

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2018-0018
Bill Number: Z-18-04-05
Council District: 4-Jason Arp

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 R2-Two Family Residential.

Location: 9303 Covington Road

Reason for Request: To develop the parcel with residential duplex homes.

Applicant: Harrison Heller

Property Owner: Lynn Reecer

Related Petitions: none

Effect of Passage: Property will be rezoned to the R2 – Two Family Residential zoning district, which will allow the development of the property with duplex buildings.

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-2018-0018

BILL NO. Z-18-04-05

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. AA-07 (Sec. 14 of Aboite 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 R2 (Two
Family Residential) District under the terms of Chapter 157 Title XV of the Code of the City
of Fort Wayne, Indiana:

Part of the West Half of the Northwest Quarter of Section 14, Township 30 North,
Range 11 East, Allen County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of Section 14,
Township 30 North, Range 11 East; thence North 89 degrees 48 minutes 44 seconds
East along the North line of the Northwest Quarter of Section 14, a distance of 329.0
feet to the true point of beginning; thence continuing North 89 degrees 48 minutes 44
seconds East, a distance of 219.35 feet; thence South 00 degrees 11 minutes 16
seconds East, a distance of 311.74 feet; thence South 60 degrees 03 minutes 21
seconds West, a distance of 206.52 feet; thence South 89 degrees 48 minutes 44
seconds West and parallel to the North line of the NW ¼ of Sec. 14-30-11, a distance
of 41.27 feet; thence North 00 degrees 01 minute 15 seconds West, a distance of
414.24 feet to the point of beginning, said in previous deed to contain 1.88 acres,
more or less.

and the symbols of the City of Fort Wayne Zoning Map No. AA-07 (Sec. 14 of Aboite
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
Applicant Harrison Heller
Address 4818 W Hamilton Rd S
City Fort Wayne State IN Zip 46814
Telephone 260-653-1620 E-mail Harrison@Hellersite.com

Contact Person
Contact Person Harrison Heller
Address 4818 W Hamilton Rd S
City Fort Wayne State IN Zip 46814
Telephone 260-633-1620 E-mail Harrison@Hellersite.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 9305 Coughlin Rd Fort Wayne IN 46804
Present Zoning AR Proposed Zoning R2 Acreage to be rezoned 1.87
Proposed density 1.5/acre units per acre
Township name Absite Township section # 14
Purpose of rezoning (attach additional page if necessary) would like to build 3 Duplex Rentals.
Sewer provider Agua Water provider City Utilities

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 plans/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

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 \$0.75 per notice and a public notice fee of \$50.00 per Indiana code.

Harrison Heller [Signature] 2-26-18
(printed name of applicant) (signature of applicant) (date)
Lynn Reece [Signature] 2-27-18
(printed name of property owner) (signature of property owner) (date)

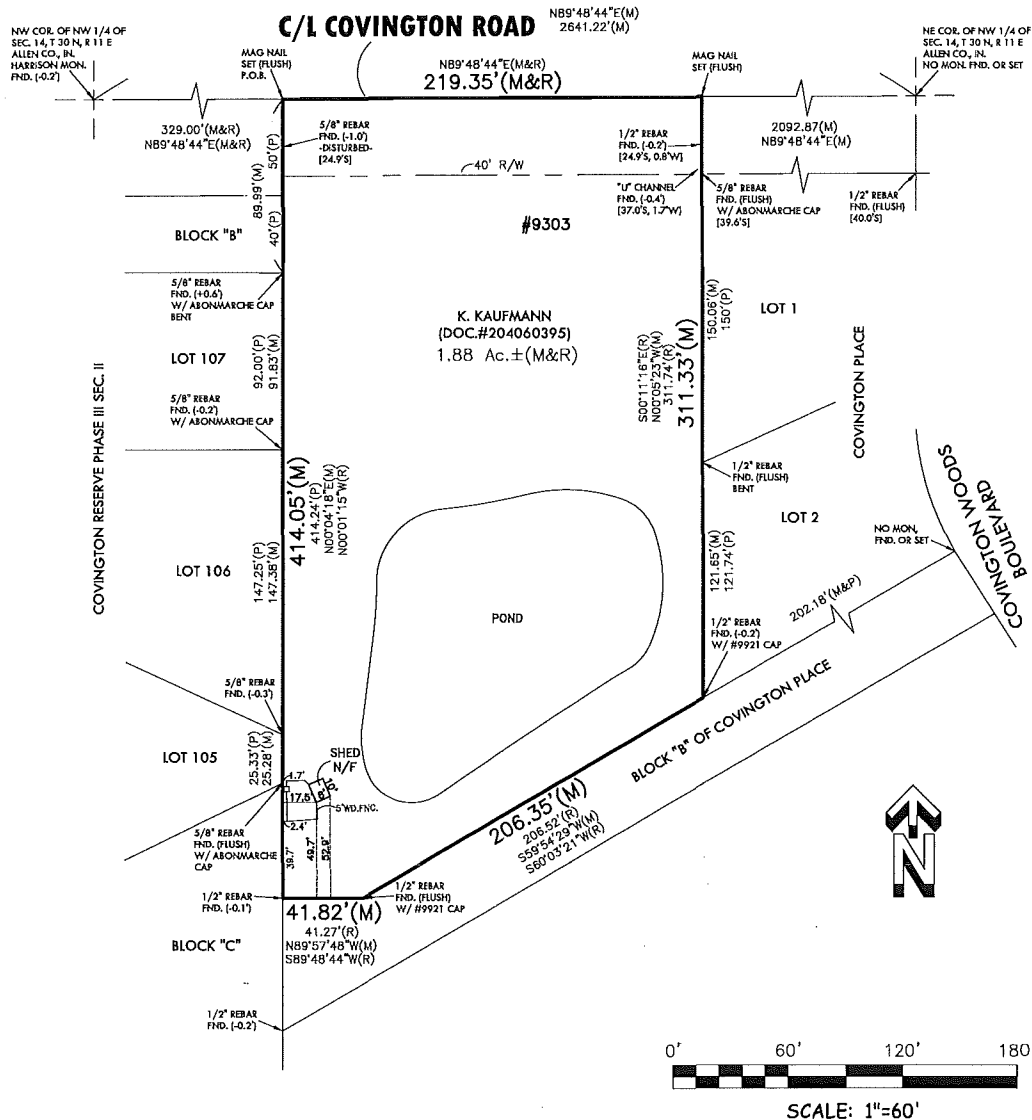
(printed name of property owner) (signature of property owner) (date)

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

Received	Receipt No.	Hearing Date	Petition No.
<u>2/28/18</u>	<u>126190</u>	<u>2-9-18</u>	<u>REZ-2018-0018</u>

PLAT OF SURVEY Page 1 of 2

This document is a Retracement Survey of a parcel of land located in Allen County, Indiana.
SEE PAGE 2 OF 2 FOR THE SURVEYOR'S REPORT AND LEGAL DESCRIPTION.



I hereby certify that the above Plat of Survey was prepared under my direct supervision and that to the best of my knowledge and belief was executed in accordance with the requirements of the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code.

Fieldwork completed on the 12th day of JULY, 2017.
Certified this 20th day of JULY, 2017.
Prepared exclusively for: KAUFMANN / REECER PROPERTIES, LLC
Survey Number: 17-07-105

(JULY 2017 / 17-07-105)



EST. 1978

CIVIL ENGINEERING
LAND SURVEYING
LAND PLANNING

WWW.ANDERSONSURVEYING.COM

ANDERSON SURVEYING, INC.

Registered Professional Engineers and Land Surveyors
Indiana Land Surveying Firm Identification Number: 29A

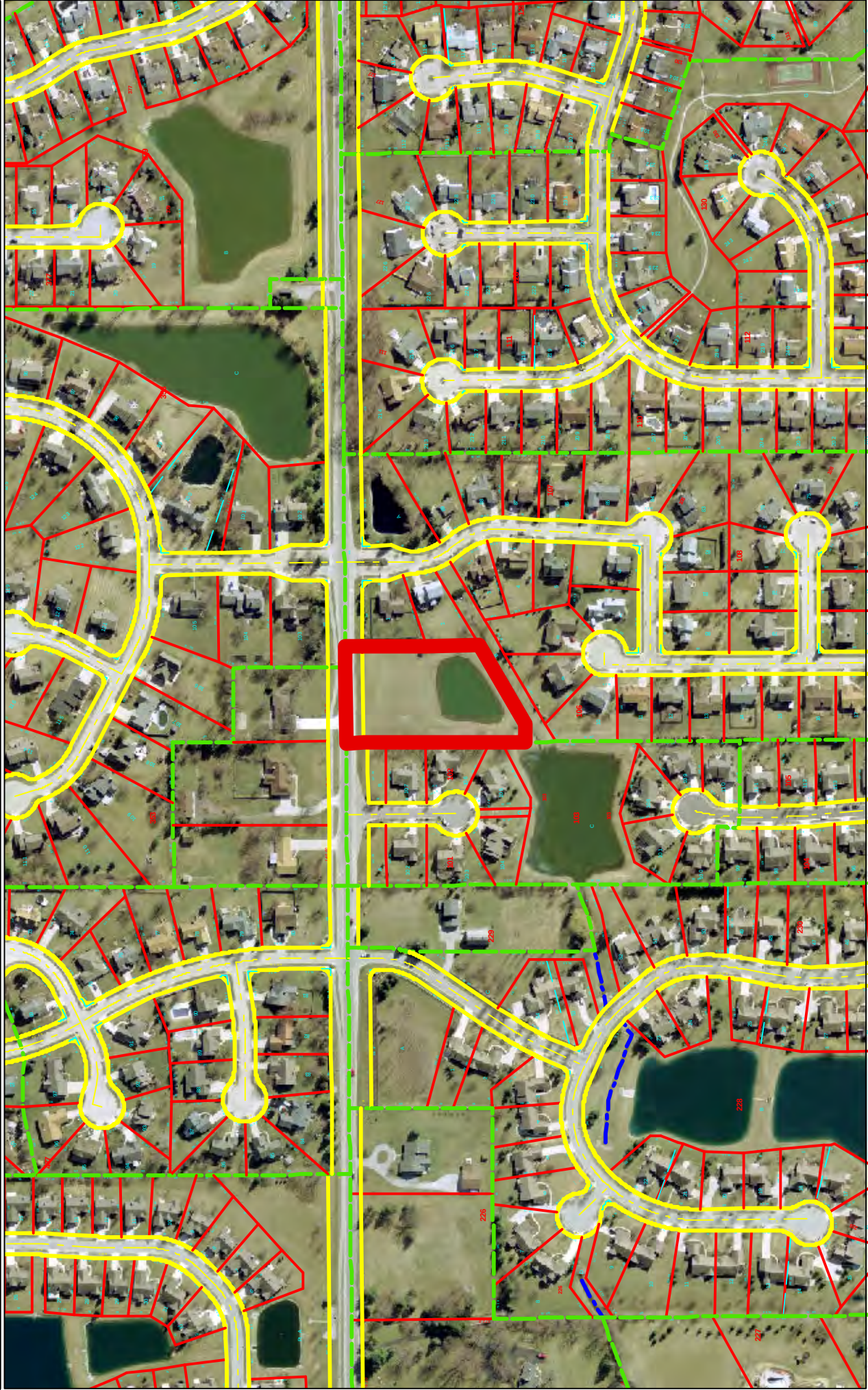
1324 Henry Avenue
Fort Wayne, IN 46808
Phone: (260) 483-1724
Fax: (260) 482-6855
Toll Free: (888) 483-1724

1947 E. Schug Road
Columbia City, IN 46725
Phone: (260) 691-3425
Fax: (260) 482-6855

MICHAEL C. YODDE, LS #20100011



Rezoning Petition REZ-2018-0018 (Covington Road)



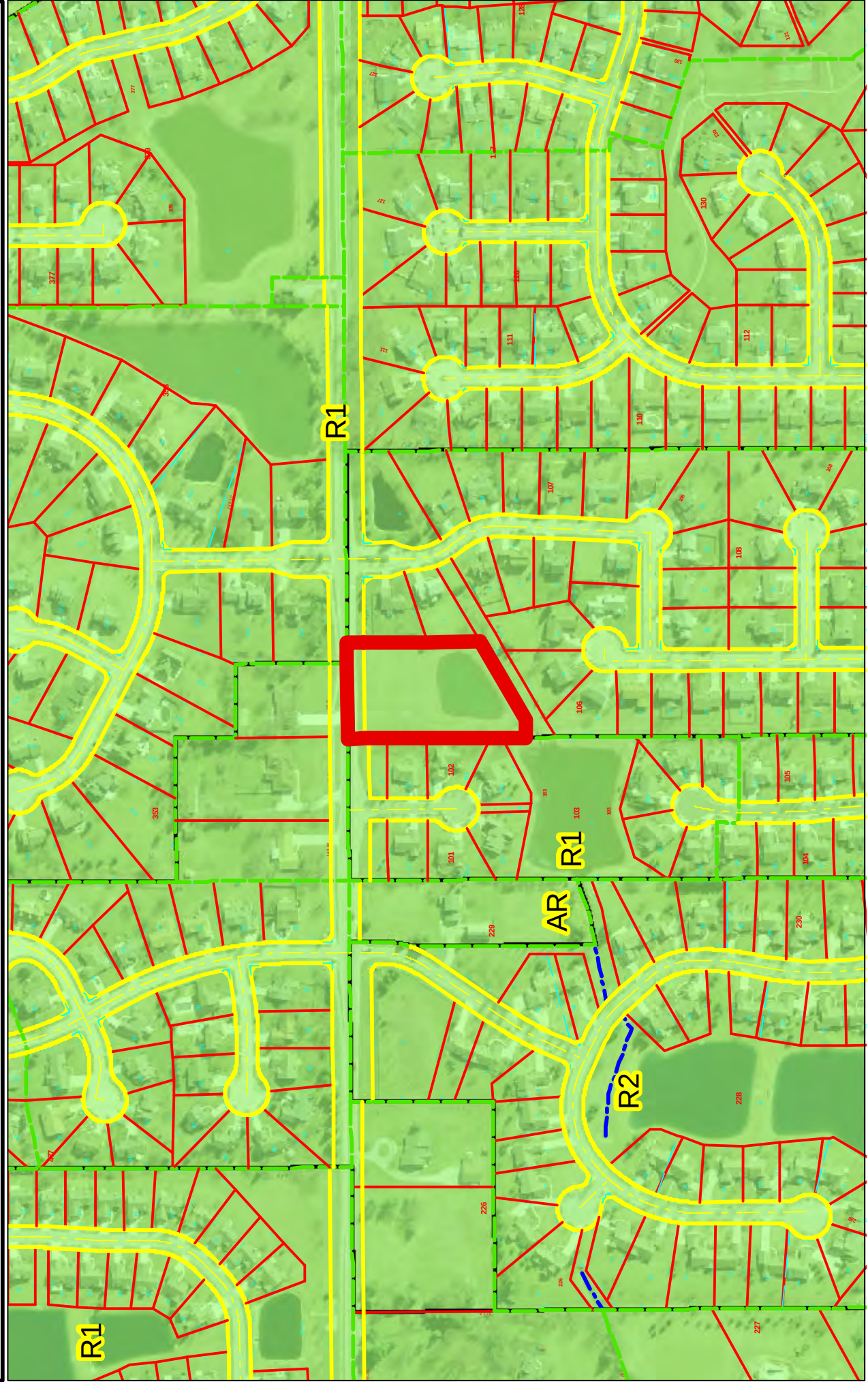
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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 3/20/2018

Project Boundaries Represented with Bold Lines are for Representational Purposes Only



Rezoning Petition REZ-2018-0018 (Covington Road)



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