

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2016-0009
Bill Number: Z-16-03-16
Council District: 1-Paul Ensley

Introduction Date: March 22, 2016

Plan Commission
Public Hearing Date: April 11, 2016

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

Synopsis of Ordinance: To rezone approximately 4.36 acres of property from R1-Single Family
Residential to RP-Planned Residential

Location: 1203 Lake Forest Drive

Reason for Request: To expand the existing Lake Forest apartment complex.

Applicant: Jehl Apartments LLC

Property Owner: Stephen J. Jehl

Related Petitions: Primary Development Plan, Lake Forest Village Apartments

Effect of Passage: Property will be rezoned to the RP-Planned Residential zoning district
which allow expansion of the existing adjacent apartments.

Effect of Non-Passage: The property will remain zoned for single-family residential development.
The site was formally used as a neighborhood pool, which has been
abandoned.

#REZ-2016-0009

BILL NO. Z-16-03-16

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. V-10 (Sec. 3 of Adams 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:

PARCEL I:

Part of Kercheval Reserve in part of the Northwest Quarter of Section 3, Township
30 North, Range 13 East, in Allen County, Indiana, described as follows, to-wit:

Beginning at a point on the West line of Kercheval Reserve approximately 330 feet
South of the North line of said Quarter Section, said point being the Southwest
corner of Lot Number 242 in Lake Forest, Section V; thence East a distance of 408.5
feet to a point; thence South 39 degrees 12 minutes East and along the Southwest
lines of Lots 246, 247, and 248 in Lake Forest Section V, a distance of 164.6 feet to
a point; thence South 46 degrees one minute West a distance of 710 feet to a point in
the West line of Kercheval Reserve; thence North 0 degrees 32 minutes West along
the West line of Kercheval Reserve approximately 626 feet to the point of beginning
containing 4.0 acres, more or less.

PARCEL II:

Lot Number 248 in Lake Forest Addition, Section V, as recorded in Plat Record 29,
pages 41-42, in the Office of the Recorder of Allen County, Indiana.

and the symbols of the City of Fort Wayne Zoning Map No. V-10 (Sec. 3 of Adams
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

Applicant

E-mail (Steve Jehl) sjehl@aol.com

**Contact
Person**

E-mail (Matt Kelty) matt@keltytappy.com

Request

Water provider City of Fort Wayne

Filing Requirements



Rezoning Petition REZ-2016-0009 and Primary Development Plan - Lake Forest Village Section 7

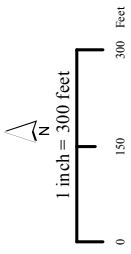


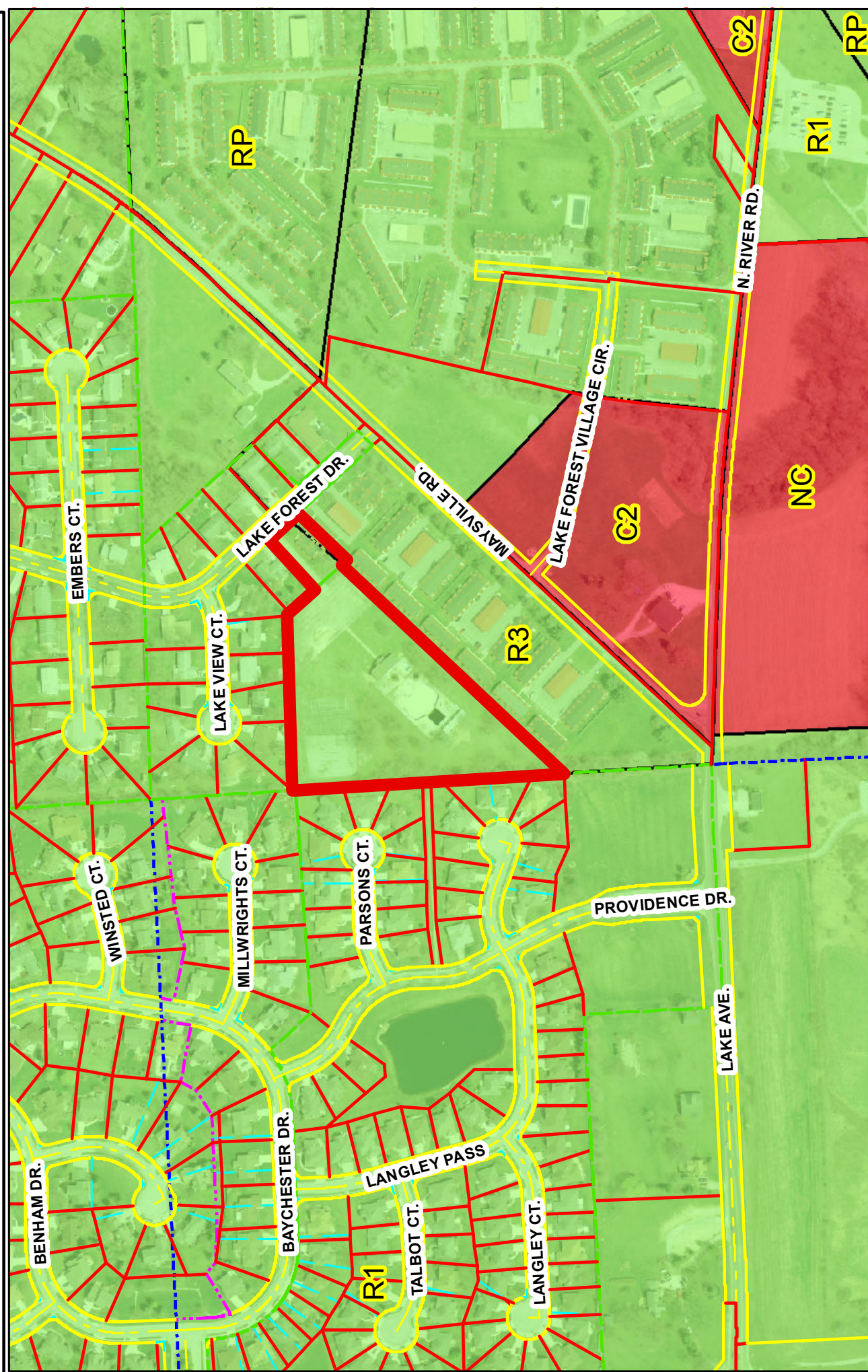
Project boundaries represented by bold colored lines are for representational purposes only.

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: 3/15/2016



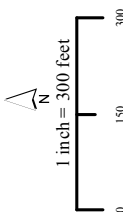


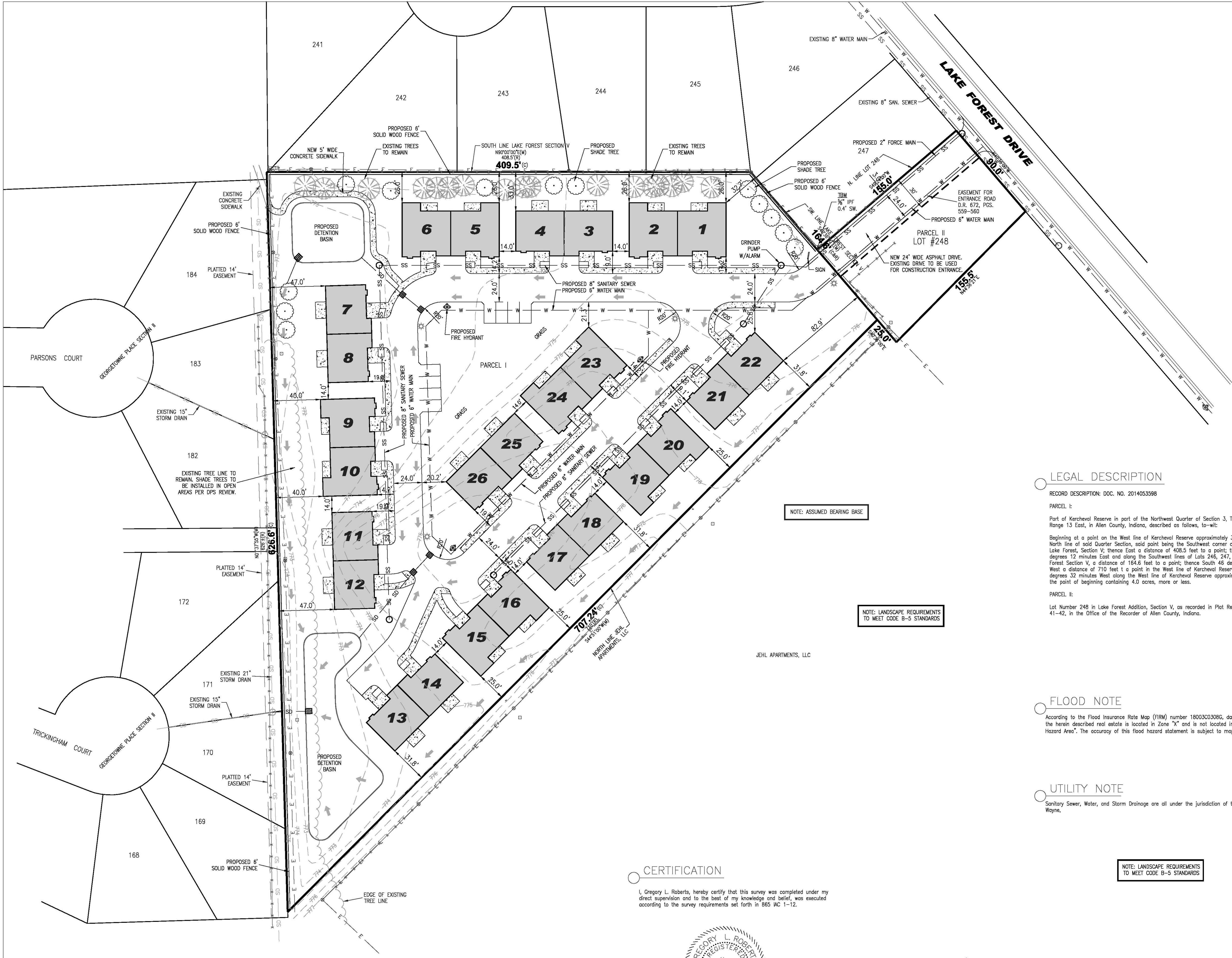
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LEGAL DESCRIPTION

RECORD DESCRIPTION: DOC. NO. 2014053598

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PARCEL II:

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SYMBOL LEGEND:

- MANHOLE
- SANITARY SEWER
- FIRE HYDRANT
- WATER LINE
- SHUT OFF VALVE
- OVERHEAD UTILITIES
- POWER POLE
- GUY ANCHOR
- COMMUNICATIONS UTILITY BOX
- FENCE
- EXISTING CONTOUR LINE
- SPOT ELEVATION
- EXISTING TREE
- PROPOSED TREE
- PROPOSED STREET LIGHT

FLOOD NOTE

According to the Flood Insurance Rate Map (FIRM) number 18003C03086, dated August 3, 2009, the herein described real estate is located in Zone "X" and is not located in a "Special Flood Hazard Area". The accuracy of this flood hazard statement is subject to map scale uncertainty.

UTILITY NOTE

Sanitary Sewer, Water, and Storm Drainage are all under the Jurisdiction of the City of Fort Wayne.

NOTE: LANDSCAPE REQUIREMENTS TO MEET CODE B-5 STANDARDS

CERTIFICATION

I, Gregory L. Roberts, hereby certify that this survey was completed under my direct supervision and to the best of my knowledge and belief, was executed according to the survey requirements set forth in 865 IC 1-12.



GREGORY L. ROBERTS, P.S. #S0548

DEVELOPER/OWNER

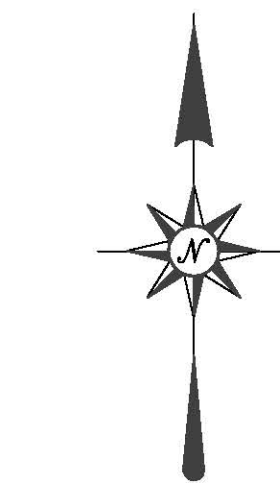
JEHL APARTMENTS, LLC
6834 LAKE FOREST VILLAGE CIRCLE
FORT WAYNE, INDIANA 46815
260.749.8671

SITE BENCHMARK DATA

SOURCE: INDIANA EAST STATE PLANE COORDINATES, AS SUPPLIED BY INDIANA DEPARTMENT OF TRANSPORTATION'S INCORS NETWORK.
GEODETIC DATUM: NAD83
VERTICAL DATUM: NAVD88

LOCAL BENCHMARK

TOP OF 3/8" IRON PIN (REBAR) FOUND AT THE NORTHWEST CORNER OF LOT #248.
ELEV. 775.18 (NAVD88)



1"=40'
0' 40' 80'

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DRAWN BY: KWH
CHECKED BY: KWH / GLR
DATE: 3-05-16

TITLE:
PRIMARY DEVELOPMENT PLAN

SHEET:
P1