

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2019-0016
Bill Number: Z-19-04-12
Council District: 4-Jason Arp

Introduction Date: April 23, 2019

Plan Commission
Public Hearing Date: May 6, 2019 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 0.87 acres of property from R1-Single Family Residential to C1-Professional Office and Personal Services.

Location: 8633 Illinois Road (new address 1202 Cordona Cove)

Reason for Request: To rezone a portion of the property for Quail Commons to allow for a professional office at the entrance to the subdivision.

Applicant: JRM Realty, LLC

Property Owner: JRM Realty, LLC – Jim Mutton

Related Petitions: Primary Development Plan, Quail Commons Office

Effect of Passage: Property will be rezoned to the C1-Professional Office and Personal Services which will allow office uses.

Effect of Non-Passage: The property will remain zoned R1-Single Family Residential and can be developed with single family uses.

#REZ-2019-0016

BILL NO. Z-19-04-12

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. AA-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 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:

Part of the Northwest and Northeast Quarters of Section 11, Township 30 North, Range 11
East, Allen County, Indiana, described as follows:

Commencing at an Allen County Surveyor referenced Harrison Monument at the Northeast
corner of the Northwest Quarter of said Section 11; thence North 89 degrees 32 minutes 24
seconds West, on the North line of said Northwest Quarter, 139.84 feet to the Northwest
corner of a 6.50-acre parcel described in Document #2012026919 as found in the Office of
the Recorder of Allen County, Indiana, said corner also being the Northeast corner of a 1.50-
acre parcel described in Document #93-035665; thence South 00 degrees 54 minutes 00
seconds West, on the common line between said 6.50-acre and said 1.50-acre parcels, 63.69
feet to the **Point of Beginning** on the South right-of-way line of Illinois Road (Indiana State
Road #14) as described in Document #207001066; thence South 89 degrees 53 minutes 34
seconds East, on said South right-of way line, 140.50 feet; thence continuing on said South
right-of-way line, South 89 degrees 49 minutes 46 seconds East, 74.51 feet to a point on the
West line of Centaur Acres, as recorded in Plat Book 24, page 101; thence South 00 degrees
54 minutes 00 seconds West, on said West line, also being the East line of the
aforementioned 6.50-acre parcel, 369.66 feet; thence North 89 degrees 20 minutes 41
seconds West, 215.07 feet to the Southeast corner of the aforementioned 1.50-acre parcel;
thence North 00 degrees 54 minutes 00 seconds East, on the East line thereof, also being the
West line of the aforementioned 6.50-acre parcel, 372.60 feet to the Point of Beginning,
containing **1.832 acres**, more or less, and subject to easements and rights of way of record.

and the symbols of the City of Fort Wayne Zoning Map No. AA-02 (Sec. 11 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 <u>Jim Mutton - JRM Realty LLC</u>		
	Address <u>5612 Illinois Road</u>		
	City <u>Fort Wayne</u>	State <u>IN</u>	Zip <u>46804</u>
	Telephone <u>260-432-9438</u>	E-mail <u>jim@muttonpower.com</u>	

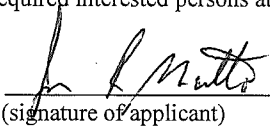
Contact Person	Contact Person <u>Kevin McDermit - Loughheed & Associates</u>		
	Address <u>1017 S HAdley Road</u>		
	City <u>Fort Wayne</u>	State <u>IN</u>	Zip <u>46804</u>
	Telephone <u>260-432-3665</u>	E-mail <u>krmcdermit@comcast.net</u>	

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 <u>8633 Illinois Road</u>	
	Present Zoning <u>R1</u>	Proposed Zoning <u>C1</u>
	Acreage to be rezoned <u>1.832</u>	
	Proposed density <u>NA</u> units per acre	
	Township name <u>Aboite</u>	Township section # <u>11</u>
	Purpose of rezoning (attach additional page if necessary) <u>Commercial Development of Lot 22 of proposed Quail Commons Subdivision. Rezone parcel Includes Lot 22, adjacent street r/w & Block A with storm infrastructure serving Lot 22.</u>	
Sewer provider <u>Aqua Indiana</u>		Water provider <u>FORT WAYNE</u>

Filing Requirements	<i>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.</i>	
	☒ 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	

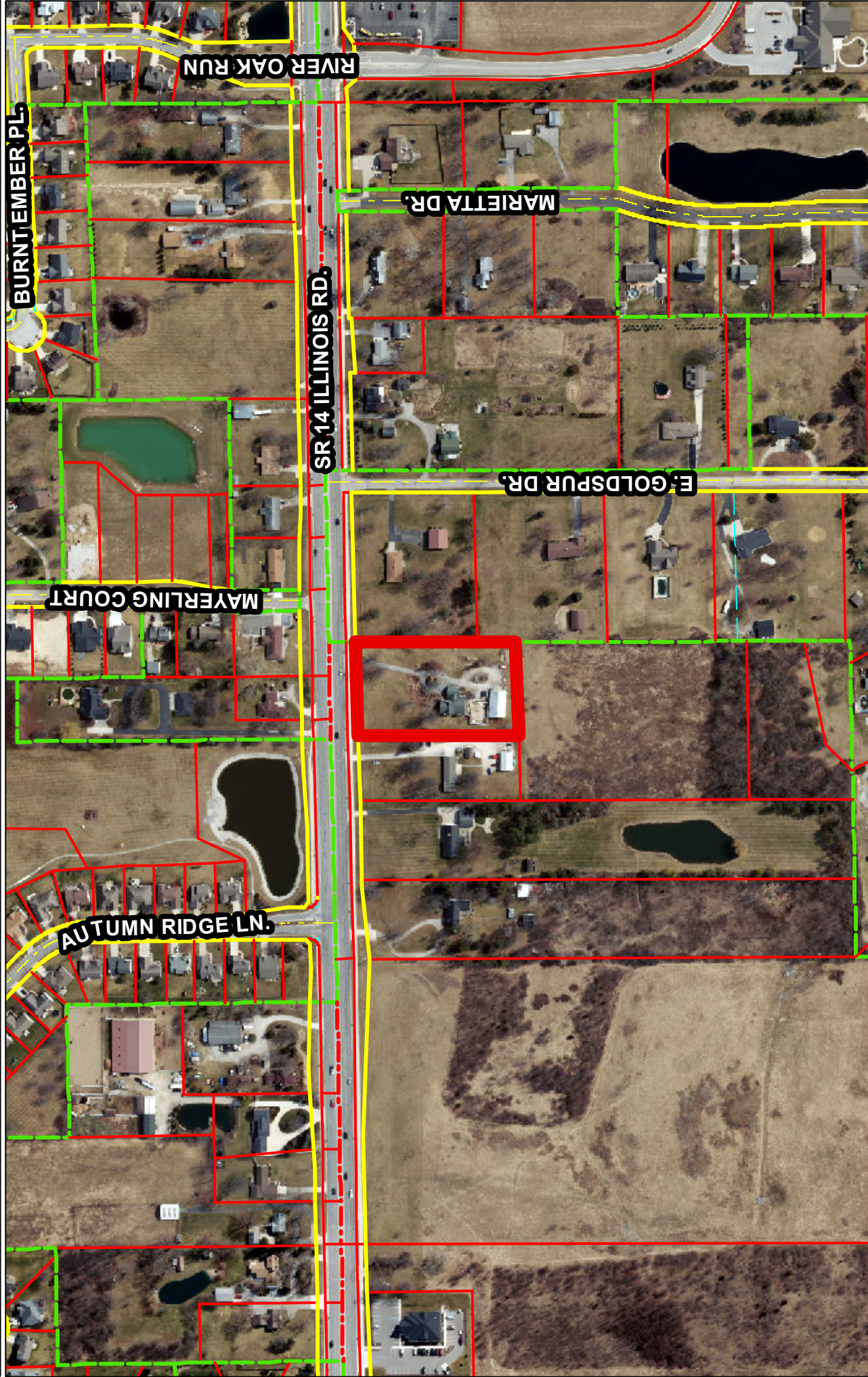
I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures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

<u>Jim Mutton</u>		<u>4-1-19</u>
(printed name of applicant)	(signature of applicant)	(date)
_____	_____	_____
(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.
4/1/19	129884	5/6/19	REZ-2019-0016



Rezoning Petition REZ-2019-0016 and Primary Development Plan PDP-2019-0014 - Quail Commons Office



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: 4/17/2019

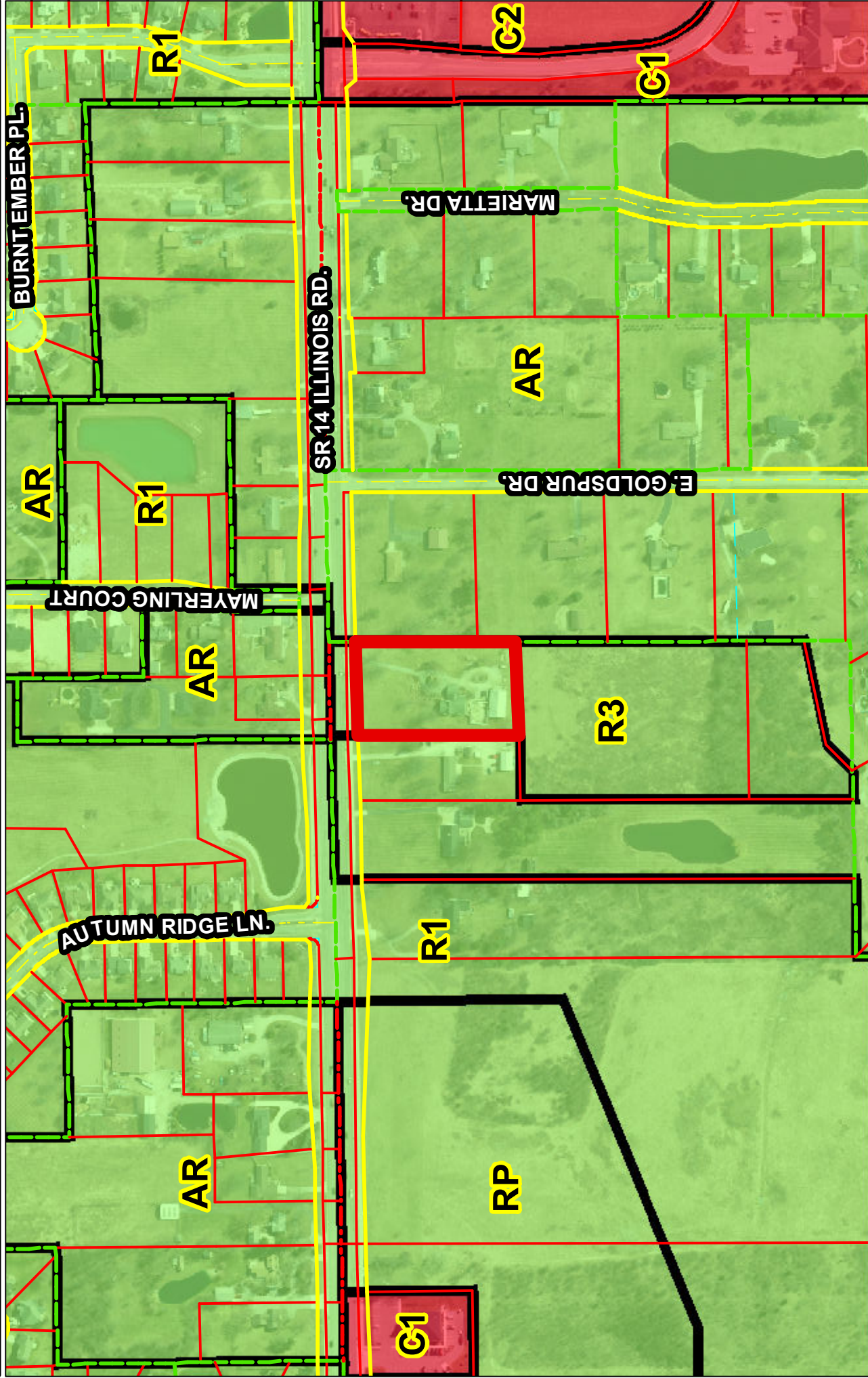


1 inch = 300 feet

0 150 300 Feet



Rezoning Petition REZ-2019-0016 and Primary Development Plan PDP-2019-0014 - Quail Commons Office



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