

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2018-0003
Bill Number: Z-18-01-13
Council District: 2-Russ Jehl

Introduction Date: January 23, 2018

Plan Commission
Public Hearing Date: February 12, 2018 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 3.25 acres of property from AR-Low Intensity Residential to R3-Multiple Family Residential

Location: 11430 Coldwater Road

Reason for Request: To rezone property to allow for a 19,000 square foot assisted living facility.

Applicant: Berengaria Development

Property Owner: Mary A. Conner

Related Petitions: Primary Development Plan, BrightStar Care

Effect of Passage: Property will be rezoned to the R3-Multiple Family Residential district which will allow an assisted living facility.

Effect of Non-Passage: The site will remain zoned AR-Low Intensity Residential, which would allow for a single house. Redevelopment of the site will be limited.

#REZ-2018-0003

BILL NO. Z-18-01-13

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. O-66 (Sec. 34 of Perry 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 R3
(Multiple Family Residential) District under the terms of Chapter 157 Title XV of the Code of
the City of Fort Wayne, Indiana:

Part of the South half of the Northwest Quarter of Section 34, Township 32 North,
Range 12 East, in Perry Township, Allen County, Indiana, more particularly
described as follows:

Commencing at the Northwest corner of South half of said Northwest Quarter, being
1327.35 feet South of the Northwest corner of said Section 34; thence North 88
degrees 31 minutes 45 seconds East, a distance of 498.23 feet to the West line of
Pine Valley Country Club Fourth Addition found in Plat Book 30 B, page 126 as
recorded in the Office of the Recorder of Allen County; thence South 02 degrees 24
minutes 17 seconds East on and along said West line, a distance of 283.45 feet;
thence South 88 degrees 28 minutes 05 seconds West, a distance of 503.63 feet to the
West line of said Northwest Quarter; thence North 01 degrees 18 minutes 52
seconds West on and along West line of said Northwest Quarter, a distance of 283.95
feet to the Point of Beginning, containing 3.262 acres more or less, being subject to
and/or together with all easements and rights-of-way of record.

and the symbols of the City of Fort Wayne Zoning Map No. O-66 (Sec. 34 of Perry
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.

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2 SECTION 3. That this Ordinance shall be in full force and effect from and after its
3 passage and approval by the Mayor.
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5 _____
Council Member

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7 APPROVED AS TO FORM AND LEGALITY:

8 _____
9 Carol T. Helton, City Attorney
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**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Berengaria Development c/o Dan Sisel, AIA
Address 301 N. Broadway, Suite 300
City Milwaukee State WI Zip 53202
Telephone 414-585-8877 E-mail dan.sisel@berengariadevelopment.com

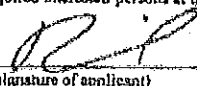
Contact Person
Contact Person T-E Incorporated c/o Justin Hoffman, P.E., P.S.
Address 8620 Bluffton Road
City Fort Wayne State IN Zip 46809
Telephone 260-489-5541 E-mail jhoffman@t-einc.com

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 11430 Coldwater Road
Present Zoning AR Proposed Zoning R3 Acreage to be rezoned 3.25
Proposed density 12.3 units per acre
Township name Perry Township section # 34
Purpose of rezoning (attach additional page if necessary)
To align the property zoning with the proposed use of "Assisted Living Facility"
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

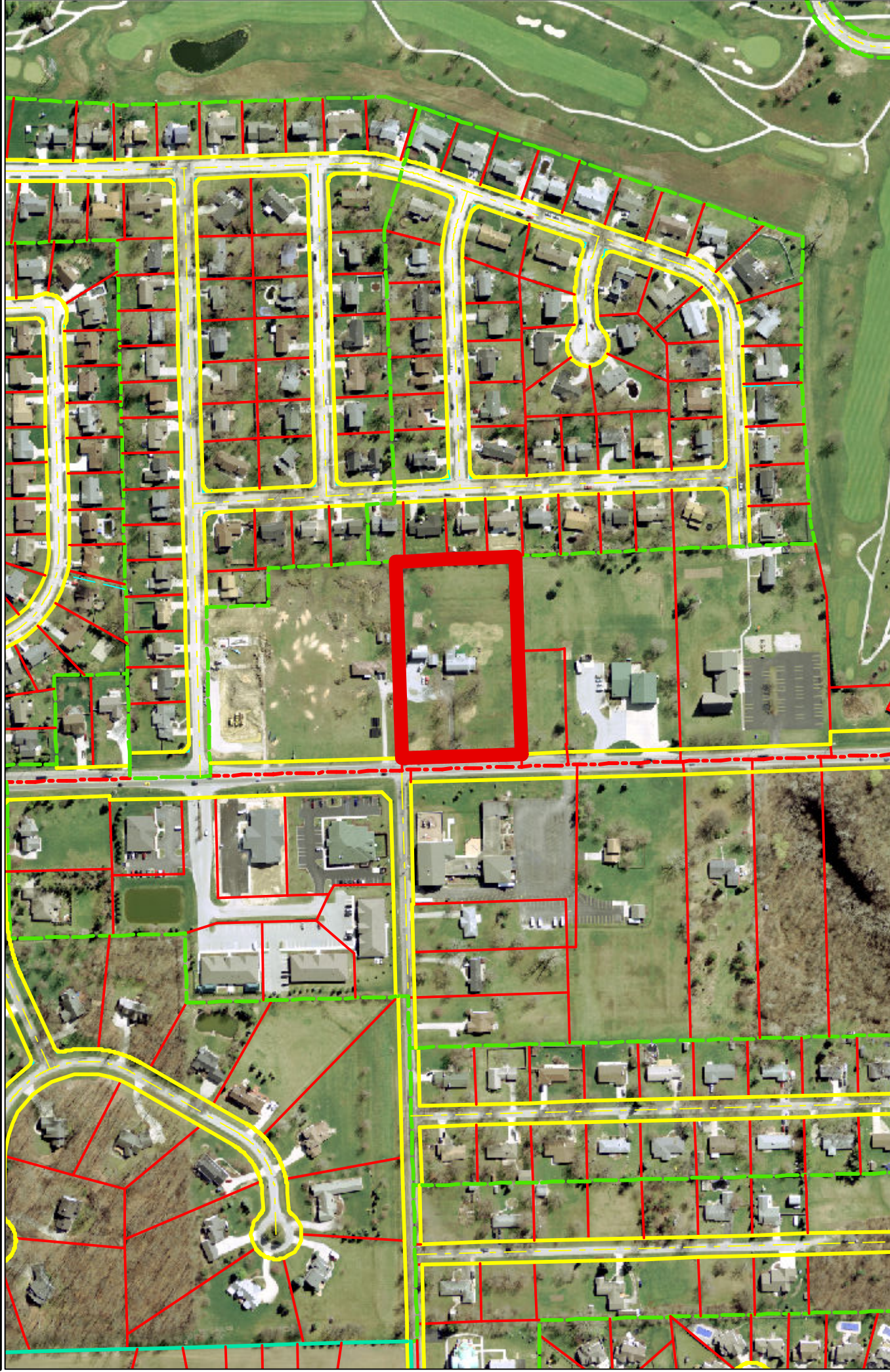
I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures 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.

Dan Sisel (printed name of applicant)	 (signature of applicant)	12-14-17 (date)
MARY A. CONNER (printed name of property owner)	Mary A Conner (signature of property owner)	12/14/2017 (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

Received 1/2/18	Receipt No. 125902	Hearing Date 2/12/18	Petition No. PER-2018-0003
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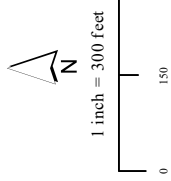


Rezoning Petition REZ-2018-0003 and Primary Development Plan PDP-2018-0003 - Brightstar Care



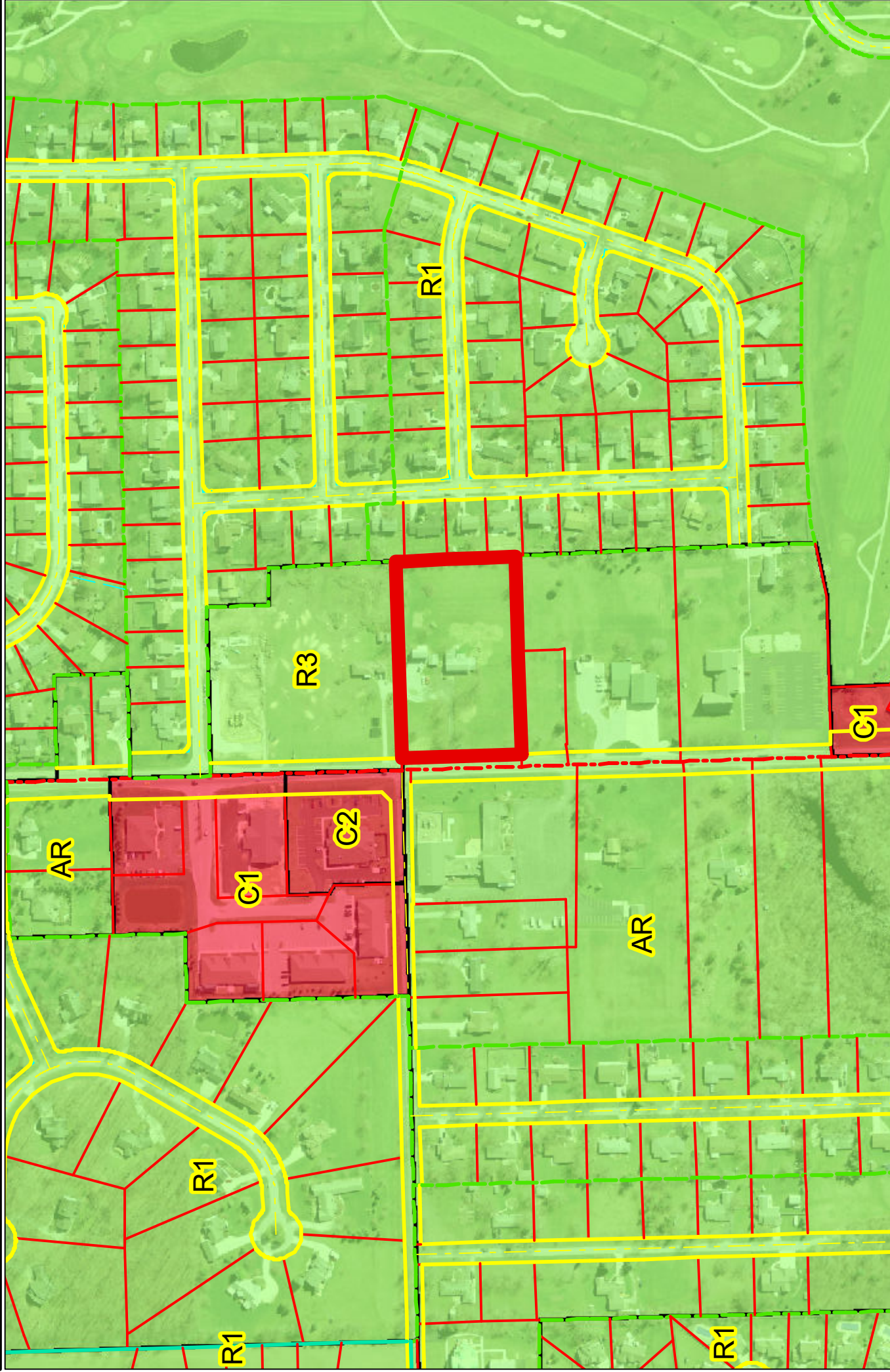
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Photos and Contours: Spring 2009
Date: 1/16/2018





Rezoning Petition REZ-2018-0003 and Primary Development Plan PDP-2018-0003 - Brightstar Care



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1 inch = 300 feet

0 150 300 Feet

