

1 #REZ-2022-0022
2 BILL NO. Z-22-05-25

3
4 ZONING MAP ORDINANCE NO. Z-_____

5 AN ORDINANCE amending the City of Fort Wayne
6 Zoning Map No. J-23 (Sec. 27 of Wayne)

7 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
8 INDIANA:

9 SECTION 1. That the area described as follows is hereby designated an R1 (Single
10 Family Residential) District under the terms of Chapter 157 Title XV of the Code of the City
11 of Fort Wayne, Indiana:

12 Lot Number 18 and the South 10 feet of Lot Number 19, in William May Addition, Section B, as
13 recorded in Plat Record 18, page 25, in the Office of the Recorder of Allen County, Indiana.

14 and the symbols of the City of Fort Wayne Zoning Map No. J-23 (Sec. 27 of Wayne
15 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
16 Wayne, Indiana is hereby changed accordingly.

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

21 SECTION 3. That this Ordinance shall be in full force and effect from and after its
22 passage and approval by the Mayor.

23
24
25 _____
Council Member

26 APPROVED AS TO FORM AND LEGALITY:

27
28 _____
Malak Heiny, City Attorney
29
30

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2022-0022
Bill Number: Z-22-05-25
Council District: 4 – Jason Arp

Introduction Date: May 24, 2022

Plan Commission
Public Hearing Date: June 13, 2022 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 0.40 acre from C3/General Commercial to R1/Single Family Residential

Location: 6411 Bluffton Road

Reason for Request: To return the property back to single family residential to support the use as a single family home.

Applicant: Silverstream Investments, LLC

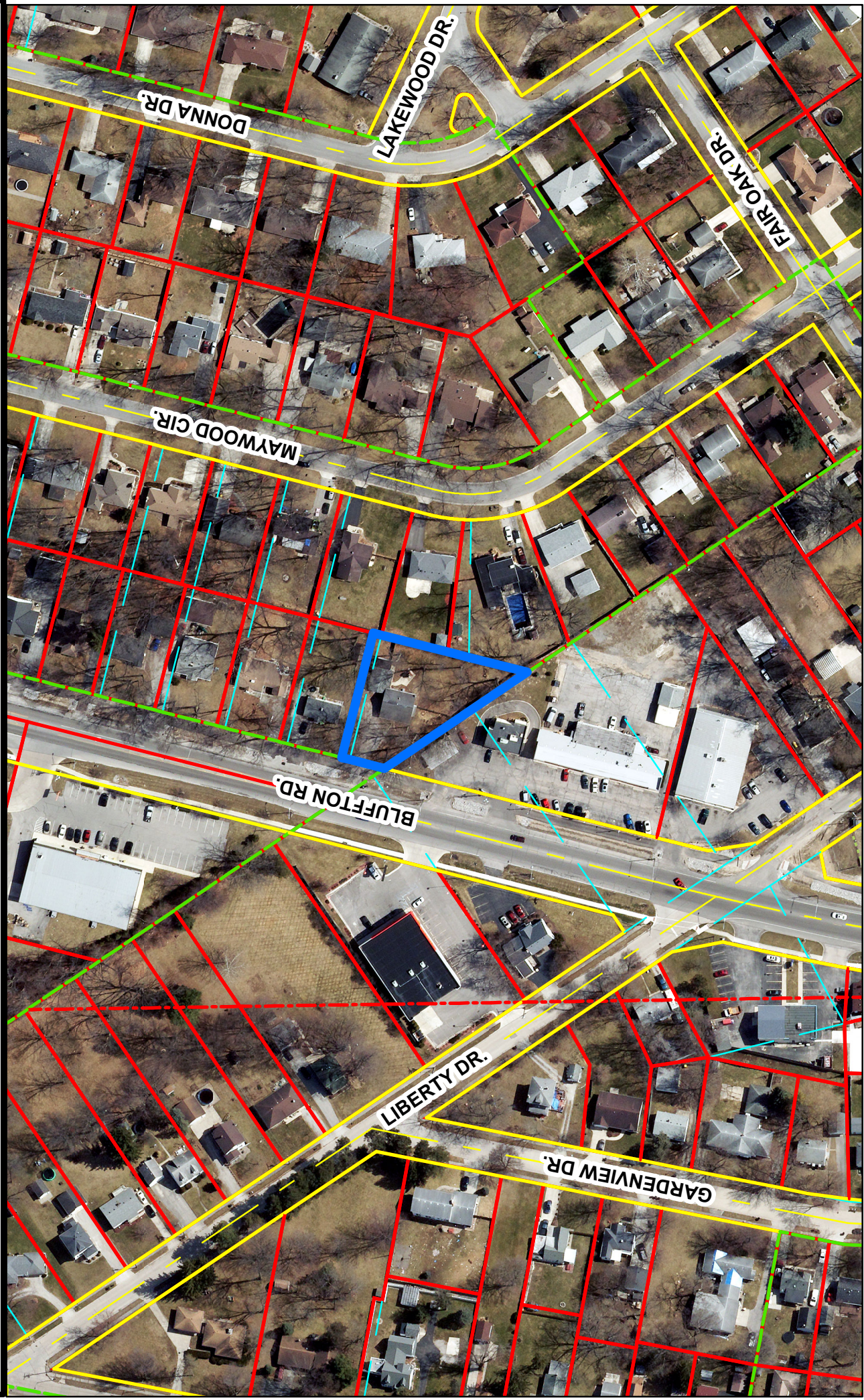
Property Owners: Silverstream Investments, LLC

Related Petitions: none

Effect of Passage: Property will be rezoned to the R1/Single Family Residential zoning district, which will allow the historical use as a home.

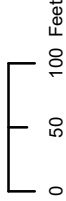
Effect of Non-Passage: The property will remain zoned for industrial purposes. A single family home is not permitted by right in industrial districts.

Rezoning Petition REZ-2022-0022 - 6411 Bluffton Road

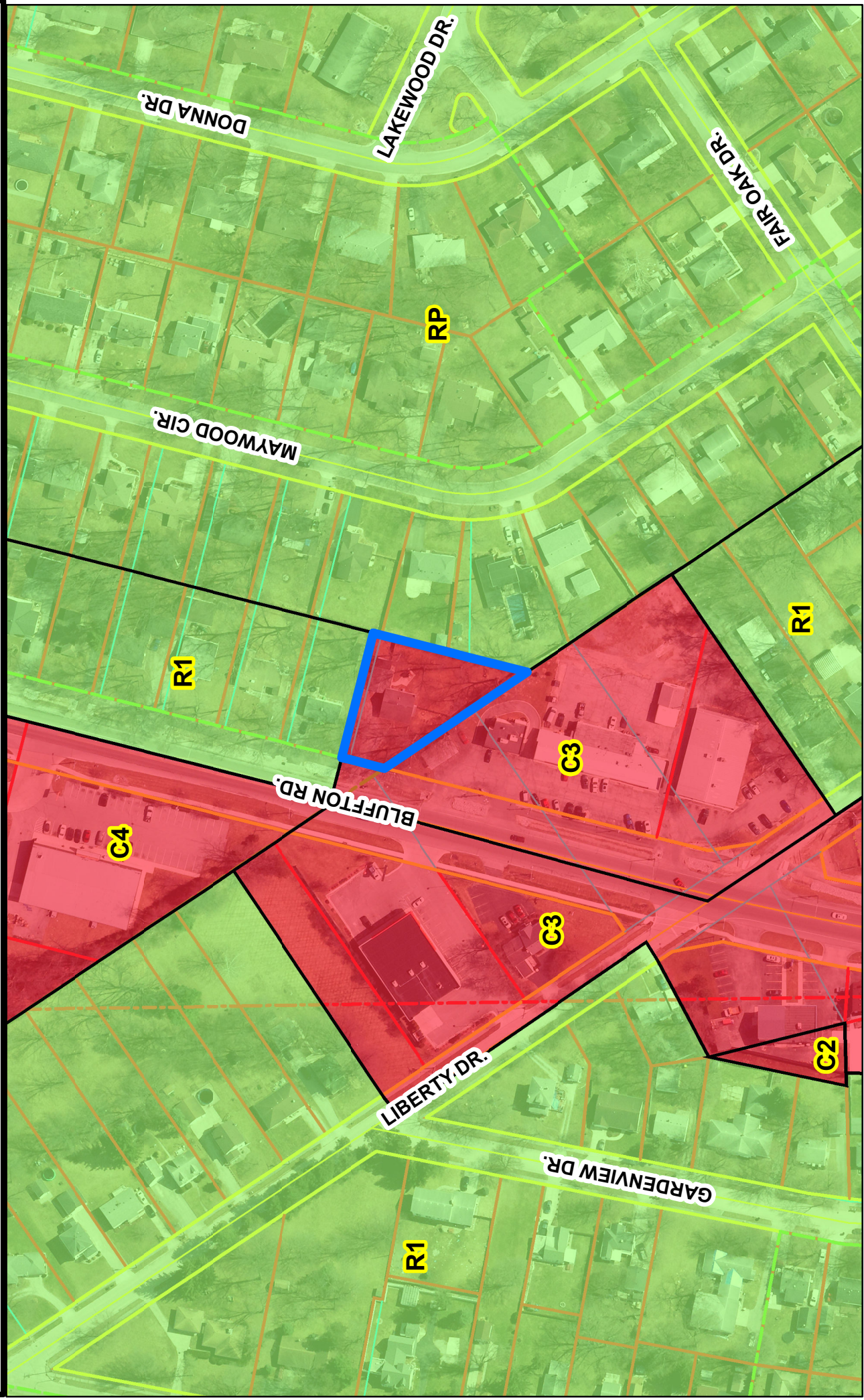


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 5/16/2022



1 inch = 150 feet



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Department of Planning Services
Rezoning Petition Application

Applicant

Applicant Silverstream Investments, LLC / Monica Riecke
Address 6632 Ruby Springs Pkwy.
City Auburn State IN Zip 46706
Telephone 260.466.4991 E-mail monicariecke@comcast.net

Contact Person

Contact Person Monica Riecke
Address 6632 Ruby Springs Pkwy.
City Auburn State IN Zip 46706
Telephone 260.466.4991 E-mail monicariecke@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 6411 Bluffton Rd, Fort Wayne, IN 46809
Present Zoning C-3 Proposed Zoning R1 Acreage to be rezoned .3988
Proposed density N/A units per acre
Township name Wayne Township section # 27
Purpose of rezoning (attach additional page if necessary) to use as a single-family home in the correct district
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)
☒ 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.

Silverstream Investments LLC
(printed name of applicant) By Monica Riecke
Member

Silverstream Investments LLC
(signature of applicant) By Monica Riecke
Member

04-25-22
(date)

Joel M. Johnson (member Colony Shoppes LLC)

Joel M. Johnson (member Colony Shoppes LLC)

May 2, 2022

(printed name of property owner)

(signature of property owner)

(date)

(printed name of property owner)

(signature of property owner)

(date)

REZ-
2022-0022

EXHIBIT "A"

Lot Number 18 and the South 10 feet of Lot Number 19, in William May Addition, Section B, as recorded in Plat Record 18, page 25, in the Office of the Recorder of Allen County, Indiana.

6411 BLUFFTON ROAD

FORT WAYNE, INDIANA



19' 30' 60'
Scale in feet
SCALE: 1"=30'

FLOOD NOTE:

The above described real estate lies in Zone X according to Flood Insurance Rate Map 15003C00 293 G, August 3, 2009 for Allen County, Indiana.

FRONT YARD SETBACK: 25' (40' p)
REAR YARD SETBACK: 25'
SIDE YARD SETBACK: 5'
MAX. BLDG. HEIGHT: 40'

LEGAL DESCRIPTION - Doc. # 2015009561

Lot Number 18 and the South 10 feet of Lot Number 19, in William May Addition, Section "B", as recorded in Plat Record 18, page 25, in the Office of the Recorder of Allen County, Indiana.

SURVEYOR'S REPORT

For the exclusive use of: Brockman

DATE: February 13, 2017

100

This report and the accompanying survey plat have been prepared in accordance with Title 865, Article 1, Rule 12, Sec 1-29, and all amendments thereto, of the Indiana Administrative Code, which establishes the minimum standards for the practice of land surveying.

Monuments set are 5/8 inch round by 24 inch long steel rebar with yellow plastic caps stamped 'GOU S 29500017' and are set flush with the ground surface unless otherwise noted. Found monument types and their depths are shown on the survey drawing.

Title report was not provided at time of survey. A title search could reveal easements or rights of way and shown on the survey drawing.

The purpose of this survey is a "final survey" of recently constructed improvements located on the real estate described hereon

THEORY OF LOCATION:

The lines and corners of this survey were established as depicted on the survey drawing and per information shown on the plot of William May Addition, Section "B" and Document Number 2015009581 as found in the Office of the Recorder of Allen County, Indiana.

The uncertainty in the lines and corners found or established by this survey are as follows:

A) Availability and condition of reference monuments:

Monuments found are described and depicted on the survey drawing. Uncertainty caused by the location of the monuments found or set on the subject property due to variations in reference monuments (monuments found on the subject property and on adjacent properties) is the difference between "measured" and "platted" or "recorded" angular or distance measurements as depicted on the survey drawing. The maximum uncertainty for this survey is 3.73 feet.

2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 26

any uncertainty was created by visible occupation lines (fences, hedgerows, etc.) that were evident at the time of the survey.

C) Clarity or ambiguity of the record description and/or adjointer's descriptions:

3) The Relative Positional Precision of this survey falls under the classification of a "Suburban" survey. Random errors in measurement ≈ 0.13 ft (40 millimeters) plus 100 parts per million as specified in section 7 of said Rule 12.

SURVEYOR'S CERTIFICATION

This survey was performed by, or under the responsible direction of the undersigned registered land surveyor and to the best of said registered land surveyor's knowledge and belief, said survey was executed according to the applicable survey requirements of 805 IAC-1-12-1 thru 29.

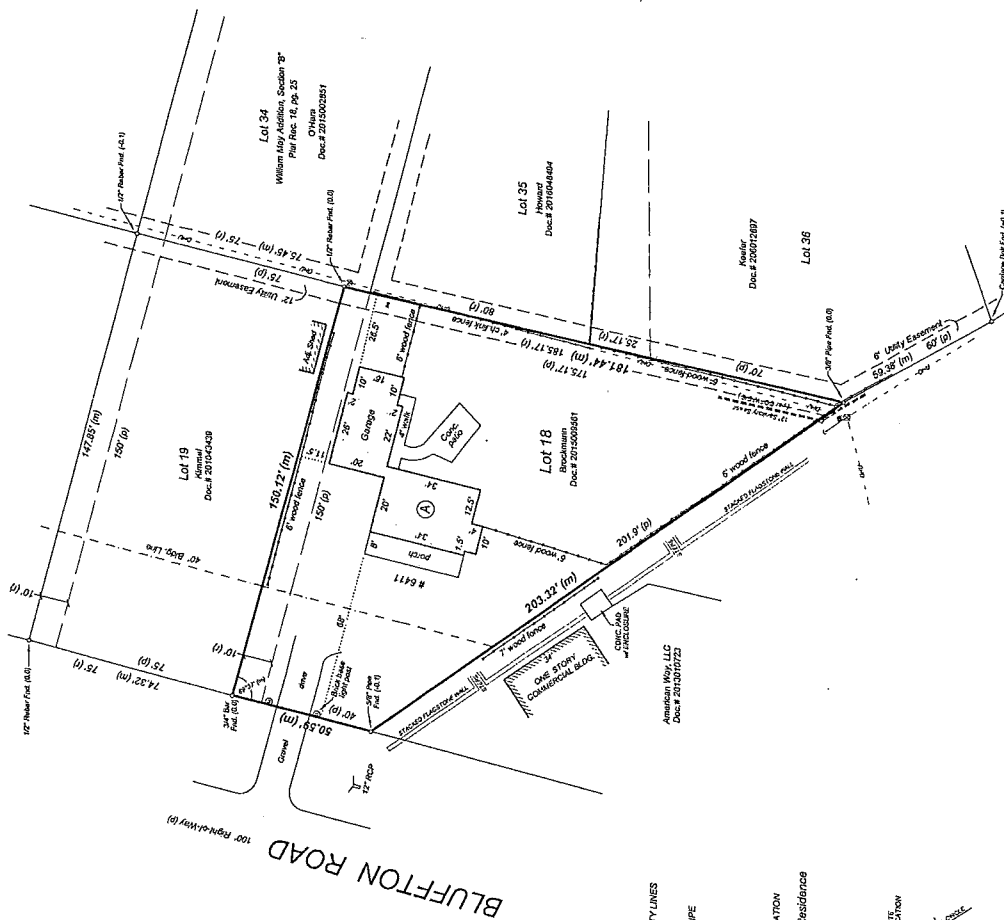
Original field work for this survey was performed on January 18, 2017.

ATED THIS 13th DAY OF FEBRUARY, 2017.



Ernest C. Smith

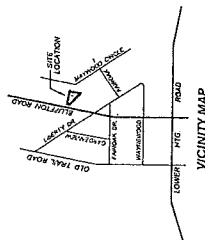
Matthew C. Goudon 81 S. 29th Ave #17



LEGEND

- ☒ UTILITY POLE
 - - - OVERHEAD UTILITY LINES
 ~ TEL. P.D.
 ■ MANHOLE
 - - - - - BURNED SEWER PIPE
 W WATER VALVE
 FENCE
 (m) MEASURED
 (r) RECORDED
 (c) CALCULATED
 (p) PLATTED INFORMATION

A) One Story Framed Residence

[illegible]

BOUNDARY RETACEMENT SURVEY

6411 BLUFFTON ROAD
ALLEN COUNTY, FORT WAYNE, INDIANA



GOULOFF - JORDAN
SURVEYING AND DESIGN, INC.
1133 BROADWAY FORT WAYNE, IN 46807
PH (260) 424-5362 FAX (260) 424-4916

Performed for:
Brockman

DATE: February 13, 2017

Scale: 1" = 30'

CHKD	
TCG	
DRAWN	
MJC	

Sheet: 1 of 1