

#REZ-2021-0029

BILL NO. Z-21-06-29

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. CC-27 (Sec. 27 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 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 the Southwest Quarter of Section 27, Township 30
North, Range 11 East, Allen County, Indiana, more particularly described as follows, to-
wit:

Commencing at a P.K. Nail found marking the Northwest corner of the Southwest
Quarter of said Section 27; thence South 01 degrees 16 minutes 00 seconds East (all
bearings in this description are based on the West line of said Southwest Quarter having
an assumed bearing of North 01 degrees 16 minutes 00 seconds West) along said West
line, being within the right-of-way of Homestead Road, a distance of 1,687.90 feet to a
P.K. Nail found; thence North 87 degrees 52 minutes 54 seconds East, a distance of
35.00 feet (recorded North 89 degrees 56 minutes 00 seconds East, 35.01 feet) to an
iron pin on the East right-of-way of Homestead Road and being the True Point of
Beginning of the parcel herein described; thence South 01 degrees 16 minutes 00
seconds East along said East right-of-way line, a distance of 147.00 feet (recorded
145.77 feet) to an iron pin found; thence North 87 degrees 55 minutes 47 seconds East,
a distance of 550.96 feet to an iron pin found; thence North 00 degrees 55 minutes 59
seconds West, a distance of 147.48 feet to an iron pin found; thence South 87 degrees
52 minutes 54 seconds West, a distance of 551.82 feet to the True Point of Beginning,
said in previous deed to contain 1.863 acres of land, more or less. Excepting therefrom
the East 200 feet by parallel lines.

and the symbols of the City of Fort Wayne Zoning Map No. CC-11 (Sec. 27 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

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Rezoning Petition
Case Number: REZ-2021-0029
Bill Number: Z-21-06-29
Council District: 4-Jason Arp

Introduction Date: June 22, 2021

Plan Commission
Public Hearing Date: July 12, 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 1.19 acres from AR/Low Intensity Residential to
R3/Multiple Family Residential

Location: 7109 Homestead Road

Reason for Request: To allow the construction of a 14-unit apartment building.

Applicant: Foresight Consulting

Property Owner: Homestead Office Park, LLC

Related Petitions: Primary Development Plan, Homestead Road Apartments

Effect of Passage: The property will be rezoned to allow for multiple family housing.

Effect of Non-Passage: The property will remain zoned for low intensity residential and light
agricultural uses. Apartments are not a permitted use in the AR district.

Department of Planning Services
Rezoning Petition Application

Applicant
Applicant FOREST HILL CONSULTING
Address 1910 St Joe Center Road Suite 51
City Fort Wayne State IN Zip 46825
Telephone 260 484-9900 Fax 260 484-9900 E-mail FOOO@451RE.BIZ

Property Ownership
Property Owner Homestead Office Park, LLC
Address P.O. Box 609
City Romoke State IN Zip 46783
Telephone 260 341-7442 Fax _____ E-mail platinumre@frontier.com

Contact Person
Contact Person Same as Applicant
Address _____
City _____ State _____ Zip _____
Telephone _____ Fax _____ E-mail _____

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 7109 Homestead Rd
Present Zoning AR Proposed Zoning R-3 Acreage to be rezoned 1.19
Proposed density 14 units per acre
Township name *A00172 Township section # 27
Purpose of rezoning (attach additional page if necessary) Accomodate proposed multi family Development
Sewer provider AQUA Water provider City of Fort Wayne

Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application.
Please contact staff 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 Rezonings Only

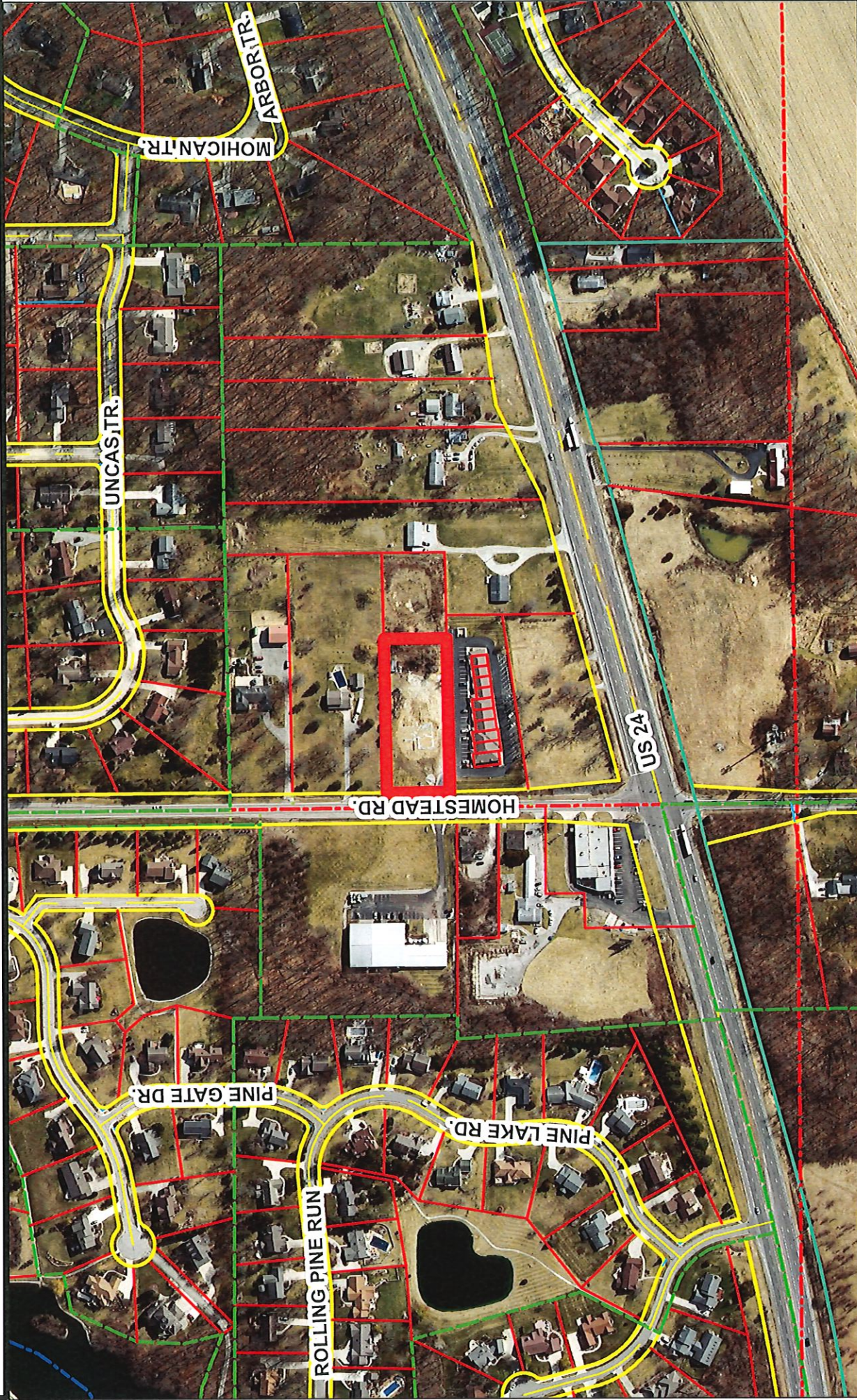
I/we understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures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

FOREST HILL CONSULTING LLC [Signature] 6/1/2021
(printed name of applicant) (signature of applicant) (date)
Homestead Office Park LLC [Signature] 6/1/2021
(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.
6-1-21	137277	7/12/21	REZ-2021-0029



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.

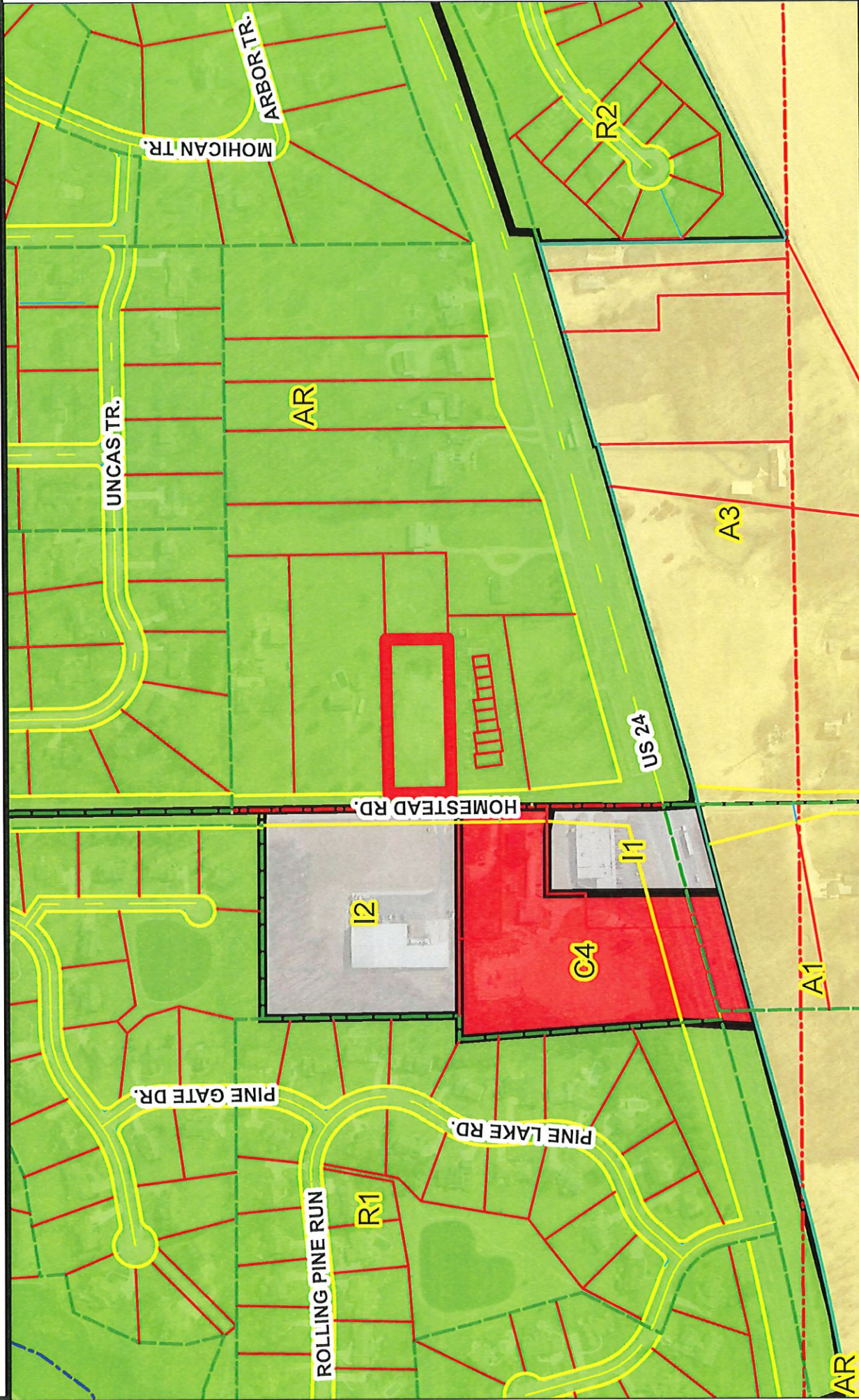
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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 6/15/2021



1 inch = 300 feet



REZ-2021-0029 and PDP-2021-0024 Homestead Road Apartments



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© 2004 Board of Commissioners of the County of Allen
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State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 6/15/2021



1 inch = 300 feet

Scale: 1" = 50'

ForeSight Consulting, LLC
1910 St. Joe Center Road, Suite S1
Fort Wayne, Indiana 46825
Phone: 260.484.9900
Fax: 260.484.9980

Property Owner/Developer:

Homestead Office Park LLC
Scott Lombard
7127 Homestead Road, Suite F
Fort Wayne, Indiana 46814

Development Statistics: A

Project Area:	1.19 Acres
Number of Units:	14 Three Bedroom (1,450 sq.ft.)

Park Spaces: 2 Per Unit + 27 Guest Spaces

Primary Development Plan For

Homestead Road Apartments

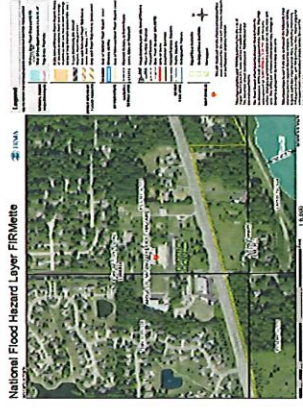
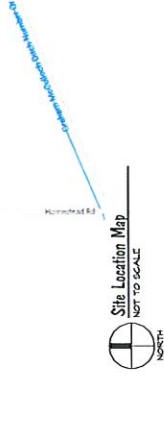
7109 Homestead Road, Fort Wayne, Indiana 46814



Primary Development Plan



Scale: 1" = 20'



Real Estate Description Per Document No. 2015028063:

[illegible]

Primary Development Plan For:

Homestead Office Park LLC
7109 Homestead Road, Fort Wayne, Indiana 46814

Drawing Revisions

A 06/11/21 Development Statistics

Commission Number
010077

Date 2/29/11

June 1st, 2021

Title	Primary
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Development Plan
Sheet Number

PDI

**Know what's below.
Call before you dig.**

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.4shtc.biz

ForeSight

EXPERIENCE. INNOVATION. RESULTS.

Certifications:



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For approval before construction