

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2021-0057
Bill Number: Z-21-10-10
Council District: 3-Tom Didier

Introduction Date: October 26, 2021

Plan Commission
Public Hearing Date: November 8, 2021 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 55 acres from AR/Low Intensity Residential to R3/Multiple Family Residential.

Location: South side of the 2200 block West Dupont Road

Reason for Request: To allow a single and multiple family residential development.

Applicant: Next Chapter Holdings, LLC

Property Owner: Next Chapter Holdings, LLC

Related Petitions: Primary Development Plan, Dupont Meadows

Effect of Passage: Property will be rezoned to the R3/Multiple Family Residential zoning district, which will allow the currently vacant parcel to be developed with a mixture of housing products.

Effect of Non-Passage: The property will remain zoned AR, and may be used for a single family house and/or low intensity agricultural practices.

#REZ-2021-0057

BILL NO. Z-21-10-10

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. J-58 (Sec. 3 of Washington 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 RP
(Planned Residential) 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 Northwest Quarter of Section 3, T31N, R12E, in Allen County,
the State of Indiana, more fully described as follows:

COMMENCING at an Iron Box in a Monument Box situated in the Northeast corner of said Northwest Quarter; Thence South 88 Degrees 53 Minutes 26 Seconds West (Indiana State Plane Coordinate System East Zone-GPS Grid Basis of Bearings), a distance of 1193.00 feet along the North line of said Northwest Quarter to a Marker Spike with tag (FIRM 0042) in the Northwest corner of the tract of land described in the conveyance to Wal-Mart Stores East, LP in Allen County Document No. 206076272 [said corner being 155.75 feet North 88 Degrees 53 Minutes 26 Seconds East from a Marker Spike with tag (FIRM 0042) in the Southwest corner of the Southwest Quarter of Section 32, T32N, R12E]; Thence South 01 Degrees 33 Minutes 08 Seconds East, a distance of 60.00 feet along the West line of said Wal-Mart tract to a Rebar stake with cap (FIRM 0042) in the Southeast corner of the tract of land described in the conveyance to the County of Allen, State of Indiana in Allen County Document No. 202024437, the **TRUE POINT OF BEGINNING**; Thence South 01 Degrees 33 Minutes 08 Seconds East, a distance of 645.00 feet along the West line of said Wal-Mart tract to a Rebar stake with cap (FIRM 0042); Thence South 72 Degrees 19 Minutes 50 Seconds West, a distance of 154.40 feet along the West line of said Wal-Mart tract to a Rebar stake with cap (FIRM 0042); Thence South 12 Degrees 38 Minutes 50 Seconds West, a distance of 496.00 feet along the West line of said Wal-Mart tract to a Rebar stake with cap (FIRM 0042); Thence South 01 Degrees 33 Minutes 08 Seconds East, a distance of 821.42 feet along the West line of said Wal-Mart tract to a Rebar stake with cap (FIRM 0042); Thence South 88 Degrees 01 Minutes 13 Seconds West, a distance of 1081.56 feet along the North line of the tracts of land described in the conveyances to Timothy A. & Lisa M. Smith and to Amanda Smith in Allen County Document No. 2016030818 and to Frank Shao & Laura Wei Lee in Allen County Document No. 2010005456 to a #4 Rebar stake in the Northwest corner of said Shao/Lee tract; Thence North 01 Degrees 38 Minutes 16 Seconds West, a distance of 2008.92 feet along the East right-of-way line of the Former Grand Rapids & Indiana Railroad (see also tract GR&I, Line Code 3138 as described in the conveyance to U.S. Railroad Vest Corporation in Allen County Document No. 940045649) to the Southwest corner of the County of Allen tract referenced above (said corner also being 60.00 feet South 01 Degrees 38 Minutes 16 Seconds East from a Brass Rod in the Northwest corner of said Northwest Quarter); Thence North 88 Degrees 54 Minutes 09

Seconds East, a distance of 1198.36 feet along the South line of said County of Allen tract; Thence North 88 Degrees 53 Minutes 26 Seconds East, a distance of 156.22 feet along the South line of said County of Allen tract to the **POINT OF BEGINNING**, said tract containing 54.609 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record. A survey of said tract being represented by Plat of Survey #31-12-03-04 as prepared by D.A. Brown Engineering Consultants, Inc., 5491 County Road 427, P.O. Box 389, Auburn, Indiana 46706.

and the symbols of the City of Fort Wayne Zoning Map No. J-58 (Sec. 3 of Washington 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 Next Chapter Holdings LLC
Address 6 Walnut Lane
City North Augusta State SC Zip 29860
Telephone _____ E-mail _____

Contact Person
Contact Person Patrick R. Hess, Beckman Lawson, LLP
Address 201 W. Wayne St.
City Fort Wayne State IN Zip 46802
Telephone 260-422-0800 E-mail phess@beckmanlawson.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 2200 block of W. Dupont Road
Present Zoning AR Proposed Zoning R3 Acreage to be rezoned 54
Proposed density 4.26 units per acre
Township name Washington Township section # 3
Purpose of rezoning (attach additional page if necessary) To permit a unit single family rental community.
Sewer provider City Water provider City

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) E-filed, DABEC
☒ Legal Description of parcel to be rezoned G-filed DABEC
☐ Rezoning Questionnaire (original and 10 copies) County Rezoning Only NA

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.

Next Chapter Holdings, LLC

(printed name of applicant)

(signature of applicant)

10/5/21
(date)

Paragon Partnership

(printed name of property owner)

(signature of property owner)

9-3-21
(date)

(printed name of property owner)

(signature of property owner)

(date)

(printed name of property owner)

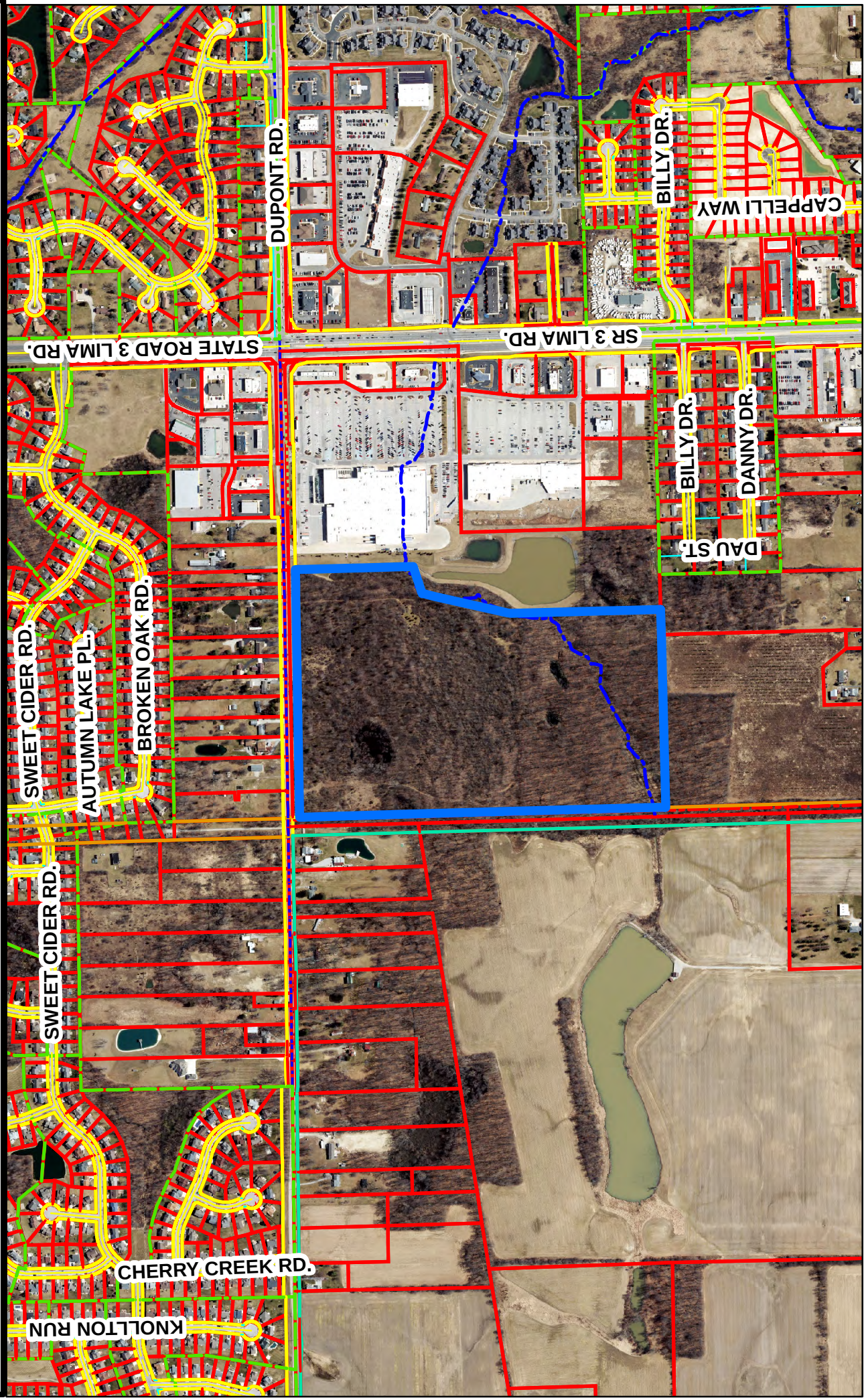
(signature of property owner)

(date)

Received	Receipt No.	Hearing Date	Petition No.
<u>10/5/21</u>	<u>138563</u>	<u>11-8-21</u>	<u>REZ-2021-0057</u>

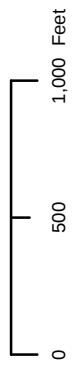


REZ-2021-0057 and PDP-2021-0040 Dupont Meadows

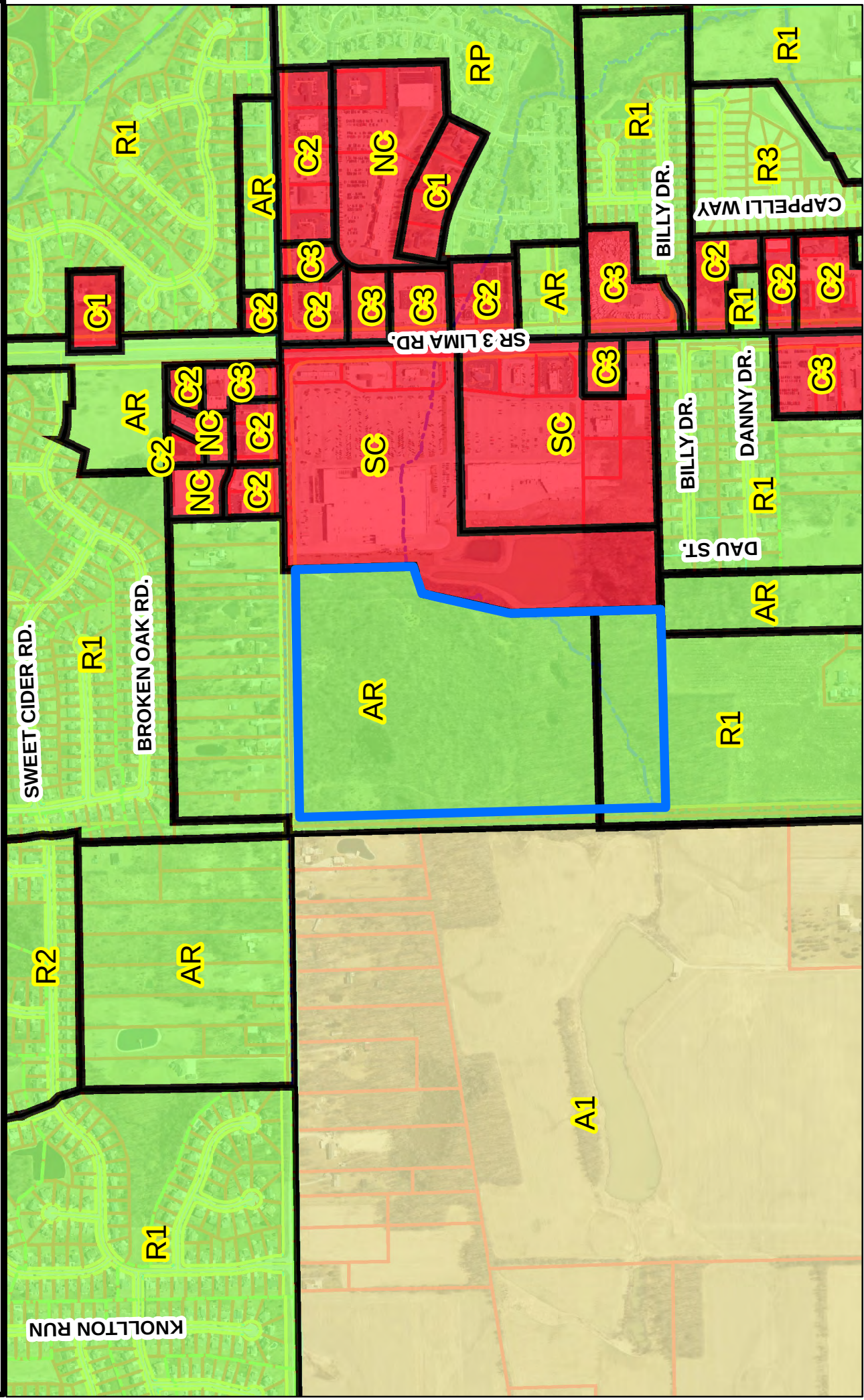


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 10/11/2021

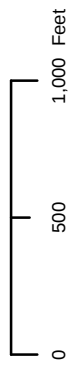


1 inch = 700 feet



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1 inch = 700 feet

A Site Located in the Northwest Quarter of
Section 4, Township 31 North, Range 12 East.
Allen County, Indiana

Sanitary Sewer Utility:
Fort Wayne Utilities
200 E. Berry Street
Suite 250
Fort Wayne, IN 46802
(260) 427-5064

Water Utility:
Fort Wayne Utilities
200 E. Berry Street
Suite 250
Fort Wayne, IN 46802
(260) 427-5064

Drainage Approval:
Fort Wayne Utilities
200 E. Berry Street, Suite 140
Fort Wayne, IN 46802
(260) 427-5064

Planning/development Approval:
Allen County Department of
Planning Services
200 E. Berry Street
Suite 150
Fort Wayne, IN 46802
(260) 449-7607

Traffic, Street & Right-of-way Approval:
City of Fort Wayne
Traffic Engineering Department
200 E. Berry Street, Suite 210
Fort Wayne, IN 46802
(260) 427-2781

(NOT TO SCALE)

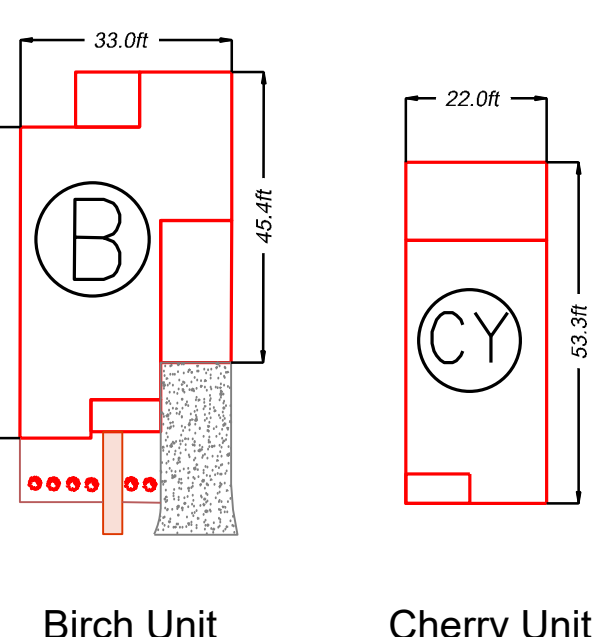
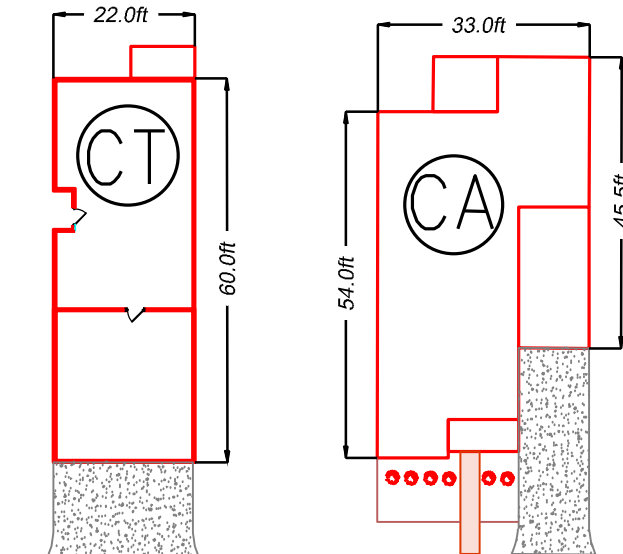
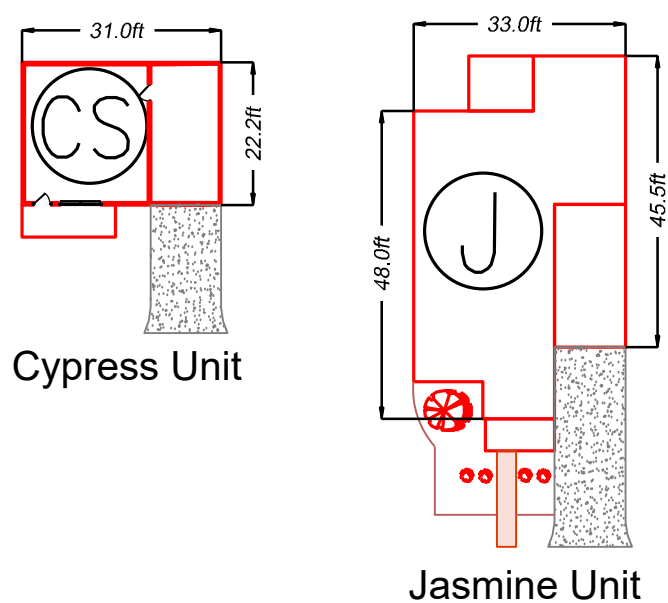
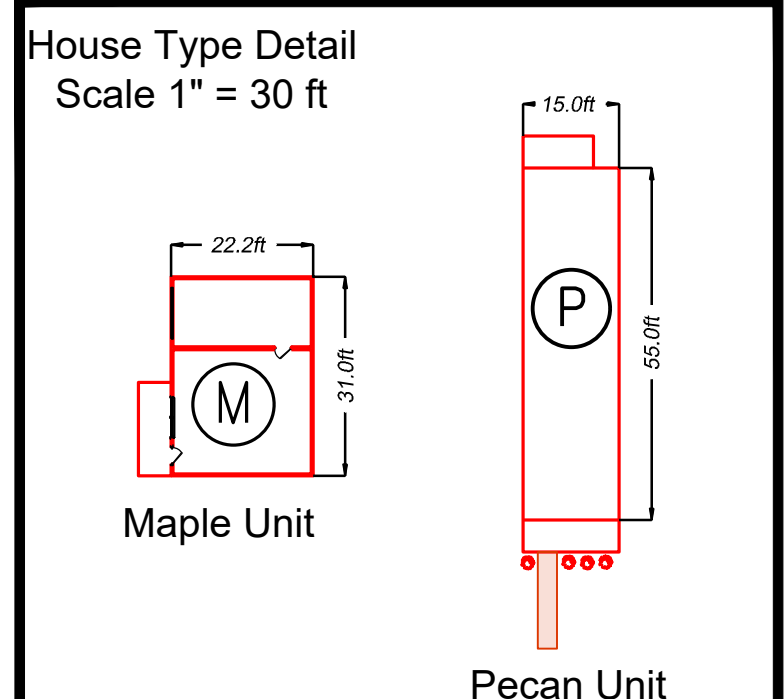
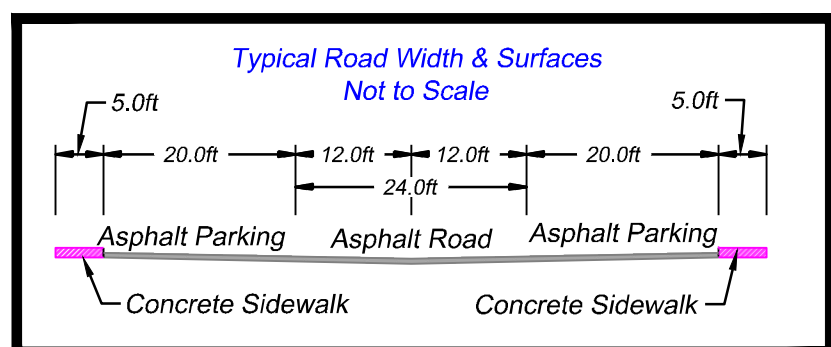
Map of the project location in the City of DuPont, Washington. The map shows a grid of streets including Carroll Road, West 7th Road, West 8th Road, West 9th Road, West 10th Road, West 11th Road, West 12th Road, West 13th Road, West 14th Road, West 15th Road, West 16th Road, West 17th Road, West 18th Road, West 19th Road, West 20th Road, West 21st Road, West 22nd Road, West 23rd Road, West 24th Road, West 25th Road, West 26th Road, West 27th Road, West 28th Road, West 29th Road, West 30th Road, West 31st Road, West 32nd Road, West 33rd Road, West 34th Road, West 35th Road, West 36th Road, West 37th Road, West 38th Road, West 39th Road, West 40th Road, West 41st Road, West 42nd Road, West 43rd Road, West 44th Road, West 45th Road, West 46th Road, West 47th Road, West 48th Road, West 49th Road, West 50th Road, West 51st Road, West 52nd Road, West 53rd Road, West 54th Road, West 55th Road, West 56th Road, West 57th Road, West 58th Road, West 59th Road, West 60th Road, West 61st Road, West 62nd Road, West 63rd Road, West 64th Road, West 65th Road, West 66th Road, West 67th Road, West 68th Road, West 69th Road, West 70th Road, West 71st Road, West 72nd Road, West 73rd Road, West 74th Road, West 75th Road, West 76th Road, West 77th Road, West 78th Road, West 79th Road, West 80th Road, West 81st Road, West 82nd Road, West 83rd Road, West 84th Road, West 85th Road, West 86th Road, West 87th Road, West 88th Road, West 89th Road, West 90th Road, West 91st Road, West 92nd Road, West 93rd Road, West 94th Road, West 95th Road, West 96th Road, West 97th Road, West 98th Road, West 99th Road, West 100th Road. The project location is marked with a red rectangle and labeled 'Project Location'.

Legal Description:

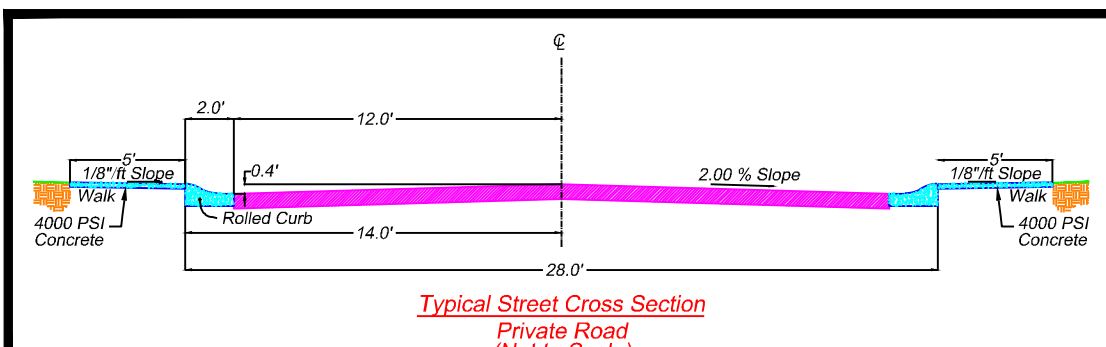
(Prepared by Duane A. Brown, LS #80040337, D. A. Brown Engineering Consultants, Inc., Job No. 2108-09, Plat of Survey #31-12-03-04)

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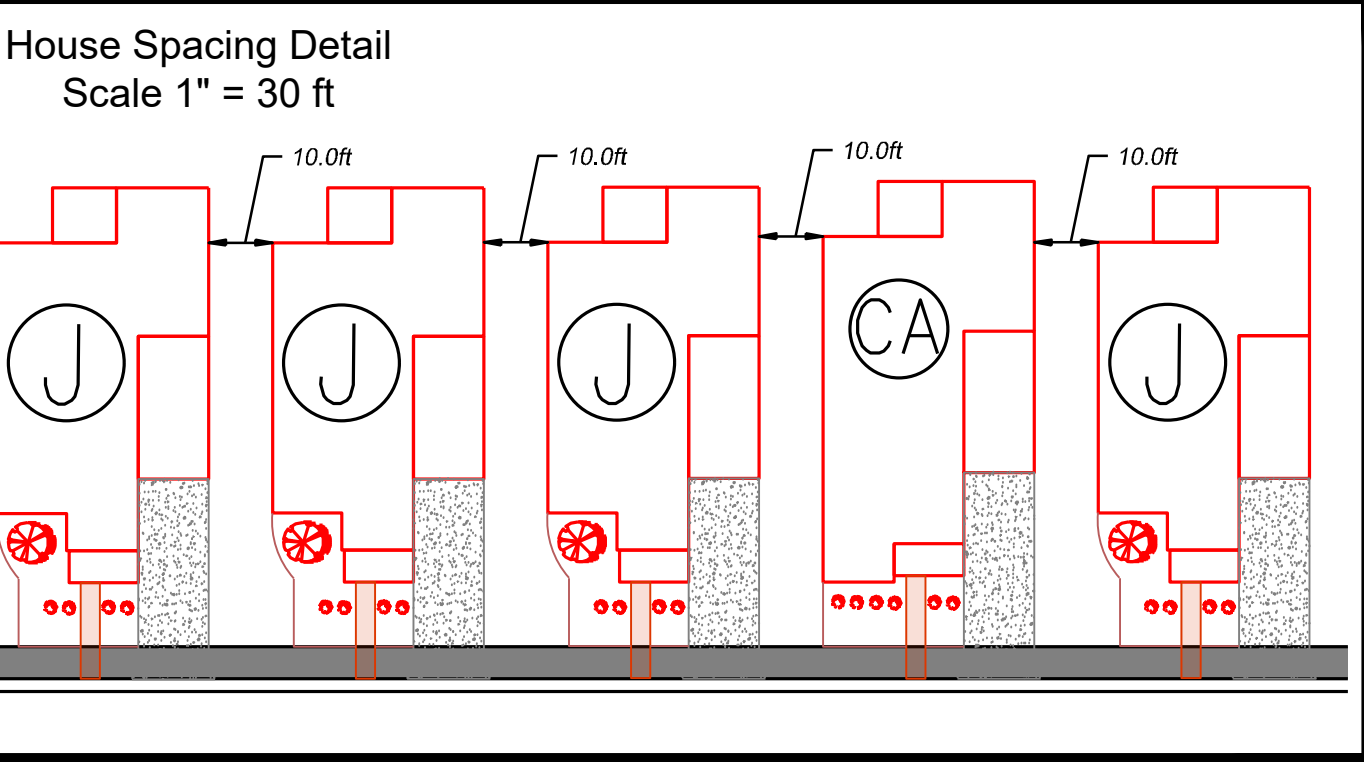


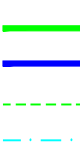
Unit Mix				
NAME	SYMBOL	TYPE	SQFT	COUNT
MAPLE	(M)	1 BED/2 STORY	862	36
CHERRY	(C)	1 BED/1 STORY	839	7
CYPRESS	(CS)	2 BED/2 STORY	1,082	17
JASMINE	(J)	2 BED/1 STORY	1,288	106
PECAN	(P)	2 BED/2 STORY	1,605	12
CAMELIA	(CA)	3 BED/1 STORY	1,419	46
CHESTNUT	(CT)	3 BED/2 STORY	1,668	3
BIRCH	(B)	4 BED/2 STORY	1,804	15



General Notes:

1. All Right-of-Way intersection radii to be 20 feet.
2. All Park areas, Common areas, or Block areas to have a blanket utility and surface drainage easement.
3. All proposed streets to be asphalt, 28' wide back to back of concrete curbs; Curbs to be 2' wide.
4. U.&S.D. Esmt. denotes Utility and Surface Drainage Easement.
5. B.L. denotes Building Line
6. Detention facilities to be wet.



Legend	
Existing	
	Contours Water Line Sanitary Line Storm Line Tree Line High Tensile Fence Sanitary Manhole Water Valve Fire Hydrant
Proposed	

Developer:
Next Chapter Holdings, LLC
6 Walnut Lane
North Augusta, SC 29860
Tel: (404) 372-0877

Note: According to the Flood Insurance Rate Map (FIRM) Numbered 18003 C 0170G & Effective Date August 3, 2009, the herein described real estate is located in the unshaded Zone X, noted as areas determined to be outside of the 0.2% annual chance floodplain.

		Revisions	
<i>Date:</i>	<i>Drawn By:</i>	<i>Date:</i>	<i>Description:</i>
10/04/2021			
<i>Scale:</i>	<i>Checked By:</i>		
As Noted			
<i>Job No.</i>	<i>Sheet No.</i>		
2108-09	1 of 1		