

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2016-0042
Bill Number: Z-16-11-13
Council District: 3-Tom Didier

Introduction Date: November 22, 2016

Plan Commission
Public Hearing Date: December 5, 2016 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 15.00 acres of property from R1-Single Family Residential to R3-Multiple Family Residential.

Location: 1100 to 1500 blocks of West Till Road

Reason for Request: To develop a plat with 101 attached single family townhomes.

Applicant: Springmill Woods Development, LLC

Property Owner: James Lancia

Related Petitions: Primary Plat, Hyde Park

Effect of Passage: Property will be rezoned to the R3-Multiple Family Residential zoning district, which will allow the property to be developed as an attached single family plat.

Effect of Non-Passage: The property will remain zoned R1-Single Family Residential. The property can be developed with detached single family homes, but not with attached townhomes.

#REZ-2016-0042

BILL NO. Z-16-11-13

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. K-58 (Sec. 3 of Washington 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 I1 (Limited
Industrial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
Wayne, Indiana:

Part of Lots Numbered 4 and 5 in Rousseau's Out Lots in the South Half of the Northeast
Quarter of Section 3, Township 31 North, Range 12 East, Allen County, Indiana, according
the recorded plat thereof as recorded in Plat Record 7, page 50, in the Office of the Recorder
of Allen County, Indiana, being more particularly described as follows, to-wit:

Beginning at the Southwest corner of said Lot Number 4, being marked by a survey nail;
thence North 87 degrees 58 minutes 17 seconds East (GPS grid bearing and basis of all
bearings in this description), on and along the South line of said Lot Number 4, being within
the right-of-way of West Till Road, distance of 267.72 feet to a survey nail; thence North 02
degrees 01 minutes 43 seconds West, a distance of 239.00 feet to a #5 rebar; thence North 63
degrees 41 minutes 26 seconds East, a distance of 156.00 feet to a #5 rebar on the East line
of said Lot Number 4; thence North 02 degrees 01 minutes 57 seconds West, on and along
said East line, a distance of 34.00 feet to a #5 rebar; thence North 55 degrees 47 minutes 32
seconds East, a distance of 487.27 feet to a #5 rebar on the East line of said Lot Number 5;
thence North 02 degrees 02 minutes 19 seconds West, on and along said East line, a distance
of 469.50 feet to a #5 rebar at the Northeast corner thereof; thence South 89 degrees 19
minutes 12 seconds West, on and along the North line of said Lots Numbered 5 and 4, a
distance of 822.20 feet to a #5 rebar at the Northwest corner of said Lot Number 4; thence
South 02 degrees 00 minutes 49 seconds East, on and along the West line of said Lot
Number 4, a distance of 1085.50 feet to the point of beginning, containing 15.000 acres of
land, subject to legal right-of-way for West Till Road, and subject to all easements of record.
This description is based on an original survey by Sauer Land Surveying, Inc., Survey No.
118-108"A", dated June 3, 2016.

and the symbols of the City of Fort Wayne Zoning Map No. K-58 (Sec. 3 of Washington
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. If a written commitment is a condition of the Plan Commission's recommendation for the adoption of the rezoning, or if a written commitment is modified and approved by the Common Council as part of the zone map amendment, that written commitment is hereby approved and is hereby incorporated by reference.

SECTION 3. 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

Department of Planning Services
Rezoning Petition Application

Applicant Springmill Woods Development, LLC
Address 9430 Lima Road
City Fort Wayne State IN Zip 46818
Telephone 260/489-4433 E-mail 9430@lanciahomes.com

Contact Person Jim Lancia
Address same
City State Zip
Telephone E-mail

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

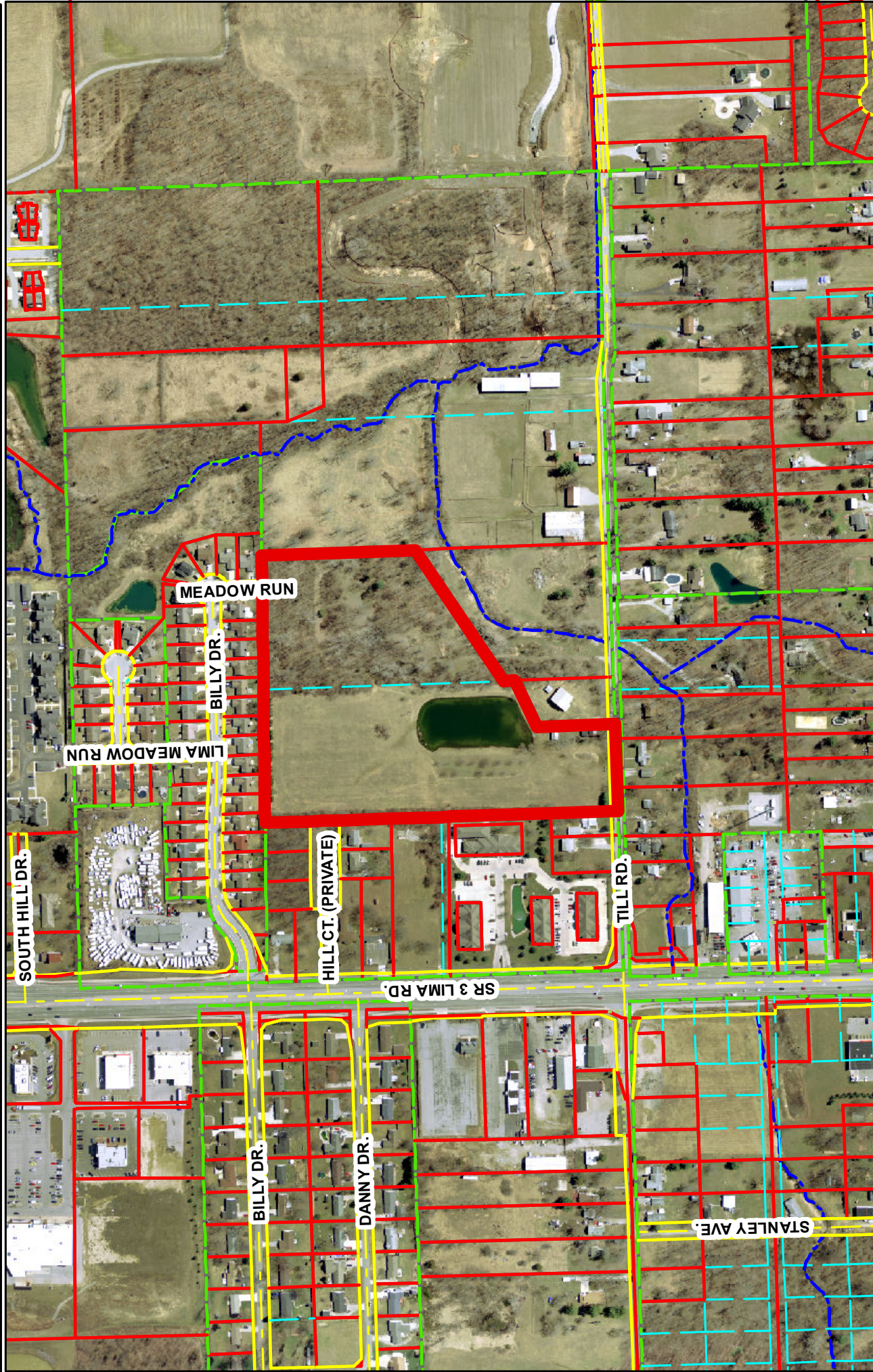
Request
[] Allen County Planning Jurisdiction [x] City of Fort Wayne Planning Jurisdiction
Address of the property 1500 block of West Till Road
Present Zoning R1 Proposed Zoning R3 Acreage to be rezoned 15.000 acres
Proposed density 6.7 u/a units per acre
Township name Washington Township section # 3
Purpose of rezoning (attach additional page if necessary) To develop a 101 unit single family attached residential 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.
[x] Applicable filing fee
[x] Applicable number of surveys showing area to be rezoned (plans must be folded)
[x] Legal Description of parcel to be rezoned
[x] Rezoning Questionnaire (original and 10 copies) County Rezonings 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.

James J. Lancia, Authorized Member
(printed name of applicant) (signature of applicant) 4/1/16 (date)
same
(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)

Table with 4 columns: Received, Receipt No., Hearing Date, Petition No.
Values: 11-1-16, 122488, 12-5-16, REZ-2016-0042

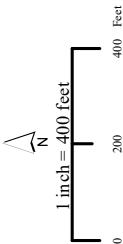


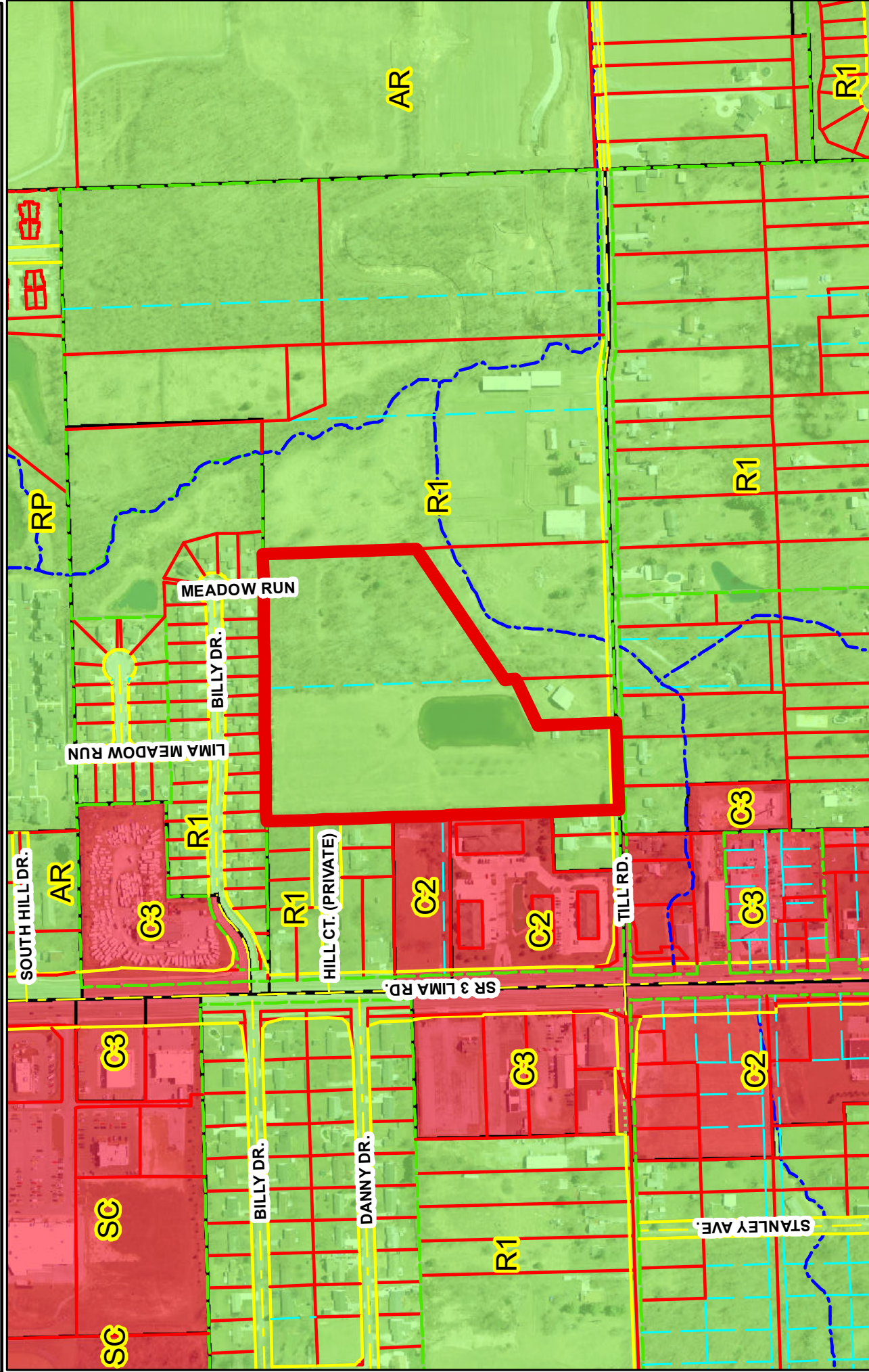
Project boundaries represented by bold colored lines are for representational purposes only.

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.

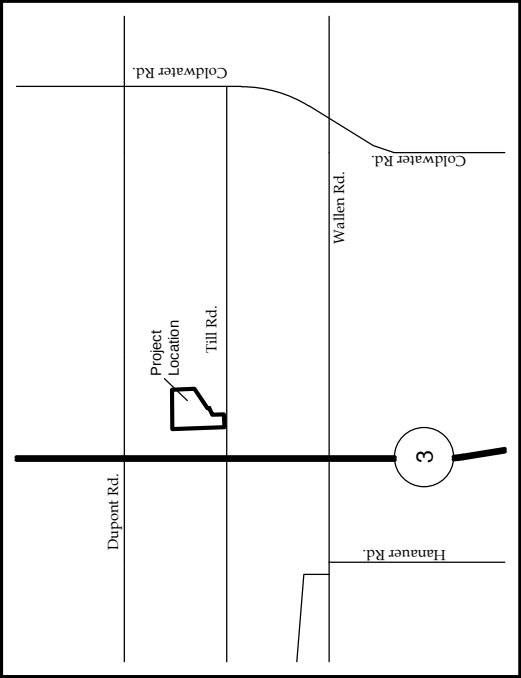
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

Date: 11/14/2016





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



Primary Plat of:

HYDE PARK

A subdivision of part of Lots Numbered 4 and 5 in Rousseau's Out Lots in the South Half of the Northeast Quarter of Section 3, Township 31 North, Range 12 East, Allen County, Indiana.

Developer:
Springmill Woods Development, LLC
9430 Lima Road
Fort Wayne, IN 46818
260/489-4433

Surveyor - Planner:
Sauer Land Surveying, Inc.
14033 Illinois Road, Suite C
Fort Wayne, IN 46814
Tel: 260/469-3300

Symbol Legend

- BB met
- Manhole
- Meter End Section
- ◊ Fire Hydrant
- Proposed Lake
- Proposed Street Light
- Proposed Sanitary Sewer
- Proposed Storm Sewer
- Proposed Water Line
- Existing Sanitary Sewer
- Existing Storm Sewer
- Existing Water Line

HYDE PARK DESCRIPTION:

Part of Lots Numbered 4 and 5 in Rousseau's Out Lots in the South Half of the Northeast Quarter of Section 3, Township 31 North, Range 12 East, Allen County, Indiana, according to the recorded plat thereof as recorded in Plat Record 7, page 50, in the Office of the Recorder of Allen County, Indiana, being more particularly described as follows, to-wit:

Beginning at the Southwest corner of said Lot Number 4, being marked by a survey nail; thence North 87 degrees 58 minutes 17 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the South line of said Lot Number 4, being within the right-of-way of West Till Road, distance of 267.3 feet to a survey nail; thence North 02 degrees 01 minutes 43 seconds West, on and along said East line of said Lot Number 4, distance of 152.5 feet to a survey nail; thence North 02 degrees 01 minutes 57 seconds West, on and along said East line, distance of 34.00 feet to a #5 rebar; thence North 55 degrees 32 seconds East, a distance of 487.27 feet to a #5 rebar on the East line of said Lot Number 5; thence North 02 degrees 47 minutes 19 seconds West, on and along said East line, a distance of 469.50 feet to a #5 rebar at the Northeast corner thereof; thence South 89 degrees 19 minutes 12 seconds West, on and along the North line of said Lots Numbered 5 and 4, a distance of 822.20 feet to a #5 rebar at the Northwest corner of said Lot Number 4; thence South 02 degrees 00 minutes 49 seconds East, on and along the West line of said Lot Number 4, a distance of 1085.50 feet to the point of beginning, containing 15.000 acres of land, subject to legal right-of-way for West Till Road, and subject to all easements of record.

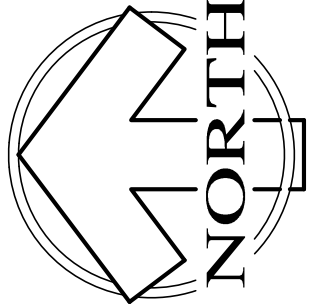
AREA TABLE

LOT#	Area (Ac. +/-)
1	2.8510
2	2.8510
3	2.8510
4	2.8510
5	2.8510
6	2.8510
7	2.8510
8	2.8510
9	2.8510
10	2.8510
11	2.8510
12	2.8510
13	2.8510
14	2.8510
15	2.8510
16	2.8510
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18	2.8510
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32	2.8510
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95	2.8510
96	2.8510
97	2.8510
98	2.8510
99	2.8510
100	2.8510
101	2.8510
102	2.8510
103	2.8510
104	2.8510
105	2.8510
106	2.8510
107	2.8510

Entity	Area (sq. ft.)
Block A	54971
Block B	159722
Street	111740

CENTERLINE CURVE TABLE

CURVE	ARC LENGTH	CHORD	CHORD BEARING	CHORD LENGTH
C1	211.18	150.00	S 60° 01' 42" W	111.15
C2	278.33	175.00	S 67° 28' 16" W	148.43
C3	278.33	175.00	S 67° 28' 16" W	148.43
C4	278.33	175.00	S 67° 28' 16" W	148.43
C5	101.84	150.00	S 60° 01' 42" W	111.15



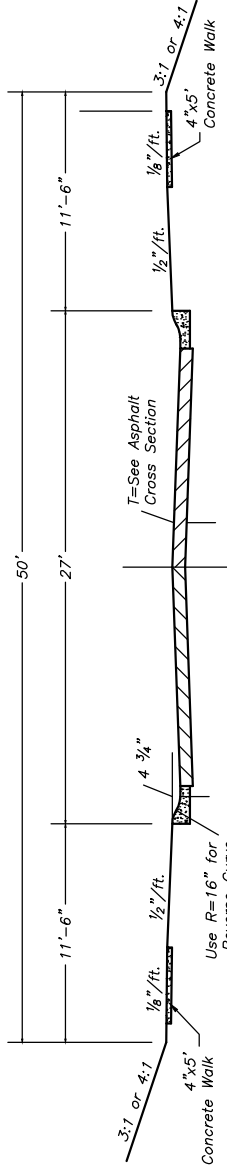
SCALE IN FEET:

0 60 120

Original Map Scale: 1"=60'

Date: 1 NOV 16

NOTE: U.&S.D.E. denotes Utility & Surface Drainage Easement



Note: All sidewalks though driveways shall be at a 1/8" per ft. cross-slope

TYPICAL STREET CROSS-SECTION

Not to Scale

