

**#REZ-2014-0025**

**BILL NO. Z-14-03-15**

**ZONING MAP ORDINANCE NO. Z-\_\_\_\_\_**

**AN ORDINANCE amending the City of Fort Wayne  
Zoning Map No. N-50 (Sec. 12 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:

A parcel of land situated in the East One-half of the Northwest One-quarter of  
Section 11, Township 31 North, Range 12 East and in the Northwest One-quarter  
of Section 12, Township 31 North, Range 12 East all in Allen County, Indiana and  
more particularly described as follows:

Commencing at the northwest corner of the Northwest One-quarter of Section 12,  
Township 31 North, Range 12 East; thence South 03 degrees 12 minutes 41  
seconds East along the west line of said Northwest One-quarter, a distance of 37.84  
feet to a five-eighths inch diameter steel pin with D&A Firm No. 0026 identification  
cap set at the south line of a 1.114 acre parcel described in DOC. #200071170 and  
being the point of beginning. BEGINNING at the above described point; thence  
North 87 degrees 57 minutes 36 seconds East along said south line, a distance of  
36.44 feet to a five-eighths inch diameter steel pin with D&A Firm No. 0026  
identification cap set at the westerly corner of an 0.076 acre parcel described in  
DOC. #2008012318; thence South 87 degrees 26 minutes 07 seconds East along  
the southerly line of said 0.076 acre parcel, a distance of 287.75 feet to a five-  
eighths inch diameter steel pin with D&A Firm No. 0026 identification cap set at the  
southeast corner of said 0.076 acre parcel and also being on the west line of a  
1.816 acre parcel described in DOC. #2007070676; thence South 02 degrees 02  
minutes 24 seconds East along the westerly line of said 1.816 acre parcel, a  
distance of 52.78 feet to a five-eighths inch diameter steel pin set with D&A Firm No.  
0026 identification cap; thence South 30 degrees 20 minutes 40 seconds West  
along the westerly line of said 1.816 acre parcel, a distance of 65.82 feet to a five-  
eighths inch diameter steel pin with D&A Firm No. 0026 identification cap set at the  
most southwesterly corner of said 1.816 acre parcel; thence South 59 degrees 39  
minutes 20 seconds East along the southerly line of said 1.816 acre parcel, a  
distance of 300.38 feet to a five-eighths inch diameter steel pin with D&A Firm No.  
0026 identification cap set at the northwesterly corner of an 0.176 acre parcel  
described in DOC. #200812319; thence South 30 degrees 43 minutes 08 seconds  
West along the westerly line of said 0.176 acre parcel, a distance of 414.98 feet to a  
five-eighths inch diameter steel pin set with D&A Firm No. 0026 identification cap;  
thence South 24 degrees 08 minutes 48 seconds West along the westerly line of



1 said 0.176 acre parcel, a distance of 208.74 feet to a five-eighths inch diameter  
2 steel pin with D&A Firm No. 0026 identification cap set at the southwesterly corner  
3 of said 0.176 acre parcel; thence South 65 degrees 51 minutes 12 seconds East  
4 along the southerly line of said 0.176 acre parcel, a distance of 14.58 feet to a five-  
5 eighths inch diameter steel pin with D&A Firm No. 0026 identification cap set at the  
6 southeasterly corner of said 0.176 acre parcel and also being on the westerly line of  
7 said 1.114 acre parcel; thence South 23 degrees 46 minutes 22 seconds West  
8 along the westerly line of said 1.114 acre parcel, a distance of 158.42 feet to a five-  
9 eighths inch diameter steel pin set with D&A Firm No. 0026 identification cap;  
10 thence South 25 degrees 35 minutes 59 seconds West along the westerly line of  
11 said 1.114 acre parcel, a distance of 9.50 feet to a five-eighths inch diameter steel  
12 pin found with Tazian Assoc. Firm #0020 identification cap; thence North 69  
13 degrees 01 minutes 14 seconds West along the northerly line of said 1.114 acre  
14 parcel, a distance of 98.68 feet to a five-eighths inch diameter steel pin found  
15 Tazian Assoc. Firm #0020 identification cap; thence South 50 degrees 32 minutes  
16 15 seconds West along westerly line of said 1.114 acre parcel, a distance of 64.65  
17 feet to a five-eighths inch diameter steel pin with Tazian Assoc. Firm #0020  
18 identification cap found at the southeast corner of lot 52 in Waterswolde, Section C,  
19 according to the plat thereof, recorded in Plat Book 24, page 86 in the Office of the  
20 Recorder of Allen County, Indiana; thence North 02 degrees 54 minutes 24 seconds  
21 West along the east line of said lot 52, a distance of 159.89 feet to a pinched pipe  
22 found; thence South 87 degrees 06 minutes 21 seconds West along the north line of  
23 said Waterswolde, Section C and along the north line of Waterswolde, Section B,  
24 according to the plat thereof, recorded in Plat Book 20, page 126, in the Office of the  
25 Recorder of Allen County, Indiana, a distance of 880.64 feet to a one-half inch  
26 diameter steel pin found at the northwest corner of lot 40 in said Waterswolde,  
27 Section B; thence South 59 degrees 30 minutes 54 seconds West along the  
28 northerly line of said Waterswolde, Section B, a distance of 198.69 feet to a one-half  
29 inch square steel pin found at the northwest corner of lot 39 in said Waterswolde,  
30 Section B; thence South 78 degrees 07 minutes 43 seconds West along the  
northerly line of said Waterswolde, Section B, a distance of 257.48 feet to a five-  
eighths inch steel pin with DA Brown identification cap found on the west line of the  
East One-half of the Northeast One-quarter of said Section 11 and also being the  
east line of Saddle Brook, Section I, according to the plat thereof, recorded in Plat  
Cabinet D, page 86, in the Office of the Recorder of Allen County, Indiana; thence  
North 02 degrees 58 minutes 47 seconds West along the west line of said East  
One-half and the east line of said Saddle Brook, Section I, a distance of 440.88 feet  
to the southwest corner of an 11.51 acre parcel described in DOC. #94-019390 and  
being the centerline of Water's Drain; thence North 81 degrees 29 minutes 43  
seconds East along the southerly line of said 11.51 acre parcel and said centerline,  
a distance of 323.29 feet; thence North 70 degrees 47 minutes 43 seconds East  
along the southerly line of said 11.51 acre parcel and said centerline, a distance of  
484.50 feet; thence North 63 degrees 18 minutes 43 seconds East along the  
southerly line of said 11.51 acre parcel and said centerline, a distance of 106.00  
feet; thence North 53 degrees 34 minutes 43 seconds East along the southerly line  
of said 11.51 acre parcel and said centerline, a distance of 126.30 feet; thence  
North 33 degrees 03 minutes 43 seconds East along the southerly line of said 11.51  
acre parcel and said centerline, a distance of 264.83 feet to the southwesterly  
corner of said 1.114 acre parcel; thence North 87 degrees 57 minutes 36 seconds  
East along southerly line of said 1.114 acre parcel, a distance of 55.94 feet to a five-  
eighths inch eighth inch diameter steel pin set with D&A Firm No. 0026

1 identification cap; thence North 49 degrees 18 minutes 00 seconds East along  
2 southerly line of said 1.114 acre parcel, a distance of 42.02 feet to a five-eighths  
3 inch diameter steel pin found; thence North 87 degrees 57 minutes 36 seconds East  
4 along southerly line of said 1.114 acre parcel, a distance of 70.26 feet to the point of  
beginning, containing 23.00 acres of land, more or less.

5 and the symbols of the City of Fort Wayne Zoning Map No. N-50 (Sec. 12 of Washington  
6 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort  
7 Wayne, Indiana is hereby changed accordingly.

8 SECTION 2. That this Ordinance shall be in full force and effect from and after its  
9 passage and approval by the Mayor.

10 \_\_\_\_\_  
11 Council Member

12  
13 APPROVED AS TO FORM AND LEGALITY:

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15 Carol T. Helton, City Attorney  
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# City of Fort Wayne Common Council

## DIGEST SHEET

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### Department of Planning Services

Title of Ordinance: Zoning Map Amendment  
Case Number: REZ-2014-0025  
Bill Number: Z-14-03-15  
Council District: 3 – Tom Didier

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Introduction Date: March 25, 2014

Plan Commission  
Public Hearing Date: April 7, 2014

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

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Synopsis of Ordinance: To rezone approximately 23.0 acres of property from R1-Single Family Residential, CM1-Professional Office and Personal Services and CM2-Limited Retail and Commercial to RP-Planned Residential

Location: 8600 block of Coldwater Road on the west side of the street.

Reason for Request: To allow for a 140-unit single-story apartment development.

Applicant: Coldwater Villages, LLC

Property Owner: Coldwater Villages, LLC

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Related Petitions: Primary Development Plan, The Villages on Coldwater

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Effect of Passage: Property will be rezoned to RP-Planned Residential to allow the development of an apartment complex.

Effect of Non-Passage: The property will remain zoned R1, CM1 and CM2 and may develop with single family, office uses and commercial/retail uses.

Department of Planning Services  
 Rezoning Petition Application

Applicant Coldwater Villages LLC  
 Address 5503 Coventry Lane  
 City Fort Wayne State IN Zip 46804-7144  
 Telephone 260-489-3336 Fax 260-489-0606 E-mail jbellio@cbrwg.com

Property Ownership  
 Property Owner same as above  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

Contact Person  
 Contact Person Kerry Dickmeyer  
 Address 6018 E. State Blvd.  
 City Fort Wayne State IN Zip 46815  
 Telephone 260-797-8806 Fax \_\_\_\_\_ E-mail landk68@gmail.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 9000 Coldwater Road  
 Present Zoning R1 CM1 Proposed Zoning RP Acreage to be rezoned 23.0  
 Proposed density \_\_\_\_\_ 6.1 units per acre  
 Township name Washington Township section # 12  
 Purpose of rezoning (attach additional page if necessary) \_\_\_\_\_  
construction of single family attached housing  
 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 \$500.00  
☒ 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.

John Bellio member John Bellio  
 (printed name of applicant) (signature of applicant) 12-18-13  
 Coldwater Villages LLC. (date)  
 \_\_\_\_\_  
 (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.  |
|----------|-------------|--------------|---------------|
| 3/4/14   | 114190      | 4/7/14       | Rez-2014-0025 |



# Rezoning Petition REZ-2014-0025 and Primary Development Plan - The Villages on Coldwater Road

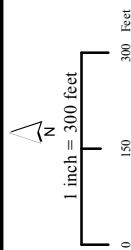


Project boundaries represented by bold colored lines are for representational purposes only.

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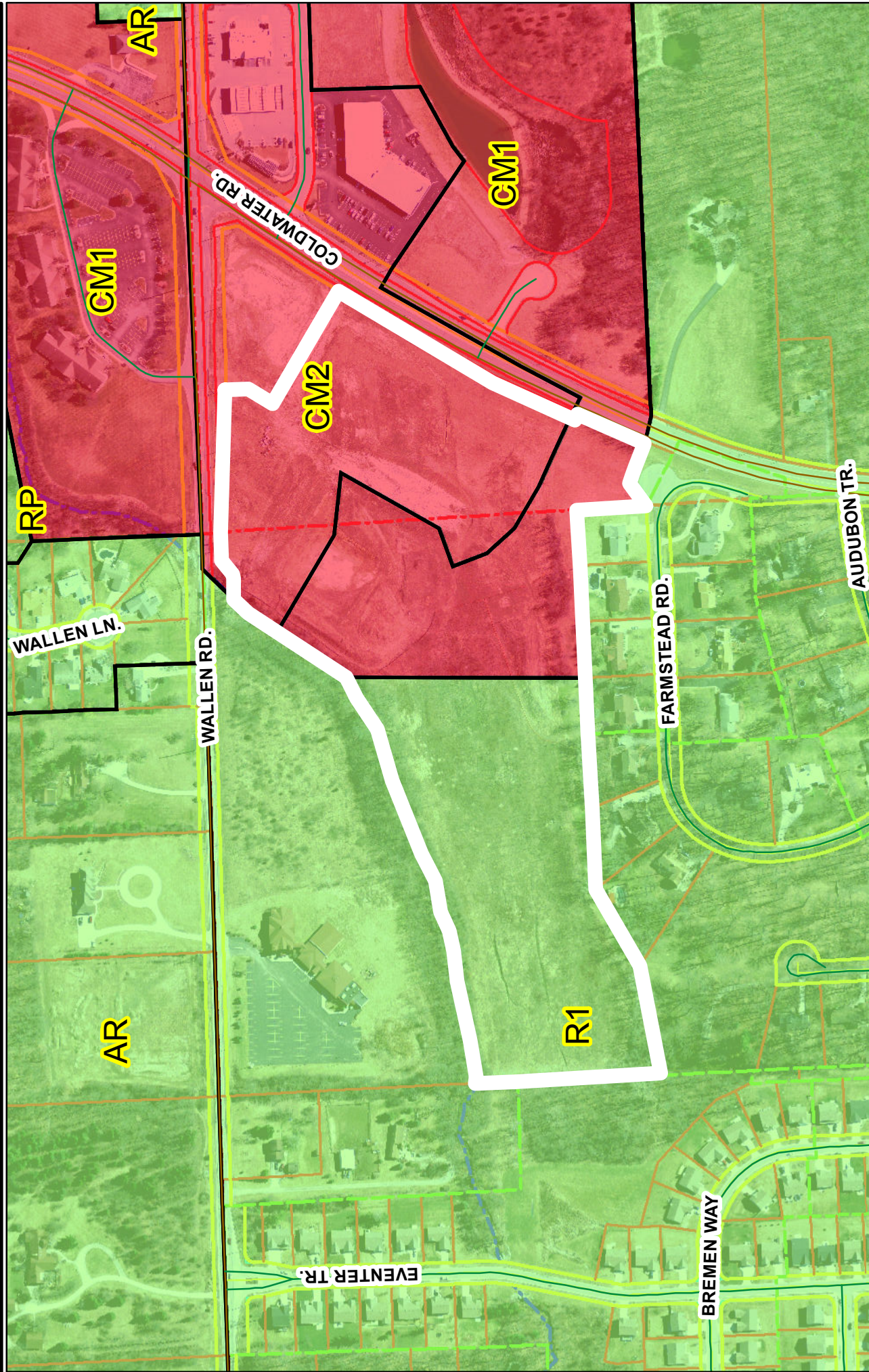
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North American Datum 1983  
State Plane Coordinate System, Indiana East  
Photos and Contours: Spring 2009

Date: 3/14/2014





# Rezoning Petition REZ-2014-0025 and Primary Development Plan - The Villages on Coldwater Road

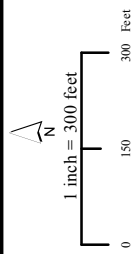


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# THE VILLAGES ON COLDWATER

