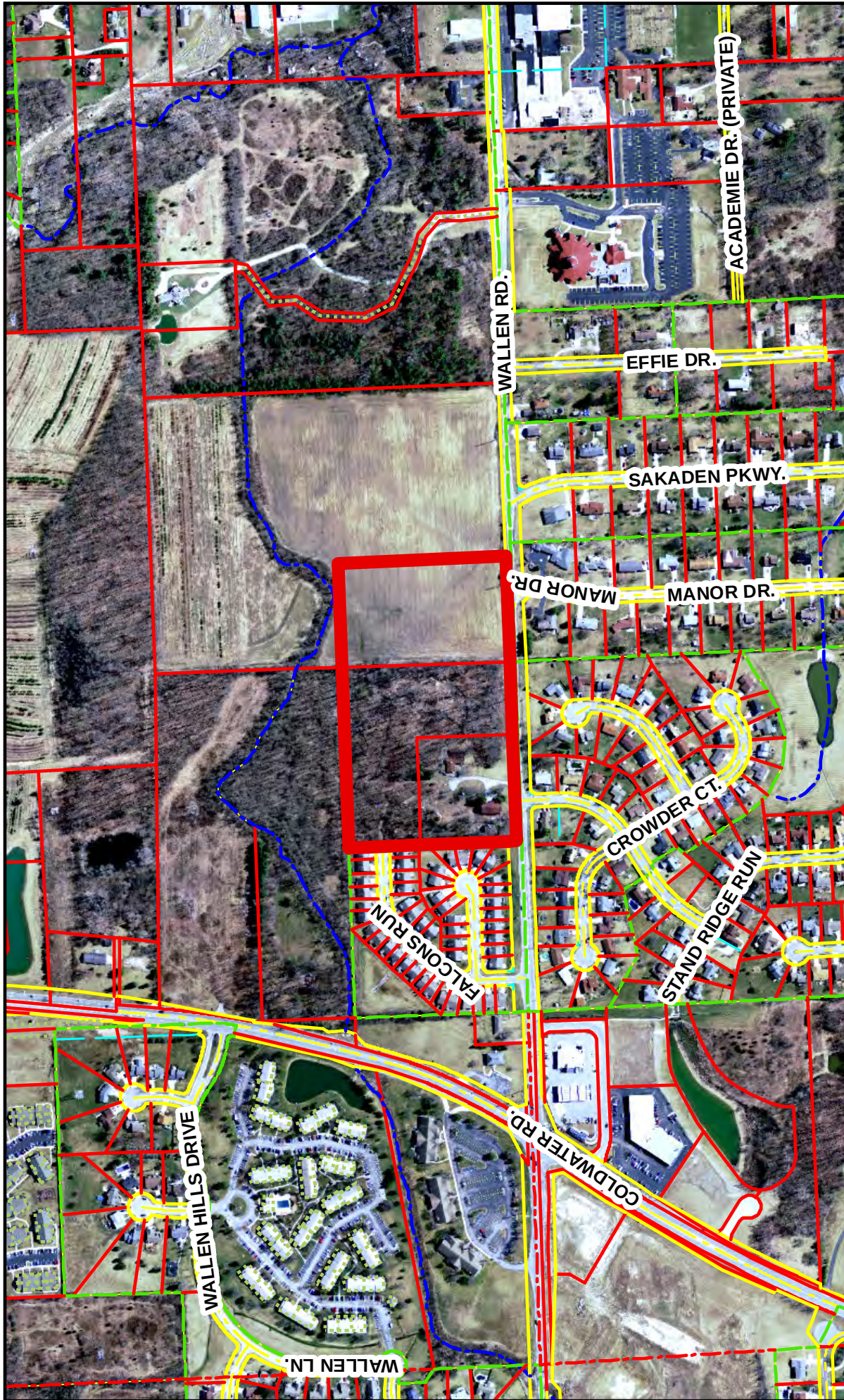
LEGAL DESCRIPTION (Brucker Parcel)

(part of Document #95-037145)

A parcel of land located in the Southeast One-Quarter of Section 1, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

BEGINNING at the South Quarter corner of said Section 1; thence along the West line of said Southeast One-Quarter, North 0 degree 59 minutes 55 seconds East (assumed bearing base), a distance of 640.20 feet to the Northeast corner of a 6.417-acre parcel described in Document #990070550 as found in the Office of the Recorder of Allen County Indiana; thence South 88 degrees 27 minutes 53 seconds East, on the Easterly projection of the North line of said 6.417-acre parcel, a distance of 386.75 feet to a 5/8" rebar capped "GOU"; thence South 1 degree 15 minutes 53 seconds West, a distance of 638.37 feet to the South line of said Southeast One-Quarter; thence along said South line, North 88 degrees 44 minutes 07 seconds West, a distance of 383.77 feet to the point of beginning. Parcel contains 5.654 acres, more or less.

Written by Timothy C. Goulloff, L.S.

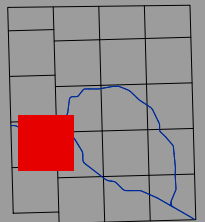


This map is for representational purposes only - Boundaries identified by bold colored lines represent the general location of the proposed project

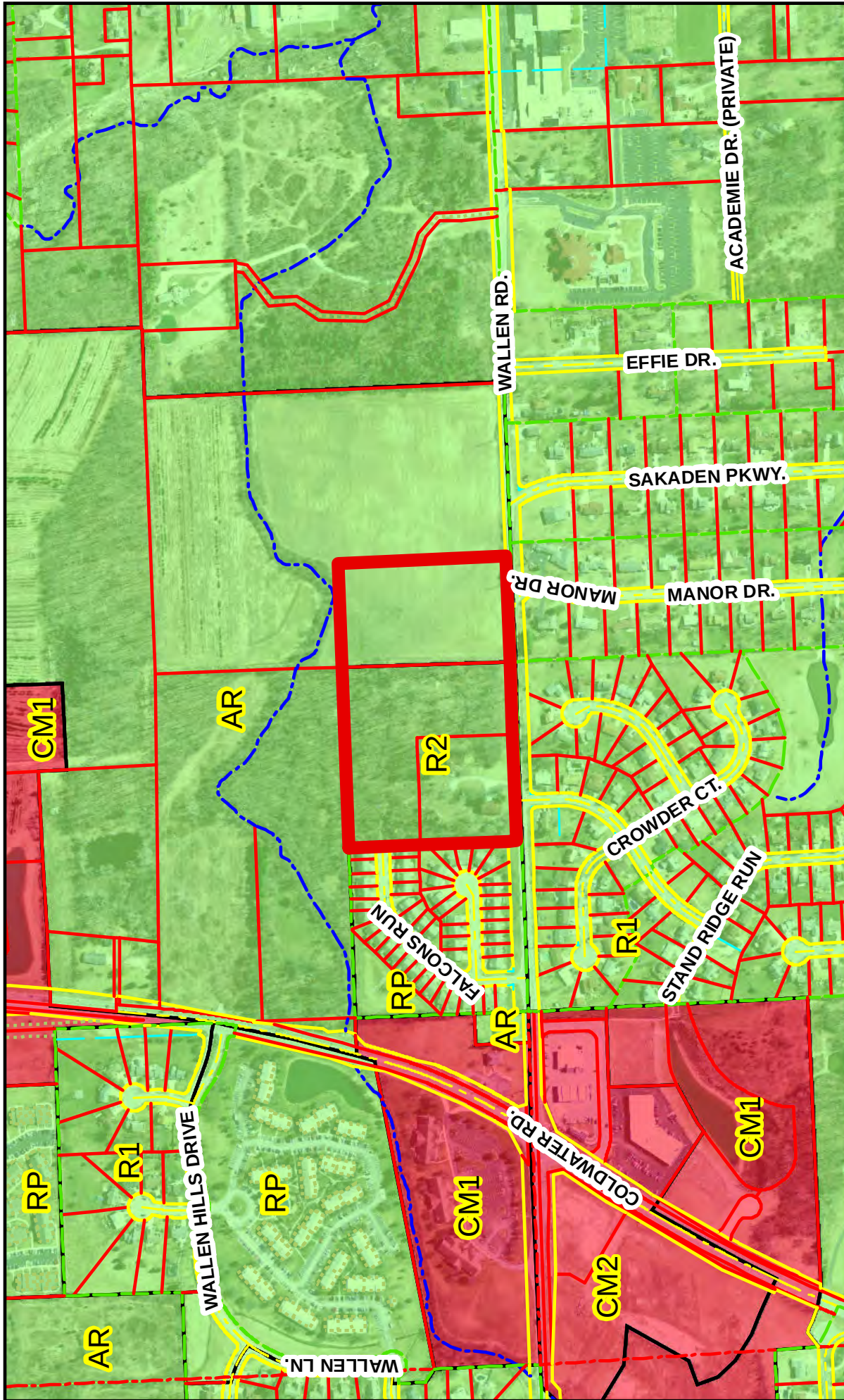
**Rezoning Petition REZ-2013-0019 and
Primary Plat - Waters Park Villas**

Printed: February 15, 2013
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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos: Spring 2006 / Contours: 1999

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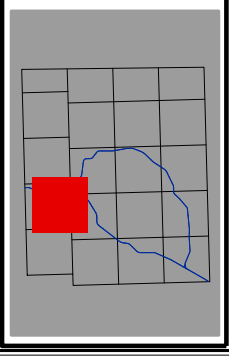


0 500 Feet
Scale: 1" = 500'



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**Rezoning Petition REZ-2013-0019 and
Primary Plat - Waters Park Villas**



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