

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2016-0013
Bill Number: Z-16-04-18
Council District: 2-Russ Jehl

Introduction Date: April 26, 2016

Plan Commission
Public Hearing Date: May 9, 2016

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

Synopsis of Ordinance: To rezone approximately 6.8 acres of property from C1-Professional Office and Personal Services to R2-Two Family Residential

Location: 6502 Rothman Road

Reason for Request: To create a 24-lot, 24-unit attached single-family development.

Applicant: Matt Lancia Signature Homes

Property Owner: Burlington Properties, LLC

Related Petitions: Primary Development Plan, Rothman Villas

Effect of Passage: Property will be downzoned to the R2-Two Family Residential zoning district which for a new residential community.

Effect of Non-Passage: The property will remain zoned for professional office and personal services. While some residential development would be allowed, the ground cannot be platted as zoned.

#REZ-2016-0013

BILL NO. Z-16-04-18

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. V-42 (Sec. 15 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 I2
(General Industrial) District under the terms of Chapter 157 Title XV of the Code of the City
of Fort Wayne, Indiana:

A tract of land located in the Northwest Quarter of Section 15, T31N, R13E, in Allen
County, the State of Indiana, more fully described as follows:

COMMENCING at a Rebar stake with cap (FIRM 0042) situated in the Northwest corner
of said Northwest Quarter; Thence North 88 Degrees 15 Minutes 04 Seconds East (Indiana
State Plane Coordinate System East Zone-GPS Grid Basis of Bearings), a distance of 750.00
feet along the North line of said Northwest Quarter to a Marker Spike with tag in the
Northeast corner of the track of land described in the conveyance to County of Allen, State
of Indiana in Allen County Document No. 960004097, the **TRUE POINT OF**
BEGINNING; Thence North 88 Degrees 15 Minutes 04 Seconds East (Indiana State Plane
Coordinate System East Zone-GPS Grid Basis of Bearings), a distance of 261.68 feet along
the North line of said Northwest Quarter to a Marker Spike with tag in the Northwest corner
of Hillsboro Section III as recorded in Allen County Document 780013090 (Plat Book 40,
page 127); Thence South 01 Degrees 44 Minutes 56 Seconds East, a distance of 266.68 feet
along the West line of said Hillsboro Section III to a Rebar stake with cap (FIRM 0042) in
the Northwest corner of Lot #315 therein; Thence South 07 Degrees 29 Minutes 49 Seconds
West, a distance of 70.84 feet along the West line of said Lot #315 to a 1 inch diameter Iron
Pipe in the Southwest corner thereof; Thence South 06 Degrees 56 Minutes 06 Seconds
West, a distance of 280.64 feet along the West line of said Hillsboro Section III to a #4
Rebar stake in a deflection point in the West line of Lot #319 therein; Thence South 16
Degrees 05 Minutes 24 Seconds East, a distance of 53.34 feet along the West line of said
Lot #319 to a #4 Rebar stake in the Southwest corner thereof; Thence North 85 Degrees 28
Minutes 49 Seconds West, a distance of 446.77 feet along the North line of Chadwick
Section II as recorded in Allen County Document No. 870029903 (Plat Cabinet A, page 4)
and along the North line of Chadwick Section I as recorded in Allen County Document No.
860037972 (Plat Book 48, page 84) to a Rebar stake with cap (Karst) in the Southeast corner
of the tract of land described in the conveyance to JP Enterprises, LLC in Allen County
Document No. 960032066; Thence North 03 Degrees 09 Minutes 38 Seconds West, a
distance of 571.77 feet along the East line of said JP Enterprises, LLC tract and along the
East line of the tract of land described in the conveyance to RIZ N DAD, LLC in Allen
County Document No. 2007041995 to a Rebar stake with cap (Karst) in the Northeast corner
thereof (also being the Southwest corner of the County of Allen tract referenced above);
Thence North 83 Degrees 21 Minutes 09 Seconds East, a distance of 237.91 feet along the .

1 South line of said County of Allen tract to a Rebar stake with cap (FIRM 0042) in the
2 Southeast corner thereof; Thence North 01 Degrees 44 Minutes 56 Seconds West, a distance
3 of 25.00 feet along the East line of said County of Allen tract to the **POINT OF**
4 **BEGINNING**, said tract containing 6.801 Acres, more or less, and being subject to all
5 public road rights-of-way and to all easements of record. A survey of said tract of land
6 being represented by Plat of Survey #31-13-15-01 as prepared by D. A. Brown Engineering
7 Consultants, Inc., 5419 CR427, Suite C, Auburn, Indiana 46706.

8 and the symbols of the City of Fort Wayne Zoning Map No. V-42 (Sec. 15 of St. Joseph
9 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
10 Wayne, Indiana is hereby changed accordingly.

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

13 _____
14 Council Member

15 APPROVED AS TO FORM AND LEGALITY:

16 _____
17 Carol T. Helton, City Attorney
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**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Matt Lancia Signature Homes
Address 10347 Daswons Creek Boulevard, Building 5, Suite B
City Fort Wayne State IN Zip 46825
Telephone (260) 417-5553 E-mail matt@mattlanciasignaturehomes.com

Contact Person
Contact Person Matt Lancia
Address 10347 Daswons Creek Boulevard, Building 5, Suite B
City Fort Wayne State IN Zip 46825
Telephone (260) 417-5553 E-mail matt@mattlanciasignaturehomes.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 6502 Rothman Road
Present Zoning C1 Proposed Zoning R2 Acreage to be rezoned 6.801 Ac
Proposed density 3.53 Units per Ac units per acre
Township name St. Joseph Township section # 15
Purpose of rezoning (attach additional page if necessary) To enable construction of a duplex units subdivision.
Sewer provider City of Fort Wayne Water provider City of Fort Wayne

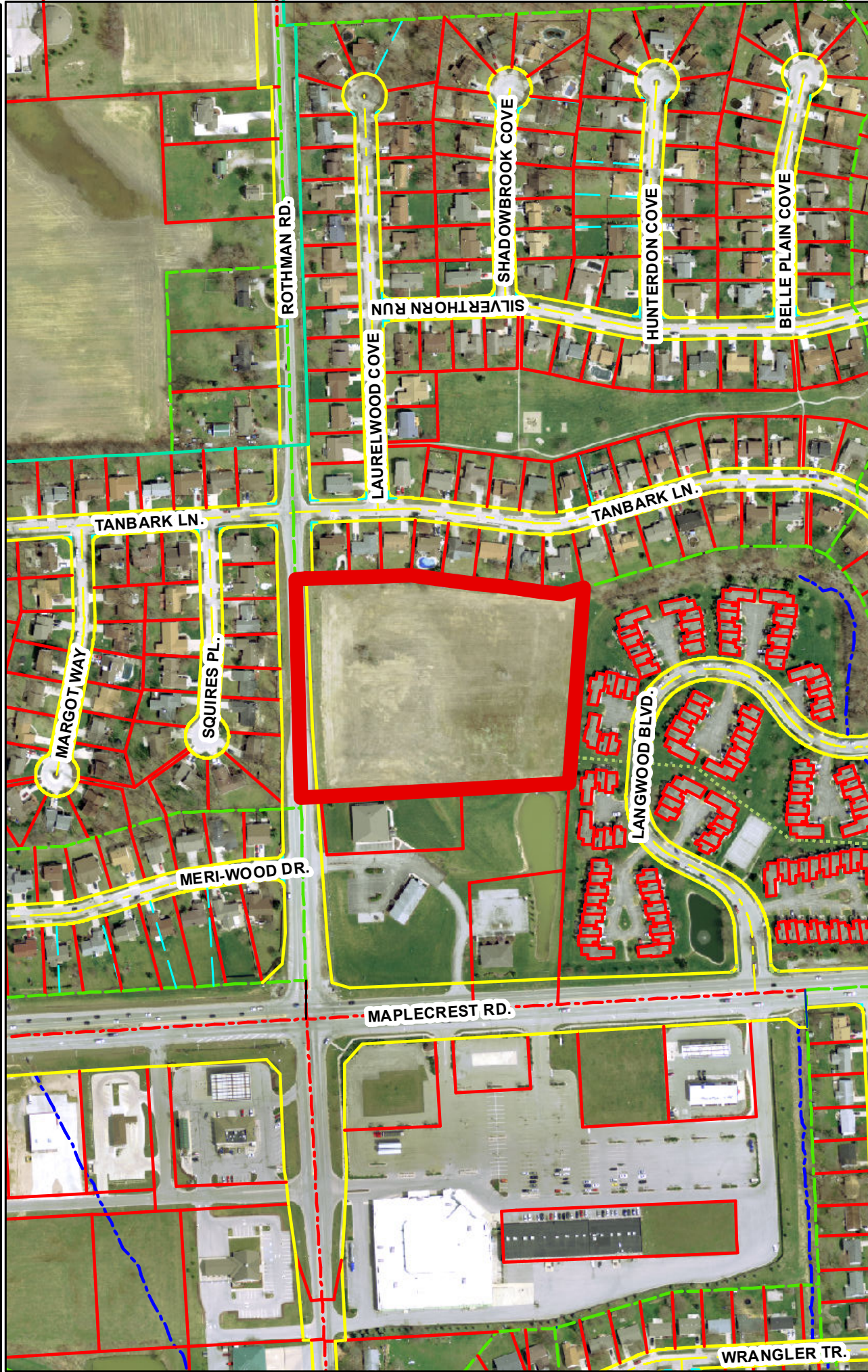
Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements.
☒ Applicable filing fee
☒ Applicable number of surveys showing area to be rezoned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

Matthew J Lancia Signature Homes LLC Matthew J Lancia 3/31/16
(printed name of applicant) (signature of applicant) (date)
Burlington Properties LLC Matthew J Lancia 3/31/16
(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 <u>4/5/16</u>	Receipt No. <u>120435</u>	Hearing Date <u>5/9/16</u>	Petition No. <u>PF2-2016-0013</u>
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Rezoning Petition REZ-2016-0013 and Primary Development Plan - Rothman Villas

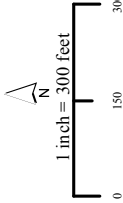


Project boundaries represented by bold colored lines are for representational purposes only.

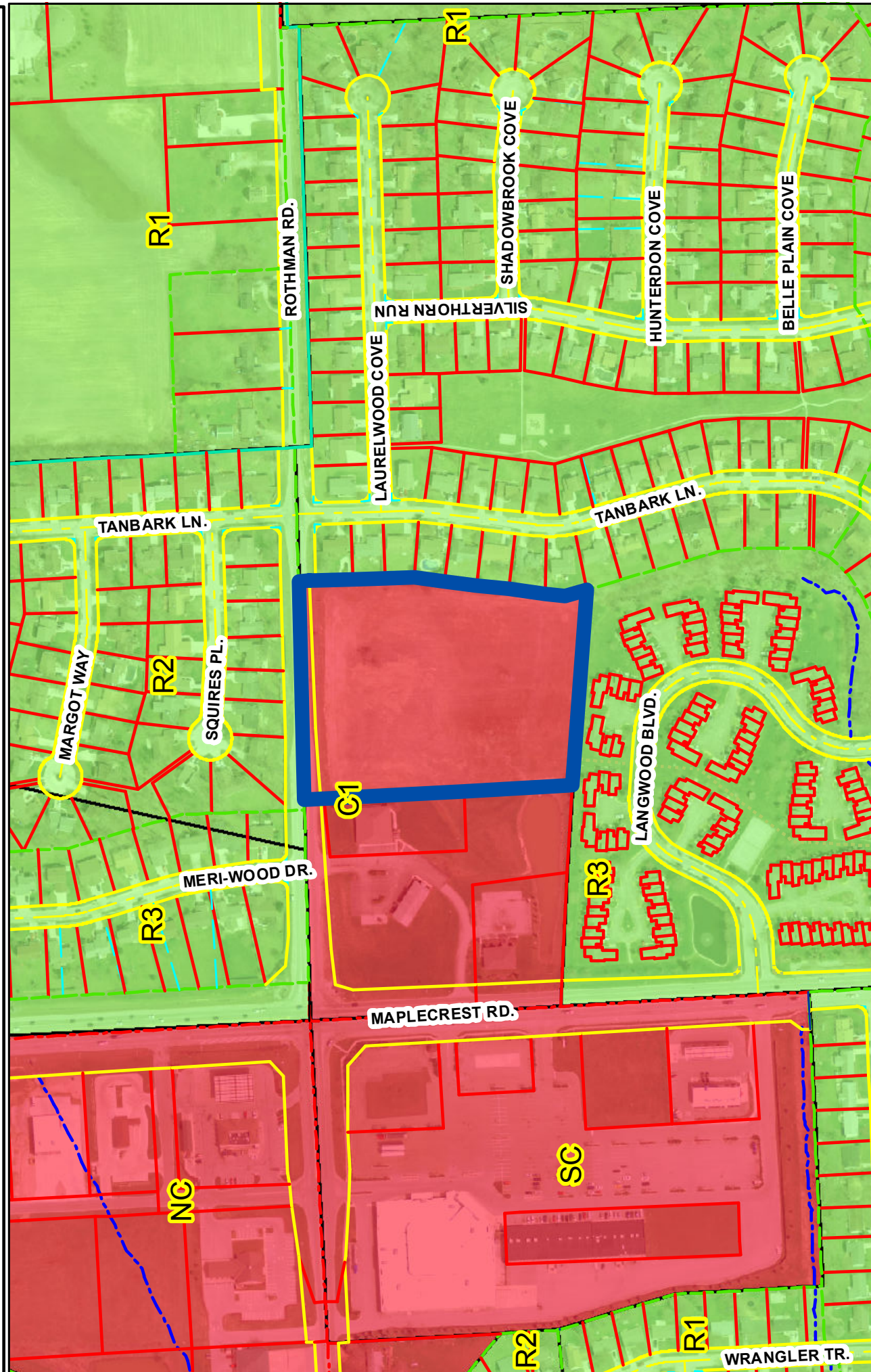
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 4/19/2016



Rezoning Petition REZ-2016-0013 and Primary Development Plan - Rothman Villas

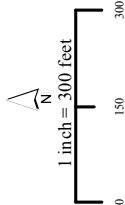


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North American Datum 1983
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Photos and Contours: Spring 2009

Date: 4/19/2016



Primary Plat

Rothman Villas

A Site Located in the Northwest Quarter of
Section 15, Township 31 North, Range 13 East.
Allen County, Indiana

Project Jurisdiction Summary:

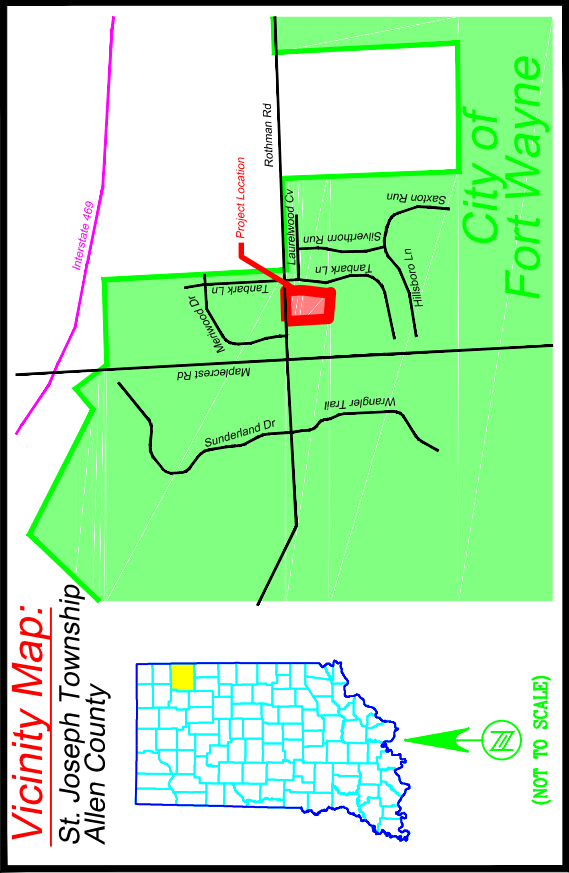
Sanitary Sewer Utility:
Allen County Department of Planning Services
200 E. Berry Street
Suite 140
Fort Wayne, IN 46802
(260) 449-7607

Water Utility:
Fort Wayne Utilities
200 E. Berry Street
Suite 210
Fort Wayne, IN 46802
(260) 427-5064

Drainage Approval:
City of Fort Wayne - Water Resources
200 E. Berry Street
Suite 140
Fort Wayne, IN 46802
(260) 427-5064

Planning/Development Approval:
Allen County Department of Planning Services
200 E. Berry Street
Suite 150
Fort Wayne, IN 46802
(260) 449-7607

Traffic, Street & Right-of-Way Approval:
City of Fort Wayne - Traffic Engineering Department
200 E. Berry Street
Suite 210
Fort Wayne, IN 46802
(260) 427-2761



Legal Description

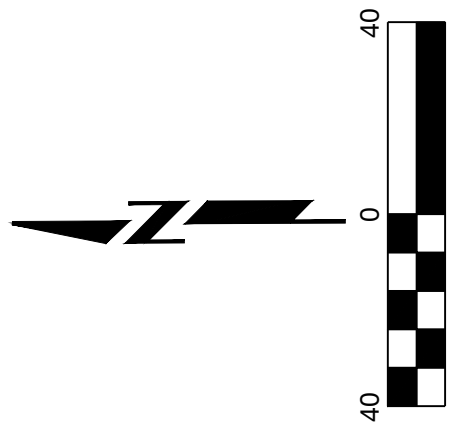
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Note
According to the Flood Insurance Rate Map (FIRM) Numbered 18003 C 0195G & Effective Date August 3, 2009, the herein described real estate is located in the unshaded Zone X, noted as areas determined to be outside of the 0.2% annual chance floodplain.

General Notes:

- All Right-of-Way intersection radii to be 20 feet.
- All Right-of-Ways to be dedicated to City of Fort Wayne.
- All Cui-de-Sac Right-of-Way to be 50' radius.
- All Park areas, Common areas, or Block areas to have a blanket utility and surface drainage easement.
- All proposed streets to be asphalt, 27' wide back to back of concrete curbs; Curbs to be 2' wide.
- U&S.D. Esmt. denotes Utility and Surface Drainage Easement.
- B.L. denotes Building Line.
- Utility Esmt. denotes Utility Easement.
- S.L. Esmt. denotes Street Light Easement.
- S.D. Esmt. denotes Surface Drainage Easement.
- Detention facilities to be wet.



Scale 1" = 40 ft
April 4, 2016

Engineer:
D.A. Brown Engineering Consultants
1919 Carls Road, Suite 100
Fort Wayne, IN 46802
Phone: (260) 929-2030 Fax: (260) 925-1212
www.dabrowengineering.com

Developer:
Matt Lancia Signature Homes
10347 Dawsons Creek Boulevard
Fort Wayne, IN 46825
Tel: (260) 417-5553

