

#REZ-2015-0054

BILL NO. Z-15-10-11

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. G-42 (Sec. 17 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 MHP
(Manufactured Home Park) District under the terms of Chapter 157 Title XV of the Code of
the City of Fort Wayne, Indiana:

A part of the Northeast Quarter of the Northeast Quarter of Section 17, Township 31
North, Range 12 East, Allen County, Indiana and being a part of that tract of land
conveyed to Sun Communities Operating Limited Partnership by Deed Record
970040492, Allen County Recorder, and begin more particularly described as
follows:

Commencing at a Brass Pin marking the northeast corner of the Northeast Quarter of
said Section 17; thence South 0 degrees 44 minutes 57 seconds East, said bearing
being the basis of bearing of this description with all other bearings herein relative
thereto, 1,328.29 feet to a mag nail marking the southeast corner of the Northeast
Quarter of the Northeast Quarter of said Section 17 and being the southeast corner of
a tract of land conveyed to Allen County by instrument recorded in Deed Record
201042366, Allen County Recorder; thence North 89 degrees 24 minutes 41 seconds
West along the south line of said Allen County land 50.01 feet to a bar and cap
marking the southwest corner of said Allen County land and being the point of
beginning; thence North 0 degrees 44 minutes 57 seconds West along the west line
of said Allen County land 727.23 feet to a bar and cap marking the southeast corner
of a tract of land conveyed to the Allen County Board of Commissioners by
instrument recorded in Deed Record 2008014208, Allen County Recorder; thence
North 61 degrees 47 minutes 15 seconds West along the southerly line of said Allen
County Board of Commissioners land 108.55 feet to a bar and cap marking the
southwesterly corner of said Allen County Board of Commissioners land; thence
North 0 degrees 46 minutes 06 seconds West along the west line of said Allen
County Board of Commissioners land 75.00 to a bar and cap marking the northwest
corner of said Allen County Board of Commissioners land 95.00 feet to a bar and
cap marking the northeast corner of said Allen County Board of Commissioners
land; thence North 0 degrees 44 minutes 57 seconds West along the west line of said
Allen County land 393.46 feet to a bar and cap; thence North 45 degrees 05 minutes
34 seconds West along the southerly line of said Allen County land 28.61 feet to a
bar and cap; North 89 degrees 26 minutes 00 seconds West along the south line of
said Allen County land 1,232.16 feet to a bar and cap on the west line of the

1 Northeast Quarter of the Northeast Quarter of said Section 17 marking the southwest
2 corner of said Allen County land; thence South 0 degrees 37 minutes 37 seconds
3 East along the west line of the Northeast Quarter of the Northeast Quarter of section
4 17 a distance of 1,267.72 feet to a bar and cap marking the southwest corner of the
5 Northeast Quarter of the Northeast Quarter of said Section 17; thence South 89
6 degrees 24 minutes 41 seconds East along the south line of the Northeast Quarter of
7 the Northeast Quarter of said Section 17 a distance of 1,254.88 feet to the point of
8 beginning. Containing 36.25 acres. Subject to any easements or encumbrances of
9 record.

10
11 and the symbols of the City of Fort Wayne Zoning Map No. G-42 (Sec. 17 of Washington
12 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
13 Wayne, Indiana is hereby changed accordingly.

14
15 SECTION 2. That this Ordinance shall be in full force and effect from and after its
16 passage and approval by the Mayor.

17 _____
18 Council Member

19 APPROVED AS TO FORM AND LEGALITY:

20 _____
21 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-2015-0054
Bill Number: Z-15-10-11
Council District: 3-Tom Didier

Introduction Date: October 27, 2015

Plan Commission
Public Hearing Date: November 9, 2015

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

Synopsis of Ordinance: To rezone approximately 36.25 acres of property from MHS-Manufactured Home Subdivision to MHP-Manufactured Home Park

Location: The southwest corner of Cook Road of Huguenard Road.

Reason for Request: To expand the existing Carrington Pointe Manufactured Home Park to a third section.

Applicant: Sun Secured Financing, LLC

Property Owner: Sun Secured Financing, LLC

Related Petitions: Primary Development Plan, Carrington Pointe, Phase 3

Effect of Passage: Property will be rezoned to the MHP- Manufactured Home Park which will allow the property owner to expand the existing park.

Effect of Non-Passage: The property will remain zoned for a Manufactured Home Subdivision, which must be platted and has different setback standards. The proposal is for the property to be developed as one parcel containing rental lots, not to be platted.

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Sun Secured Financing, LLC
Address 27777 Franklin Road, Suite 200
City Southfield State MI Zip 48034-8205
Telephone 248-208-2545 E-mail lshember@suncommunities.com

Contact Person
Contact Person Matt Schuster w/ Jones Petrie Rafinski
Address 108 Columbia Street
City Fort Wayne State IN Zip 46802
Telephone 574-606-6915 E-mail mschuster@jpr1source.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 7211 Carrington Blvd.
Present Zoning MHS Proposed Zoning MHP Acreage to be rezoned 36.25
Proposed density Approx 5 units per acre (Approx 165 plus or minus total units) units per acre
Township name Washington Township section # 17
Purpose of rezoning (attach additional page if necessary) To rezone from MHS to MHP to allow for a new mobile home park to develop with approximately 165 plus or minus home sites
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.

Charles Kreminski

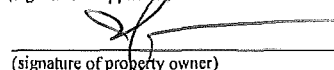
(printed name of applicant)


(signature of applicant)

10/2/15
(date)

John McLaren - President & COO

(printed name of property owner)


(signature of property owner)

10/3/2015
(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.
<u>10/6/15</u>	<u>119236</u>	<u>11/9/15</u>	<u>Re2-2015-0054</u>

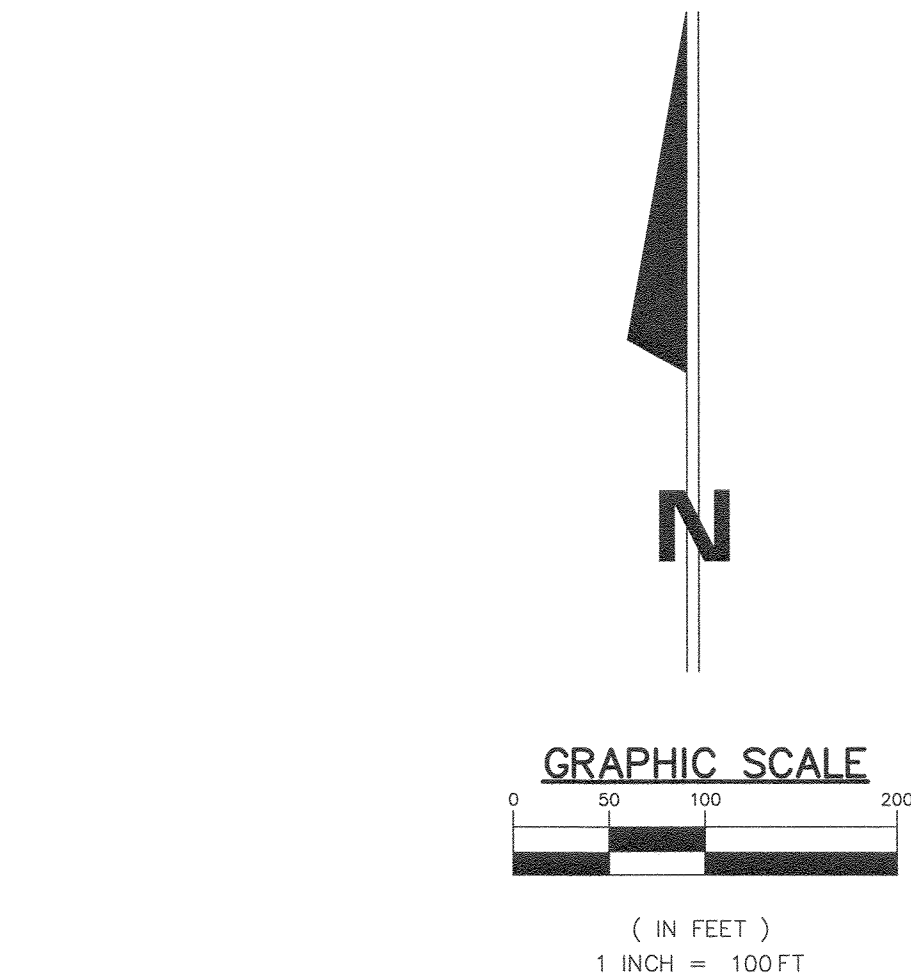


Table 1 - 100-YEAR REQUIRED DETENTION POND VOLUME

Proposed Development and assuming 80% of building sites are hard surface

Project: Carrington Pointe Phase III					Date: 10-05-15	
County: Allen					Job No.: 2015-0160	
City/Town: Fort Wayne					Project Manager: Matt Schuster	
Inputs:						
80% of home sites Roadway & sidewalk		Surface	Runoff Coefficient	Area (SFT) Developed	Area (SFT) Undeveloped	
		Permeable Surface	0.3	469,119		
		Impermeable Surface	0.9	823,760		
		Impermeable Surface	0.9	286,359		
		TOTAL		1,579,238		
Pre-Developed Runoff Rate			Q = ciA = (0.3)(1.22 in/hr)(1,579,238 sqft)			
Outflow Rate (cfs)			13.260			
Storm Duration (T_c) (hr)	10 year (i) (in/hr)	100 year (i) (in/hr)	Inflow Rate I = ciA (cfs)	Outflow Rate O (cfs)	Storage Rate ΔS = I - O (cfs)	Required Storage (Ac-ft) (ΔS)/T_c (in)
0.25	4.36	5.88	153.86	13.26	140.6031	2.9292
0.5	3.02	4.24	110.95	13.26	97.6889	4.0704
1	1.92	2.84	74.31	13.26	61.0548	5.0879
2	1.15	1.75	45.79	13.26	32.5326	5.4221
3	0.82	1.25	32.71	13.26	19.4490	4.8622
6	0.48	0.75	19.63	13.26	6.3654	3.1827
12	0.28	0.43	11.25	13.26	-2.0081	-2.0081
24	0.16	0.24	6.28	13.26	-6.9799	-13.9597
Calculated Detention Pond Storage					5.4221	Acre-ft
					236,187	CFT

TOTAL DETENTION PROVIDED = 21,409 CFT + 24,551 CFT + 20,535 CFT + 177,149 CFT = 243,644 CFT

SITE PLAN NOTES:

1. ALL WATERMAIN AND SANITARY SEWER SERVICE FACILITIES ARE TO BE PRIVATE.
2. THE PROJECT WATERMAIN IS PROPOSED TO BE EXTENDED FROM THE EXISTING CARRINGTON POINT PHASE 1 AND 2 DEVELOPMENT TO THE WEST AND WILL REMAIN WITH ONE MASTER METER CONNECTION.
3. ALL WATER AND SANITARY LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH STATE SPECIFICATIONS AND APPROVAL.
4. PRELIMINARY STORMWATER DETENTION FACILITIES ARE SHOWN ALONG WITH RE-ROUTING OF THE EXISTING DRAINAGE LATERAL KNOWN AS BROWN NO. 2.
5. ALL PROPOSED IMPROVEMENTS ARE SHOWN CONCEPTUALLY AND FINAL DESIGN PLANS WILL BE SUBMITTED FOR CITY OF FORT WAYNE APPROVALS.
6. CURRENT ZONING IS MHS AND THE OWNER IS SEEKING TO REZONE THE PROPERTY TO MHP TO ALLOW THE DEVELOPMENT OF A NEW MOBILE HOME PARK TO BE KNOWN AS CARRINGTON POINT PHASE III.
7. PROPOSED INTERIOR ROAD WIDTHS ARE 27' FROM BACK OF CURB TO BACK OF CURB.
8. PROPOSED SITE ACCESS WILL UTILIZE COOK ROAD AND KENSINGTON OR E. OFF-SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF FORT WAYNE STANDARDS. OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED.
9. PRIVATE ROADWAY STORM DRAINAGE WILL BE COLLECTED IN STORM STRUCTURES AND PIPED INTO THE PROPOSED DETENTION BASINS.
10. BLOCK A IS A PROPOSED 25' SETBACK FROM THE NORTH, EAST AND SOUTH PROPERTY LINES AS SHOWN.
11. BLOCKS B, C & D ARE TO BE USED AS DETENTION BASINS AND WETLAND MITIGATION AREAS.
12. PROPOSED SITE PLAN ALLOWS FOR APPROX 165 HOME SITES OF SITES RANGING FROM APPROX 5,500 SFT TO 13,050 SFT.
13. THIS PROJECT IS LOCATED WITHIN AIRPORT OVERLAY DISTRICT 4 AND WILL REQUIRE BOARD OF ZONING APPEALS APPROVAL OF THE OVERALL DEVELOPMENT IN ADDITION TO REZONING OF THE PROPERTY.

CARRINGTON POINTE: PHASE III

SUN COMMUNITIES, INC.

27777 FRANKLIN ROAD, SUITE 200

CONCEPTUAL LAYOUT PLAN

DESIGNED BY
M. S.

REVIEWED BY:
B. KONARSKI

DRAWN BY:
S. MEREDITH

DATE: OCTOBER 6, 2015

JOB NUMBER: 2015-0160

SCALE: 1"=100'

FIGURE 1

JONES PETRIE RAFINSKI
your one single source

PETRIE RAFINSKI
your one single source

Fort Wayne, Indiana
p: 260.422.2522

Fort Wayne, Indiana
p: 260.422.2522

South Bend, Indiana
p: 574.232.4388

South Bend, Indiana
p: 574.232.4388

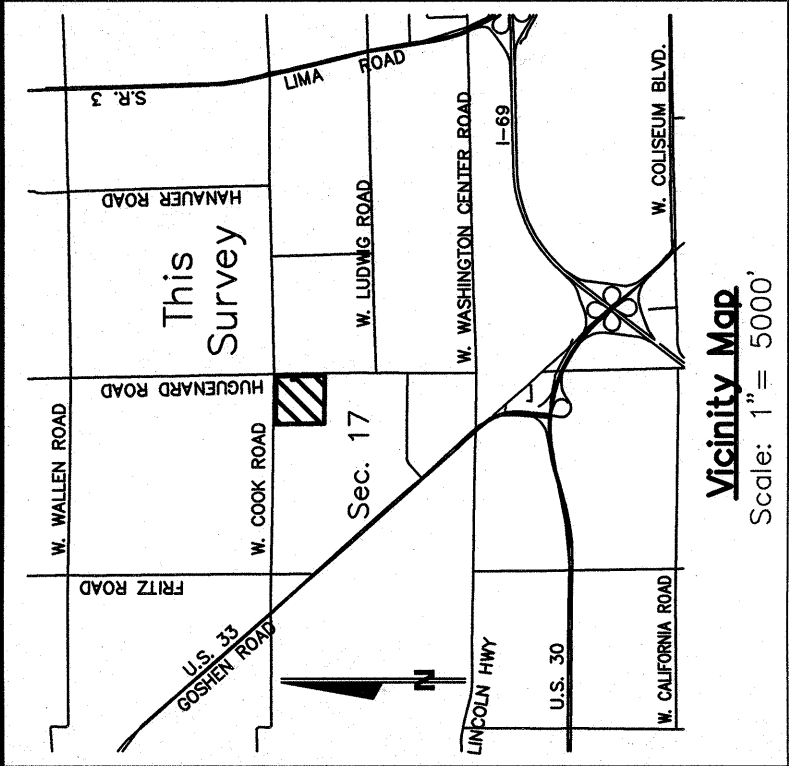
Elkhart, Indiana
p: 574.293.7762

Elkhart, Indiana
p: 574.293.7762

10/04/15

A. B. Konarski

A. Butt Koni



Certificate of Survey

A Portion of the Northeast Quarter of Section 17
Township 31 North, Range 12 East, Washington Township, Allen County, Indiana

Record Legal Description (DR 970040492)

The Northeast Quarter of the Northeast Quarter of Section 17, Township 31 North, Range 12 East, Allen County, Indiana.

Excepting therefrom that part sold to the County of Allen described as follows:

Commencing at the northeast corner of said section; thence South 25.0 feet along the east line of said section to the prolonged south boundary of Cook Road; thence West 25.0 feet along said prolonged south boundary to the point of beginning of this description, which point is the intersection of the south boundary of Cook Road with the west boundary of Huguenard Road; thence South 35.0 feet along said west boundary to a point 60.0 feet south of the north line of said section; thence Northwesterly 57.0 feet to the south boundary of Cook Road; thence East 45.0 feet along said south boundary to the point of beginning and containing 0.018 acres, more or less.

Subject to the following:

An easement for water utility over the south 10 feet of the north 35 feet of the real estate granted to the City of Fort Wayne by instrument recorded July 7, 1994 as Document Number 94-40926; and

The existing 25 foot rights-of-way for Cook and Huguenard Road, as shown on the survey dated July 16, 1997 by Kerry D. Dickmeyer, LS.

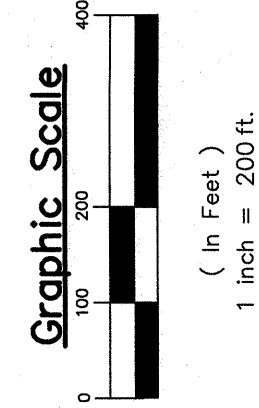
Legal Description (updated)

A part of the Northeast Quarter of the Northeast Quarter of Section 17, Township 31 North, Range 12 East, Allen County, Indiana and being a part of that tract of land conveyed to Sun Communities Operating Limited Partnership by Deed Record 970040492, Allen County Recorder, and being more particularly described as follows:

Commencing at a Brass Pin marking the northeast corner of the Northeast Quarter of said Section 17; thence South 0°44'57" East, said bearing being the basis of bearing of this description with all other bearings herein relative thereto, 1328.29 feet to a mag nail marking the southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 17 and being the southeast corner of a tract of land conveyed to Allen County by instrument recorded in Deed Record 201042366, Allen County Recorder; thence North 89°24'41" West along the south line of said Allen County land 50.01 feet to a bar and cap marking the southwest corner of said Allen County land and being the point of beginning; thence North 0°44'57" West along the west line of said Allen County land 727.23 feet to a bar and cap marking the southeast corner of a tract of land conveyed to the Allen County Board of Commissioners; by instrument recorded in Deed Record 2008014208, Allen County Recorder; thence North 61°47'15" West along the southerly line of said Allen County Board of Commissioners land 108.55 feet to a bar and cap marking the southwesterly corner of said Allen County Board of Commissioners land; thence North 0°46'06" West along the west line of said Allen County Board of Commissioners land 75.00 feet to a bar and cap marking the northwest corner of said Allen County Board of Commissioners land; thence North 89°15'03" East along the north line of said Allen County Board of Commissioners land 93.00 feet to a bar and cap marking the northeast corner of said Allen County Board of Commissioners land; thence North 0°44'57" West along the west line of said Allen County land 393.46 feet to a bar and cap; thence North 45°03'34" West along the southerly line of said Allen County land 28.61 feet to a bar and cap; thence North 89°26'00" West along the south line of said Allen County land 1232.16 feet to a bar and cap on the west line of the Northeast Quarter of the Northeast Quarter of said Section 17 marking the southwest corner of said Allen County land; thence South 0°37'37" East along the west line of the Northeast Quarter of the Northeast Quarter of said Section 17 a distance of 1267.72 feet to a bar and cap marking the southwest corner of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of said Section 17; thence South 89°24'41" East along the south line of the Northeast Quarter of the Northeast Quarter of said Section 17 a distance of 1254.88 feet to the point of beginning.

Containing 36.25 acres.

Subject to any esements or encumbrances of record.



Legend

- Monument Recovered
- Set rebar and cap
- △ PK Nail set
- (r) Record dimension
- (m) Measured dimension
- FL Mon. flush with ground
- 0.1' Elev. of Mon. above ground (Typ.)

Notes

Current Use: Vacant
Current Zoning: MHS
(Manufactured Home Subdivision)

No sidewalks currently on the parcel

Vicinity Map

Scale: 1" = 5000'

Surveyor's Report

In accordance with Title 865, Article 1, Chapter 12, of the Indiana Administrative Code ("Rule 12"), the following observations and opinions are submitted on this survey as a result of A) the location and condition of the lines and corners established on this survey as a result of A) the availability and condition of reference monuments, B) occupation or possession lines, C) clarity or ambiguity of the record description used and of adjoiners' descriptions and the relationship of the lines of the subject tract with adjoiners' lines, and D) the relative positional accuracy of the measurements.

The relative positional accuracy of the corners of the subject lot established in this survey meets the requirements for an URBAN survey as defined in IAC 865.

Comments: The purpose of this survey is to retrace the limits of that tract described by instrument recorded in Deed Record 970040492, Allen County Recorder, and to stake and describe portions of said tract, described hereon as Parcel A.

The theory of location:

All Corner monuments recovered were accepted in place except as shown.
Basis of bearing for this survey is Indiana State Plane Coordinate, GPS derived. Various easements and rights-of-way deeds exist for this parcel. These were rotated in to the current bearing system; the record bearings were not shown on this survey drawing.

The following previous surveys and plats were referenced:

--A boundary survey performed by Dickmeyer & Associates, of Carrington Point, Phase III, dated 10/25/2000. This is a survey of the subject parcel and it was retraced to verify noted dimensions. The distances noted were used to establish the west and south lines of the subject parcel.

The north line of the northeast Quarter was established using found monuments on the south right of way of Cook Road. It is believed that Cook Road has been resurfaced, as the referenced corners along this north line were not found. The east line of the Northeast Quarter was established using found monuments at the northeast and southeast corners of Northeast Quarter of Section 17. The south and west lines were established using distance calls from the referenced survey. Field search did not reveal monuments for adjoining properties to the south. When extended south, the established west line (per distances) fell within 0.1 feet of the referenced (and found) steel post near the southwest corner of Edward Estates, LLC land.

Two easements (both described in Deed Record 201015634) are shown on the survey that inch surface drainage easements. The west easement plots 120 feet west of an existing 36 inch concrete pipe that lies under Cook Road.

A revised boundary description is provided herein as part of this survey to clarify current boundary lines created from land transfers noted below. The land described in Deed Record 970040492 was recorded prior to several fee simple transfers of land to Allen County and Allen County Board of Commissioners that are now recognized as parts of Cook and Huguenard Roads right of way (Deed Record 2008014208 and Deed Record 201042366). Also, several descriptions 'except out' a triangle portion of land in the descriptions. This land is shown near the northeast corner of the Northeast Quarter of Section 17. Additional research revealed this parcel was also conveyed to Allen County via a Warranty Deed (Deed Record 7109395).

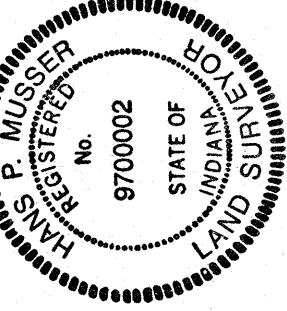
Due to availability and condition of reference monuments, estimated uncertainty: 0.1'
Due to occupation or possession lines, estimated uncertainty: none noted
Due to clarity or ambiguity of the record descriptions, estimated uncertainty: 120' (drainage easement)

This property is not located within the floodplain as per information obtained from Flood Insurance Rate Map, National Flood Insurance Program, Community-Panel Number 18003C0165G, Dated 8/3/09.

The field work was completed on 7/31/2015.

Date of Plat of Map: 10/03/2015.

I, Hans P. Musser, Registered Land Surveyor, licensed in accordance with the laws and the statutes in the State of Indiana, hereby certify to Sun Secured Financing, LLC that the attached plat represents a survey done by me or under my supervision. In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code.

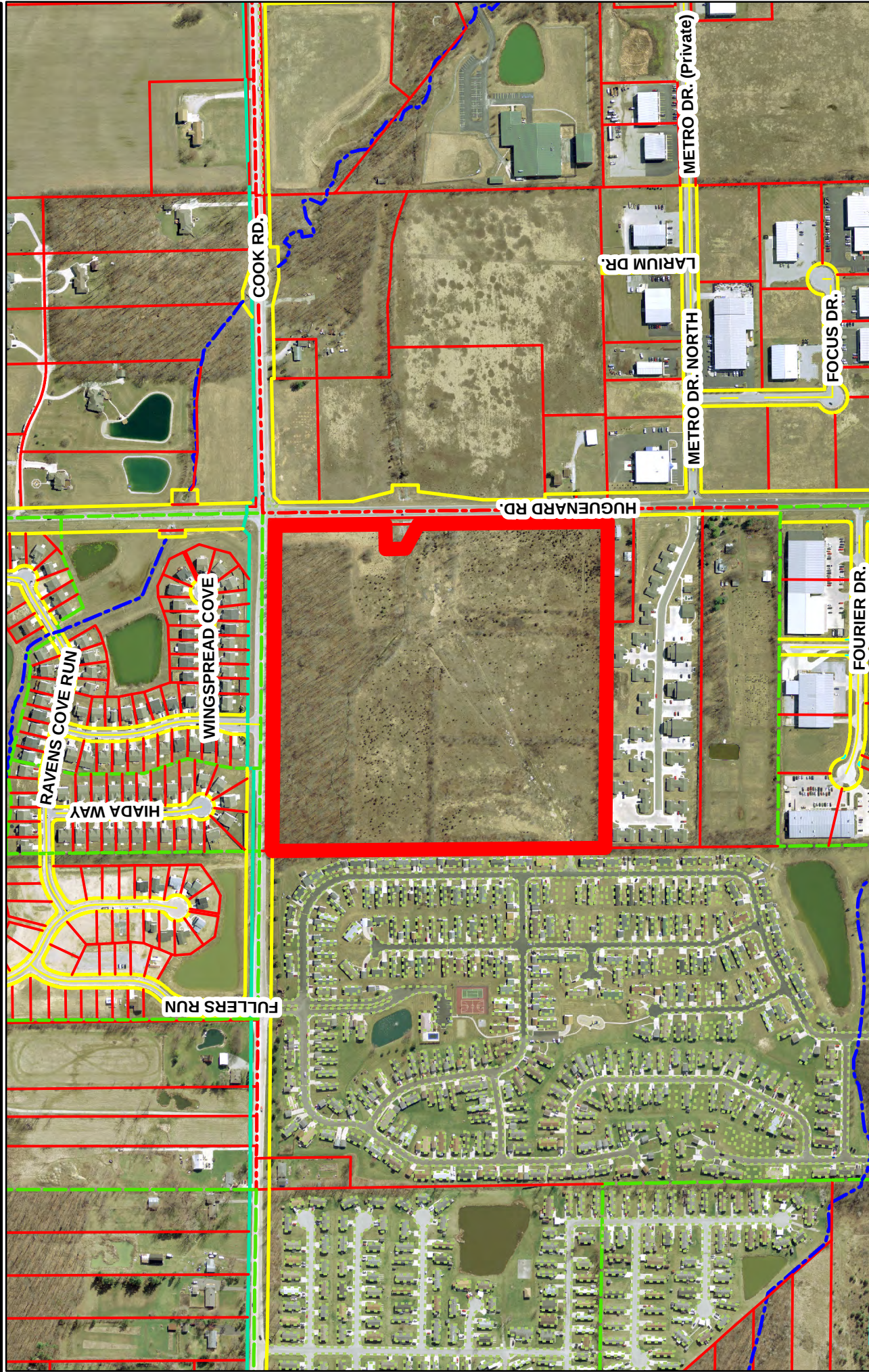


Hans P. Musser
Date 10/3/2015

415 South Lafayette Blvd South Bend, IN 46601 P: 574.322.4888	JPR JONES PETRIE RAFINSKI ENGINEERING • PLANNING • SURVEYING • GIS • ARCHITECTURE LANDSCAPE ARCHITECTURE • ENVIRONMENTAL • RENEWABLE ENERGY	4703 Chester Drive Elkhart, IN 46516 P: 574.292.7762
CLIENT	Sun Secured Financing, LLC 27777 Franklin Road, Suite 200 Southfield, MI 48034	
OWNER	Sun Communities OLP 27777 Franklin Road, Suite 200 Southfield, MI 48034--8205	
© 2012 JPR - All Rights Reserved	REF. DOC. NO.: 970040492	
SCALE: 1" = 200'	DRAWN BY: hpm	SURVEYED: 7/31/2015
DATE: 10/03/15	CHECKED BY: HPM	JOB NO. 2015-0180
PROJ: Carrington Point Certificate of Survey	LOC: NE 1/4 Sec 17--31N--12E, Washington Twp	C-1482



Rezoning Petition REZ-2015-0054 and Primary Development Plan - Carrington Pointe Phase III

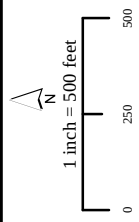


Project boundaries represented by bold colored lines are for representational purposes only.

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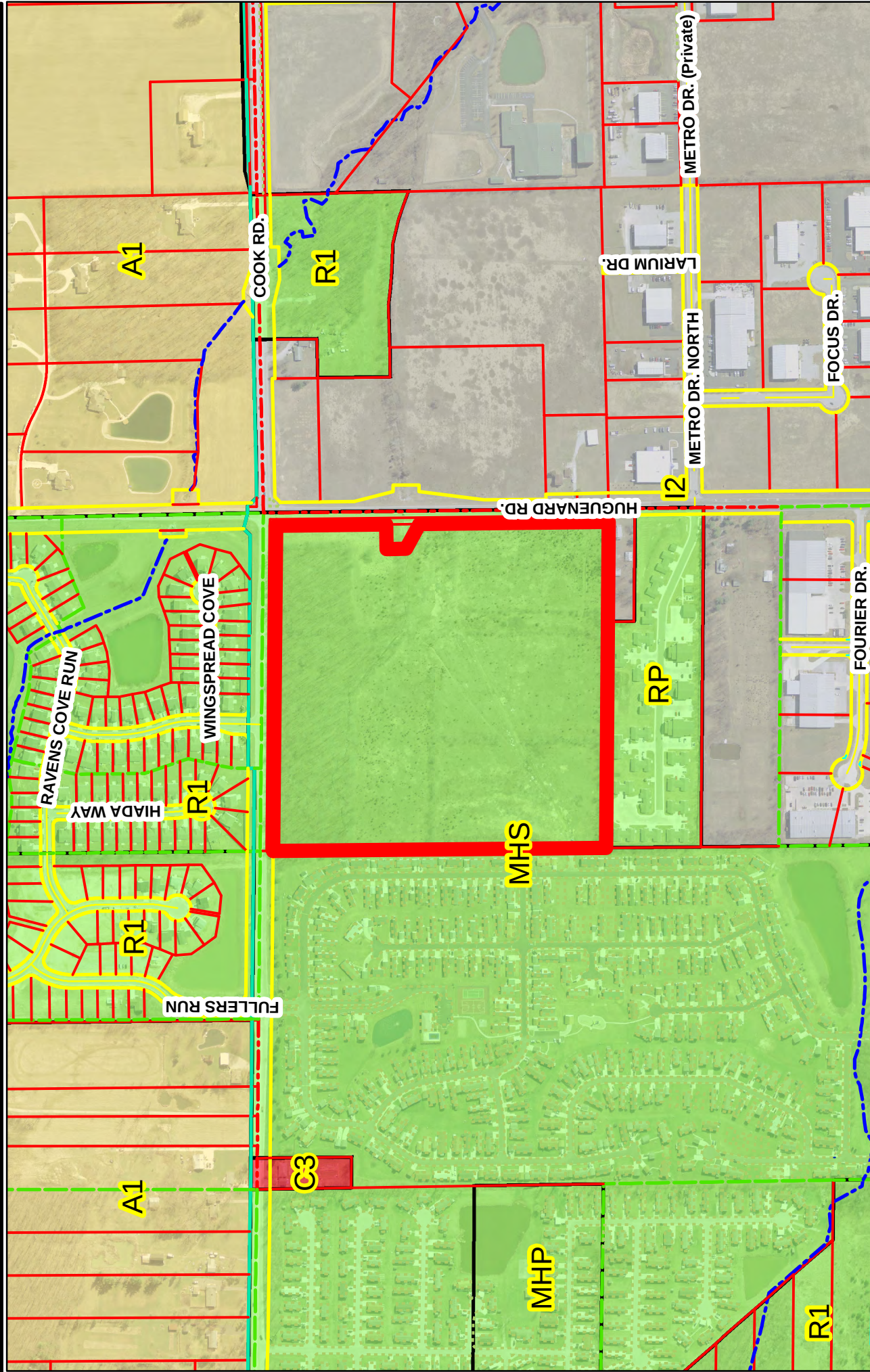
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

Date: 10/21/2015





Rezoning Petition REZ-2015-0054 and Primary Development Plan - Carrington Pointe Phase III



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Photos and Contours: Spring 2009

Date: 10/21/2015

