

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2018-0014
Bill Number: Z-18-04-03
Council District: 2-Russ Jehl

Introduction Date: April 10, 2018

Plan Commission
Public Hearing Date: April 9, 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 1.88 acres of property from AR-Low Intensity Residential to R3-Multiple Family Residential.

Location: 9751 Auburn Road

Reason for Request: To develop the parcel with 60 one-story senior apartments within 7 buildings.

Applicant: ASH Holding Company

Property Owner: Roderick Griggs and Stephanie Griggs

Related Petitions: Primary Development Plan, Ash Senior Homes at Auburn Road

Effect of Passage: Property will be rezoned to the R3 – Multiple Family Residential zoning district, which will allow the redevelopment of the property with senior housing.

Effect of Non-Passage: The property will remain zoned AR-Low Intensity Residential and may develop with single family or low intensity agricultural purposes.

#REZ-2018-0014

BILL NO. Z-18-04-03

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. P-58 (Sec. 6 of St. Joseph 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:

Doc.#80-013299

Part of the Northwest Quarter of the Fractional Section 6, Township 31 North, Range
13 East, Allen County, Indiana, more particularly described as follows:

Beginning at a point on the West line of the Northwest Quarter of Fractional Section
6, Township 31 North, Range 13 East, Allen County, Indiana, said point being
2148.1 feet South of the Northwest corner of the NW Quarter of Section 6-31-13;
thence South along the West line of the Northwest Quarter Section 6-31-13 a
distance of 153.2 feet to a point 348.7 feet North of the Southwest corner of the
Northwest Quarter of Section 6-31-13; thence East with a deflection angle to the left
of 88°45'00" a distance of 853 feet; thence North with a deflection angle to the left of
91°15'00" and parallel to the West line of the Northwest Quarter of Section 6-31-13
a distance of 153.2 feet; thence West with a deflection angle to the left of 88°45'00"
a distance of 853 feet to the point of beginning, containing 3.0 acres.

Doc.#79-14006

That part of the North West Fractional Quarter of Section 6, Township 31 North,
Range 13 East, described as follows: Commencing 195.5 feet North of the West
Quarter Corner of said Section 6 aforesaid; thence North along the West line of said
Section 153.2 feet; thence East on a line parallel with the East and West center line
of said Section 1114.9 feet to the center of the Auburn Road; thence Southwesterly
along the center line of the Auburn Road 167.0 feet; thence West 1044.5 feet to the
place of beginning, in Allen County, Indiana.

and the symbols of the City of Fort Wayne Zoning Map No. P-58 (Sec. 6 of St. Joseph
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 ASH Holding Company
Address 921 East Dupont Road, #775
City Fort Wayne State IN Zip 46825
Telephone 260-348-4804 E-mail Ontopofthemarket@yahoo.com

Contact Person Brett Miller / MLS Engineering LLC
Address 221 Tower Drive
City Monroe State IN Zip 46772
Telephone 260-692-6166 E-mail brett@mlswebsite.us

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

☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property 9751 Auburn Road
Present Zoning AR Proposed Zoning R3 Acreage to be rezoned 6.759
Proposed density 8.88 units per acre
Township name St. Joseph Township section # 6
Purpose of rezoning (attach additional page if necessary) Allow the construction of a multiple building / multi-family residential project.

Sewer provider City of Fort Wayne Water provider City of Fort Wayne

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.

- Filing 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

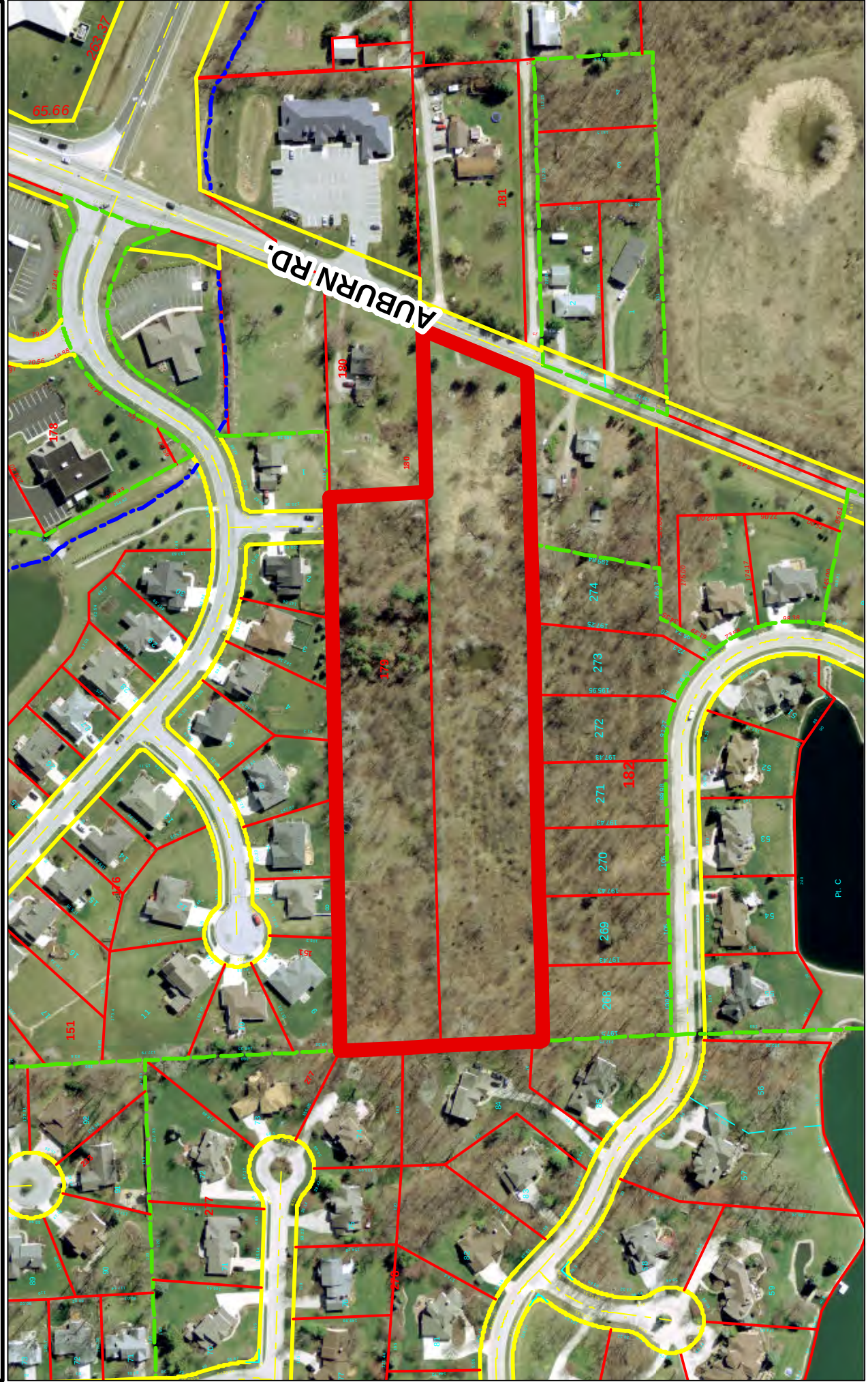
I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures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

(printed name of applicant)	(signature of applicant)	(date)
<u>RODERICK B GRIGGS</u>	<u>Roderick B Griggs</u>	<u>3-2-18</u>
(printed name of property owner)	(signature of property owner)	(date)
<u>STEPHANIE J GRIGGS</u>	<u>Stephanie J Griggs</u>	<u>3-2-18</u>
(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.
3-5-18	126225	4-9-18	REZ - 2618-0014



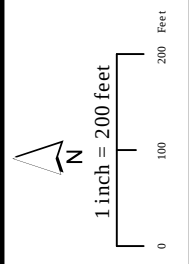
Rezoning Petition REZ-2018-0014 and Primary Development Plan PDP-2018-0011 - Ash Senior Homes at Auburn Road



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.

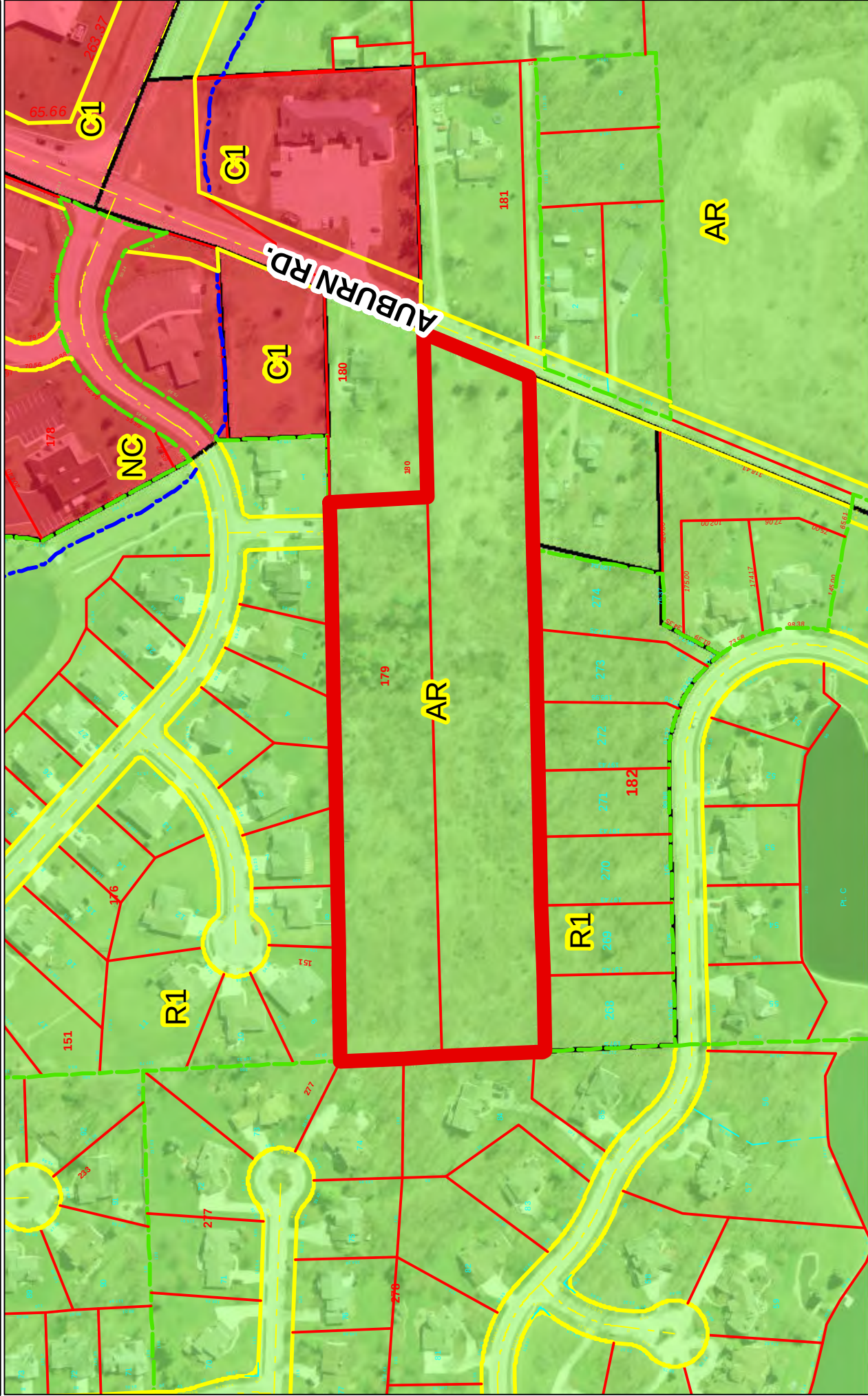
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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 3/20/2018

Project Boundaries Represented with Bold Lines are for Representational Purposes Only





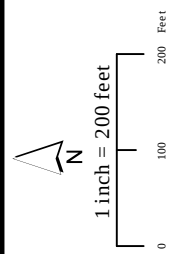
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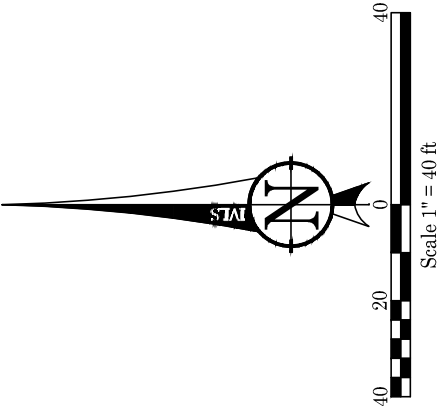
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A 60 unit multi-family apartment complex

Woodland Lake Sec
P.C.G, Pg.4



SITE DATA Ex. Zoning AR - Pending R3 Building #1 - One Story - 8 two bedroom units Building #2 - One Story - 5 two bedroom units Building #3 - One Story - 12 two bedroom units Building #4 - One Story - 5 two bedroom units Building #5 - One Story - 5 two bedroom units Building #6 - One Story - 14 two bedroom units Building #7 - One Story - 11 two bedroom units Density - 60 units / 6.7 ac = 8.95 D.U./Acre 126 Off-street parking spaces - 60 spaces (drives) + 60 spaces (garages) + 6 open spaces
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Date : 03-06-18
 Drawn By: CP
 Chk'd By : DSG /
 Project No.: 1802
 Sheet Number

C1.1