

1 **#REZ-2023-0006**

2 **BILL NO. Z-23-02-38**

3
4
5 **ZONING MAP ORDINANCE NO. Z-_____**

6 **AN ORDINANCE amending the City of Fort Wayne**
7 **Zoning Map No. E-07 (Sec. 18 of Wayne Township)**

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

10 SECTION 1. That the area described as follows is hereby designated an R3
11 (Multiple Family Residential) District under the terms of Chapter 157 Title XV of the Code of
12 the City of Fort Wayne, Indiana:

13 Lots Numbered 43, 120, 121, 122, 123, and 124 in Country Club Hills, as recorded
14 in Plat record 12, Page 39, in the Office of the Recorder of Allen County, Indiana.

15
16 and the symbols of the City of Fort Wayne Zoning Map No. E-07 (Sec. 18 of Wayne
17 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
18 Wayne, Indiana is hereby changed accordingly.

19
20 SECTION 2. If a written commitment is a condition of the Plan Commission's
21 recommendation for the adoption of the rezoning, or if a written commitment is modified and
22 approved by the Common Council as part of the zone map amendment, that written
23 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:

Malak Heiny, City Attorney

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2023-0006
Bill Number: Z-23-02-38
Council District: 4 – Jason Arp

Introduction Date: February 28, 2023

Plan Commission
Public Hearing Date: March 13, 2023 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 1.56 acres from R1/Single Family Residential to R3/Multiple Family Residential

Location: North side of the 5500 block of South Bend Drive, at Northridge Road

Reason for Request: To develop the parcel with a 20-unit townhome complex.

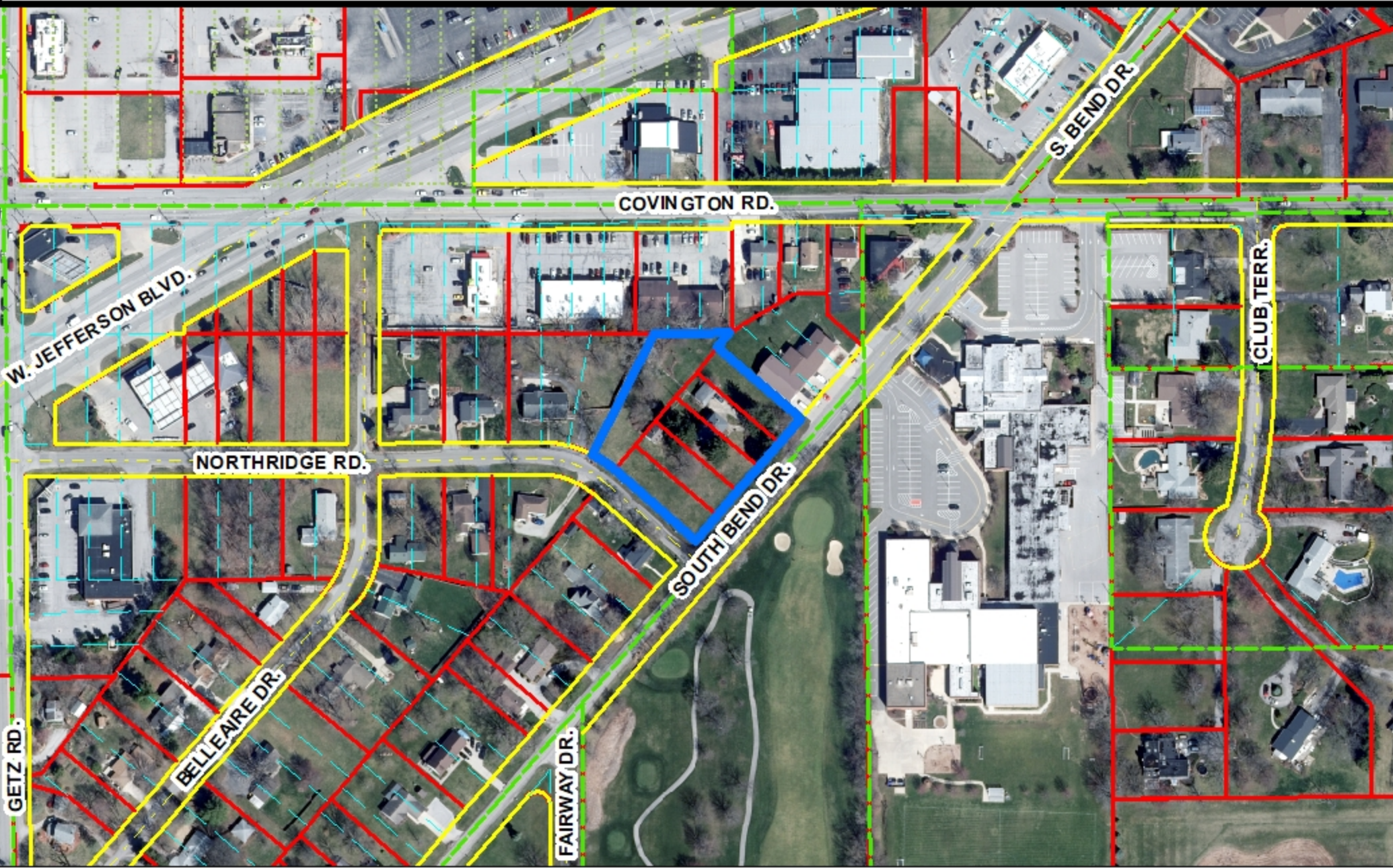
Applicant: Hummingbird Canterbury, LLC

Property Owners: Hummingbird Canterbury, LLC

Related Petitions: PDP-2023-0006 – Hummingbird Townhomes

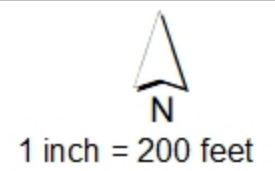
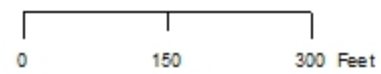
Effect of Passage: Property will be rezoned to the R3/Multiple Family Residential zoning district, which will allow for the townhome development.

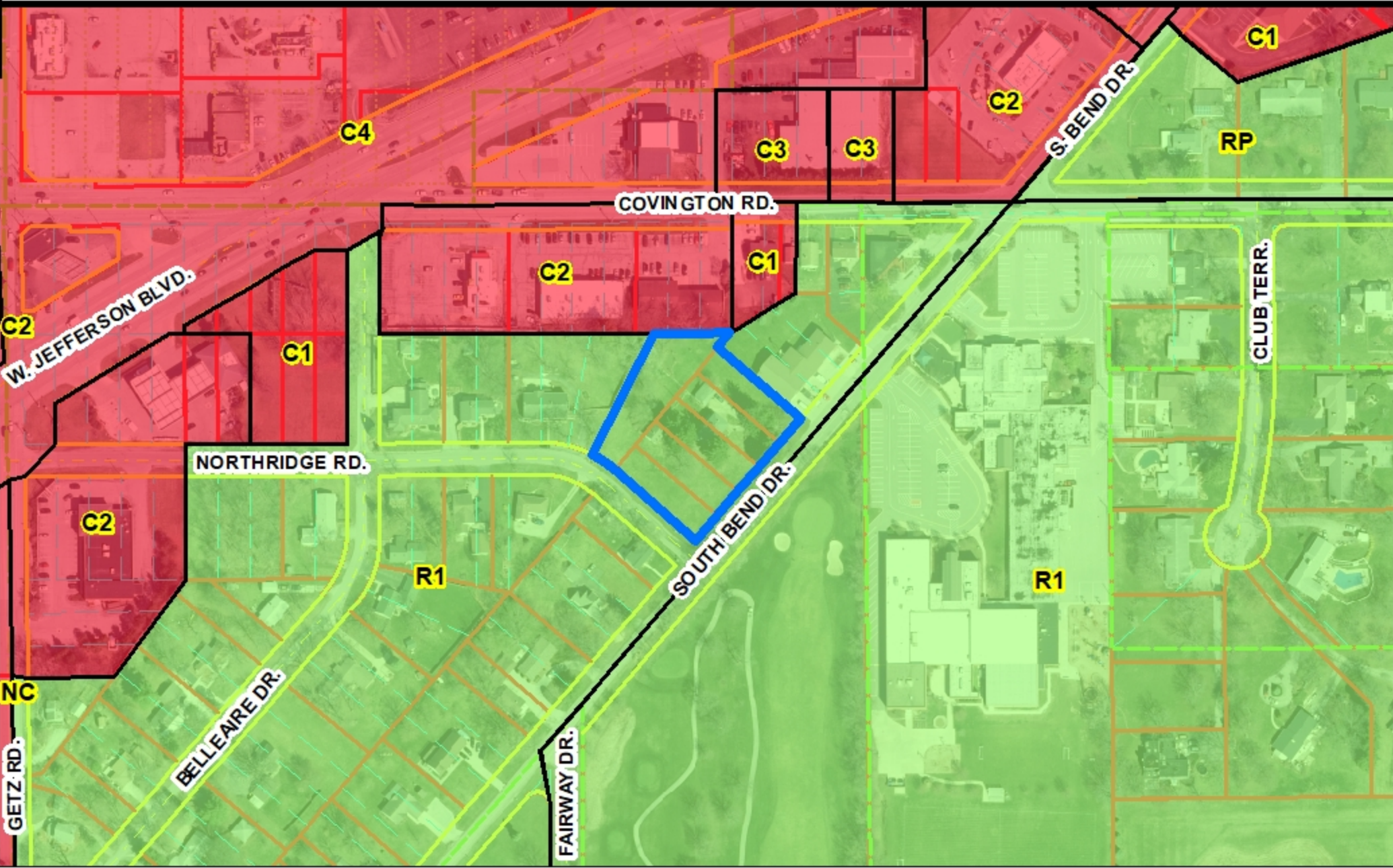
Effect of Non-Passage: The property will remain zoned R1/Single Family Residential, which supports the existing house.



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.

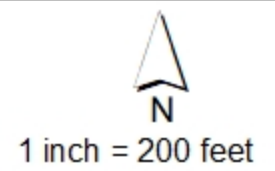
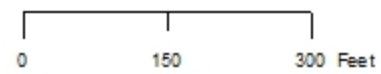
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 2/22/2023





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Primary Development Plan For
Hummingbird Townhomes

5510 South Bend Drive
Fort Wayne, Indiana 46804

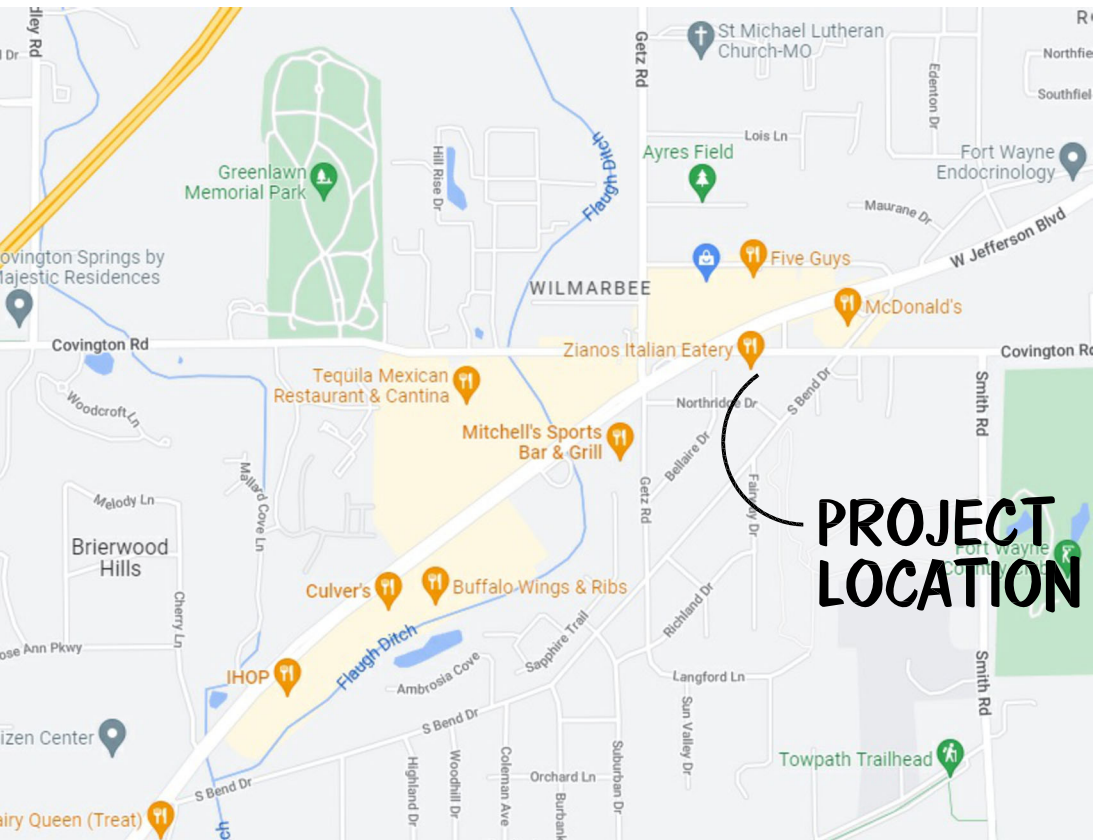
Project Civil Engineer/Land Surveyor:
ForeSight Consulting, LLC
1910 St. Joe Center Road, Suite 61
Fort Wayne, Indiana 46825
Phone: 260.484.9900
Fax: 260.484.9980

Property Owner/Developer:
Hummingbird Canterbury LLC
14821 Heron Lake Xing
Fort Wayne, Indiana 46814

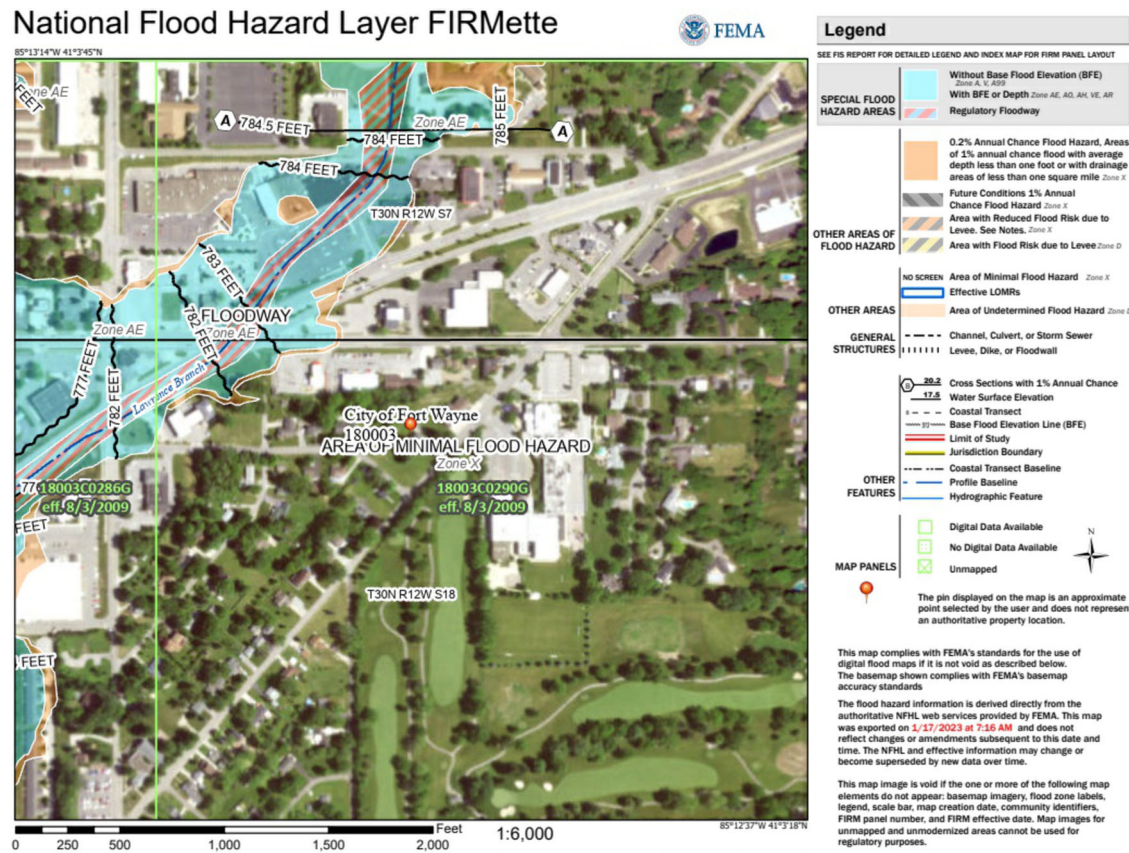
Development Statistics:
Project Area: 1.366 Acres
Number of Units: 20 Units with single car garage



Primary Development Plan
Scale: 1" = 30'



SITE LOCATION MAP
NOT TO SCALE



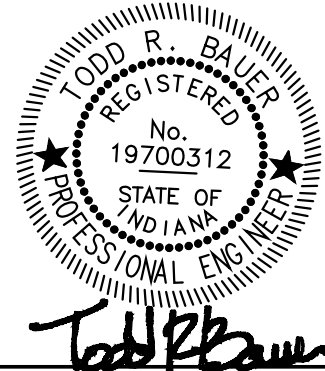
Flood Insurance Rate Map
SCALE: N.T.S.

Real Estate Description per Doc. No. 2022056094
LOT NUMBERED 43, 120, 121, 122, 123, AND 124 IN COUNTRY CLUB HILLS, AS RECORDED IN PLAT RECORD 12, PAGE 31, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA.

ForeSight Consulting, LLC
Professional Engineers & Surveyors
1910 St. Joe Center Road, Suite #61
Fort Wayne, Indiana 46825
260.484.9900 phone
260.484.9980 fax
www.4site.biz



Certification:



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Performed for:

Primary Development Plan For:
Hummingbird Townhomes
5510 South Bend Drive, Fort Wayne, Indiana 46804

Drawing Revisions

Commission Number
233530
Date
February 7th, 2023
Title
Primary Development Plan
Sheet Number

PD1



Primary Development Plan For
Homewood Apartments

5510 South Bend Drive
Fort Wayne, Indiana 46804

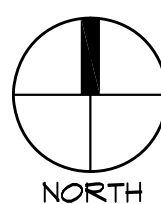
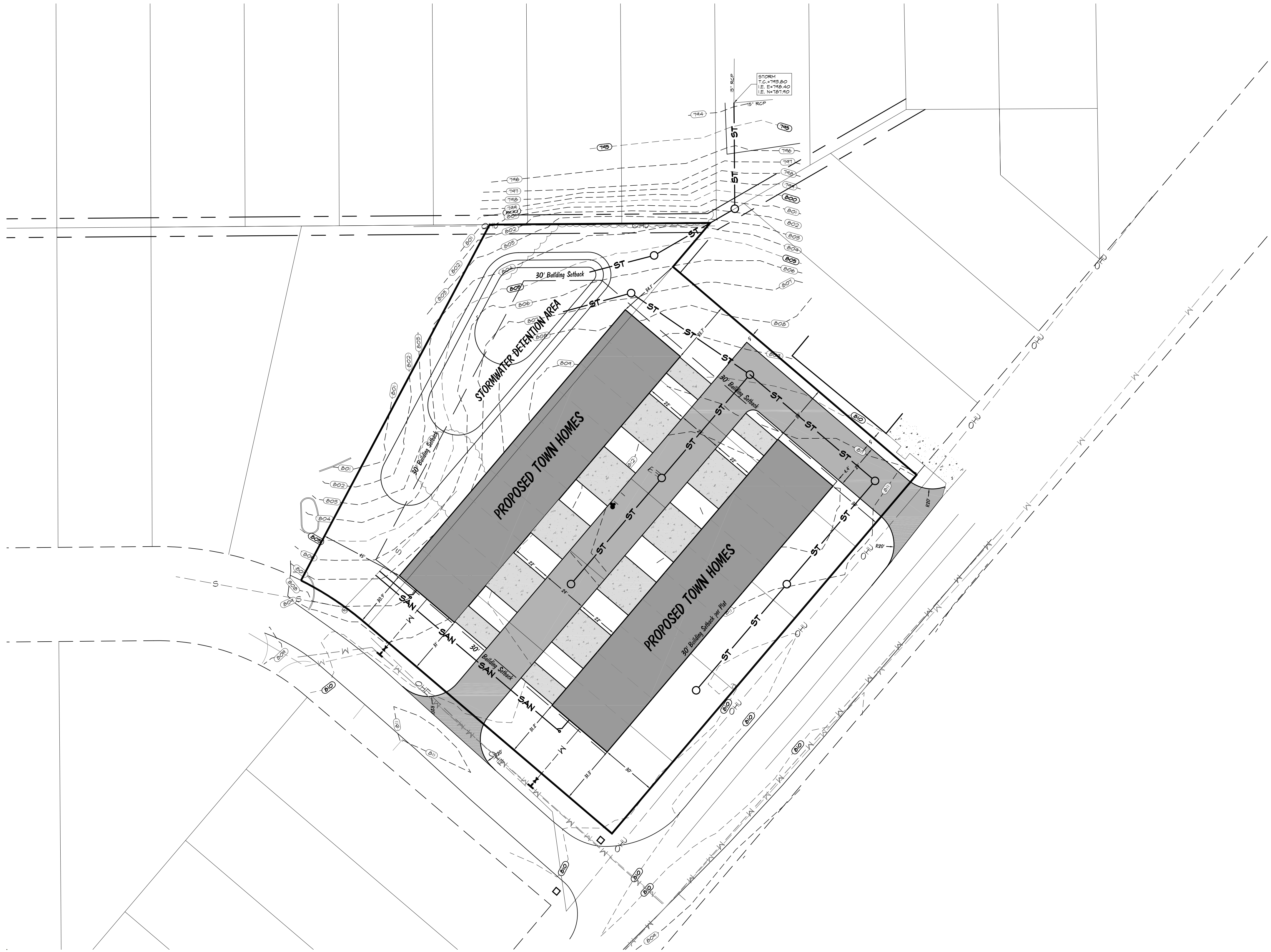
Project Civil Engineer/Land Surveyor:



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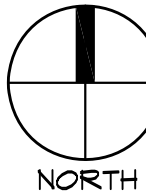
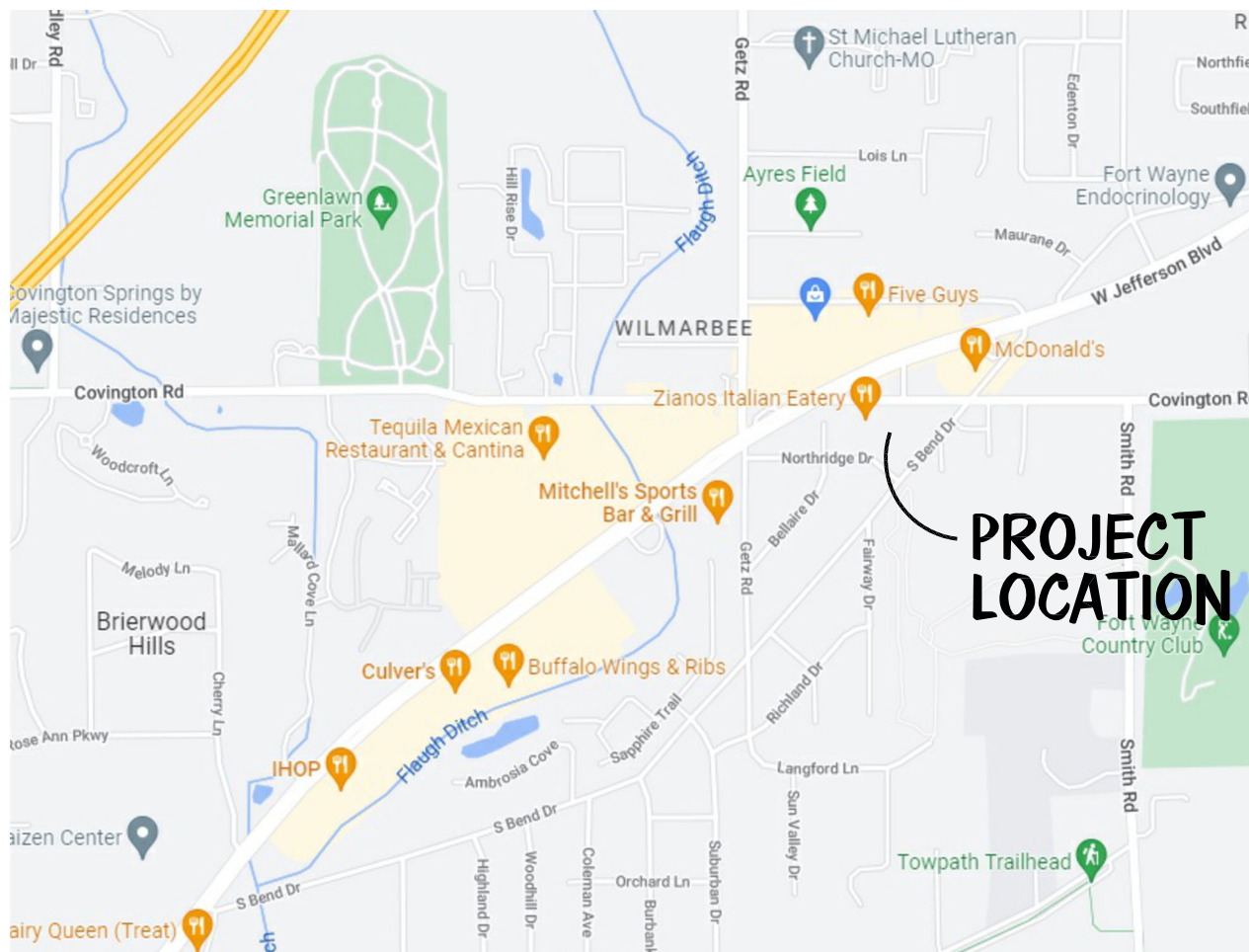
Property Owner/Developer:

Hummingbird Canterbury LLC
14821 Heron Lake Xing
Fort Wayne, Indiana 46814



Primary Development Plan

Scale: 1" = 30'



SITE LOCATION MAP
NOT TO SCALE

Existing Utility Provider Information

Water Service	City of Fort Wayne
Sanitary Sewer Service	City of Fort Wayne
Electric	American Electric Power
Gas	NIPSCO

Contact Information

City of Fort Wayne Department of Land Use Management-Michelle Wood	260-427-1129
City of Fort Wayne Fire Department-Jeremy Elder	260-427-1168
City of Fort Wayne New Water and Sewer Engineering-Rick Seals	260-427-1161
City of Fort Wayne Sewer Engineering Department-Lisa Ramos	260-427-5064
City of Fort Wayne Stormwater Engineering Department-Patrick Joley	260-427-5064
City of Fort Wayne Water Engineering Department-Rick Seals	260-427-5064
City of Fort Wayne Traffic Engineering Department-Kyle Winling	260-427-1172
American Electric Power-Karen Palmer	260-408-1863
Verizon-Amy Heitzman	260-461-3325
NIPSCO-Mike Pruitt	260-439-1408
Comcast-Dawn Leonhardt	765-449-3811



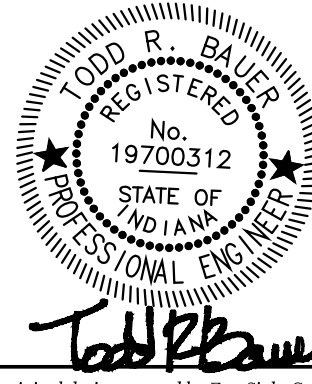
Know what's below.
Call before you dig.

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Primary Development Plan For:

Hummingbird Townhomes

5510 South Bend Drive, Fort Wayne, Indiana 46804

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233530

Date
February 7th, 2023

Title
Primary
Development Plan
Sheet Number

PD2

Proposed Townhomes - Fort Wayne - Indiana

The Hummingbird Townhomes:
-20 Unit Siteplan 1,225 sq. ft.
-2 Bedrooms - 2.5 baths
-1 Car Garage

