

# City of Fort Wayne Common Council

## DIGEST SHEET

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### Department of Planning Services

Title of Ordinance: Zoning Map Amendment  
Case Number: REZ-2018-0052  
Bill Number: Z-18-11-26  
Council District: 1-Paul Ensley

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Introduction Date: November 27, 2018

Plan Commission  
Public Hearing Date: December 3, 2018 (not heard by Council)

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

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Synopsis of Ordinance: To rezone approximately 4.8 acres of property from RP/Planned Residential to C1/Professional Office and Personal Services

Location: South of 5670 YMCA Park Drive West

Reason for Request: To bring the parcel under the same zoning classification as the adjacent parcel for future use by Erin's House.

Applicant: Steininger R/E Investors '11, LLC

Property Owner: Steininger R/E Investors '11, LLC

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Related Petitions: none

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Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal Services which will be consistent with the adjacent parcel containing Erin's House for Grieving Children.

Effect of Non-Passage: The property will remain zoned RP/Planned Residential and may develop with single-family, two-family, or multiple-family uses.

**#REZ-2018-0052**

**BILL NO. Z-18-11-26**

**ZONING MAP ORDINANCE NO. Z-\_\_\_\_\_**

**AN ORDINANCE amending the City of Fort Wayne  
Zoning Map No. U-34 (Sec. 21 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 a C1  
(Professional Office and Personal Services) District under the terms of Chapter 157 Title XV  
of the Code of the City of Fort Wayne, Indiana:

A tract of land located in the Northeast Quarter of Section 21, T31 N, R13E, in Allen County, the  
State of Indiana, more fully described as follows:

COMMENCING at an Iron Rod in a Monument Box situated in the Northeast corner of said  
Northeast Quarter; thence South 86 Degrees 55 Minutes 22 Seconds West (Indiana State Plane  
Coordinate System East Zone-GPS Grid Basis of Bearings), a distance of 1318.85 feet along the  
North line of said Northeast Quarter to the point of intersection with the West line extended of the  
tract of land described in the conveyance to Star Financial Bank in Allen County Document No.  
201007897; thence South 86 Degrees 55 Minutes 22 Seconds West, a distance of 200.00 feet along  
the North line of said Northeast Quarter to a Marker Spike with tag (FIRM 0042) in the Northwest  
corner of the tract of land described in the conveyance to General Telephone Company of Indiana,  
Inc. (now Verizon North, Inc.) in Allen County Deed Record 678, page 164 (said Marker Spike being  
1116.94 feet North 86 Degrees 55 Minutes 22 Seconds East from a Rebar stake with cap (FIRM  
0042) situated in the Northwest corner of said Northeast Quarter); thence South 01 Degrees 59  
Minutes 28 Seconds East, a distance of 300.03 feet along the West line of said General Telephone  
tract to a Rebar stake with cap (FIRM 0042); thence South 86 Degrees 55 Minutes 22 Seconds West,  
a distance of 359.31 feet along a line parallel with the North line of said Northeast Quarter to a Rebar  
stake with cap (FIRM 0042) in the Northeast corner of the tract of land described in the conveyance to  
Young Men's Christian Association of Greater Fort Wayne, Inc. as recorded in Allen County  
Document No. 2011059344; thence South 02 Degrees 10 Minutes 54 Seconds East, a distance of  
1282.03 feet along the East line of said YMCA tract to a Rebar stake with cap (FIRM 0042) in the  
Southeast corner thereof; thence South 02 Degrees 10 Minutes 54 Seconds East, a distance of 535.20  
feet along the East line of the tract of land described in the conveyance to Young Men's Christian  
Association of Greater Fort Wayne, Inc. as recorded in Allen County Document No. 2012046439 to a  
Rebar stake with cap (FIRM 0042) in the Southeast corner thereof; thence South 86 Degrees 55  
Minutes 22 Seconds West, a distance of 286.20 feet along the South line of the last referenced YMCA  
tract to a Rebar stake with cap (FIRM 0042) in the Northwest corner of the tract of land described in  
the conveyance to ACRES, Inc. in Allen County Document No. 2014032153, the TRUE POINT OF  
BEGINNING; thence South 0 Degrees 54 Minutes 30 Seconds East, a distance of 560.60 feet along  
the West line of said ACRES tract to a Rebar stake with cap (FIRM 0042) in the Southwest corner  
thereof; thence South 86 Degrees 59 Minutes 05 Seconds West, a distance of 392.57 feet along the  
North line of Royal Oaks Addition, Section A, as recorded in Allen County Plat Book 23, page 126 to  
a #4 Rebar stake in the Northwest corner of Lot #1 therein (said Rebar being 60.01 feet North 86

Degrees 59 Minutes 05 Seconds East from a Rebar stake with cap (FIRM 0042) situated in the Southwest corner of said Northeast Quarter) (said Rebar also being on the East side of a Railroad iron post); thence North 02 Degrees 01 Minutes 09 Seconds West, a distance of 446.06 feet along the East line of the tract of land described in the conveyance to Indiana Service Corporation (now Indiana-Michigan Power) in Allen County Deed Record 313, pages 150-151 (said line being parallel with and Sixty (60) feet East of the East line of Royal Oak Park as re-recorded in Allen County Plat Book 23A, page 20) to a Rebar stake with cap (FIRM 0042) in the Southwest corner of a tract of land (Easement #27) described in the conveyance to the City of Fort Wayne, Indiana in Allen County Document No. 2013007668; thence North 87 Degrees 42 Minutes 11 Seconds East, a distance of 90.76 feet along the South line of said City of Fort Wayne tract to a Rebar stake with cap (FIRM 0042); thence North 42 Degrees 42 Minutes 11 Seconds East, a distance of 41.68 feet along the Southeasterly line of said City of Fort Wayne tract to a Rebar stake with cap (FIRM 0042); thence North 02 Degrees 47 Minutes 59 Seconds West, a distance of 85.96 feet along the East line of said City of Fort Wayne tract to a Rebar stake with cap (FIRM 0042) in the Northeast corner thereof; thence North 86 Degrees 55 Minutes 22 Seconds East, a distance of 284.51 feet along the South line of the tract of land described in the conveyance to Erin's House for Grieving Children, Inc. in Allen County Document No. 2012044041 and along the South line of the Young Men's Christian Association tract last referenced above (Document No. 2012046439) to the POINT OF BEGINNING, said tract containing 4.812 Acres, more or less.

and the symbols of the City of Fort Wayne Zoning Map No. U-34 (Sec. 21 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.

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Council Member

APPROVED AS TO FORM AND LEGALITY:

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Carol T. Helton, City Attorney

**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
Applicant Steininger R/E Investors '11, LLC  
Address 6914 Woodcroft Lane  
City Fort Wayne State IN Zip 46804  
Telephone 260-438-2030 E-mail don@steindex.com

**Contact Person**  
Contact Person Don Steininger  
Address 6914 Woodcroft Lane  
City Fort Wayne State IN Zip 46804  
Telephone 260-438-2030 E-mail don@steindex.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 5670 YMCA Park Drive West  
Present Zoning RP Proposed Zoning C-1 Acreage to be rezoned 4.812 Acres  
Proposed density N/A units per acre  
Township name St Joe Township section # 21  
Purpose of rezoning (attach additional page if necessary) To obtain the same zoning classification as the existing Erin's House adjacent to this parcel  
Sewer provider City of Ft Wayne Water provider City of Ft 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.

Steininger R/E Investors'11, LLC [Signature] 10/22/18  
(printed name of applicant) (signature of applicant) (date)

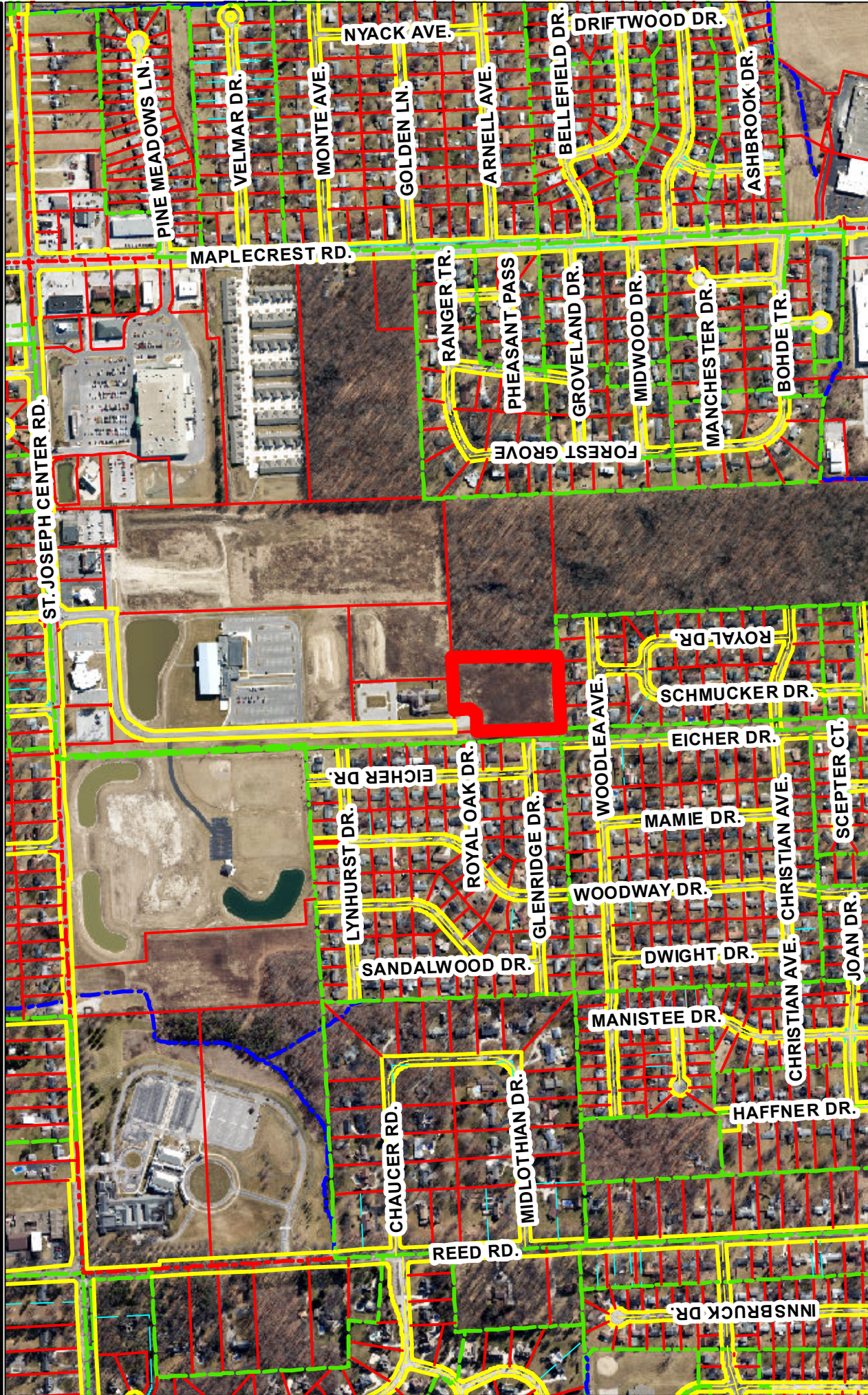
Steininger R/E Investors'11, LLC [Signature] 10/22/18  
(printed name of property owner) (signature of property owner) (date)

Rec:  
10/24/18

Rec.  
128743

REG-2018-0052

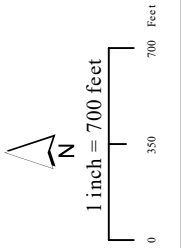




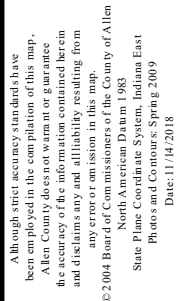
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 11/14/2018

**Project Boundaries Represented with Bold Lines are for Representational Purposes Only**







1 inch = 700 feet



[illegible]