

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2019-0019
Bill Number: Z-19-04-15
Council District: 2-Russ Jehl

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 10 acres of property from R1-Single Family Residential to R3-Multiple Family Residential

Location: 10900 Pine Mills Road

Reason for Request: To rezone a portion of the Pine Valley Country Club to build a new clubhouse with attached condominiums.

Applicant: JATS, LLC – Todd Ramsey

Property Owner: Anthony Stites

Related Petitions: Primary Development Plan, Pine Valley Clubhouse and Condominiums

Effect of Passage: Property will be rezoned to the R3-Multiple Family Residential which allows for multiple residential units.

Effect of Non-Passage: The property will remain zoned R1-Single Family Residential. The clubhouse can be approved by the Board of Zoning Appeals but the condominiums will not be permitted.

#REZ-2019-0019

BILL NO. Z-19-04-15

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. O-62 (Sec. 34 of Perry 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:

Part of the Southwest Quarter of Section 27, Township 32 North, Range 12 East of the
Second Principal Meridian, Perry Township in Allen County, Indiana, more particularly
described as follows:

BEGINNING at the Northwest corner of Lot Number 391 in Pine Valley County Club 5th
Addition as shown in Plat Book 30, Page 75 in the Office of the Recorder of Allen County,
Indiana, said point also being the Southwest corner of an existing tract described in
Document Number 2010013885 in the Office of the Recorder of Allen County, Indiana;
thence North 02 degrees 12 minutes 14 seconds West (Indiana East SPC, 1983 bearing and
basis of bearings to follow), a distance of 130.18 feet (132.00 feet Deed) along the Easterly
right-of-way line of Pine Mills Road to the point of curvature of a tangent curve, concave to
the Southwest, having a radius of 165.62 feet (Deed); thence Northwesterly along said curve
and along said right-of-way line a distance of 132.00 feet (Deed), having a central angle of
45 degrees 39 minutes 54 seconds, and a chord of 128.53 feet bearing North 25 degrees 02
minutes 11 seconds West to the point of tangency of said curve; thence North 47 degrees 11
minutes 27 seconds West, a distance of 196.30 feet (Deed) along said right-of-way line to
the point of curvature of a tangent curve, concave to the Northeast, having a radius of 162.95
feet (Deed); thence Northwesterly along said curve and along said right-of-way line a
distance of 130.98 feet (Deed), having a central angle of 46 degrees 03 minutes 14 seconds,
and a chord of 127.48 feet bearing North 24 degrees 09 minutes 50 seconds West to the
point of tangency of said curve; thence North 01 degrees 08 minutes 03 seconds West, a
distance of 376.05 feet (Deed) along said right-of-way line; thence South 88 degrees 51
minutes 57 seconds West, a distance of 5.00 feet (Deed) along said right-of-way line; thence
North 01 degrees 08 minutes 03 seconds West, a distance of 529.75 feet (Deed) along said
right-of-way line to the point of curvature of a tangent curve, concave to the Southeast,
having a radius of 150.00 feet (Deed); thence Northeasterly along said curve and along said
right-of-way line a distance of 197.24 feet (Deed), having a central angle of 75 degrees 20
minutes 30 seconds, and a chord of 183.34 feet bearing North 34 degrees 48 minutes 04
seconds East to the point of tangency of said curve, said point also being on the West line of
Lot Number 31 in Pine Valley County Club 1st Addition as shown in Plat Book 29, Page 24
in the Office of the Recorder of Allen County, Indiana; thence South 03 degrees 45 minutes

04 seconds East, a distance of 165.92 feet (167.92 feet Deed) along said West line to the South line of said Lot 31 in Pine Valley County Club 1st/ Addition, said point also being on a Northerly line of said Document Number 2010013885; thence South 85 degrees 57 minutes 24 seconds East, a distance of 437.26 feet along the South lines of Lot Number 31, Lot Number 32, and Lot Number 33 in said Pine Valley County Club 1st Addition and along the Northerly line of said Document Number 2010013885; thence South 00 degrees 00 minutes 00 seconds West, a distance of 1345.86 feet to the North line of Lot 393 in said Pine Valley County Club 5th Addition, said point also being on a South line of said Document Number 2010013885; thence South 87 degrees 53 minutes 25 seconds West, a distance of 273.33 feet along the North lines of Lot 393, Lot 392, and Lot 391 in said Pine Valley Country Club 5th Addition and along said South line to the Point of Beginning. Containing 15.41 acres, more or less. Subject to easements of record.

and the symbols of the City of Fort Wayne Zoning Map No. O-62 (Sec. 34 of Perry 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 JATS, LLC - Todd Ramsey
Address 10050 Bent Creek Blvd
City Fort Wayne State IN Zip 46825
Telephone (260) 489-0109 E-mail tramsey@rcidevelops.com

Contact Person
Contact Person Cody Ward
Address 10060 Bent Creek Boulevard
City Fort Wayne State IN Zip 46825
Telephone 260-489-8571 E-mail cody@mlswebsite.us

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

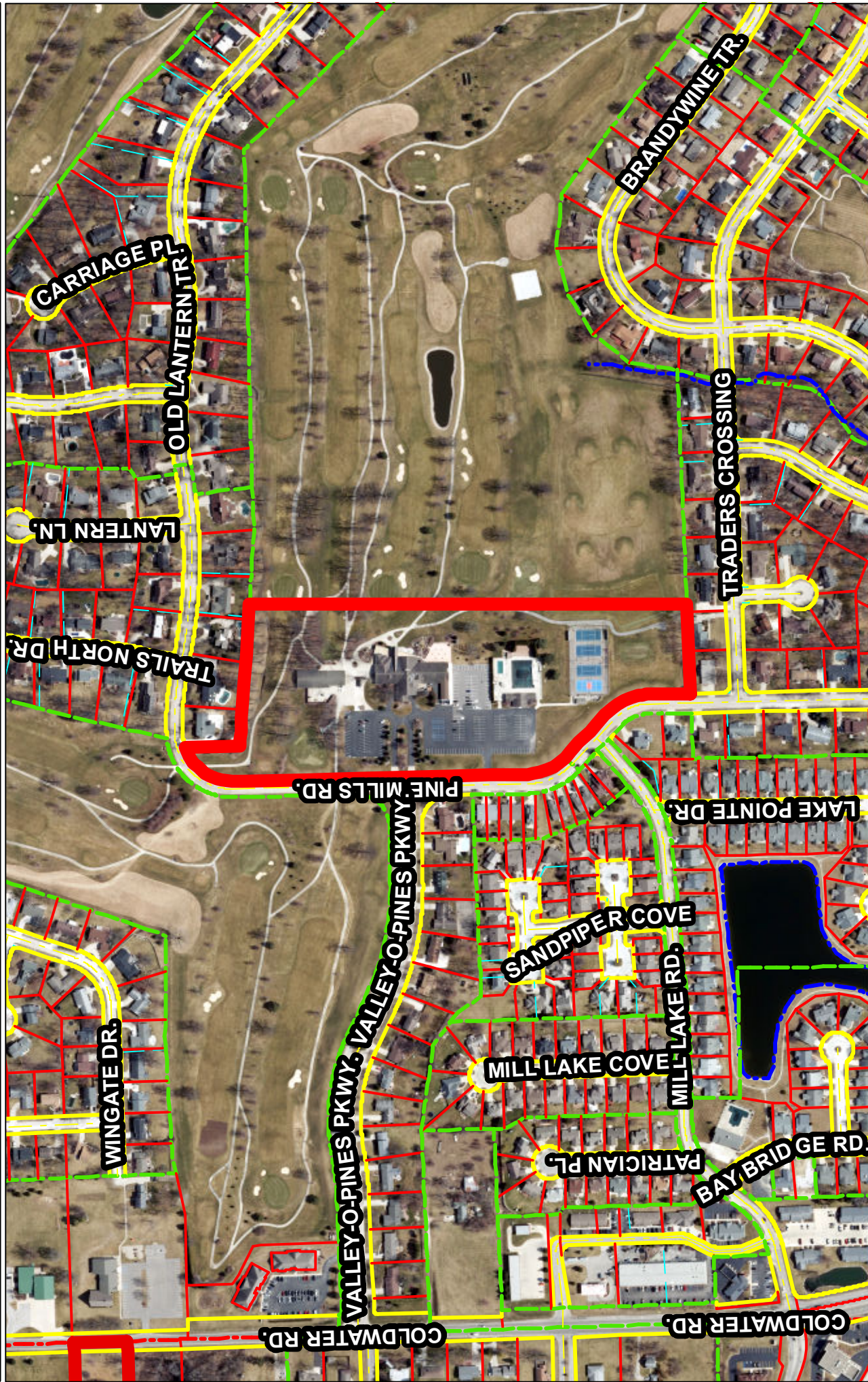
Request
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property 10900 Pine Mills Road, Fort Wayne, IN 46845
Present Zoning R1 Proposed Zoning R3 Acreage to be rezoned 10
Proposed density TBD units per acre
Township name Perry Township section # 34
Purpose of rezoning (attach additional page if necessary) The applicant is rezoning the property for a proposed clubhouse, 1st floor, for the Pine Valley Country Club with multi-family residential units on the 2nd and 3rd floors.
Sewer provider City of Fort Wayne Water provider City of Fort 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.

Todd Ramsey
(printed name of applicant) (signature of applicant) (date)
Anthony Stiles
(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.
4-2-2019	129913	5-6-2019	REZ-2019-0019



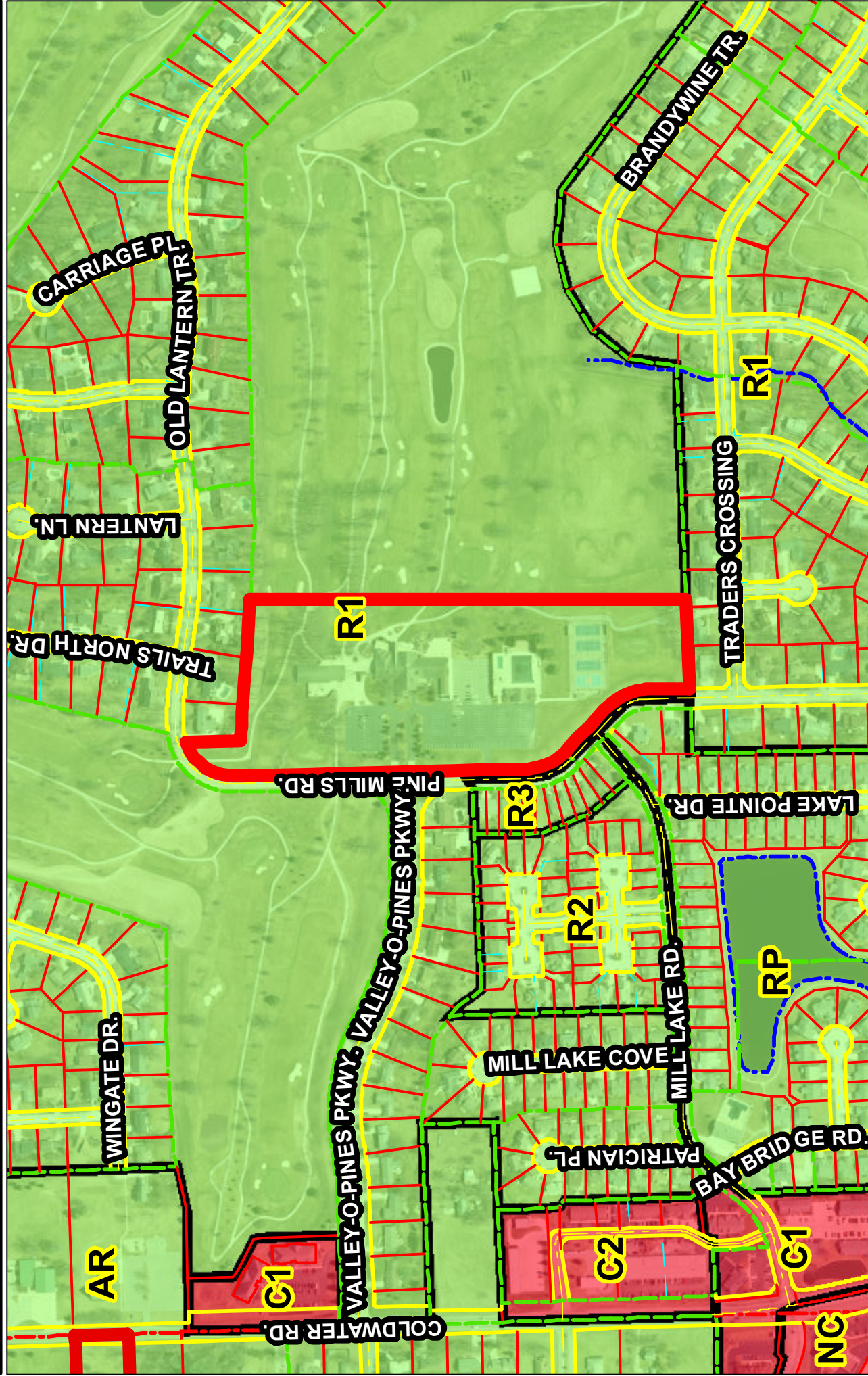
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 4/17/2019



1 inch = 400 feet





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: 4/17/2019

