

#REZ-2014-0006

BILL NO. Z-14-01-13

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. F-02 (Sec. 08 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 RP
(Planned Residential) District under the terms of Chapter 157 Title XV of the Code of the
City of Fort Wayne, Indiana:

Part of Lot Number 21 in Edsall's Subdivision of Lagro Reserve, Section 8, Township 30
North, Range 12 East, Allen County, Indiana, according to the plat thereof, recorded in Plat
Record 30, pages 160-161, in the Office of the Recorder of Allen County, Indiana, said part
being more particularly described as follows, to wit:

Beginning at the Northeast Corner of said Lot Number 21; thence North 90 degrees 00
minutes 00 seconds West (assumed bearing and basis of all bearings in this description), on
and along the North line of said Lot Number 21, a distance of 1002.54 feet to the
Northwest corner thereof; thence South 00 degrees 01 minutes 52 seconds West, on and
along the West line of said lot Number 21, a distance of 436.76 feet to the Southwest
corner thereof; thence South 89 degrees 51 minutes 26 seconds East, on and along the
South line of said Lot Number 21, a distance of 521.70 feet; thence North 00 degrees 01
minutes 52 seconds East and parallel with the West line of said Lot Number 21, a distance
of 130.60 feet; thence North 02 degrees 08 minutes 11 seconds East, a distance of 146.73
feet; thence North 89 degrees 58 minutes 37 seconds East, a distance of 475.45 feet to a
point on the East line of said Lot Number 21; thence North 00 degrees 01 minutes 52
seconds East, on and along said East line, being within the right-of-way of Reckeweg Road,
a distance of 160.64 feet to the point of beginning, containing 7.022 acres of land, subject
to legal right-of-way for Reckeweg Road, and subject to all easements of record.

and the symbols of the City of Fort Wayne Zoning Map No. F-02 (Sec. 08 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

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-2014-0006
Bill Number: Z-14-01-13
Council District: 4 – Mitch Harper

Introduction Date: January 28, 2014

Plan Commission
Public Hearing Date: February 10, 2014

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

Synopsis of Ordinance: To rezone approximately 7.02 acres of property from R1-Single Family Attached Residential to RP-Planned Residential

Location: 1608 and the west portion of 1636 Reckeweg Road. The property to be rezoned does not include 1624 Reckeweg Road.

Reason for Request: This petition is to allow the existing residential parcels to be redeveloped with a 76- unit senior apartment complex.

Applicant: KAM Construction, Inc.

Property Owners: KAM Construction, Inc.

Related Petitions: Primary Development Plan, Reckeweg Senior Community

Effect of Passage: Property will be rezoned to RP-Planned Residential which will allow the property to be redeveloped with a multiple family complex.

Effect of Non-Passage: The property will remain zoned R1-Single Family Residential and may continued to be used for single family housing.

Department of Planning Services
 Rezoning Petition Application

Applicant	Applicant <u>Kamran Mirza</u>		
	Address <u>4212 Winding Road</u>		
	City <u>Fort Wayne</u>	State <u>IN</u>	Zip <u>46804</u>
	Telephone <u>260-341-2988</u>	Fax _____	E-mail <u>kammir@aol.com</u>

Property Ownership	Property Owner <u>Kam Construction, LLC.</u>		
	Address <u>4212 Winding Road</u>		
	City <u>Fort Wayne</u>	State <u>IN.</u>	Zip <u>46804</u>
	Telephone <u>260-341-2988</u>	Fax _____	E-mail <u>kammir@aol.com</u>

Contact Person	Contact Person <u>Herous Manoukian</u>		
	Address <u>11036 Millwood Ct.</u>		
	City <u>Fort Wayne</u>	State <u>IN.</u>	Zip <u>46845</u>
	Telephone <u>260-446-6079</u>	Fax _____	E-mail <u>hmanoukian@hotmail.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>1608 Reckeweg Road</u>		
	Present Zoning <u>R1</u>	Proposed Zoning <u>RP</u>	Acreage to be rezoned <u>7.022</u>
	Proposed density <u>11</u> units per acre		
	Township name <u>Wayne</u>	Township section # <u>8</u>	
	Purpose of rezoning (attach additional page if necessary) <u>Senior Apartment Community</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.

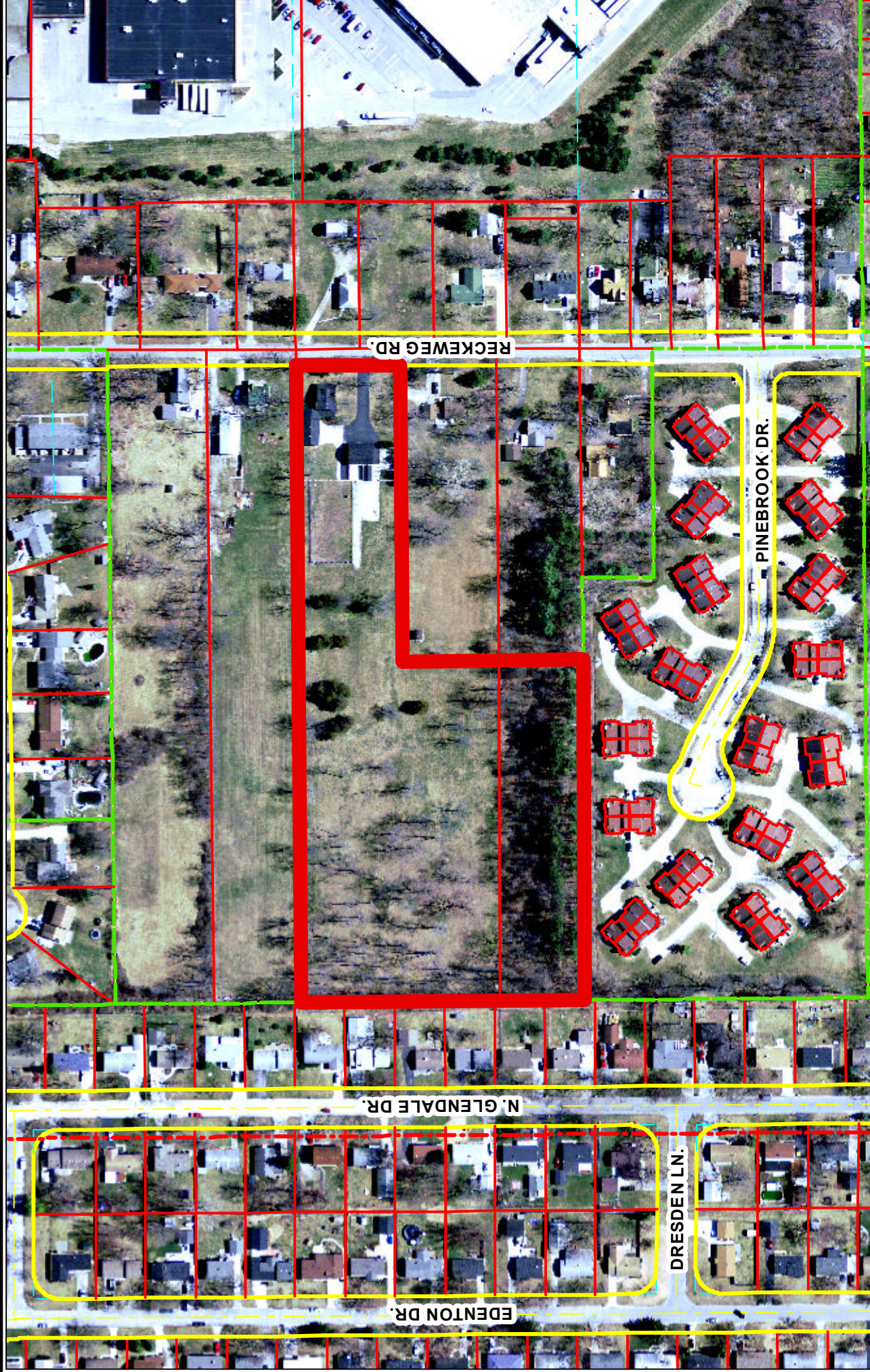
<u>Kamran Mirza</u>		<u>1-2-2014</u>
(printed name of applicant)	(signature of applicant)	(date)
_____	_____	_____
(printed name of property owner)	(signature of property owner)	(date)
_____	_____	_____
(printed name of property owner)	(signature of property owner)	(date)
_____	_____	_____
(printed name of property owner)	(signature of property owner)	(date)

Received 1/2/14	Receipt No. 113906	Hearing Date 2/10/14	Petition No.
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102-2014-0006



Rezoning Petition REZ-2014-0005 and Primary Development Plan - Reckeweg Senior Community

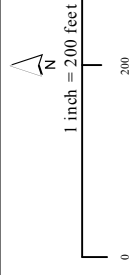


Project boundaries represented by bold colored lines are for representational purposes only.

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.

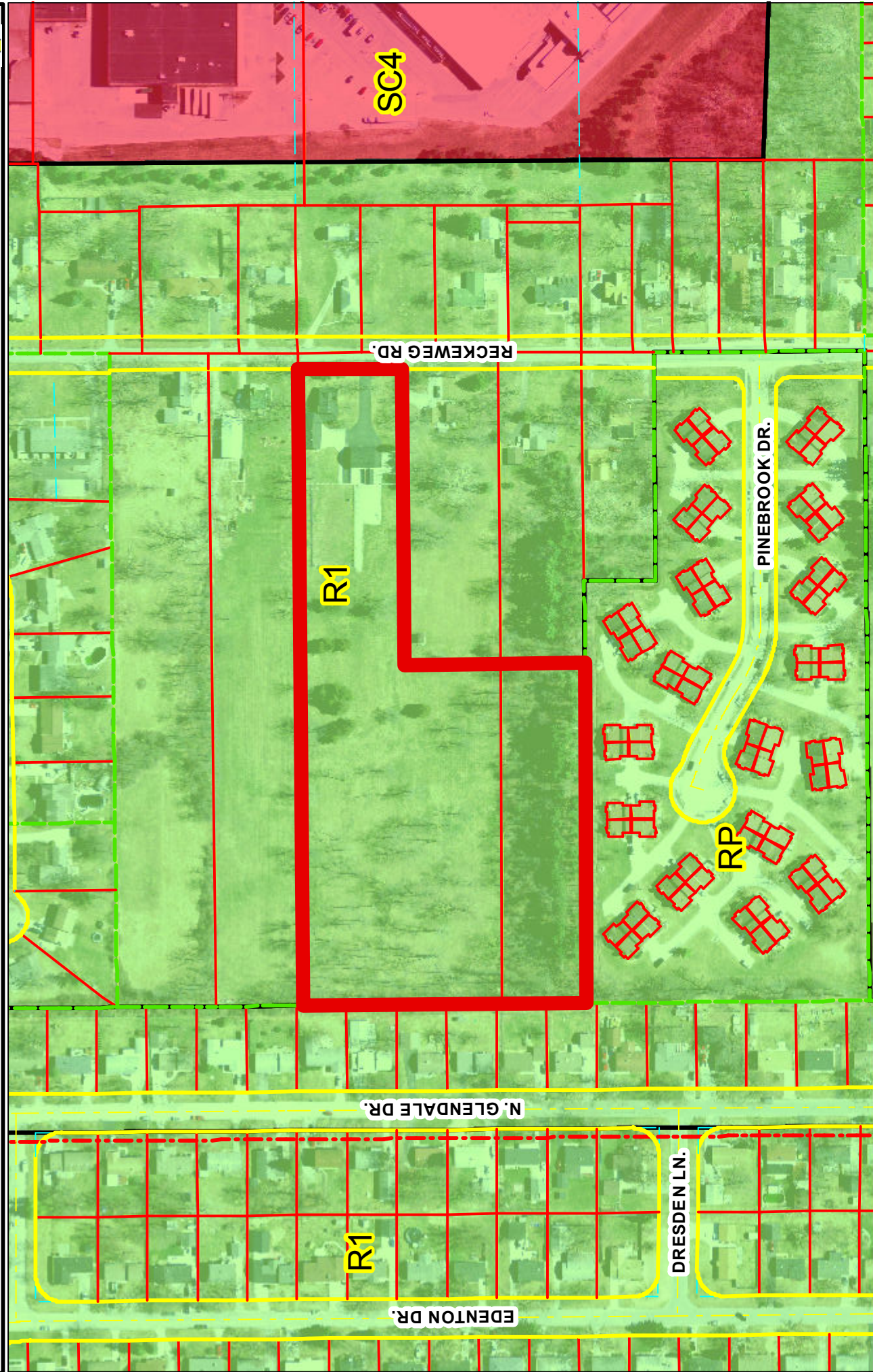
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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

Date: 1/21/2014





Rezoning Petition REZ-2014-0005 and Primary Development Plan - Reckeweg Senior Community

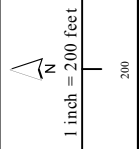


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Reckeweg Senior Community

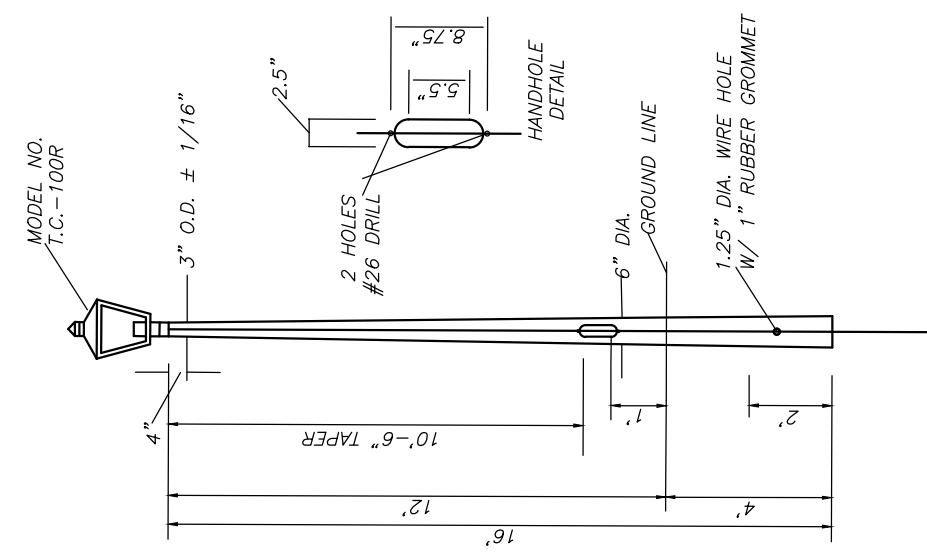
Developer:
KAM Construction
4212 Winding Brook Road
Fort Wayne, IN 46804
Tel (260) 341-2988

*Surveyor - Planner:
Sauer Land Surveying, Inc.
14033 Illinois Road, Suite C
Fort Wayne, IN 46814
Tel: 260/469-3300*

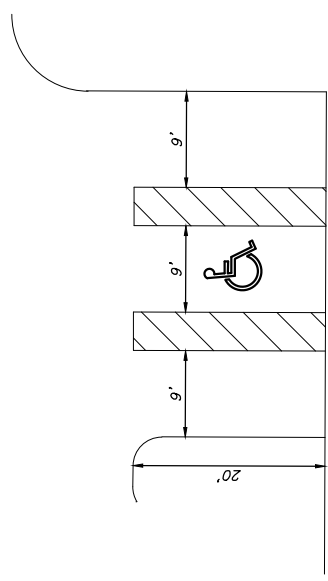
DESCRIPTION:

Part of Lot Number 21 in Edsall's Subdivision of LaGro Reserve, Section 8, Township 30 North, Range 12 East, Allen County, Indiana, according to the plat thereof, recorded in Plat Record 30, pages 160-161, in the Office of the Recorder of Allen County, Indiana, said part being more particularly described as follows, to wit:

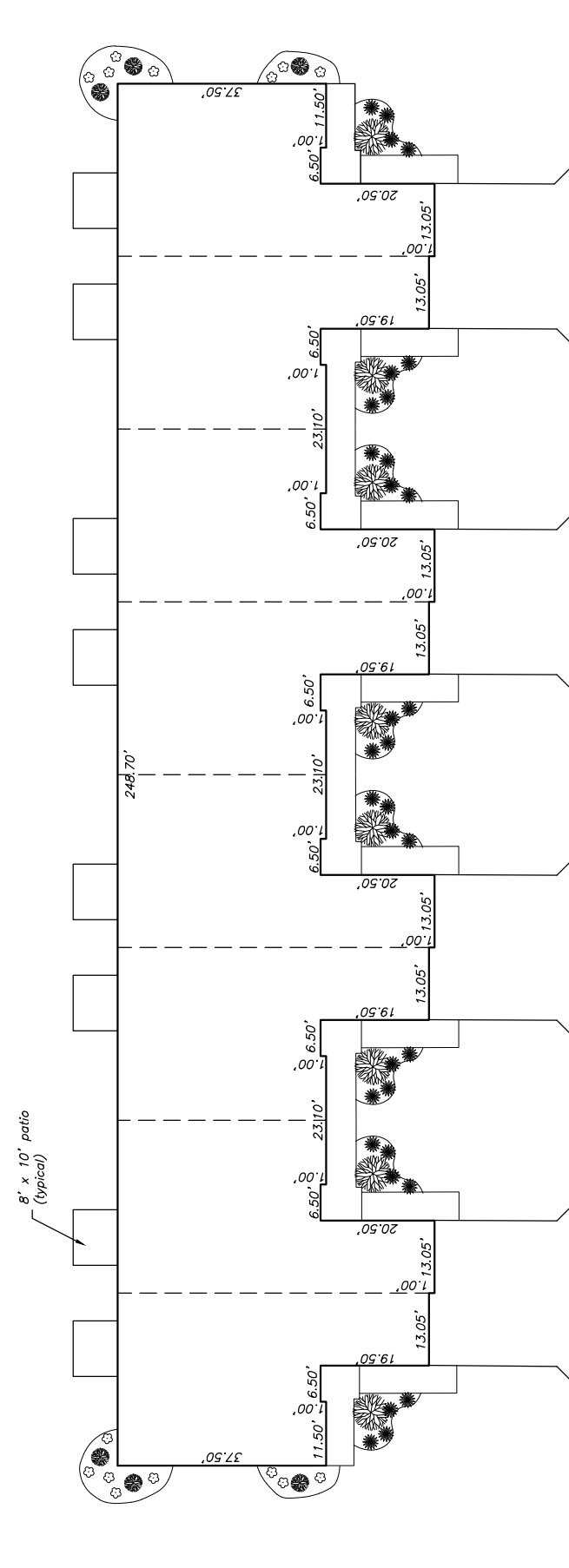
Beginning at the Northeast corner of said Lot Number 21; thence North 90 degrees 00 minutes 00 seconds West, (assuming bearing and basis of all bearings in this description), on and along the North line of said Lot Number 21, a distance of 100.24 feet to the Northwest corner thereof; thence South 01 minutes 52 seconds West, on and along the West line of said Lot Number 21, a distance of 436.76 feet to the Southwest corner thereof; thence South 89 degrees 51 minutes 26 seconds East, on and along the South line of said Lot Number 21, a distance of 521.70 feet; thence North 01 minutes 52 seconds East and parallel with the West line of said Lot Number 21, a distance of 100.24 feet to the Northeast corner thereof; thence South 01 minutes 52 seconds East, a distance of 436.76 feet to the Southwest corner thereof; thence South 89 degrees 51 minutes 26 seconds East, on and along the South line of said Lot Number 21, a distance of 521.70 feet; thence North 01 minutes 52 seconds East, on and along said East line, being within the right-of-way of Rockeeweg Road, a distance of 160.64 feet to the point of beginning, containing 7.022 acres of land, subject to legal right-of-way for Rockeeweg Road, and subject to all easements of record.



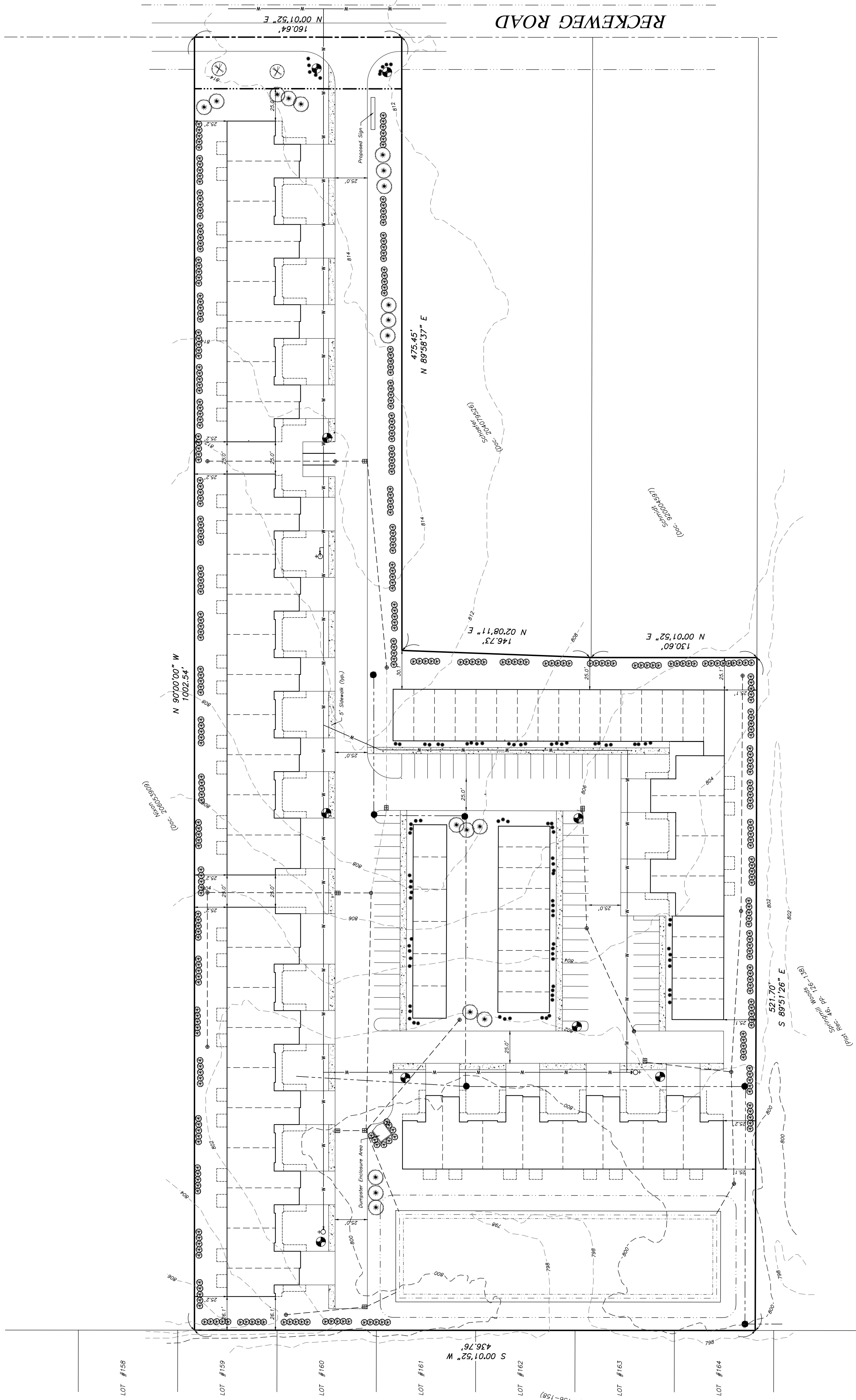
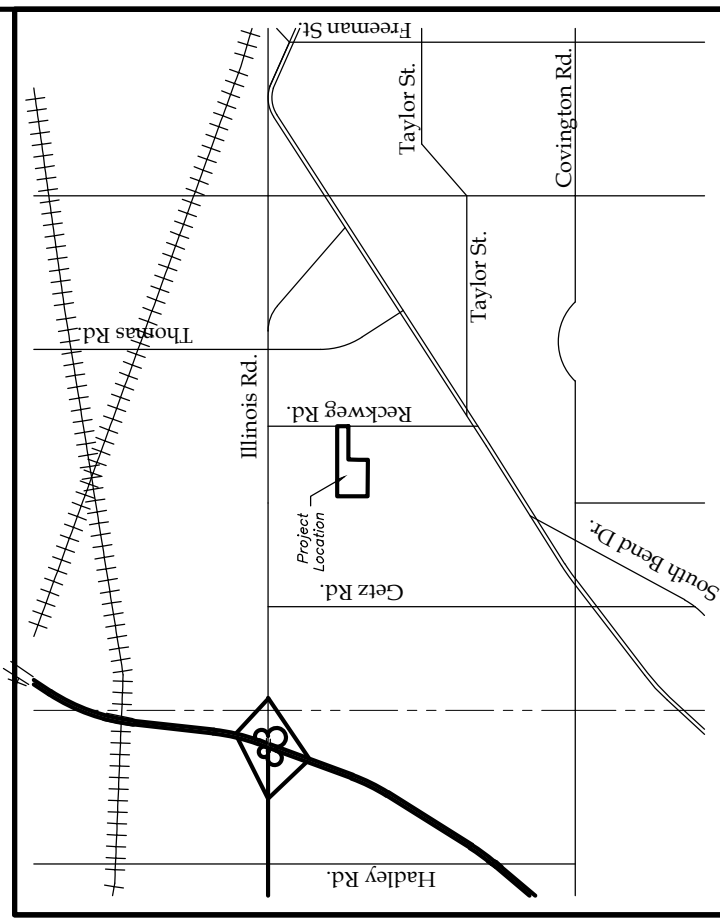
TYPICAL LIGHT POLE



TYPICAL ACCESSIBLE
PARKING SPACES



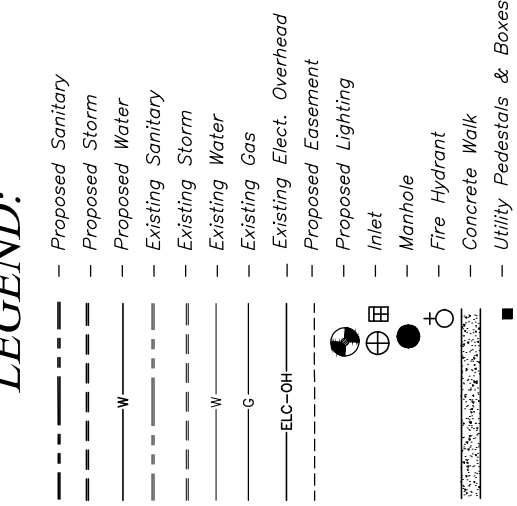
TYPICAL BUILDING DIMENSIONS AND UNIT LANDSCAPING PLAN



Zoning Status:
The site is currently zoned R-1
Proposed Zoning: RP

Parking Summary:
51 Regular Spaces
8 Accessible Spaces
59 Total Spaces

LEGEND:

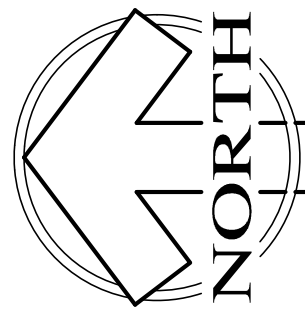


Landscape Planting Legend

Preliminary Only - Subject to Secondary Plan			
Norway Spruce Trees		5'	2' @ 3' O.C.
Stella D'oro Daylily			2' @ 3' O.C.
Sea Green Chinese Juniper			2' @ 5' O.C.
Dwarf Korean Lilac			2' Calliper
Maples			2' Calliper
Honey Locust (Imperial)			3'
American Arborvitae			

Utility Providers:

Gas: NIPSCO (800) 464-7726
Water: City of Fort Wayne (260) 427-1160
Sanitary: City of Fort Wayne (260) 427-1160
Electric: Indiana Michigan Power (800) 311-4634
Telephone: Frontier (800) 483-5000
Cable TV: Comcast (260) 456-9000



SCALE IN FEET: