

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2019-0064
Bill Number: Z-19-10-14
Council District: 2-Russ Jehl

Introduction Date: October 22, 2019

Plan Commission
Public Hearing Date: November 4, 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 5.4 acres from R1/Single Family Residential to R3/Multiple Family Residential

Location: 6031 Evard Road

Reason for Request: To allow for a 38-unit apartment development

Applicant: Solid Rock Properties, LLC (Chad Keysor)

Property Owner: Solid Rock Properties, LLC (Chad Keysor)

Related Petitions: Primary Development Plan, Evard Road Apartments

Effect of Passage: Property will be rezoned to the R3/Multiple Family Residential district to allow for the construction of an apartment complex.

Effect of Non-Passage: The property will remain zoned R1/Single Family Residential and may develop with single family residential uses.

#REZ-2019-0064

BILL NO. Z-19-10-14

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. U-42 (Sec. 16 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 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 Northeast Quarter of Section 16, Township 31 North, Range 13 East, in Allen
County, Indiana, more particularly described as follows:

Beginning at a Point on the South line of the Northeast Quarter of Section 16, Township 31
North, Range 13 East, in Allen County, Indiana, said point begin 651.7 feet west of the
Southeast corner of the Northeast Quarter of Section 16, Township 31 North, Range 13
East; thence West along said line, a distance of 400 feet; thence Northerly by a deflection
angle to the right of 89 degrees, 57 minutes, 40 seconds, a distance of 280 feet; thence
Northeasterly by a deflection angle to the right of 32 degrees, 18 minutes, 20 seconds, a
distance of 250 feet; thence Northeasterly by a deflection angle to the left of 31 degrees, 19
minutes, 30 seconds, a distance of 205.47 feet; thence Northeasterly by a deflection angle to
the right of 76 degrees, 2 minutes, 50 seconds, a distance of 53 feet; thence Easterly by a
deflection angle to the right of 12 degrees, 17 minutes, 00 seconds, a distance of 202.69
feet; thence Southerly by a deflection angle to the right of 90 degrees, 00 minutes, 00
seconds, a distance of 711.4 feet to the Point of Beginning, containing 5.437 acres.

and the symbols of the City of Fort Wayne Zoning Map No. U-42 (Sec. 16 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.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

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 Solid Rock Properties, LLC - Chad Keysor
Address PO Box 9696
City Fort Wayne State Indiana Zip 46899
Telephone 260-210-2905 E-mail chad@handarentals.com

Contact Person
Contact Person Todd R. Bauer
Address 1910 St. Joe Center Road #51
City Fort Wayne State Indiana Zip 46825
Telephone 260-484-9900 E-mail todd@4site.biz

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 6031 Evard Road
Present Zoning R-1 Proposed Zoning R-3 Acreage to be rezoned 5.437
Proposed density 0.14 units per acre
Township name St. Joseph Township section # 16
Purpose of rezoning (attach additional page if necessary) The zoning is requested to permit the development of multi-family housing.
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.

Solid Rock Properties LLC (printed name of applicant) [Signature] (signature of applicant) 9/28/19 (date)

Solid Rock Properties LLC (printed name of property owner) [Signature] (signature of property owner) 9/28/19 (date)

(printed name of property owner) (signature of property owner) (date)

(printed name of property owner) (signature of property owner) (date)

Received <u>10-1-19</u>	Receipt No. <u>132139</u>	Hearing Date <u>11-9-19</u>	Petition No. <u>REZ-2019-0064</u>
----------------------------	------------------------------	--------------------------------	--------------------------------------

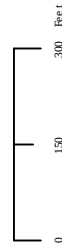


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 1/06/2019

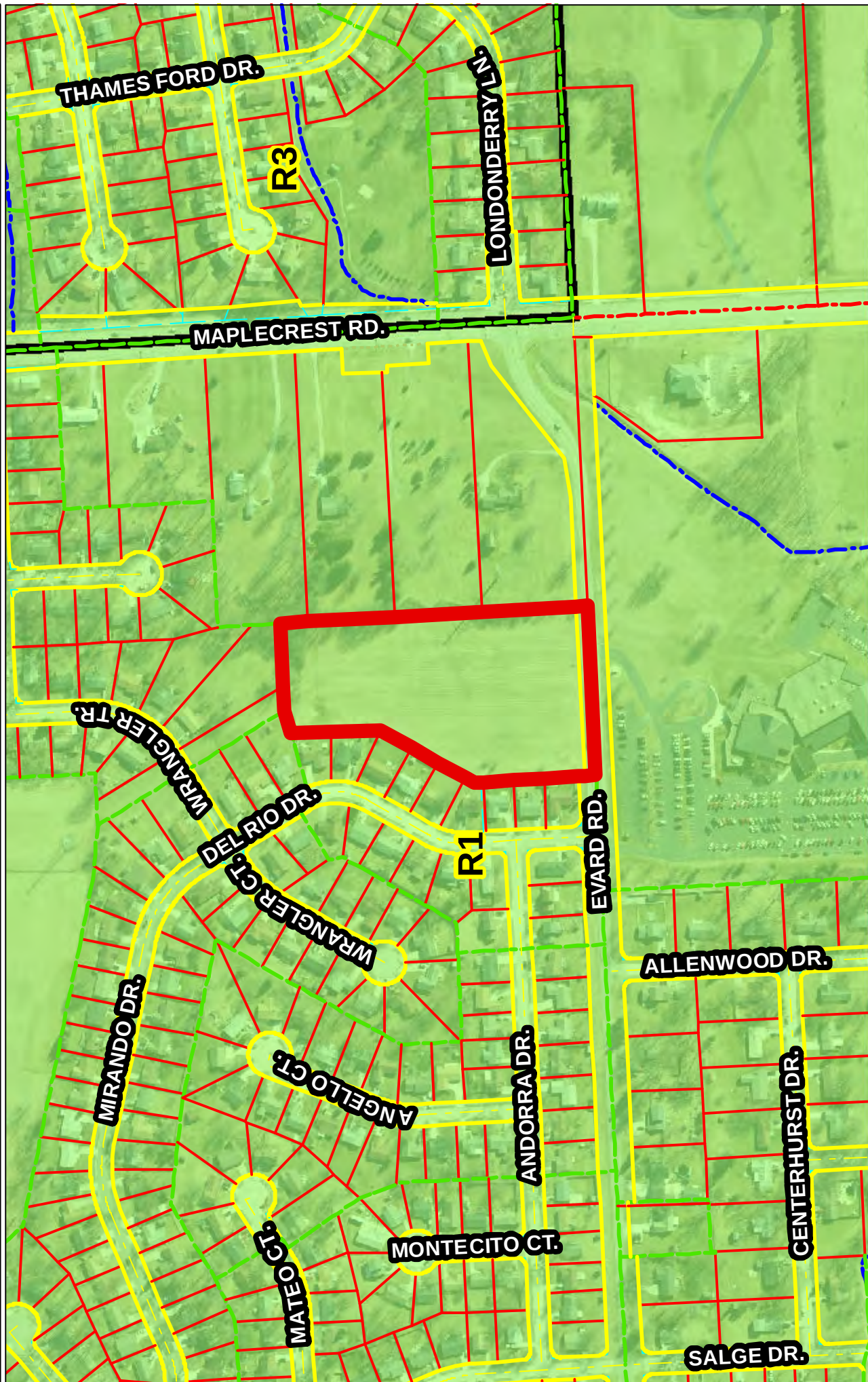


1 inch = 300 feet





Rezoning Petition REZ-2019-0064 and Primary Development Plan PDP-2019-0054 - Evard Road Apartments

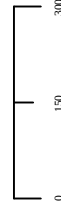


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 1/06/2019



1 inch = 300 feet



Primary Development Plan For Evard Road Apartments

6031 Evard,
Fort Wayne, Indiana 46835

Project Civil Engineer/Land Surveyor:

ForeSight Consulting, LLC
1910 St. Joe Center Road, Suite 51
Fort Wayne, Indiana 46825
Phone: 260.484.9900
Fax: 260.484.9980



Property Owner/Developer:

**Solid Rock Properties, LLC
Chad Keyser - Owner
PO Box 9696
Fort Wayne, Indiana 46899**

Development Statistics:

Project Area: 5.45 Acres

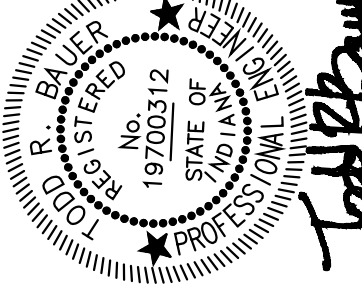
Number of Units: 38 Two Bedroom
(1,100-1,300 sq.ft.)

Park Spaces: **2 Per Unit + 27 Guest Spaces**

ForeSight Consulting, LLC
Professional Engineers & Surveyors
1910 St. Joe Center Road, Suite #51
Fort Wayne, Indiana 46825
260.484.9900 phone
260.484.9980 fax
www.4site.biz



Certification:



This is an original design created by Foresight Consulting, LLC. The concepts, ideas, plans and details are the sole property of Foresight Consulting, LLC. None of the concepts, ideas, plans or details shall be used or disclosed to an other person, firm or corporation for any purpose without the prior written permission of Foresight Consulting, LLC. Written dimensions on these drawings shall have precedence over the scale dimensions. The contractor shall verify and be responsible for all dimensions and conditions on the job and Foresight Consulting, LLC must be notified of variation from the dimensions and conditions shown on these drawings. Shop drawings shall be submitted to Foresight Consulting, LLC for approval before construction.

Performed for:

Primary Development Plan For:
Evard Road Apan
6031 Evard Rd, Fort Wayne, IN 46835

Drawing Revisions

Commission Number
192585

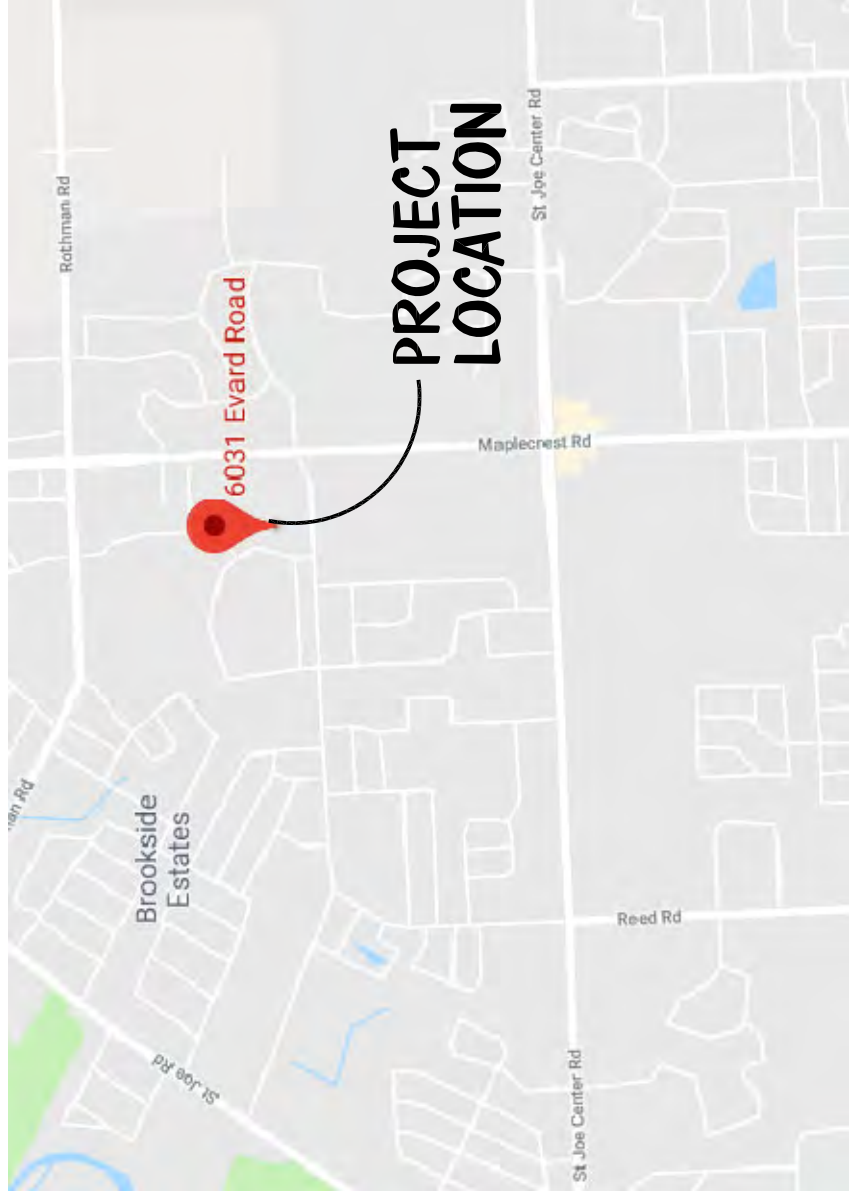
Date _____

October 1st, 2019

Title

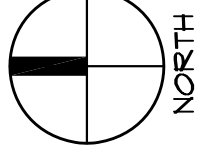
Primary
Development Plan
Sheet Number

100

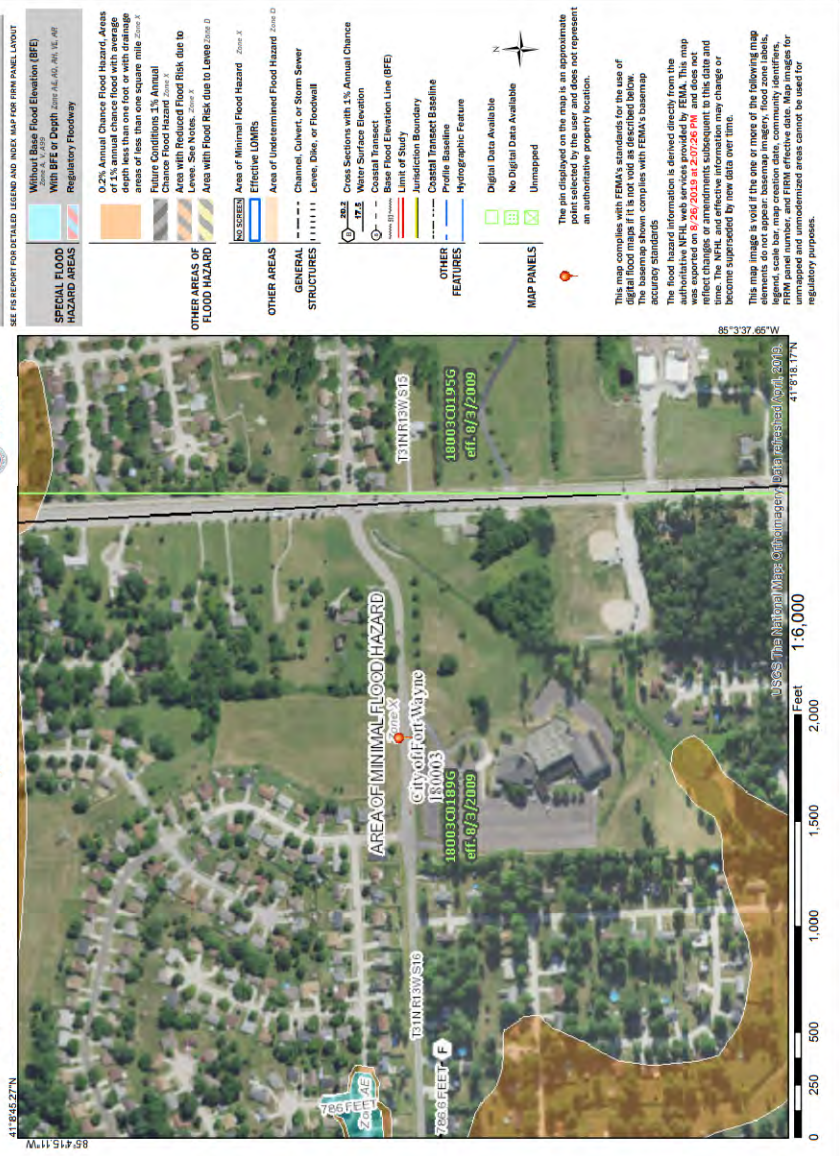


SITE LOCATION MAP

NOT TO SCALE



National Flood Hazard Layer FIRMette



SLR CORPORATION REAL ESTATE DESCRIPTION:

PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 18 EAST, IN ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 18 EAST, IN ALLEN COUNTY, INDIANA, SAID POINT BEING 63.17 FEET WEST OF THE CORNER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 18 EAST, THENCE EAST ALONG SAID LINE A DISTANCE OF 400 FEET; THENCE NORTHERLY BY A DEFLECTION ANGLE TO THE RIGHT OF 69 DEGREES 51 MINUTES 40 SECONDS, A DISTANCE OF 280 FEET; THENCE NORTHEASTERLY BY A DEFLECTION ANGLE TO THE RIGHT OF 32 DEGREES 46 SECONDS, A DISTANCE OF 157 FEET; THENCE SOUTHWESTERLY BY A DEFLECTION ANGLE TO THE RIGHT OF 151 DEGREES 18 MINUTES 30 SECONDS, A DISTANCE OF 203.41 FEET; THENCE NORTHEASTERLY BY A DEFLECTION ANGLE TO THE RIGHT OF 16 DEGREES 2 MINUTES 50 SECONDS, A DISTANCE OF 55 FEET; THENCE EASTERLY BY A DEFLECTION ANGLE TO THE RIGHT OF 12 DEGREES, 11 MINUTES 00 SECONDS, A DISTANCE OF 502.64 FEET; THENCE SOUTHWESTERLY BY A DEFLECTION ANGLE TO THE RIGHT OF 40 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 711.14 FEET TO THE POINT OF BEGINNING, CONTAINING 5.437 ACRES.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 13 EAST,
IN ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

CONTAINING 5.43 ACRES (236,575 SQUARE FEET) MORE OR LESS, AND BEING SUBJECT TO EASEMENTS, RIGHT OF WAYS, AND COVENANTS OF RECORD.



Primary Development Plan

Scale: $1'' = 40'$

