

FACT SHEET

Case #REZ-2016-0013 Bill # Z-16-04-18 Project Start: 26 April 2016

APPLICANT:	Matt Lancia Signature Homes
REQUEST:	To rezone property for a 24-unit attached single family development
LOCATION:	6502 Rothman Road
LAND AREA:	Approximately 6.8 acres
PRESENT ZONING:	C1-Professional Office and Personal Services
PROPOSED ZONING:	R2-Two Family Residential
NEIGHBORHOOD ASSOCIATIONS:	Community Liaison, Tanbark Trail, Chadwick Homeowners, Hillsboro, Northeast Area Partnership
COUNCIL DISTRICT:	2-Russ Jehl
ASSOCIATED PROJECTS:	Primary Plat, Rothman Villas
SPONSOR:	City of Fort Wayne Plan Commission

9 May 2016 Public Hearing

- No one spoke in support at the hearing.
- One resident spoke at the hearing with concerns.
- Mike Bynum and Mike Bultemeier were absent.
- Staff recommended Do Pass

16 May 2016 – Business Meeting

Plan Commission Recommendation: Do Pass

- A motion was made by Judi Wire and seconded by Don Schmidt to return the ordinance to Common Council for their final decision. 5-0 MOTION PASSED
- Mike Bynum, Mike Bultemeier, Justin Shirley and Tom Friestroffer were absent.

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
19 May 2016

Reviewed By:



Kim Bowman, Executive Land Use Director

PROJECT SUMMARY

The property is currently zoned C1/Professional Office and Personal Services, and was annexed into the City of Fort Wayne in 2000. The petitioner requests a rezoning to R2/Two Family Residential to allow the subdivision of approximately 7 acres of undeveloped land into a 24-lot duplex development totaling 12 buildings and 24 attached single homes. The subdivision is proposed to access Rothman Road, and is situated in an area of single family residential subdivisions, attached single family condominiums and commercial development.

The current zoning is C1, which does not allow the land to be platted into a subdivision under the City zoning ordinance. However if the applicant were to develop the same number duplexes as a development plan this would be permitted. In either event this is a downzoning from a more intensive commercial district to a lower intensity residential district. The petitioner proposes to rezone to R2/Two Family Residential, which will allow the proposed subdivision. The site is surrounded by R3, R2 and C1 zoning and the predominate land use is single family housing, mostly in platted subdivisions, with single family attached condominiums to the south and a doctor's office to the west. The proposed zoning district can be supported by the Comprehensive Plan in that it will allow for planned residential subdivision of land and infill development. The residential proposal will place additional living options within the northeast quadrant of Fort Wayne. The comprehensive plan supports this development through the following objectives:

LU1. Encourage carefully planned growth by utilizing the conceptual development map as part of the community's land use decision-making process;

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

LU5. Encourage sustainable growth and quality development, revitalization and redevelopment by increasing and enhancing connectivity;

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

The subdivision does not propose interconnection with adjacent parcels because they are already developed without stub streets into this property. Public sewer and water will be extended to all the lots within the development. The lots meet the minimum widths at the building line and the minimum lot area. Stormwater management is proposed to be directed to detention basins as proposed on the plan. The proposed plat meets all of the standards of the Zoning Ordinance.

PUBLIC HEARING SUMMARY:

Presenter:

Matt Lancia, Signature Homes, presented the request as outlined above in the project summary.

Comments in Favor:

None

Comments of Concern:

- Terry O'Brien, 7303 Tanbark Lane, lives directly east of the proposed development. He is concerned that kids will cut through his yard to get to the common area in the Hillsboro subdivision.
- A resident of Chadwick is concerned that the area is over-saturated with homes.

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

Rezoning Petition REZ-2016-0013

APPLICANT:	Signature Homes – Matt Lancia
REQUEST:	To rezone property from C1/Professional Office and Personal Services to R2/Two Family Residential for a new 24-unit duplex development.
LOCATION:	The proposed site is located on the south side of the 6400 to 6500 blocks of Rothman Road (Section 15 of St. Joseph Township).
LAND AREA:	Approximately 6.8 acres
PRESENT ZONING:	C1/Professional Office and Personal Services
PROPOSED ZONING:	R2/Two Family Residential

The Plan Commission recommends that Rezoning Petition REZ-2016-0013, be returned to Council with a “Do Pass” recommendation for the following reasons:

1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The general area has seen primarily single-family residential land uses. This proposal will provide infill development using existing infrastructure, and provide further single family housing options.
2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. Plan review from the Plan Commission and staff will ensure a compatible development that complements the neighborhood.
3. Approval is consistent with the preservation of property values in the area. This proposal provides another housing choice for residents who choose to reside in the northeast quadrant of Fort Wayne. The proposed density and land use are consistent with surrounding development.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Review by City engineering departments indicates that the site can be developed for residential uses and adequate infrastructure is available to service the site.

These findings approved by the Fort Wayne Plan Commission on May 16, 2016.



Michael Bultemeier
Secretary to the Commission

**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.

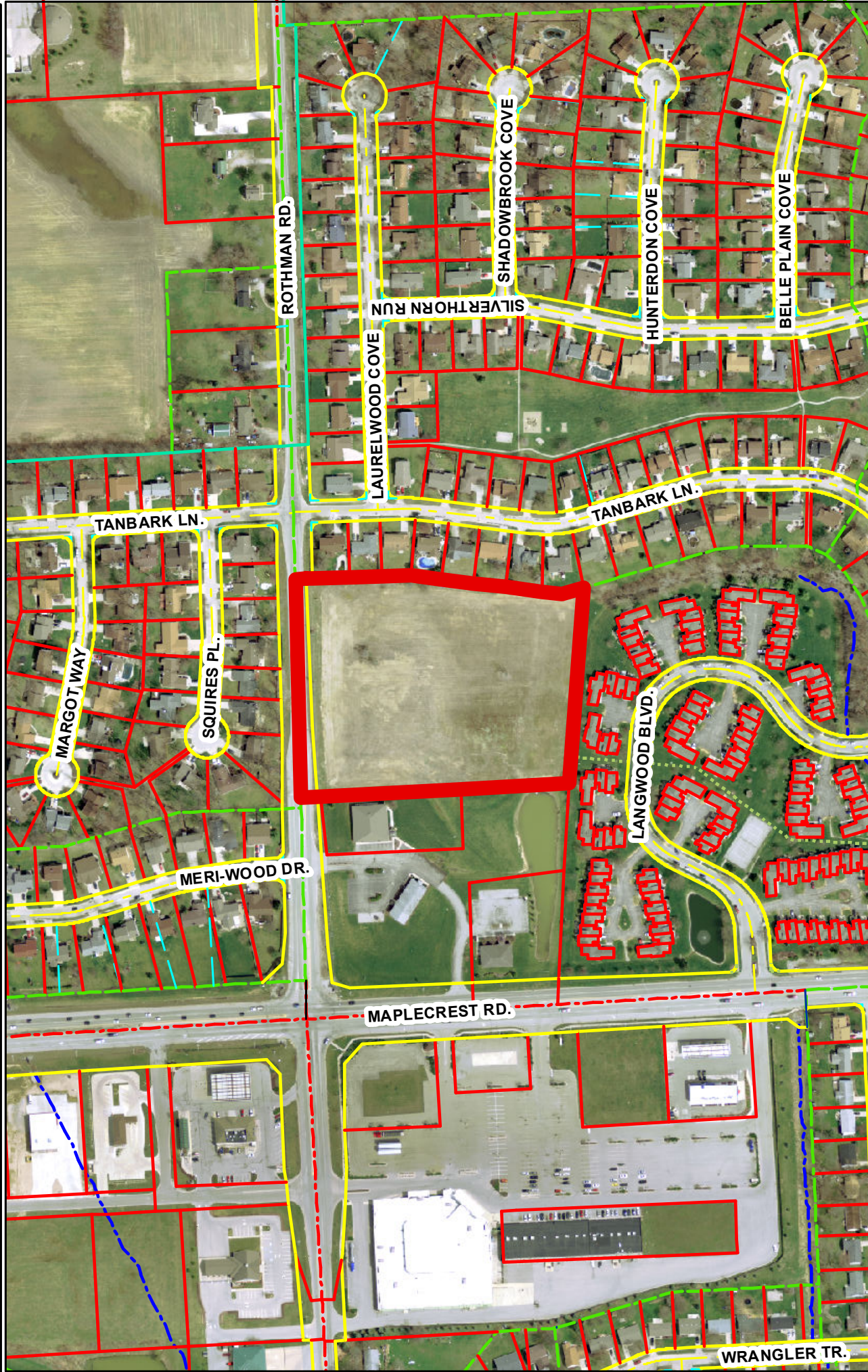
Matthew J Lancia Signature Homes LLC Matthew J Lancia 3/31/16
(printed name of applicant) (signature of applicant) (date)
Burlington Properties LLC Matthew J Lancia 3/31/16
(printed name of property owner) (signature of property owner) (date)

(printed name of property owner) (signature of property owner) (date)

(printed name of property owner) (signature of property owner) (date)

Received	Receipt No.	Hearing Date	Petition No.
4/5/16	120435	5/9/16	PF2-2016-0013

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

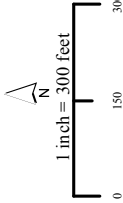


Project boundaries represented by bold colored lines are for representational purposes only.

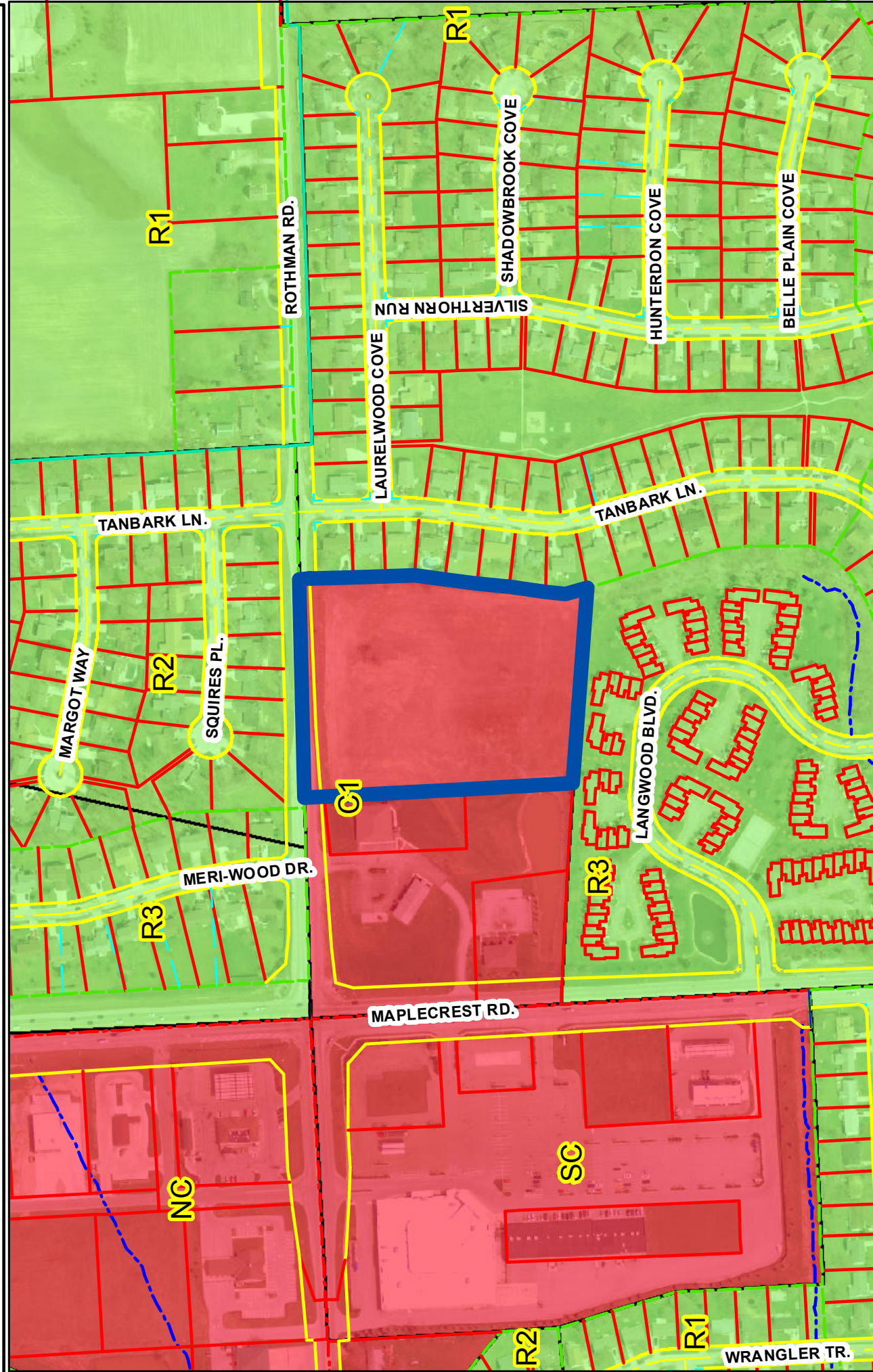
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

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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

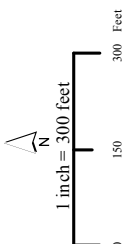


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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

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:

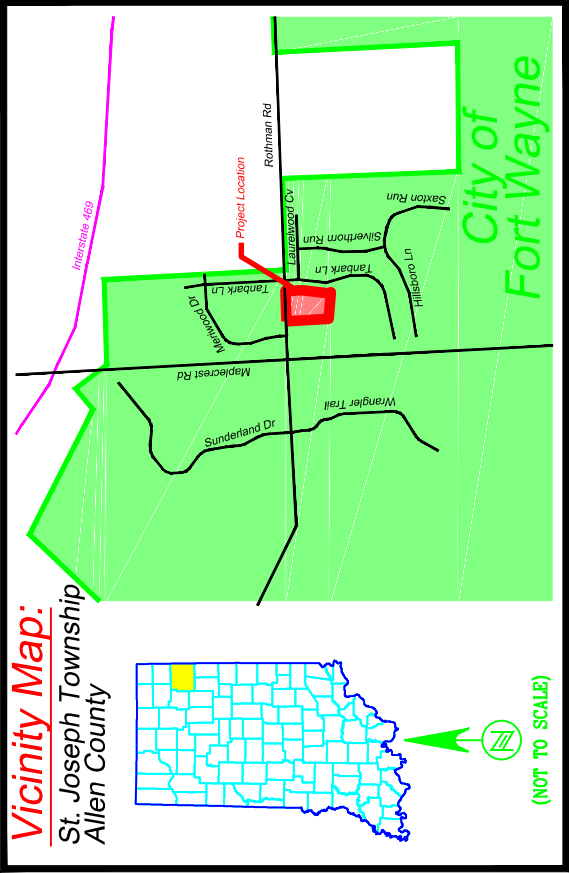
Sanitary Sewer Utility:
Allen County Department of Planning Services
200 E. Berry Street
Suite 140
Fort Wayne, IN 46802
(260) 449-7607

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

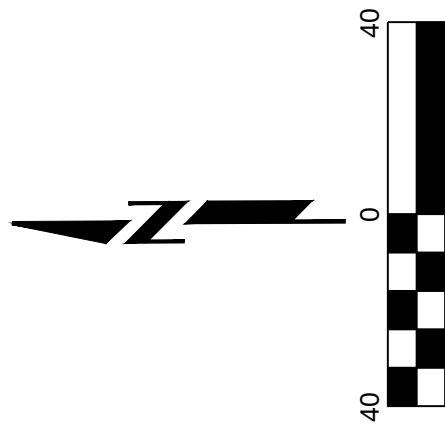
A tract of land located in the Northwest Quarter of Section 15, T31N, R13E, in Allen County, the State of Indiana, more fully described as follows:

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

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:

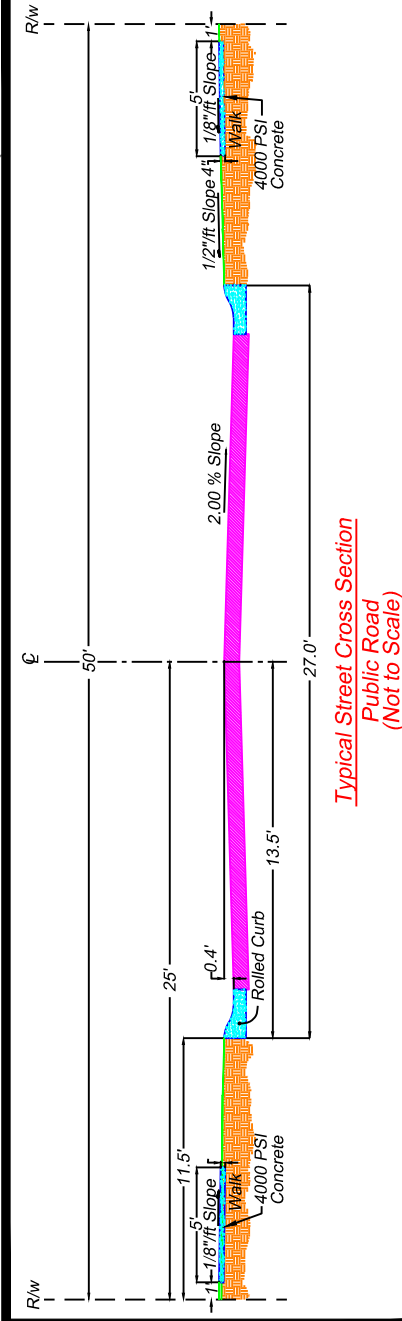
- All Right-of-Way intersection radii to be 20 feet.
- All Right-of-Ways to be dedicated to City of Fort Wayne.
- All Cul-de-Sac Right-of-Way to be 50' radius.
- All Park areas, Common areas, or Block areas to have a blanket utility and surface drainage easement.
- All proposed streets to be asphalt, 27' wide back to back of concrete curbs; Cuts 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



Legend	
Existing	
Contours	
Water Line	
Sanitary Line	
Storm Line	
Sanitary Manhole	
Water Valve	
Fire Hydrant	
Storm Line	
Sanitary Line	
Water Line	
Building Line	
Esmt Line	
Storm Str	
Sanitary Manhole	

