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.

1 #REZ-2016-0009 2 BILL NO. Z-16-03-16 3 ZONING MAP ORDINANCE NO. Z-4 AN ORDINANCE amending the City of Fort Wayne Zoning Map No. V-10 (Sec. 3 of Adams Township) 5 6 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA: 7 SECTION 1. That the area described as follows is hereby designated an RP 8 (Planned Residential) District under the terms of Chapter 157 Title XV of the Code of the 9 City of Fort Wayne, Indiana: 10 PARCEL I: 11 Part of Kercheval Reserve in part of the Northwest Quarter of Section 3, Township 12 30 North, Range 13 East, in Allen County, Indiana, described as follows, to-wit: 13 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 14 corner of Lot Number 242 in Lake Forest, Section V; thence East a distance of 408.5 15 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 16 a point; thence South 46 degrees one minute West a distance of 710 feet t a point in the West line of Kercheval Reserve; thence North 0 degrees 32 minutes West along 17 the West line of Kercheval Reserve approximately 626 feet to the point of beginning 18 containing 4.0 acres, more or less. 19 PARCEL II: 20 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. 21 22 and the symbols of the City of Fort Wayne Zoning Map No. V-10 (Sec. 3 of Adams 23 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort 24 Wayne, Indiana is hereby changed accordingly. 25 26 27 28

1	SECTION 2. That this Ordinance shall be in full force and effect from and after its
2	passage and approval by the Mayor.
3	Council Member
4	
5	APPROVED AS TO FORM AND LEGALITY:
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7	Carol T. Helton, City Attorney
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Department of Planning Services Rezoning Petition Application

	Applicant Jehl Apartments,		· · · · · · · · · · · · · · · · · · ·	_	
Applicant	Address 6834 Lake Forest Village Circle				
	_{City} Fort Wayne	_{State} IN	Zip 46825	_	
	Telephone 260/627-4194	E-mail (Steve	Jehl) sjehl@aol.com	_	
				_	
	Contact Person Kelty Tappy	Design, Inc.		_	
Contact Person	Address 116 East Berry Str	reet, Suite 700			
	City Fort Wayne	State IN	Zip 46802	_	
	Telephone 260/426-7770	_{E-mail} (Matt Ke	elty) matt@keltytappy.com		
		oondence will be sent onl	y to the designated contact person.		
			f Fort Wayne Planning Jurisdiction	_	
t.	Address of the property 1203	Lake Forest Drive			
	Present Zoning R1 Prop	posed Zoning RP	Acreage to be rezoned approx. 4.36 ac	2	
	Proposed density Twelve dur				
Request	Township name Adams Tow		Township section #	_	
Rec			Rezoning petition will permit		
	the construction of twelve new duplex residential units in an area that already				
	features numerous similar developments.				
	Sewer provider City of Fort V		rater provider City of Fort Wayne		
	Somet provider	vv	ator provides	_	
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 Rezonings Only				
property of Ordinance to the hand I/we agree	described in this application; that I/we a e as well as all procedures and policies of dling and disposition of this application; t	gree to abide by all provise the Allen County Plan Con hat the above information is	that I am/we are the owner(s) of more than 50 percent of ions of the Allen County Zoning and Subdivision Commission as those provisions, procedures and policies restrue and accurate to the best of my/our knowledge; and sons at the rate of \$0.85 per notice and a public notice for the structure of the structure o	ontrol clated d that	
Stephe	en J, Jehl	_ Seenhe	3-1-2016	_	
(printed na	ame of applicant)	(signature of applica	(date)	_	
(printed na	ame of property owner)	(signature of propert	y owner) (date)	_	
(printed na	ame of property owner)	(signature of propert	v owner) (date)	- .	
(printed na	ame of property owner)	(signature of propert	v owner) (date)	_	
Re	ceived Receipt No.	Hearing Date	Petition No.		
3	1/16 / 120150	Al all	Rez-2016-0009	•	





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

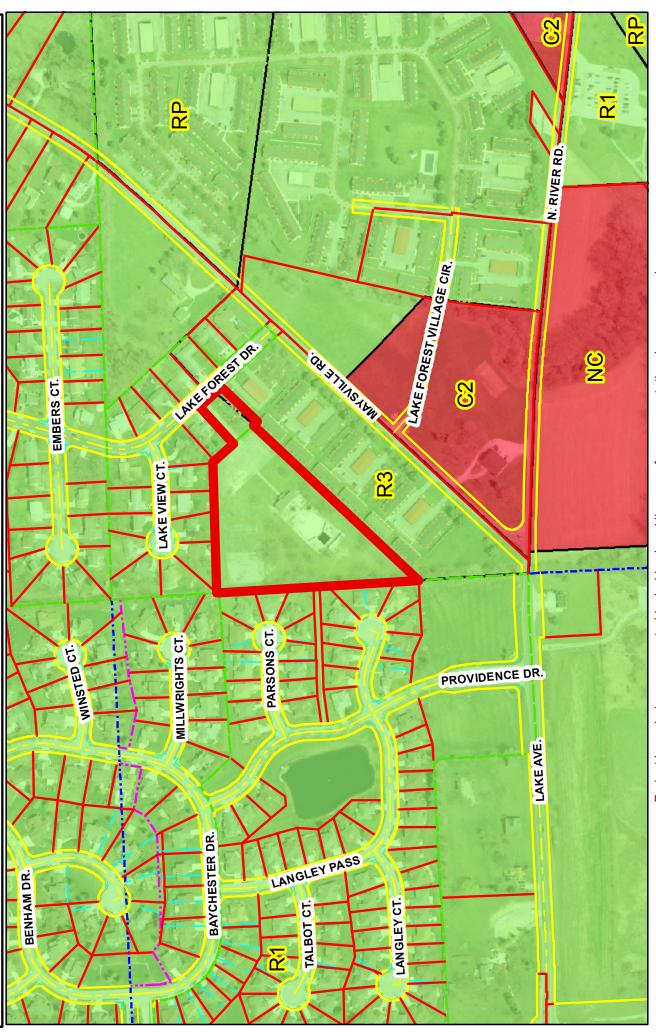
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1 inch = 300 feet

Date: 3/15/2016





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 $\int_{N} 1 \operatorname{inch} = 300 \text{ feet}$

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

Date: 3/15/2016



3521 Lake Avenue, Suite 2 Fort Wayne, Indiana 46805 Office 260.424.7418 Fax 260.424.1918 www.donovan-eng.com GREGORY L. ROBERTS, PS S-0548 KENNETH W. HARRIS, PS 29500021 MICHAEL W. HARRIS, PS 21100018

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OUT OF SUCH REUSE BY THE CLIENT OR BY OTHERS ACTING THROUGH THE CLIENT.

SYMBOL LEGEND:

MANHOLE FIRE HYDRANT

SHUT OFF VALVE

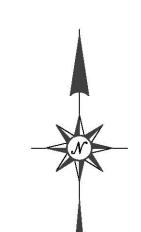
——E—— OVERHEAD UTILITIES POWER POLE

COMMUNICATIONS UTILITY BOX XX FENCE

GUY ANCHOR

776- EXISTING CONTOUR LINE 784.47 ★ SPOT ELEVATION EXISTING TREE

PROPOSED TREE PROPOSED STREET LIGHT



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

PRIMARY DEVELOPMENT PLAN

REVISIONS

DESCRIPTION

NO. DATE

DRAWN BY: KWH

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1"=40'

◆ LOCAL BENCHMARK

ELEV. 775.18 (NAVD88)

TOP OF %" IRON PIN (REBAR) FOUND AT THE NORTHWEST CORNER OF LOT #248.