

1 **#REZ-2013-0089**

2 **BILL NO. Z-13-08-21**

3 **ZONING MAP ORDINANCE NO. Z-_____**

4 **AN ORDINANCE amending the City of Fort Wayne**
5 **Zoning Map No. K-50 (Sec. 10 of Washington Township)**

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

8 SECTION 1. That the area described as follows is hereby designated An RP
9 (Planned Residential) District under the terms of Chapter 157 Title XV of the Code of the
10 City of Fort Wayne, Indiana:

11 Part of the Northeast quarter, Section 10, Township 31 North, Range 12 East in Allen
12 County, by metes and bounds described as follows, to-wit:

13 Commencing on the North line of said quarter section at a point situated 383 feet East of
14 the North quarter corner of said section; thence East on the North line of said quarter
15 section, a distance of 1920 feet to a point situated 4 chains West of the Northeast corner of
16 said section; thence South and parallel to the East line of said quarter section 659.4 feet to
17 the Southeast corner of the Louisa Garber Lot in the plat of the subdivision of the Estate of
18 Thomas Badiac as recorded in Deed Record 108, pages 17-21; thence West on the South
19 line of said Louisa Garber Lot and coincident with the North line of Beverly Heights Addition
20 as recorded in Plat Book 11, pages 16-17 in the office of the Recorder of said county, a
21 distance of 2162.5 feet to point situated 152 feet East of the centerline of the public
22 highway known as the Lima Road; thence North and parallel to the said road center line a
23 distance of 329.6 feet; thence East and parallel to the South line of said Louisa Garber Lot, a
24 distance of 231 feet to a point 330 feet East of the East line of right-of-way of the former
25 Toledo Chicago Interurban Railway; thence North and parallel to the aforesaid right-of-way
26 line 334 feet to point of beginning; containing 30.94 acres of land.

27 and the symbols of the City of Fort Wayne Zoning Map No. K-50 (Sec. 10 of Washington
28 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
29 Wayne, Indiana is hereby changed accordingly.
30

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-2013-0089
Bill Number: Z-13-08-21
Council District: 3 – Tom Didier

Introduction Date: August 27, 2013

Plan Commission
Public Hearing Date: September 9, 2013

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

Synopsis of Ordinance: To rezone approximately 32.25 acres of property from R1-Single Family Residential to RP-Planned Residential

Location: Within the 1200 to 1600 blocks, on the south side of West Wallen Road, just east of the AutoZone at the Wallen Road and Lima Road intersection.

Reason for Request: This petition is requested to allow the development of a 20-building, 145-unit apartment complex.

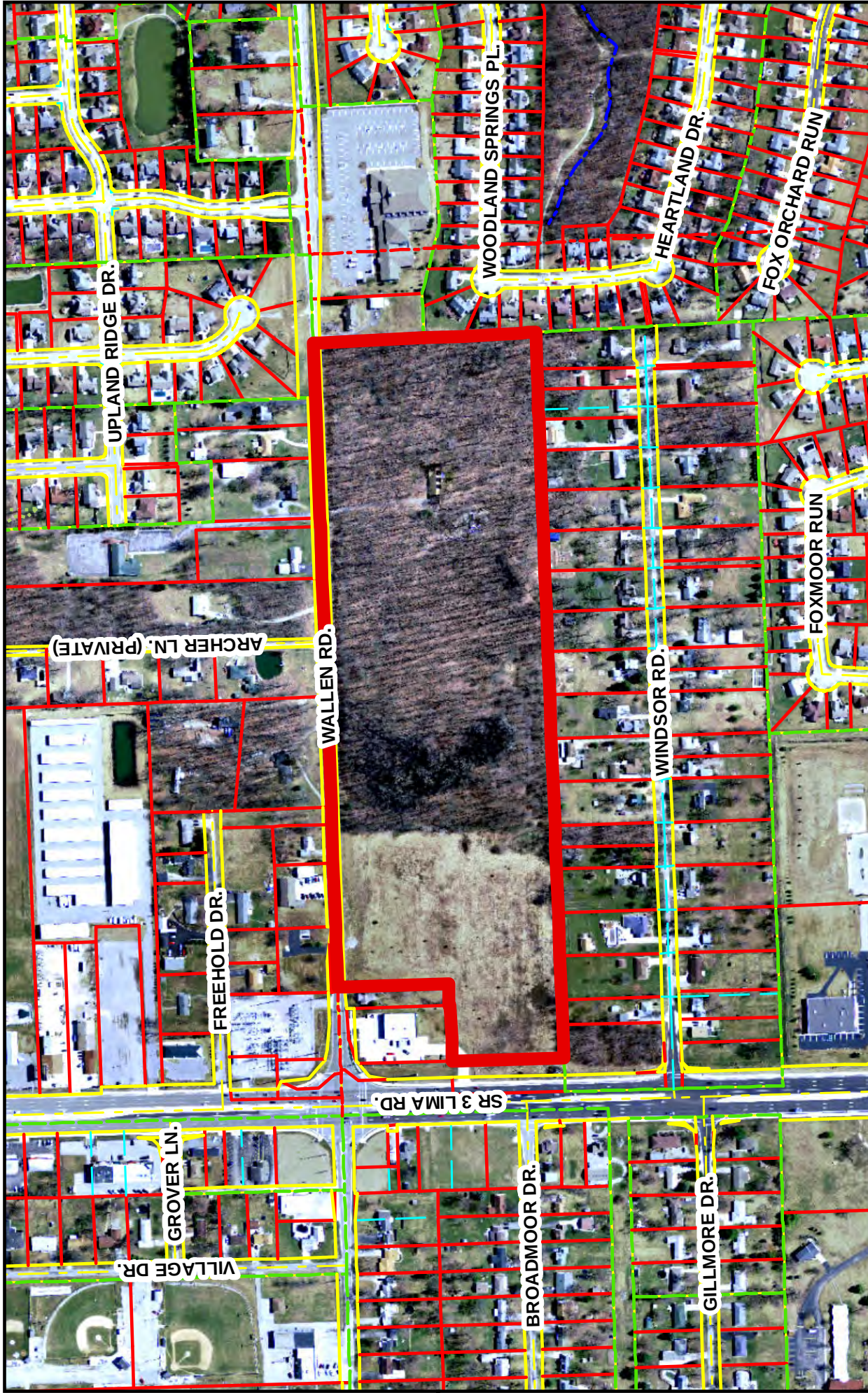
Applicant: Redwood Acquisition, LLC

Property Owners: Louis W. and Joyce J. Lohrman, co-trustees

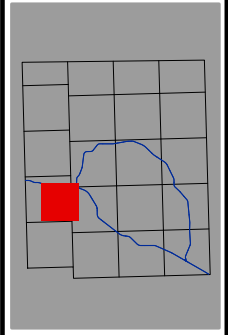
Related Petitions: Primary Development Plan for Atrium Village, an apartment complex

Effect of Passage: Property will be rezoned RP-Planned Residential which will allow the property to develop with single, two-family or multi-family residential projects.

Effect of Non-Passage: The property will remain zoned R1-Single Family Residential which will allow the permitted uses in that district, which do not include multiple family developments.



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

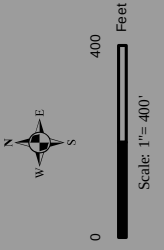


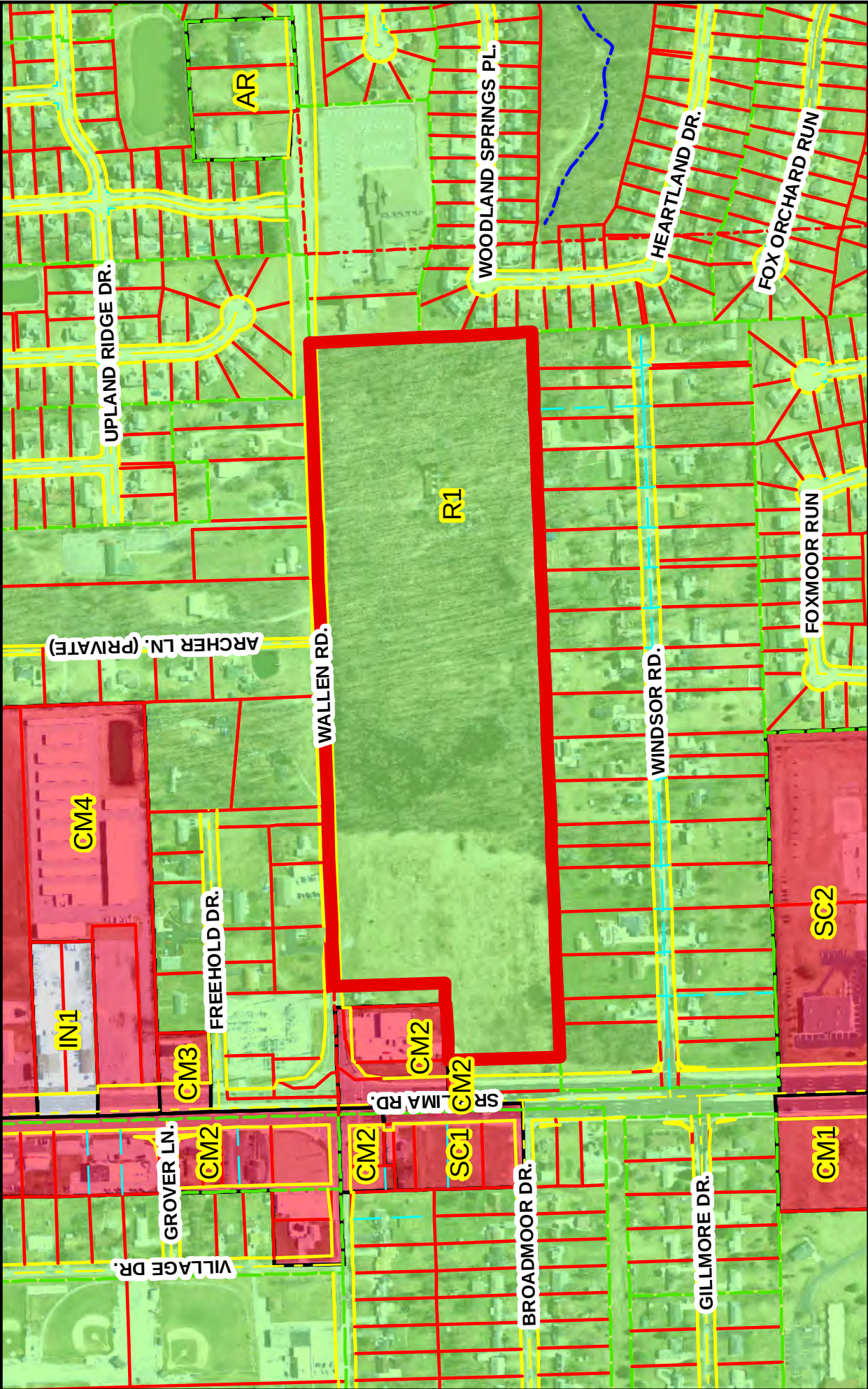
Printed: August 09, 2013
 © 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photo: Spring 2006 / Contours: 1999

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.

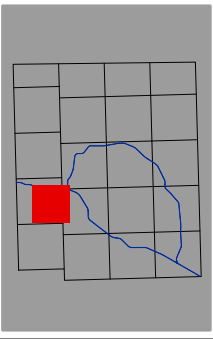


Rezoning Petition REZ-2013-0089 and Primary Development Plan - Atrium Village



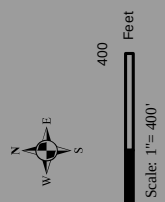


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Rezoning Petition REZ-2013-0089 and Primary Development Plan - Atrium Village

Printed: August 09, 2013
 © 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photo: Spring 2006 / Contours: 1999



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Department of Planning Services
Rezoning Petition Application

Applicant	Applicant <u>Redwood Acquisition, LLC</u>
	Address <u>23775 Commerce Park Drive, Suite 7</u>
	City <u>Beachwood</u> State <u>OH</u> Zip <u>44122</u>
	Telephone _____ Fax _____ E-mail _____
Property Ownership	Property Owner <u>Louis W. Lohrman and Joyce J. Lohrman, co-trustees</u>
	Address <u>4225 W. Till Road</u>
	City <u>Fort Wayne</u> State <u>IN</u> Zip <u>46818</u>
	Telephone _____ Fax _____ E-mail _____
Contact Person	Contact Person <u>Michael C. Moellering/Robert C. Kruger</u>
	Address <u>200 E. Main Street, Suite 1000</u>
	City <u>Fort Wayne</u> State <u>IN</u> Zip <u>46802</u>
	Telephone <u>(260) 426-1300</u> Fax <u>(260) 422-2722</u> E-mail <u>rkruger@burtblee.com</u>

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 <u>1225 W. Wallen Road, Fort Wayne, IN 46825</u>
	Present Zoning <u>RI</u> Proposed Zoning <u>RP</u> Acreage to be rezoned <u>32.25</u>
	Proposed density _____ units per acre
	Township name * <u>Washington</u> Township section # <u>7</u>
	Purpose of rezoning (attach additional page if necessary) <u>To allow for development of multi unit residential neighborhood.</u>
	Sewer provider <u>City of Fort Wayne</u> Water provider <u>City of Fort Wayne</u>

Filing Requirements	<i>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.</i>
	☐ 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>Redwood Acquisition, LLC</u> (printed name of applicant)	BY: <u>[Signature]</u> (signature of applicant)	<u>7/8/13</u> (date)
<u>Louis W. Lohrman</u> (printed name of property owner) co-trustee	<u>[Signature]</u> (signature of property owner)	<u>8-5-2013</u> (date)
<u>Joyce J. Lohrman</u> (printed name of property owner) co-trustee	<u>[Signature]</u> (signature of property owner)	<u>8-5-2013</u> (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

Received	Receipt No.	Hearing Date	Petition No.
8/7/13	112628	9/9/13	

12-2-2013-0089

7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

AMERICAN
STRUCTUREPOINT
INC.



WILLIAM H. BUTZ, JR.
PE10606045
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY: 

REDWOOD ACQUISITION, LLC
23775 COMMERCE PARK
BEACHWOOD, OHIO
PREPARED FOR:

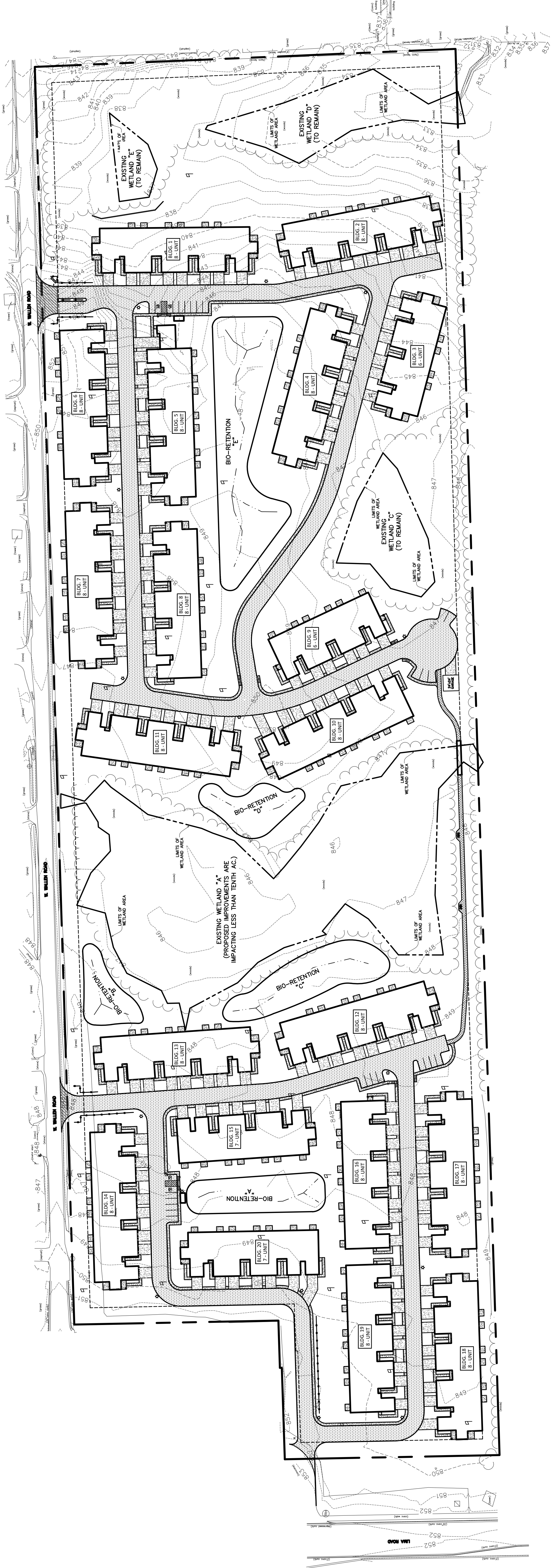
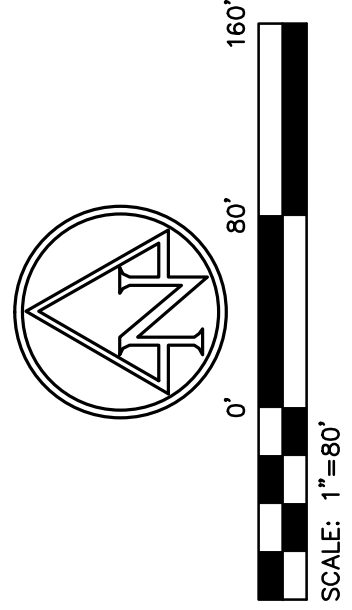
OVERALL SITE PLAN

PROJECT:
ATRIUM VILLAGE
LIMA & WALLEN ROAD
FORT WAYNE, INDIANA

DATE: 08/07/2013
DRAWN BY: JDS
CHK'D BY: WAB
JOB NO. 2013.00406

REVISIONS

SHEET NO.
C2.0
OF



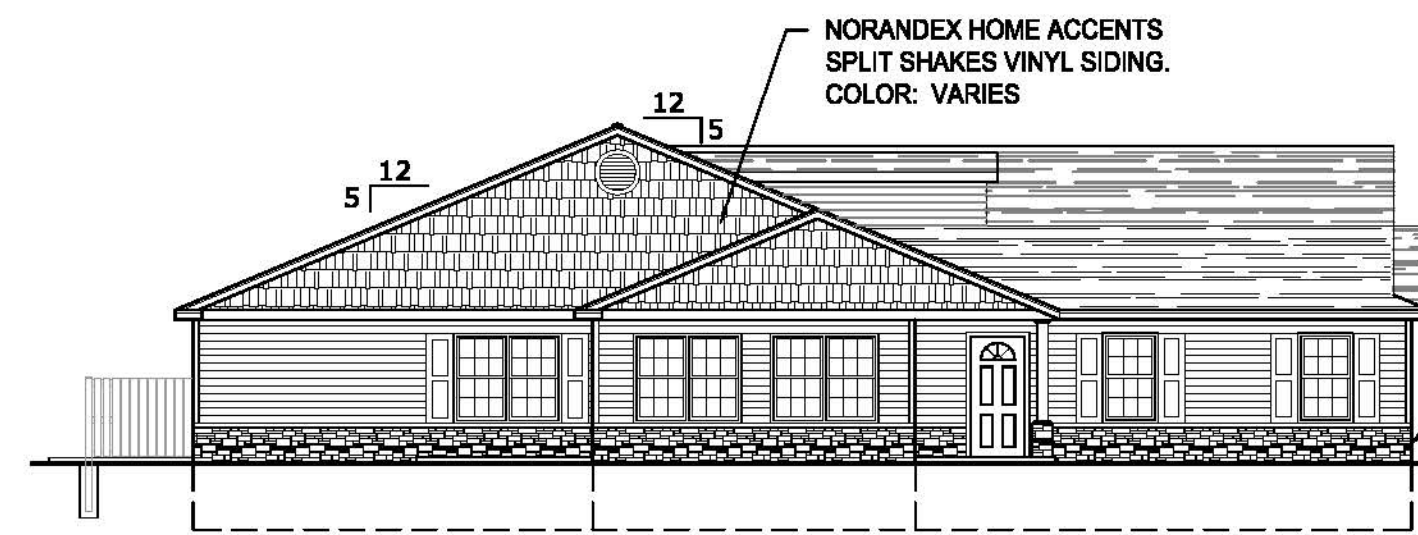
PHASE II (67' UNITS)	
8 UNIT BUILDING =	7
7 UNIT BUILDING =	2
TOTAL PHASE I UNITS =	
SUNROOM UNITS =	12

DEVELOPMENT STANDARDS	
TOTAL 2 BEDROOM UNITS =	154
SITE ACREAGE =	29.8
UNITS PER ACRE =	5.2
OPEN SPACE % =	65%
BUILDING LOT COVERAGE % =	21%
RECREATION SPACE (120 S.F. PER UNIT) (18,480 S.F. REQ.)	24,376 S.F. PROVIDED

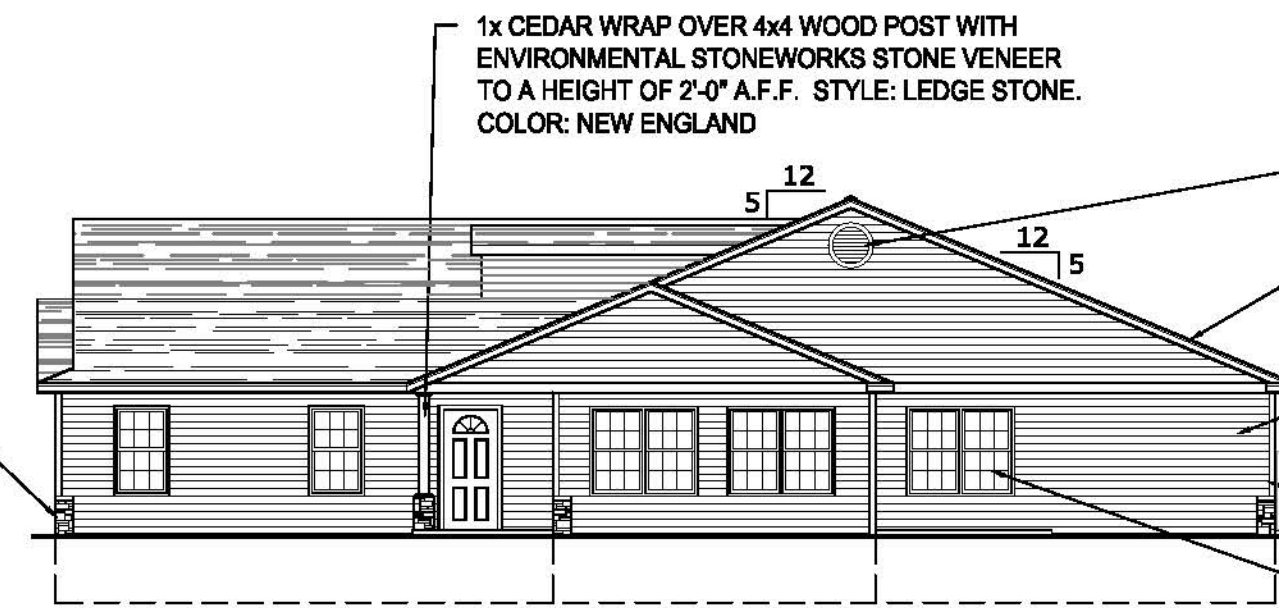
PHASE I (67' UNITS)	
8 UNIT BUILDING =	9
6 UNIT BUILDING =	2
TOTAL PHASE I UNITS =	
SUNROOM UNITS =	16

PARKING ANALYSIS	
TOTAL UNITS =	154
REQUIRED RATIO =	1.5 PER UNIT
TOTAL SPACES REQUIRED =	231
2 CAR DRIVE PER UNIT	308
STANDARD PARKING (9'-18') (INCLUDES 4 VAN ACCESSIBLE)	25
ACCESSIBLE PARKING PROVIDED	4
TOTAL PROPOSED PARKING	337

SITE INFORMATION	
AREA =	±29.8 ACRES
TOTAL 67' UNITS =	154
TOTAL UNITS PER ACRE =	5.2
TOTAL SUNROOM UNITS =	28

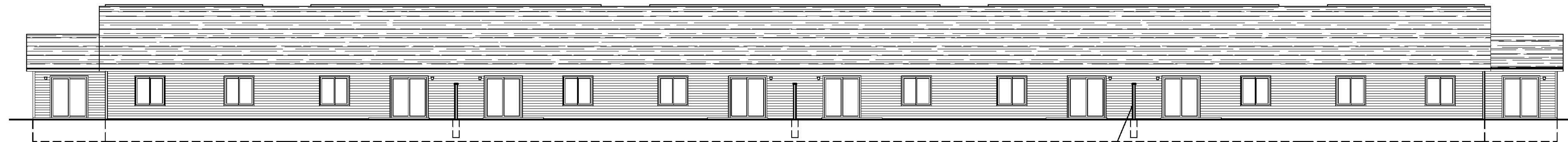


HIGH PROFILE SIDE ELEVATION
SCALE: 3/32" = 1'-0"
MIRR: BLDG 11



STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0"
MIRR: BLDG 11

- 1x CEDAR WRAP OVER 4x4 WOOD POST WITH ENVIRONMENTAL STONEWORKS STONE VENEER TO A HEIGHT OF 2'-0" A.F.F. STYLE: LEDGE STONE. COLOR: NEW ENGLAND
- DECORATIVE LOUVER - TYP. COLOR: WHITE
- TAMKO CLASSIC HERITAGE 30 YEAR LAMINATED ASPHALT SHINGLES. COLOR: WEATHERED WOOD
- PREFINISHED ALUMINUM GUTTERS AND DOWNSPOUTS. COLOR: WHITE
- NORANDEX WOODSMAN SELECT PREMIUM VINYL SIDING. COLOR: VARIES
- VINYL "BOARD ON BOARD" PRIVACY FENCE. COLOR: WHITE
- VINYL CORNER TRIM. COLOR: WHITE
- SIMONTON PROFINISH BRICKMOULD SERIES 300 VINYL SINGLE HUNG WINDOW WITH COLONIAL PATTERN FLAT GRIDS. COLOR: STANDARD WHITE



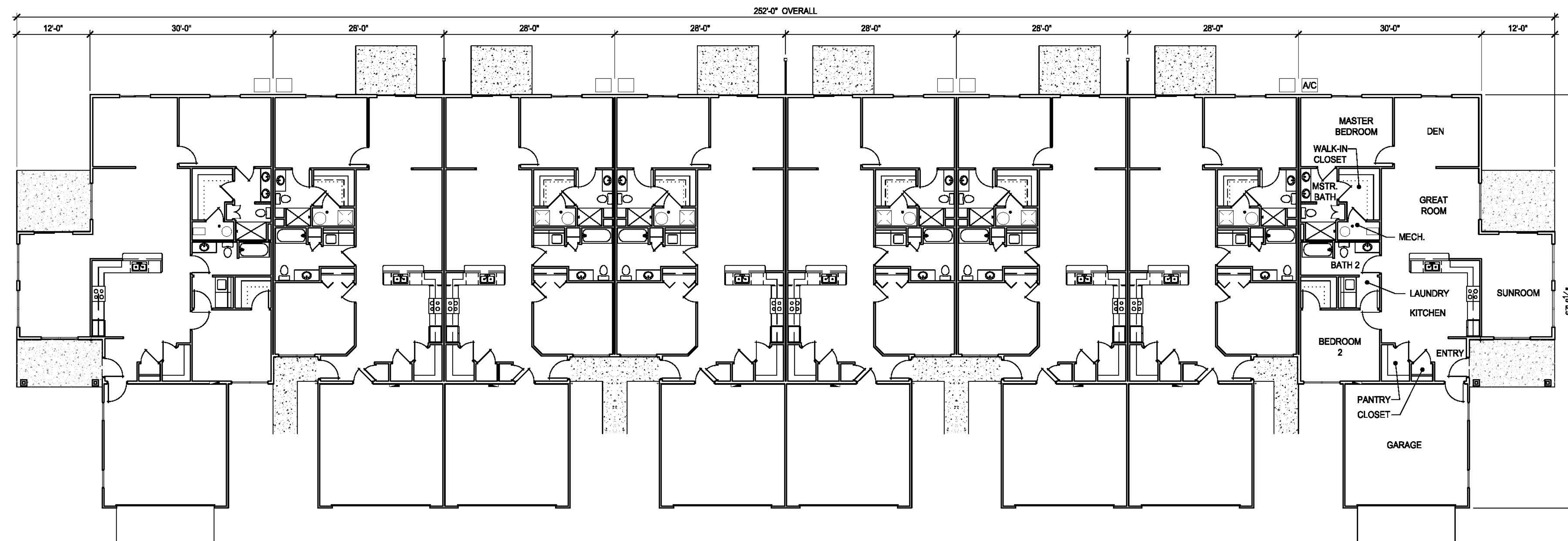
STANDARD REAR ELEVATION
SCALE: 3/32" = 1'-0"
MIRR: BLDG 11

6" HIGH x 6" WIDE VINYL PRIVACY FENCE.



FRONT ELEVATION
SCALE: 3/32" = 1'-0"
MIRR: BLDG 11

- NORANDEX HOME ACCENTS SPLIT SHAKES VINYL SIDING. COLOR: VARIES
- PROGRESS LIGHTING INCANDESCENT FIXTURE. STYLE: ROMAN COACH (P5766-31EB)
- TAMKO CLASSIC HERITAGE 30 YEAR LAMINATED ASPHALT SHINGLES. COLOR: WEATHERED WOOD
- DECORATIVE LOUVER - TYP. COLOR: WHITE
- NORANDEX WOODSMAN SELECT PREMIUM VINYL SIDING. COLOR: VARIES
- PREFINISHED ALUMINUM GUTTERS AND DOWNSPOUTS. COLOR: WHITE
- VINYL CORNER TRIM. COLOR: WHITE
- 1x CEDAR WRAP OVER 4x4 WOOD POST WITH ENVIRONMENTAL STONEWORKS STONE VENEER TO A HEIGHT OF 2'-0" A.F.F. STYLE: LEDGE STONE. COLOR: NEW ENGLAND
- ENVIRONMENTAL STONEWORKS STONE VENEER. STYLE: LEDGE STONE. COLOR: NEW ENGLAND
- C.H.I. RAISED PANEL PAN STEEL OVERHEAD GARAGE DOOR. COLOR: WHITE
- SIMONTON PROFINISH BRICKMOULD SERIES 300 VINYL SINGLE HUNG WINDOW WITH COLONIAL PATTERN FLAT GRIDS. COLOR: STANDARD WHITE.



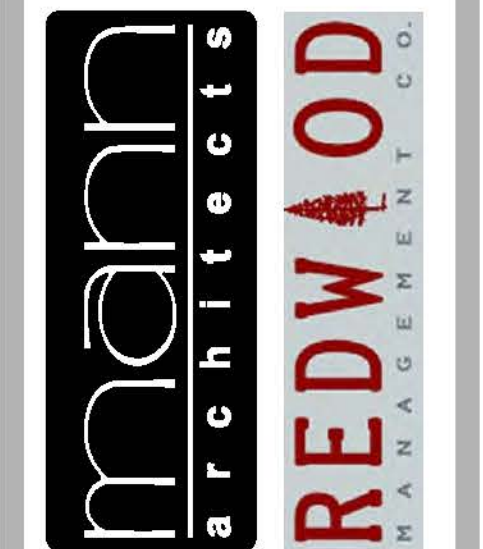
OVERALL FLOOR PLAN
SCALE: 3/32" = 1'-0"
MIRR: BLDG 11

PRELIMINARY

NOTE!!!
THIS DRAWING IS
NOT FOR
CONSTRUCTION

revisions

3660 embassy parkway
fairlawn, ohio 44133
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fax. 330 . 666 . 8812
www . mann-architects . com
23775 commerce park road, suite 7
beachwood, ohio 44122
tel. 216 . 360 . 9441



drawing
BUILDINGS 1 AND 13 (MIRROR BUILDING 11)
project no. 12513
date JULY 29, 2013
scale AS NOTED
project
atrium village
WALLEN ROAD
FORT WAYNE, INDIANA

A1.1
sheet no.