

## FACT SHEET

Case #REZ-2016-0009

Bill # Z-16-03-16

Project Start: 22 March 2016

|                            |                                                                                                                                         |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| APPLICANT:                 | Jehl Apartments, LLC                                                                                                                    |
| REQUEST:                   | To rezone property and approve a primary development plan for a thirteen-building, 26-unit duplex development.                          |
| LOCATION:                  | South of Lake Forest Subdivision, to the east of Georgetown Place Subdivision, and north of the existing Lake Forest Village Apartments |
| LAND AREA:                 | Approximately 4.0 acres                                                                                                                 |
| PRESENT ZONING:            | R1/Single Family Residential and R3/Multiple Family Residential                                                                         |
| PROPOSED ZONING:           | RP/Planned Residential                                                                                                                  |
| NEIGHBORHOOD ASSOCIATIONS: | Community Liaison, Northeast Area Partnership, Lake Forest Neighborhood, Georgetown Place Homes/Villas                                  |
| COUNCIL DISTRICT:          | 1-Paul Ensley                                                                                                                           |
| ASSOCIATED PROJECTS:       | Primary Development Plan, Lake Forest Village Apartments                                                                                |
| SPONSOR:                   | City of Fort Wayne Plan Commission                                                                                                      |

### 11 April 2016 Public Hearing

- No one spoke in support at the hearing.
- Two residents spoke at the hearing with concerns.
- Mike Bynum and Tom Freistroffer were absent.
- Staff recommended Do Pass

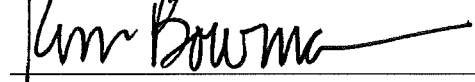
### 18 April 2016 – Business Meeting

#### Plan Commission Recommendation: Do Pass

- A motion was made by Judi Wire and seconded by Mike Bultemeier to return the ordinance to Common Council for their final decision. 7-0 MOTION PASSED
- Mike Bynum and Billy Davenport were absent.

Fact Sheet Prepared by:  
Michelle B. Wood, Senior Land Use Planner  
28 April 2016

Reviewed By:



Kim Bowman, Executive Land Use Director

## PROJECT SUMMARY

This property was the location of the Lake Forest Swim and Tennis Club. This ground was not platted with the Lake Forest neighborhood. The petitioner requests a rezoning from R1/Single Family Residential to RP/Planned Residential to expand the Lake Forest Apartments located on Maysville Road, immediately south of this property. The recreation facilities have been abandoned and the property has been sold to Jehl Apartments, the owner of the adjacent apartments. The zoning will be compatible with the existing conditions in the area. This proposal will allow the redevelopment of this vacant and underused ground. The proposal can be supportive by the following goals and policies of the Comprehensive Plan:

**LU3.** Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure;

**LU5.D** Encourage development proposals that provide housing, designed to allow adequate pedestrian and bicycle access, in close proximity to existing neighborhood commercial, civic, institutional and other similar uses.

**LU6.** Encourage carefully planned sustainable growth and coordinated development by encouraging mixed land uses.

**LU6.C** Encourage the conversion of vacant or underutilized properties into compatible mixed-use development areas.

**LU6.D** Support carefully planned, coordinated, compatible mixed-use development.

**LU8.** Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.

The proposed site plan includes thirteen (13) new buildings, each housing two apartment units. Each unit will have a separate entry and a one-car garage with a parking space in front. There are eight (8) additional open parking spaces on the site. There is a sidewalk along the private loop drive and a sidewalk connection to the Lake Forest neighborhood in the northwest corner. The access will be from the existing curb cut on Lake Forest Drive, and will be rebuilt to serve the apartments. The applicant will also install a sidewalk along the south side of the entry drive and along Lake Forest Drive on Lot 248. Stormwater detention will be provided in two locations, in both the northwest and southwest corners of the site. The applicant is proposing B-5 screening along the single family uses, which meets the zoning ordinance requirements.

## PUBLIC HEARING SUMMARY:

### Presenter:

Matt Keltz, of Keltz Tapp Architects, representing the owner. Mr. Keltz reviewed the request as outlined above in the project summary.

### Comments in Favor:

None

### Comments of Concern:

- Steve Fishbaugh, Georgetown Place – not opposed to project but would like to have further discussion with apartment owners over the sidewalk connection to the subdivision.
- Nicole Grieser, 1211 Lake Forest Drive – owns lot at the entrance drive, concerned over traffic and safety.

Department of Planning Services  
Rezoning Petition Application

|           |                                                |                 |                                          |
|-----------|------------------------------------------------|-----------------|------------------------------------------|
| Applicant | Applicant <u>Jehl Apartments, LLC</u>          |                 |                                          |
|           | Address <u>6834 Lake Forest Village Circle</u> |                 |                                          |
|           | City <u>Fort Wayne</u>                         | State <u>IN</u> | Zip <u>46825</u>                         |
|           | Telephone <u>260/627-4194</u>                  |                 | E-mail <u>(Steve Jehl) sjehl@aol.com</u> |

|                |                                                 |                 |                                                |
|----------------|-------------------------------------------------|-----------------|------------------------------------------------|
| Contact Person | Contact Person <u>Kelty Tappy Design, Inc.</u>  |                 |                                                |
|                | Address <u>116 East Berry Street, Suite 700</u> |                 |                                                |
|                | City <u>Fort Wayne</u>                          | State <u>IN</u> | Zip <u>46802</u>                               |
|                | Telephone <u>260/426-7770</u>                   |                 | E-mail <u>(Matt Kelty) matt@keltytappy.com</u> |

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

|                                                                                   |                                                                                                                                                                                                                        |                                                                        |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| Request                                                                           | <input type="checkbox"/> Allen County Planning Jurisdiction <input checked="" type="checkbox"/> City of Fort Wayne Planning Jurisdiction                                                                               |                                                                        |
|                                                                                   | Address of the property <u>1203 Lake Forest Drive</u>                                                                                                                                                                  |                                                                        |
|                                                                                   | Present Zoning <u>R1</u>                                                                                                                                                                                               | Proposed Zoning <u>RP</u> Acreage to be rezoned <u>approx. 4.36 ac</u> |
|                                                                                   | Proposed density <u>Twelve duplex residential structures (5.5 units/acre)</u> units per acre                                                                                                                           |                                                                        |
|                                                                                   | Township name <u>Adams Township</u> Township section # <u></u>                                                                                                                                                         |                                                                        |
|                                                                                   | Purpose of rezoning (attach additional page if necessary) <u>Rezoning petition will permit the construction of twelve new duplex residential units in an area that already features numerous similar developments.</u> |                                                                        |
| Sewer provider <u>City of Fort Wayne</u> Water provider <u>City of Fort Wayne</u> |                                                                                                                                                                                                                        |                                                                        |

|                     |                                                                                                                                                                                                                     |  |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Filing Requirements | <i>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.</i> |  |
|                     | <input checked="" type="checkbox"/> Applicable filing fee                                                                                                                                                           |  |
|                     | <input checked="" type="checkbox"/> Applicable number of surveys showing area to be rezoned (plans must be folded)                                                                                                  |  |
|                     | <input checked="" type="checkbox"/> Legal Description of parcel to be rezoned                                                                                                                                       |  |
|                     | <input checked="" type="checkbox"/> 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.

|                                  |                                                                                      |                 |
|----------------------------------|--------------------------------------------------------------------------------------|-----------------|
| <u>Stephen J, Jehl</u>           |  | <u>3-1-2016</u> |
| (printed name of applicant)      | (signature of applicant)                                                             | (date)          |
| <u></u>                          | <u></u>                                                                              | <u></u>         |
| (printed name of property owner) | (signature of property owner)                                                        | (date)          |
| <u></u>                          | <u></u>                                                                              | <u></u>         |
| (printed name of property owner) | (signature of property owner)                                                        | (date)          |
| <u></u>                          | <u></u>                                                                              | <u></u>         |
| (printed name of property owner) | (signature of property owner)                                                        | (date)          |

|                           |                              |                                |                                      |
|---------------------------|------------------------------|--------------------------------|--------------------------------------|
| Received<br><u>3/1/16</u> | Receipt No.<br><u>120150</u> | Hearing Date<br><u>4/11/16</u> | Petition No.<br><u>Rez-2016-0009</u> |
|---------------------------|------------------------------|--------------------------------|--------------------------------------|



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

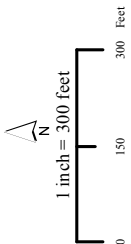


Project boundaries represented by bold colored lines are for representational purposes only.

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.

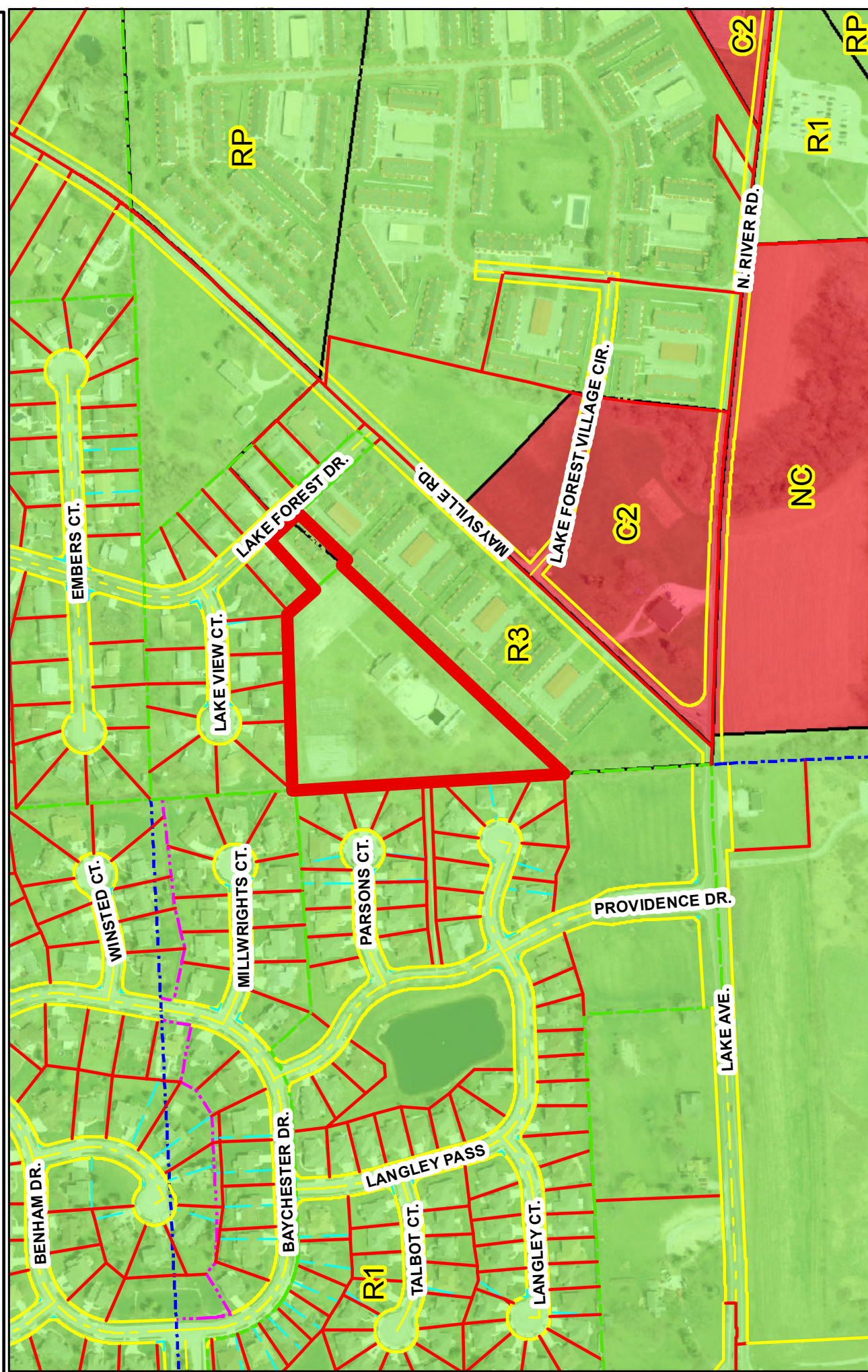
© 2004 Board of Commissioners of the County of Allen  
North American Datum 1983  
State Plane Coordinate System, Indiana East  
Photos and Contours: Spring 2009

Date: 3/15/2016





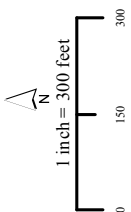
Rezoning Petition REZ-2016-0009 and Primary Development Plan - Lake Forest Village Section 7



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.

© 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: 3/15/2016

ALL DOCUMENTS PREPARED OR PROVIDED BY DONOVAN ENGINEERING, INC. (DEI) ARE INSTRUMENTS OF DEI'S PROFESSIONAL SERVICE. ANY REUSE OF ANY INSTRUMENTS OF DEI'S PROFESSIONAL SERVICE WITHOUT THE WRITTEN CONSENT OF DEI IS A VIOLATION OF THE PROFESSIONAL ETHICS OF THE ENGINEERING BOARD OF INDIANA. DEI GRANTS THE CLIENT A LICENSE TO USE INSTRUMENTS OF DEI'S PROFESSIONAL SERVICE FOR THE PURPOSE OF CONSTRUCTING THE PROJECT. REUSE OR MODIFICATION OF ANY SUCH DOCUMENTS BY THE CLIENT WITHOUT THE WRITTEN CONSENT OF DEI SHALL BE AT THE CLIENT'S SOLE RISK AND THE CLIENT AGREES TO INDEMNIFY AND HOLD DEI HARMLESS FROM AND AGAINST ALL DAMAGES, LOSSES, EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF SUCH REUSE BY THE CLIENT OR BY OTHERS ACTING THROUGH THE CLIENT.

**LAKE FOREST VILLAGE PHASE VII**  
**1203 LAKE FOREST DRIVE**  
**FORT WAYNE, INDIANA 46815**  
**JEHL APARTMENTS, LLC**

| REVISIONS   |      |
|-------------|------|
| NO.         | DATE |
| DESCRIPTION | BY   |
|             |      |
|             |      |
|             |      |
|             |      |
|             |      |
|             |      |
|             |      |
|             |      |
|             |      |
|             |      |
|             |      |

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

TITLE:  
**PRIMARY  
DEVELOPMENT  
PLAN**

SHEET:  
**P1**



LEGAL DESCRIPTION

RECORD DESCRIPTION: DOC. NO. 2014032588  
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 the Northwest Quarter of Section 3, Township 30 North, Range 13 East, in Allen County, Indiana, and extending South 46 degrees 12 minutes East and along the Southwest lines of Lots 246, 247, and 248 in Lake Forest Section V, a distance of 184.6 feet to a point; thence South 46 degrees one minute West and 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.

NOTE: LANDSCAPE REQUIREMENTS TO MEET CODE B-5 STANDARDS

FLOOD NOTE

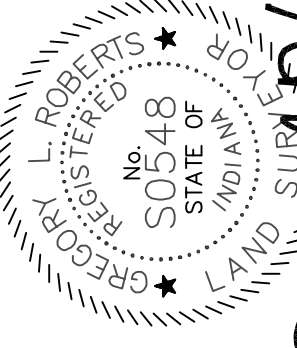
According to the Flood Insurance Rate Map (FIRM) number 180303080, dated August 3, 2009, the herein described real estate is located in Zone "X" and is not located in a "Special Flood Hazard Area". The accuracy of this flood hazard statement is subject to map scale uncertainty.

UTILITY NOTE

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

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 805 AC 1-1-12.



*Gregory L. Roberts*  
GREGORY L. ROBERTS, P.S. #50548

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 INDIANA'S INDOT'S NETWORK.  
GEODETIC DATUM: NAD83  
VERTICAL DATUM: NAVD88

LOCAL BENCHMARK  
TOP OF 3/4" IRON PIN (REBAR) FOUND AT  
THE NORTHWEST CORNER OF LOT #248.  
ELEV. 775.18 (NAVD88)

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

