

#REZ-2015-0033

BILL NO. Z-15-07-10

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. L-54 (Sec. 02 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 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 Quarter of the Southwest Quarter of Section 2, Township 31
North, Range 12 East, Allen County, Indiana, being more particularly described as
follows, to-wit:

Commencing at the West Quarter corner of said Section 2, being marked by a #5
rebar; thence North 87 degrees 45 minutes 15 seconds East (GPS grid bearing used
as the basis for all bearings in this description), on and along the North line of said
Southwest Quarter, a distance of 529.67 feet to the Northeast corner of a 2.000 acre
parcel, this being the true point of beginning; thence North 87 degrees 45 minutes 15
seconds East, continuing on and along said North line, a distance of 392.99 feet to a
point; thence South 01 degrees 03 minutes 38 seconds East, a distance of 711.45 feet
to a #5 rebar; thence North 88 degrees 56 minutes 22 seconds East, a distance of
396.56 feet to a #5 rebar on the East line of the Northwest Quarter of said Southwest
Quarter; thence South 02 degrees 08 minutes 41 seconds East, on and along said East
line, a distance of 337.47 feet to a #5 rebar at the Northeast corner of a 1.351 acre
easement and right-of-way granted to Indiana Michigan Power Company in
Document Number 2014026455 in the office of the Recorder of Allen County,
Indiana; thence South 86 degrees 05 minutes 06 seconds West, on and along the
North line of said 1.351 acre easement and right-of-way and the North line of a 3.152
acre easement and right-of-way granted to said Indiana Michigan Power Company in
Document Number 2014026453 in the office of said Recorder, a distance of 1307.08
feet to a #5 rebar at the Northwest corner of said 3.152 acre easement and right-of-
way, being a point on the West line of the Southwest Quarter; thence North 02
degrees 06 minutes 06 seconds West, on and along said West line, a distance of
424.57 feet to a #5 rebar at the Southwest corner of a 0.267 acre parcel; thence North
87 degrees 51 minutes 47 seconds East, on and along the South line of said 0.267
acre parcel and a 0.180 acre parcel, a distance of 389.69 feet to a #5 rebar at the
Southeast corner of said 0.180 acre parcel; thence North 02 degrees 07 minutes 43
seconds West, on and along the East line of said 0.180 acre parcel, a distance of
50.00 feet to a #5 rebar at the Northeast corner thereof, also being the Southwest

1 corner of said 2.000 acre parcel; thence North 87 degrees 51 minutes 47 seconds
2 East, on and along the South line of said 2.000 acre parcel, a distance of 140.24 feet
3 to a #5 rebar at the Southeast corner thereof; thence North 02 degrees 07 minutes 43
4 seconds West, on and along the East line of said 2.000 acre parcel, a distance of
5 621.48 feet to the true point of beginning, containing 17.860 acres of land, subject to
6 legal right-of-way for West Till Road, and subject to all easements of record.

7 and the symbols of the City of Fort Wayne Zoning Map No. L-54 (Sec. 02 of Washington
8 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
9 Wayne, Indiana is hereby changed accordingly.

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

12 _____
13 Council Member

14 APPROVED AS TO FORM AND LEGALITY:

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

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2015-0033
Bill Number: Z-15-07-10
Council District: 3-Tom Didier

Introduction Date: July 28, 2015

Plan Commission
Public Hearing Date: August 10, 2015

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

Synopsis of Ordinance: To rezone approximately 17.9 acres of property from AR-Low Intensity Residential to R1-Single Family Residential

Location: The 700 to 900 blocks of West Till Road on the south side of the street, south of Soloman Park.

Reason for Request: To permit the use of the property for a single family subdivision consisting of 57 villaminium lots.

Applicant: QSW Development Corp.

Property Owner: David and Mary Till

Related Petitions: Primary Plat, Stone Gate Villas

Effect of Passage: Property will be rezoned to R1-Single Family Residential which will allow the property to be platted as a subdivision.

Effect of Non-Passage: The property will remain zoned AR-Low Intensity Residential and may continue to develop with metes and bounds residential lots and low intensity agricultural uses. The property cannot be platted under the AR zoning district.

Department of Planning Services
Rezoning Petition Application

Applicant	Applicant	QSW Development Corp.		
	Address	10808 LaCabreah Lane		
	City	Fort Wayne	State	IN Zip 46845
	Telephone	260-489-7095	E-mail	orrin@northeasterngroup.com

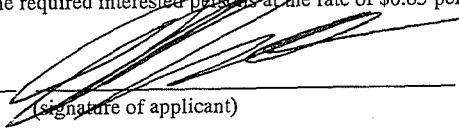
Contact Person	Contact Person	Orrin Sessins		
	Address	same		
	City		State	
	Telephone		E-mail	

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 700-900 West Till Road	
	Present Zoning AR	Proposed Zoning R1 Acreage to be rezoned 17.860
	Proposed density 3.05 lots/acre units per acre	
	Township name Washington Township section #2	
	Purpose of rezoning (attach additional page if necessary) To permit a 57 lot Villaminium Plat	
Sewer provider City of Fort Wayne		Water provider City of Fort Wayne

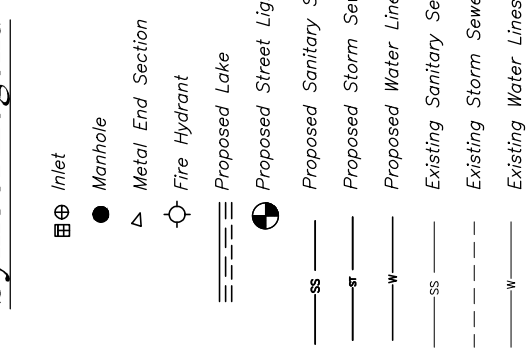
Filing Requirements	Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements.	
	☒ Applicable filing fee	
	☒ Applicable number of surveys showing area to be 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.

Joseph L. Zehr		
(printed name of applicant)	(signature of applicant)	(date)
David E. Till		
(printed name of property owner)	(signature of property owner)	(date)
Mary A. Till		
(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.
7-7-15	118406	8/10/15	Rez-2015-0033

Symbol Legend



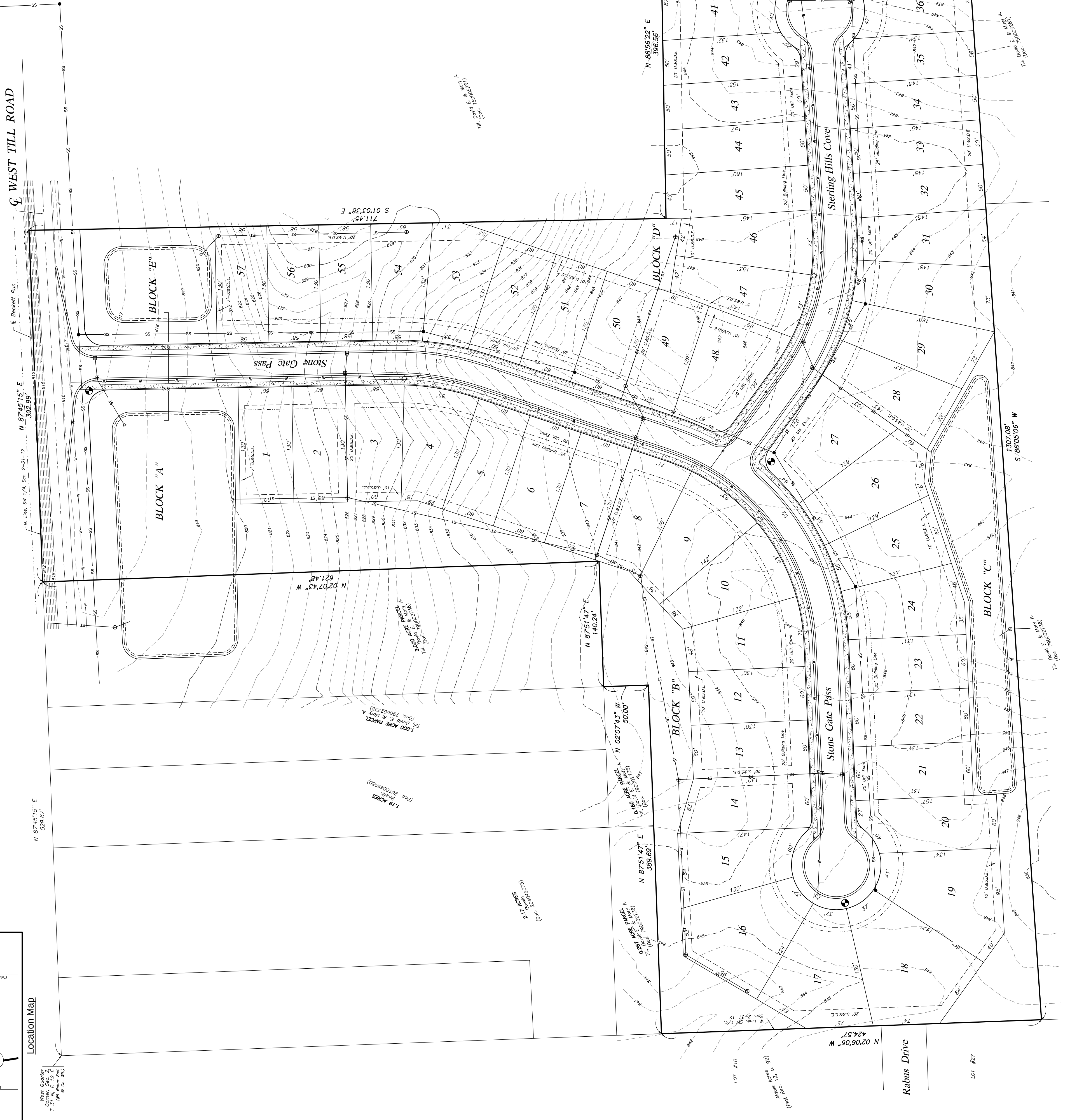
Primary Plat of:

STONE GATE VILLAS

A subdivision of part of the Northwest Quarter of the Southwest Quarter of Section 2, Township 31 North, Range 12 East, Allen County, Indiana.

Developer:
QSW Development Corp.
10808 La Cabreah Lane
Fort Wayne, IN 46845
Tel: 260/489-7095

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



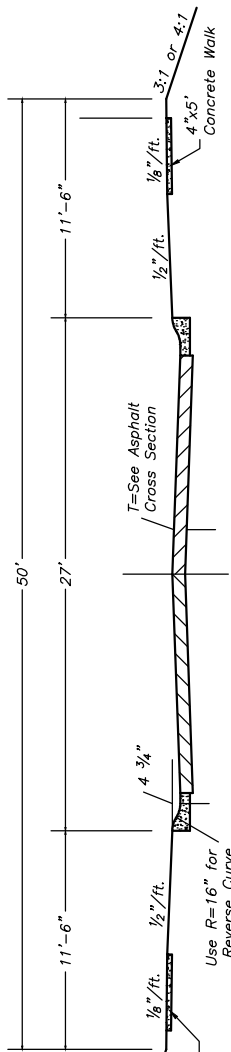
AREA TABLE

LOF	Area (sq. ft.)	Area (sq. ft.)
1	7800	0.19
2	8148	0.22
3	8502	0.32
4	8862	0.49
5	9228	0.70
6	9600	0.95
7	9978	1.24
8	10362	1.58
9	10752	1.96
10	11148	2.38
11	11550	2.84
12	11958	3.34
13	12372	3.88
14	12792	4.46
15	13218	5.08
16	13650	5.74
17	14088	6.44
18	14532	7.18
19	14982	7.96
20	15438	8.78
21	15898	9.64
22	16364	10.54
23	16836	11.48
24	17314	12.46
25	17798	13.48
26	18288	14.54
27	18784	15.64
28	19286	16.78
29	19794	17.96
30	20308	19.18
31	20828	20.44
32	21354	21.74
33	21886	23.08
34	22424	24.46
35	22968	25.88
36	23518	27.34
37	24074	28.84
38	24636	30.38
39	25204	31.96
40	25778	33.58
41	26358	35.24
42	26944	36.94
43	27536	38.68
44	28134	40.46
45	28738	42.28
46	29348	44.14
47	29964	46.04
48	30586	47.98
49	31214	49.96
50	31848	51.98
51	32488	54.04
52	33134	56.14
53	33786	58.28
54	34444	60.46
55	35108	62.68
56	35778	64.94
57	36454	67.24
58	37136	69.58
59	37824	71.96
60	38518	74.38

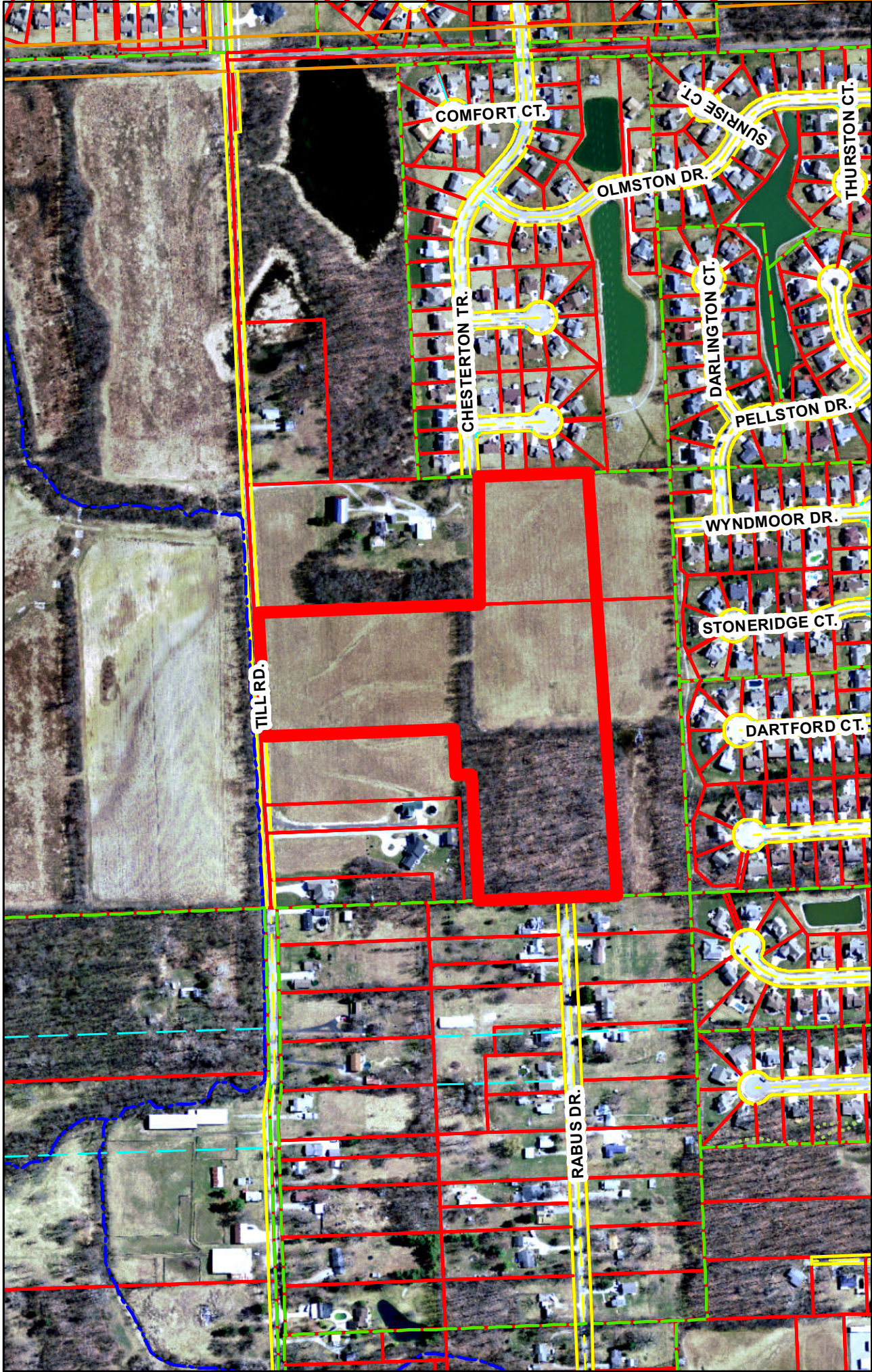
Entity	Area (sq. ft.)	Area (acres)
Block A	57311	1.316
Block B	28954	0.665
Block C	43021	0.988
Block D	10198	0.234
Block E	19261	0.442
Street	120497	2.766

CENTERLINE CURVE TABLE

Note: U.&S.D.E. denotes Utility & Surface Drainage Easement



Note: All sidewalks though driveways shall be at a 1/8" per ft. cross-slope

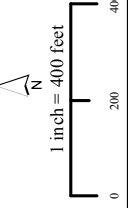


Project boundaries represented by bold colored lines are for representational purposes only.

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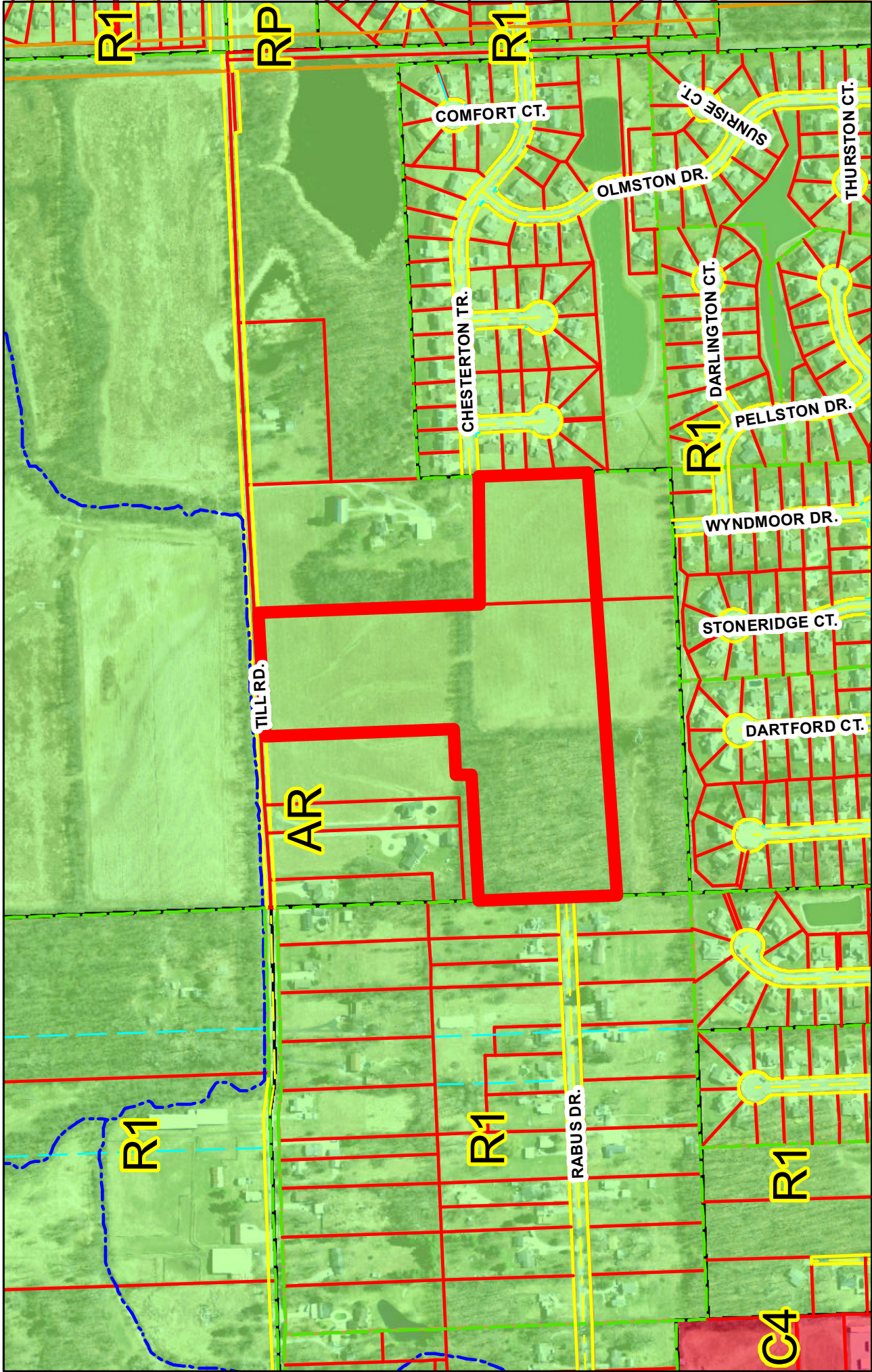
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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

Date: 7/20/2015





Rezoning Petition REZ-2015-0033 and Primary Plat - Stone Gate Villas



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1 inch = 400 feet

0 200 400 Feet