

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2019-0044
Bill Number: Z-19-07-05
Council District: 4-Jason Arp

Introduction Date: July 23, 2019

Plan Commission
Public Hearing Date: August 12, 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 4.6 acres from AR/Low Intensity Residential to R2/Two Family Residential.

Location: 4511, 4517, 4523 Dicke Road and 7846 Scottwood Court

Reason for Request: To construct a 12-unit duplex subdivision.

Applicant: JRM Realty, LLC

Property Owner: JRM Realty, LLC

Related Petitions: Primary Development Plan, Dicke Road Duplex Development

Effect of Passage: Property will be rezoned to the R2/Two Family Residential district, which will allow the construction of a two family subdivision.

Effect of Non-Passage: The property will remain zoned for single family residential uses only.

#REZ-2019-0044

BILL NO. Z-19-07-05

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. B-15 (Sec. 24 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 Northwest Quarter of Section 24, Township 30 North, Range 11 East, Allen
County, Indiana,
described as follows:

Commencing at an Allen County Surveyor referenced Harrison Monument at the Northwest
corner of the Northwest Quarter of said Section 24; thence South 00 degrees 33 minutes
57 seconds East (based on Geodetic Indiana State Plane Coordinate System (NAD83')
(2011), on the West line of said Northwest Quarter, 1,183.00 feet to the **Point of Beginning**
at the Northwest corner of a 2.89-acre parcel described in Document #2014028366 as
found in the Office of the Recorder of Allen County, Indiana; thence North 89 degrees 31
minutes 02 seconds East, on the North line of said 2.89-acre parcel, being parallel with the
North line of said Northwest Quarter, 332.64 feet to the Northeast corner thereof; thence
South 00 degrees 33 minutes 57 seconds East, on the East line of said 2.89-acre parcel,
being parallel with the West line of said Northwest Quarter, 377.07 feet to the Northeast
corner of a 1.45-acre parcel described in Document #2012025196; thence South 89
degrees 31 minutes 02 seconds West, on the North line of said 1.45-acre parcel, being
parallel with the North line of said Northwest Quarter, 190.64 feet to the Northwest corner
thereof; thence South 00 degrees 33 minutes 57 seconds East, parallel with and 142.00 feet
East of the West line of said Northwest Quarter, 160.00 feet to the Southeast corner of a
0.26-acre parcel described in Document #2017031033, said corner also being the Northeast
corner of a 1.19-acre parcel described in Document #2016007762; thence South 17
degrees 29 minutes 10 seconds East, on the Easterly line of said 1.19-acre parcel, 242.28
feet to a point on the centerline of Scottwood Court (formerly Huntington Road); thence
South 63 degrees 16 minutes 13 seconds West, on and along said centerline, 236.77 feet to
said centerline's intersection with the West line of said Northwest Quarter; thence North
00 degrees 33 minutes 57 seconds West, on said West line, 873.47 feet to the Point of
Beginning, containing **4.60 acres**, more or less, and subject to easements and rights of way
of record.

1 and the symbols of the City of Fort Wayne Zoning Map No. B-15 (Sec. 24 Aboite Township),
2 as established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana
3 is hereby changed accordingly.
4

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

10 SECTION 3. That this Ordinance shall be in full force and effect from and after its
11 passage and approval by the Mayor.
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13 _____
14 Council Member

15 APPROVED AS TO FORM AND LEGALITY:

16 _____
17 Carol T. Helton, City Attorney
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Department of Planning Services
Rezoning Petition Application

Applicant	Applicant	Jim Mutton - JRM Realty LLC		
	Address	5612 Illinois Road		
	City	Fort Wayne	State	IN Zip 46804
	Telephone	260-432-9438	E-mail	jim@muttonpower.com

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

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 4511, 4517, 4523 Dicke Road, 7846 Scottwood Court	
	Present Zoning	AR Proposed Zoning R2 Acreage to be rezoned 1.840 1.879
	Proposed density	3.0 units per acre units per acre
	Township name	Aboite Township section # 24
	Purpose of rezoning (attach additional page if necessary) For the development of a residential duplex subdivision for apartments or villaminium lots	
Sewer provider Aqua Indiana Water provider 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.

Jim Mutton		6-27-19
(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)

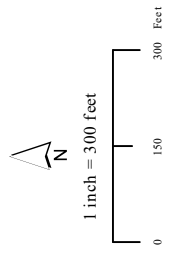
Received	Receipt No.	Hearing Date	Petition No.
July 1-19	131029	Aug 12-19	Rez-2019-0044

Rezoning Petition REZ-2019-0044 and Primary Plat PP-2019-0014 - Dicke Road Duplex



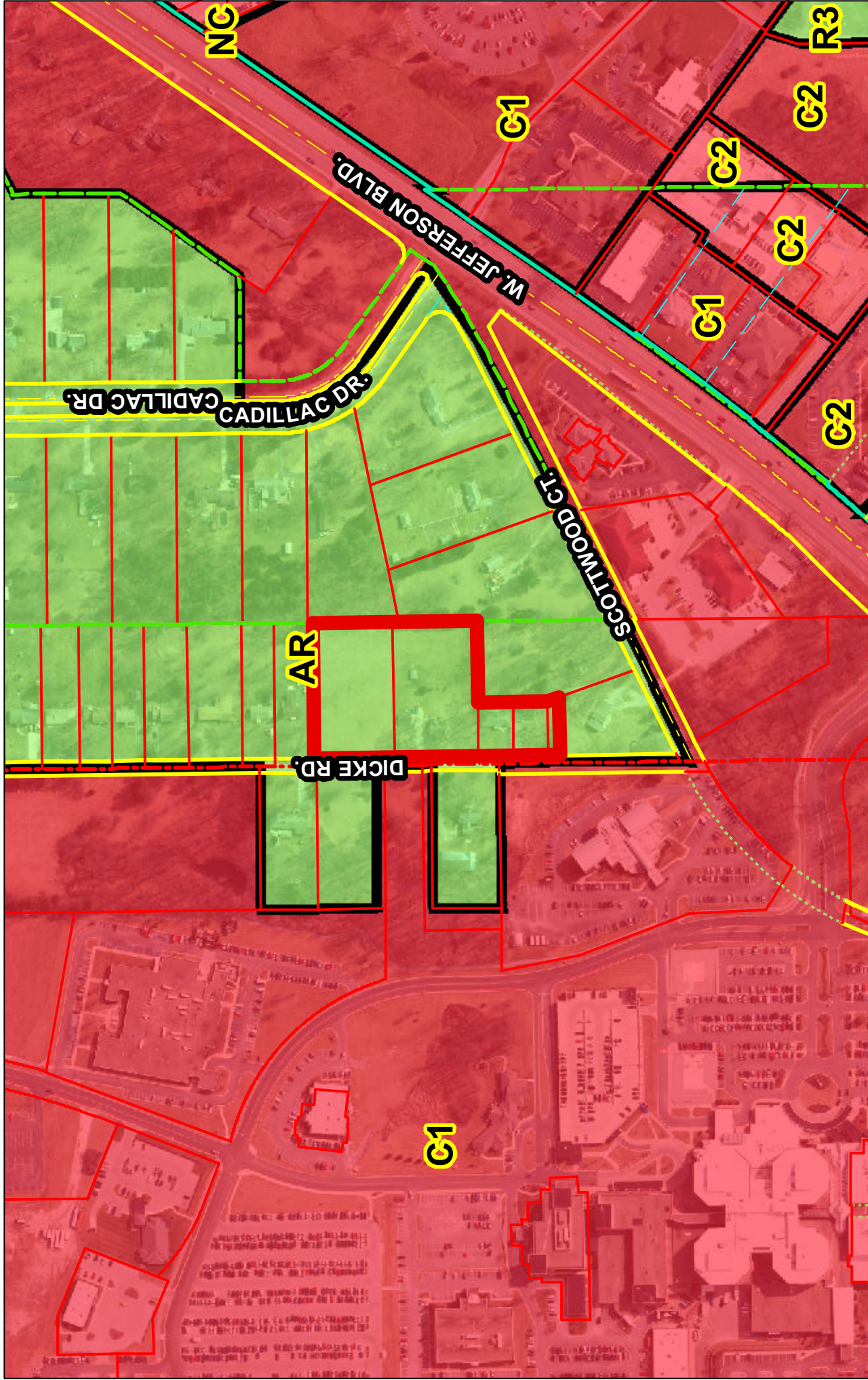
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 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 7/9/2019





Rezoning Petition REZ-2019-0044 and Primary Plat PP-2019-0014 - Dicke Road Duplex



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