

#REZ-2015-0013

BILL NO. Z-15-03-15

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. P-54 (Sec. 6 of St. Joseph 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 R1
(Single Family Residential) District under the terms of Chapter 157 Title XV of the Code of
the City of Fort Wayne, Indiana:

Part of the Northwest and Southwest Fractional Quarters of Section 6, Township 31 North,
Range 13 East, Allen County, Indiana, more particularly described as follows:

BEGINNING at the West Quarter corner of said Section 6, Township 31 North, Range 13
East; thence North 00 degrees 39 minutes 20 seconds West (adjoining plat bearing and is
used as the basis for the bearings in this description), along the West line of said Northwest
Fractional Quarter, a distance of 195.50 feet; thence South 89 degrees 06 minutes 30 seconds
East and parallel with the East and West centerline of said Section 6, a distance of 760.24
feet; thence South 12 degrees 56 minutes 48 seconds West, a distance of 199.84 feet to a
point on the aforesaid East and West centerline; thence North 89 degrees 06 minutes 30
seconds West, along said centerline, a distance of 76.37 feet to the Northwest corner of a
0.79 acre tract of land conveyed to Woodland Lake Association, Inc. by deed recorded in
Document Number 205039531; thence South 30 degrees 02 minutes 34 seconds West, along
the Westerly line of said 0.79 acre tract and the Northwesterly line of a 0.48 acre tract of
land conveyed to Nancy Heyman by deed recorded in Document Number 205050213 in the
Office of the Recorder of Allen County, Indiana, a distance of 95.74 feet to the Northerly
right-of-way line of Woodland Crossing; thence Northwesterly, along said Northerly right-
of-way line as defined by a regular curve to the left, not tangent to the last course, having a
radius of 199.28 feet, an arc distance of 187.16 feet being subtended by a chord having a
bearing of North 62 degrees 12 minutes 10 seconds West and a distance of 180.36 feet to the
point of tangency; thence North 89 degrees 06 minutes 30 seconds West, continuing along
said Northerly right-of-way line, a distance of 429.36 feet to the West line of the Southwest
Fractional Quarter of said Section 6; thence North 00 degrees 18 minutes 30 seconds East,
along said West line, a distance of 2.00 feet to the Point of Beginning, containing 3.47 acres
of land.

and the symbols of the City of Fort Wayne Zoning Map No. P-54 (Sec. 6 of St. Joseph
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-2015-0013
Bill Number: Z-15-03-15
Council District: Russ Jehl – District 2

Introduction Date: March 24, 2015

Plan Commission
Public Hearing Date: April 13, 2015

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

Synopsis of Ordinance: To rezone approximately 3.47 acres of property from AR-Low Intensity Residential to R1-Single Family Residential

Location: The tract on the north side of the 1800 block of Woodland Crossing, across from Lots 51 through 55 of Woodland Crossing, Section 4 (Section 6 of St. Joseph Township)

Reason for Request: To develop seven (7) single family residential lots, to be platted as Woodland Lake Extended.

Applicant: Zohrab K. Tazian

Property Owner: Mike A. Fuller

Related Petitions: Primary Plat, Woodland Lake Extended

Effect of Passage: Property will be rezoned to R1-Single Family Residential and developed with residential lots to be added to the overall Woodland Lake neighborhood on existing access.

Effect of Non-Passage: The property will remain zoned AR-Low Intensity Residential and may continue to be used for single family purposes but may not be platted as a subdivision. Certain agricultural uses are also permitted.

Department of Planning Services
Rezoning Petition Application

Applicant	Applicant	Mike A. Fuller		
	Address	1510 Holliston Trail		
	City	Fort Wayne	State	IN Zip 46825
	Telephone	(260) 466-4565	E-mail	

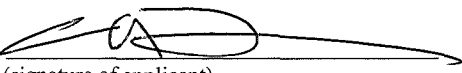
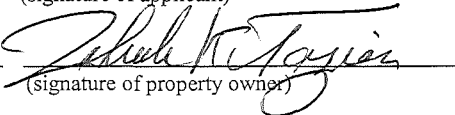
Contact Person	Contact Person	Zohrab K. Tazian		
	Address	10104 Woodland Plaza Cove		
	City	Fort Wayne	State	IN Zip 46825
	Telephone	(260) 497-7875	E-mail	zohrabt@tazian.com

All staff correspondence will be sent only to the designated contact person.

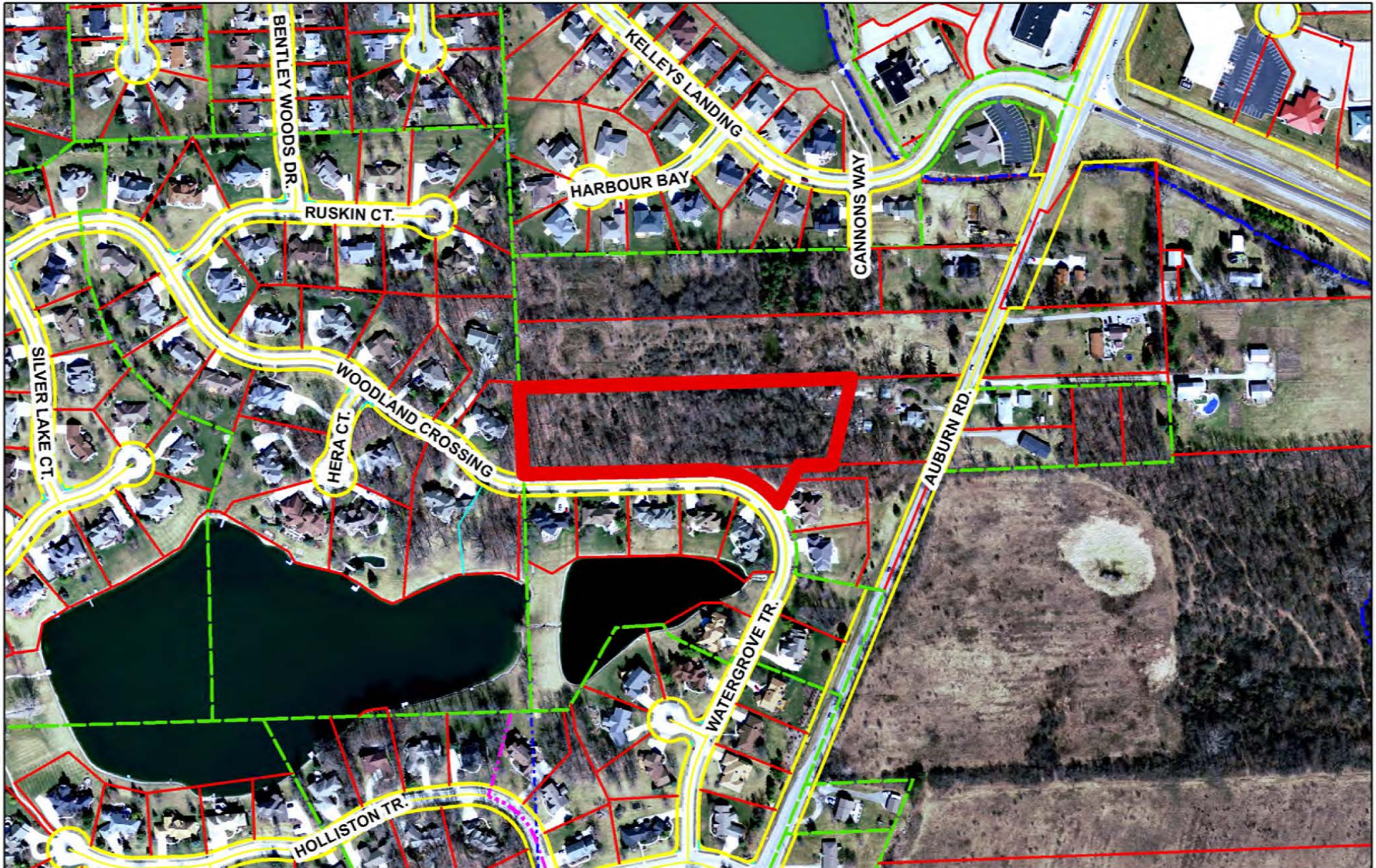
Request	☐ Allen County Planning Jurisdiction	☒ City of Fort Wayne Planning Jurisdiction
	Address of the property Auburn Road	
	Present Zoning	AR Proposed Zoning R1 Acreage to be rezoned 3.47 acres
	Proposed density 2 Lots per acre units per acre	
	Township name St. Joe Township section # 6	
	Purpose of rezoning (attach additional page if necessary) To develop 7 (seven) residential lots	
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 refer to checklist 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.

Michael A. Fuller		2/6/15
(printed name of applicant)	(signature of applicant)	(date)
Zohrab K. Tazian		2/6/15
(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.
2/9/15	117059	April 13, 2015	REZ 2015-0013

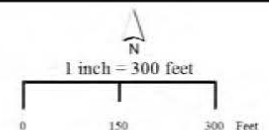


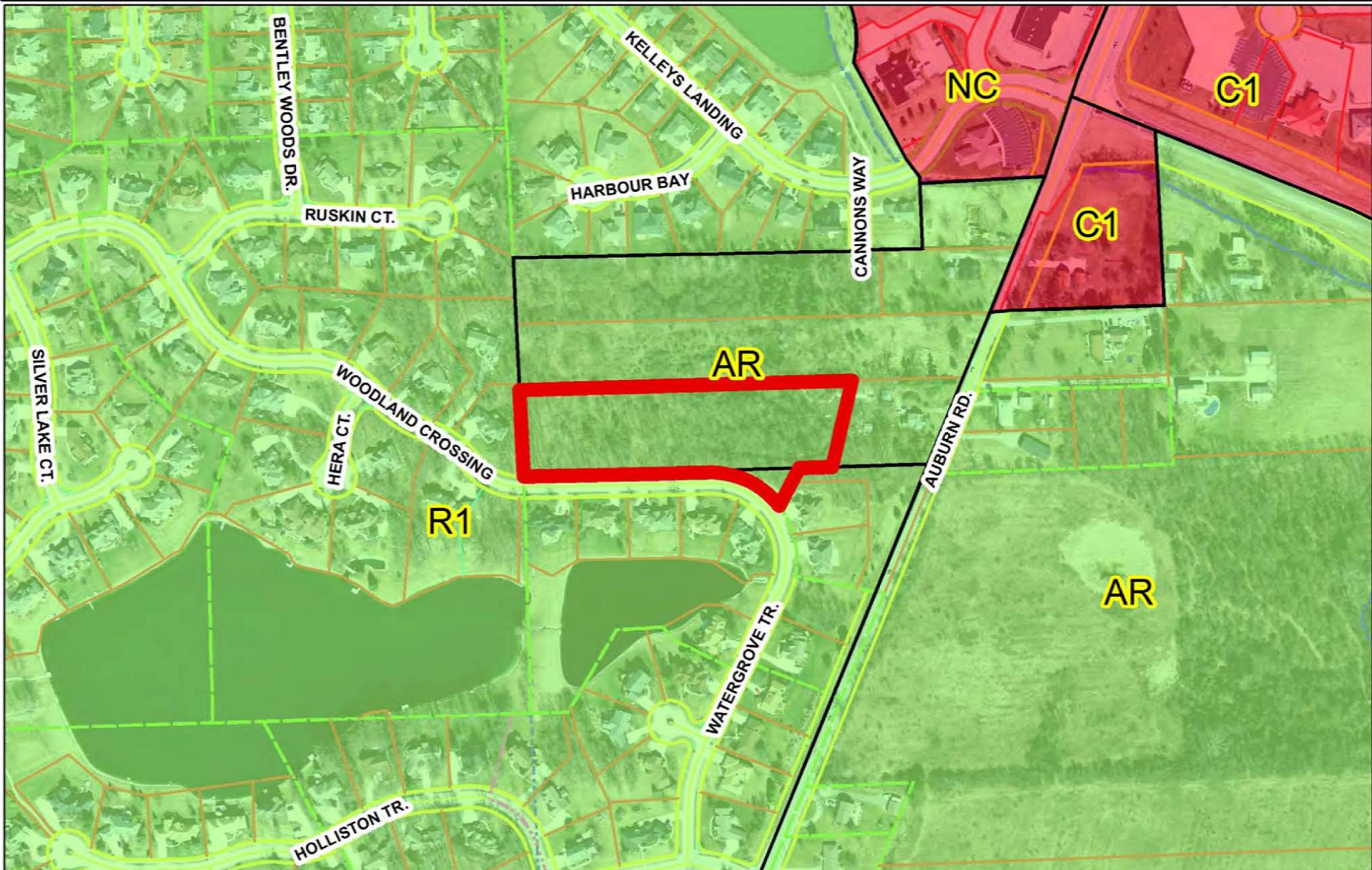
Project boundaries represented by bold colored lines are for representational purposes only.

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: 3/17/2015



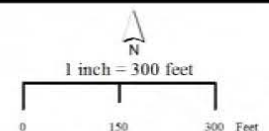


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A Primary Plat for:
Woodland Lake Extended

Developer:
Michael A. Fuller
1510 Holliston Trail
Fort Wayne, IN 46825

Engineer:
Z. K. Tazian Associates, Inc.
10104 Woodland Plaza Cove
Fort Wayne, IN 46825
(260) 497-7875

Property Description:

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