

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2018-0022
Bill Number: Z-18-05-04
Council District: 4-Jason Arp

Introduction Date: May 8, 2018

Plan Commission
Public Hearing Date: May 14, 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 1.91 acres of property from C1-Professional Office and Personal Services to RP-Planned Residential.

Location: 8151 Glencarin Boulevard and Lot 16, Inverness Centre

Reason for Request: To develop the parcel with residential cottages.

Applicant: Lutheran Life Villages

Property Owner: Lutheran Life Villages

Related Petitions: Primary Development Plan, Piper Trail

Effect of Passage: Property will be rezoned to the RP-Planned Residential district which will allow the development of residential senior living.

Effect of Non-Passage: Small portions of the property will remain zoned C1-Professional Office and Personal Services. This request will clean up the zoning boundaries and utilize the most appropriate districts for the proposed uses.

#REZ-2018-0022

BILL NO. Z-18-05-04

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. A-02 (Sec. 11 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 RP
(Planned Residential) District under the terms of Chapter 157 Title XV of the Code of the
City of Fort Wayne, Indiana:

Part of the Northeast Quarter of Section 11, Township 30 North, Range 11 East of
the Second Principal Meridian, Aboite Township in Allen County, Indiana, more
particularly described as follows:

Commencing a Harrison marker at the Northeast corner of said Northeast Quarter;
thence South 88 degrees 51 minutes 55 seconds West (State plane bearing and basis
of bearings to follow) along the North line of said Northeast Quarter and within the
right-of-way of State Route 14, a distance of 1322.62 feet to the West line of the East
Half of said Northeast Quarter; thence South 00 degrees 17 minutes 06 seconds East
along said West line, a distance of 1293.03 feet to the POINT OF BEGINNING of
the herein described tract; thence North 89 degrees 00 minutes 46 seconds East, a
distance of 248.37 feet to the East line of an existing tract described in Document
Number 2014024024 in the Office of the Recorder of Allen County, Indiana; thence
South 00 degrees 15 minutes 32 seconds East along said East line, a distance of
107.70 feet to a point on the South line of an existing 3.871 acre tract described in
Document Number 2014014766 in the Office of the Recorder of Allen County,
Indiana; thence North 89 degrees 00 minutes 05 seconds East along said South line, a
distance of 55.41 feet to a 5/8" rebar found at a point of curvature, concave to the
Northwest, having a radius of 450.00 feet; thence Northeasterly along said curve and
along the South line of said existing 3.871 acre tract, a distance of 133.43 feet,
having a central angle of 16 degrees 59 minutes 18 seconds and a chord of 132.94
feet bearing North 80 degrees 34 minutes 07 seconds East; thence South 55 degrees
19 minutes 46 seconds West, a distance of 151.54 feet; thence South 88 degrees 59
minutes 53 seconds West, a distance of 94.60 feet; thence South 44 degrees 14
minutes 50 seconds West, a distance of 206.50 feet; thence South 07 degrees 16
minutes 39 seconds East, a distance of 154.20 feet; thence South 89 degrees 44
minutes 20 seconds West, a distance of 89.26 feet to the West line of the East Half of
said Northeast Quarter; thence North 00 degrees 17 minutes 06 seconds West along
said West line, a distance of 469.84 feet to the Point of Beginning. Containing 1.91

1 acres more or less. Subject to the regulatory easement of Shively Drain and subject
2 to easements of record.

3 and the symbols of the City of Fort Wayne Zoning Map No. A-02 (Sec. 11 of Aboite
4 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
5 Wayne, Indiana is hereby changed accordingly.

6
7 SECTION 2. If a written commitment is a condition of the Plan Commission's
8 recommendation for the adoption of the rezoning, or if a written commitment is modified and
9 approved by the Common Council as part of the zone map amendment, that written
10 commitment is hereby approved and is hereby incorporated by reference.

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12 SECTION 3. That this Ordinance shall be in full force and effect from and after its
13 passage and approval by the Mayor.

14
15 _____
16 Council Member

17 APPROVED AS TO FORM AND LEGALITY:

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

Applicant
Applicant Lutheran Life Villages
Address 6701 S Anthony Blvd
City Fort Wayne State IN Zip 46816
Telephone 260-447-0800 E-mail akiefer@lutheranlifevillages.org

Contact Person
Contact Person Thomas Trent
Address 505 E Washington Blvd
City Fort Wayne State IN Zip 46802
Telephone 260-422-9454 E-mail ttrent@rwlawfirm.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 8151 Glencarin Blvd & 8100 Illinois Rd Lot 16
Present Zoning C1/RP Proposed Zoning C1/RP Acreage to be rezoned 11.577
Proposed density 4.1 units per acre
Township name Aboite Township section # 11
Purpose of rezoning (attach additional page if necessary) Per request of planning staff, this submission adjusts zoning of the net combination of the parcel to reflect C1 for the day center and RP for the remaining portion of the parcel(s)
Sewer provider City Utilities Water provider Aqua Indiana

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.

Alex Kiefer, CEO [Signature] 4-3-18
(printed name of applicant) (signature of applicant) (date)

Alex Kiefer, CEO [Signature] 4-3-18
(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>4-3-18</u>	<u>126551</u>	<u>5-14-18</u>	<u>REC-2018-0022</u>

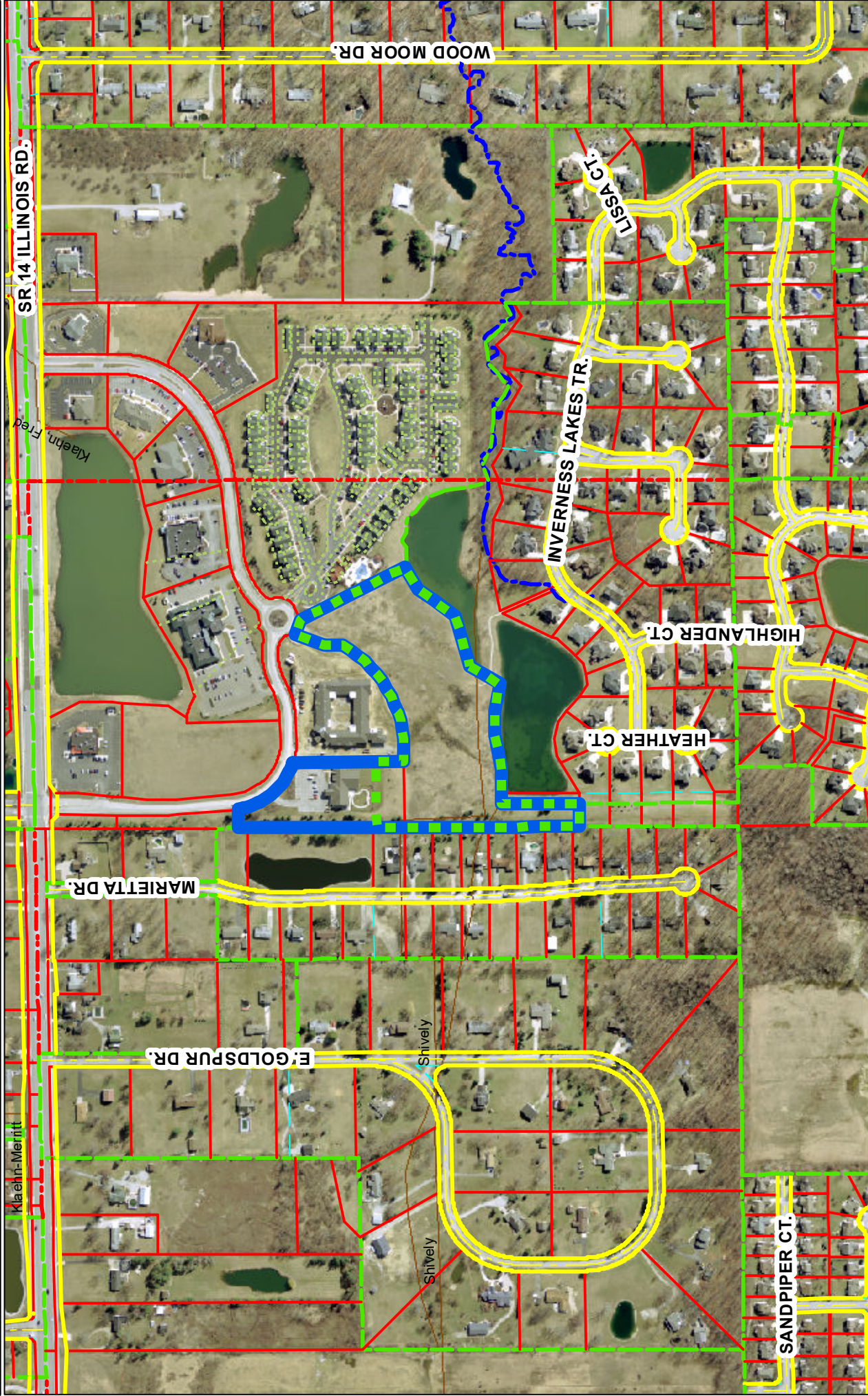
PROPOSED RP ZONING LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 11, Township 30 North, Range 11 East of the Second Principal Meridian, Aboite Township in Allen County, Indiana, more particularly described as follows:

Commencing a Harrison marker at the Northeast corner of said Northeast Quarter; thence South 88 degrees 51 minutes 55 seconds West (State plane bearing and basis of bearings to follow) along the North line of said Northeast Quarter and within the right-of-way of State Route 14, a distance of 1322.62 feet to the West line of the East Half of said Northeast Quarter; thence South 00 degrees 17 minutes 06 seconds East along said West line, a distance of 1293.03 feet to the POINT OF BEGINNING of the herein described tract; thence North 89 degrees 00 minutes 46 seconds East, a distance of 248.37 feet to the East line of an existing tract described in Document Number 2014024024 in the Office of the Recorder of Allen County, Indiana; thence South 00 degrees 15 minutes 32 seconds East along said East line, a distance of 107.70 feet to a point on the South line of an existing 3.871 acre tract described in Document Number 2014014766 in the Office of the Recorder of Allen County, Indiana; thence North 89 degrees 00 minutes 05 seconds East along said South line, a distance of 55.41 feet to a 5/8" rebar found at a point of curvature, concave to the Northwest, having a radius of 450.00 feet; thence Northeasterly along said curve and along the South line of said existing 3.871 acre tract, a distance of 133.43 feet, having a central angle of 16 degrees 59 minutes 18 seconds and a chord of 132.94 feet bearing North 80 degrees 34 minutes 07 seconds East; thence South 55 degrees 19 minutes 46 seconds West, a distance of 151.54 feet; thence South 88 degrees 59 minutes 53 seconds West, a distance of 94.60 feet; thence South 44 degrees 14 minutes 50 seconds West, a distance of 206.50 feet; thence South 07 degrees 16 minutes 39 seconds East, a distance of 154.20 feet; thence South 89 degrees 44 minutes 20 seconds West, a distance of 89.26 feet to the West line of the East Half of said Northeast Quarter; thence North 00 degrees 17 minutes 06 seconds West along said West line, a distance of 469.84 feet to the Point of Beginning. Containing 1.91 acres more or less. Subject to the regulatory easement of Shively Drain and subject to easements of record.



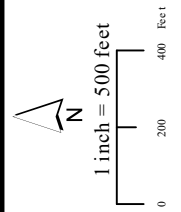
Rezoning Petition REZ-2018-0022 and Primary Development Plan PDP-2018-0018 - Piper Trail

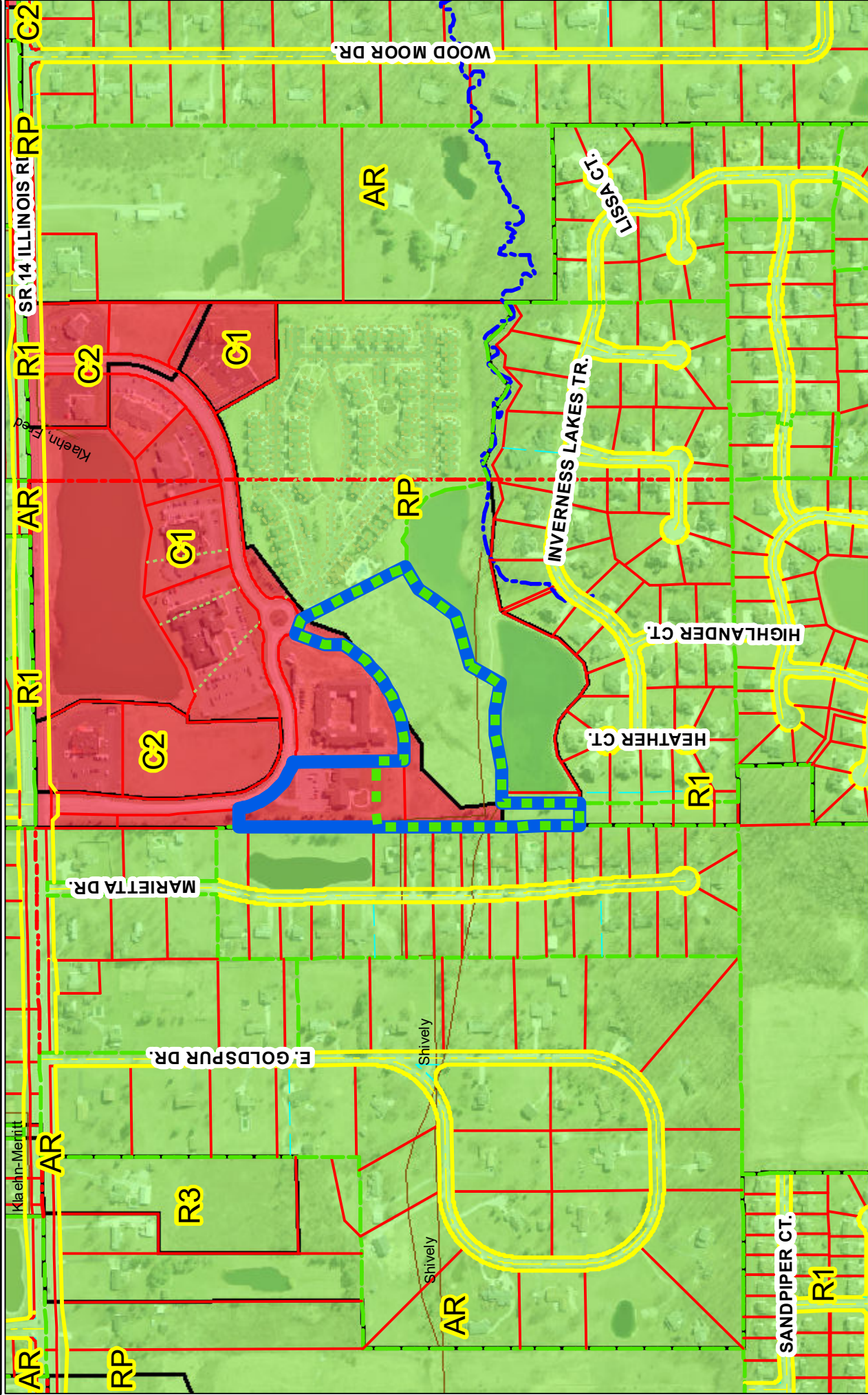


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 4/25/2018

Project Boundaries Represented with Bold Lines are for Representational Purposes Only





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