

#REZ-2023-0007

BILL NO. Z-23-02-39

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. O-06 (Sec. 1 of Wayne 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:

Document Number 2013019030

The North Ninety (90) feet of the East One Half (1/2) of Lot Numbered Fifty-Six
(56) in College Addition to the City of Fort Wayne, according to the recorded Plat of
said Addition, recorded in the Office of the Recorder of Allen County, Indiana.

Document Number 2012061452

The South 60 feet of the East Half of Lot 56 in College Addition to the City of Fort
Wayne, Allen County, Indiana, according to the recorded plat thereof, in the Office
of the Recorder of Allen County, Indiana.

Document Number 2012062345

Lot Number 57 in College Addition, except the West two (2) feet thereof, to the City
of Fort Wayne, Indiana according to the recorded plat thereof, in the Office of the
Recorder of Allen County, Indiana.

TOGETHER WITH: The West 1/2 of Lot Number 56 in College Addition to the
City of Fort Wayne, Allen County, Indiana according to the recorded plat thereof, in
the Office of the Recorder of Allen County, Indiana.

Document Number 2012022047

Parcel 1:

The South 33.5 feet of the West 44.1 feet of said Lot Numbered 58 in College
Addition to the City of Fort Wayne, according to the plat thereof recorded in Deed
Record 35, page 163 in the Office of the Recorder of Allen County, Indiana.

Parcel 2:

The West 2 feet of Lot Numbered 57 and also Lot Numbered 58, except the South 33.5 feet of the West 44.1 feet of said Lot Numbered 58 in College Addition to the City of Fort Wayne, according to the plat thereof recorded in Deed Record 35, page 163 in the Office of the Recorder of Allen County, Indiana.

Document Number 2012055328

Lot Number 59 College Addition and the East half (1/2) of Lot 60 College Addition, in the City of Fort Wayne, Allen County, Indiana, according to the plat thereof, recorded in the Office of the Recorder of Allen County, Indiana.

Document Number 2013015695

The West One-half of Lot Number 60 in College Addition to the City of Fort Wayne, according to the Plat thereof, recorded in the Office of the Recorder of Allen County, Indiana.

Document Number 2011036019

The South 51 3/4 Feet of Lot 61 in College Addition, to the City of Fort Wayne, according to the plat thereof, recorded in the Office of the Recorder of Allen County, Indiana.

Document Number 2013022982

The North 98 feet and 3 inches of Lot Number 61, College Addition to the City of Fort Wayne, Allen County, Indiana, according to the plat thereof, recorded in the Office of the Recorder of Allen County, Indiana.

and the symbols of the City of Fort Wayne Zoning Map No. O-06 (Sec. 1 of Wayne 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 SECTION 3. That this Ordinance shall be in full force and effect from and after its
3 passage and approval by the Mayor.

4 _____
5 Council Member

6 APPROVED AS TO FORM AND LEGALITY:

7 _____
8 Malak Heiny, City Attorney
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City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2023-0007
Bill Number: Z-23-02-39
Council District: 5 – Geoff Paddock

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 1.22 acres from R2/Two Family Residential to R3/Multiple Family Residential

Location: 1320 East Wayne Street

Reason for Request: To develop the parcel with a 124-bed student housing complex.

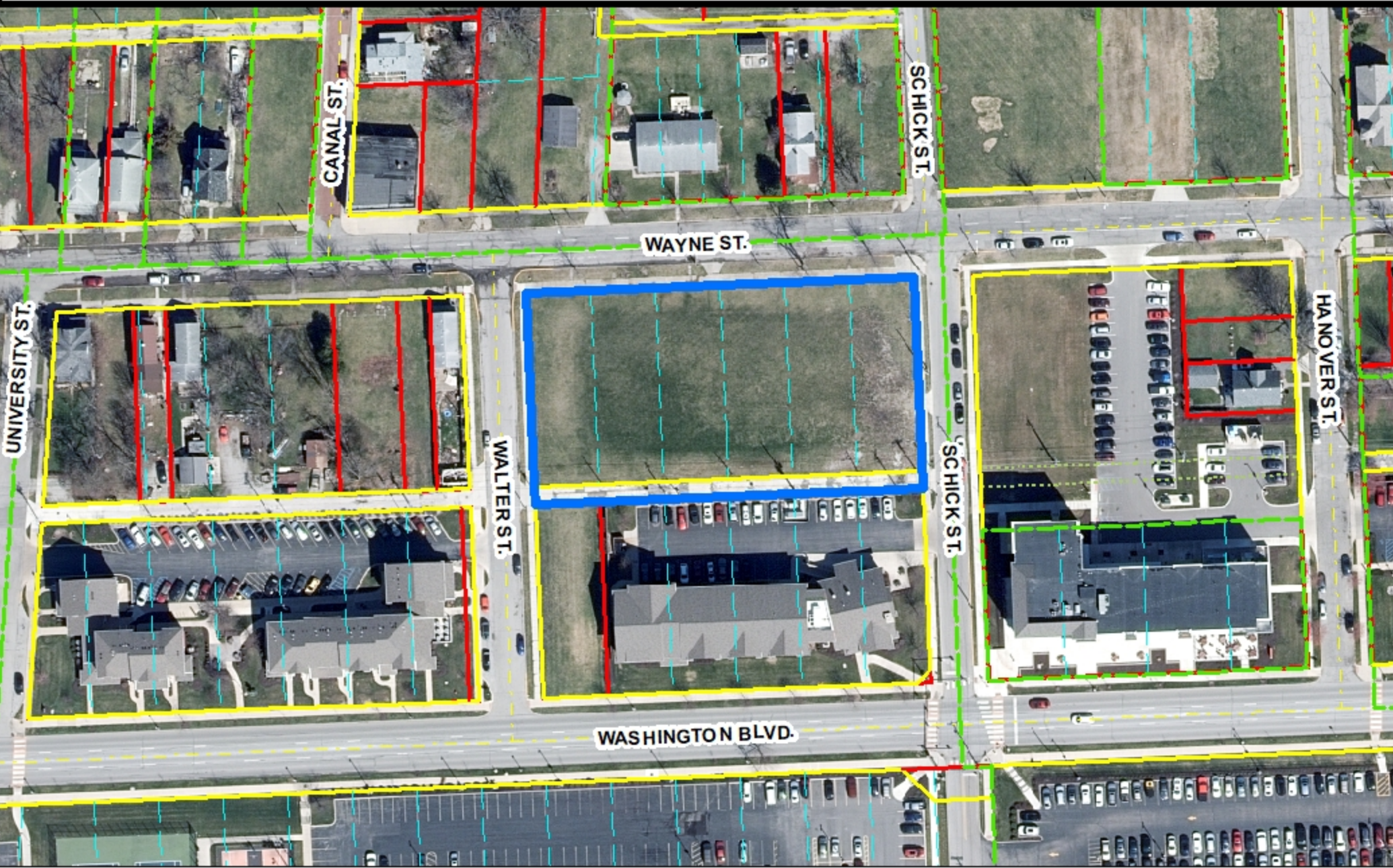
Applicant: Indiana Tech

Property Owners: Indiana Tech

Related Petitions: PDP-2023-0007 – Indiana Tech Student Housing

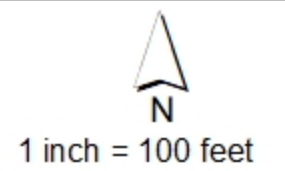
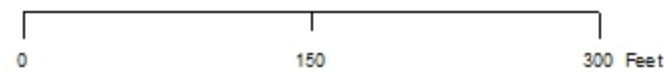
Effect of Passage: Property will be rezoned to the R3/Multiple Family Residential zoning district, which will allow for the student housing complex.

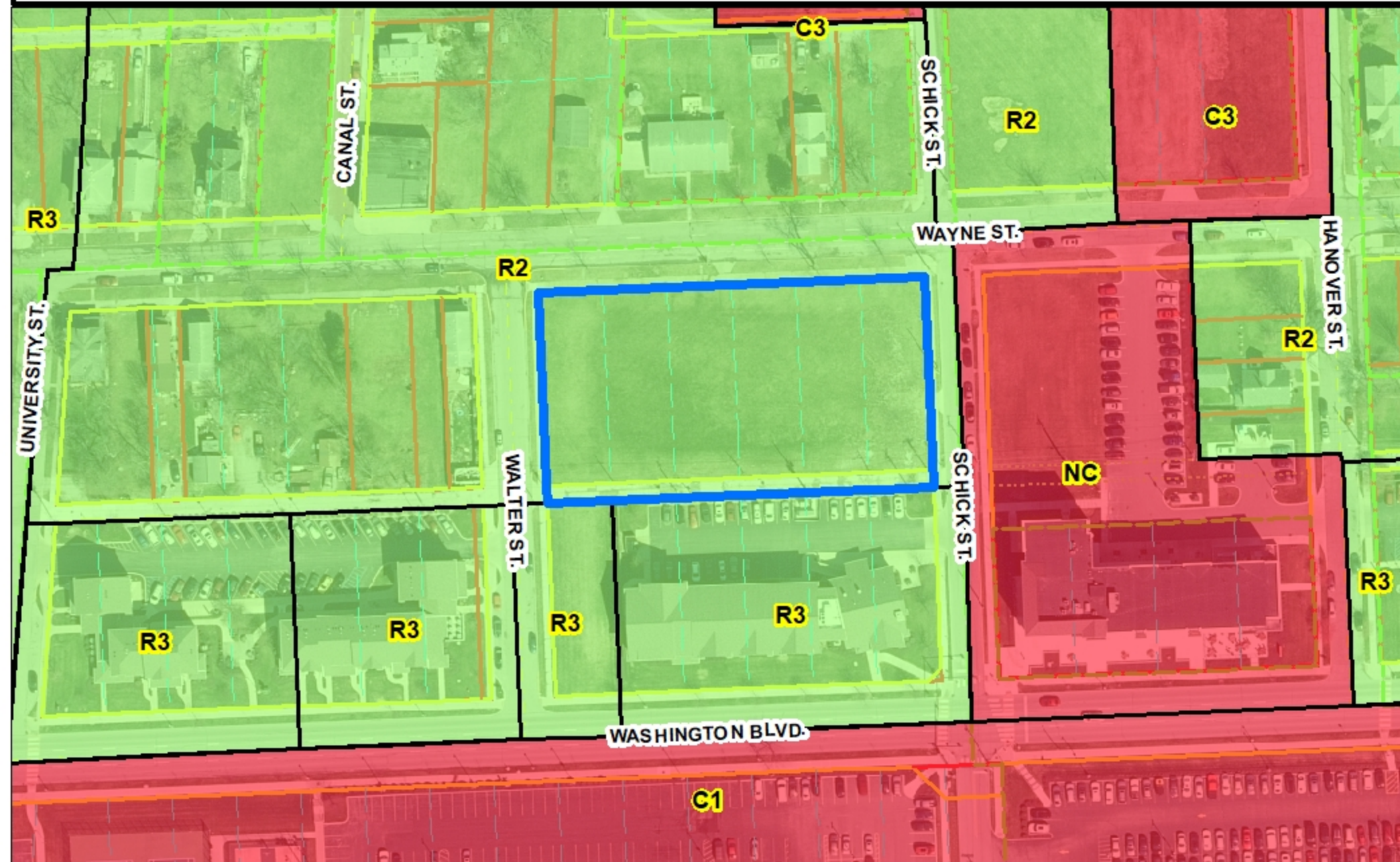
Effect of Non-Passage: The property will remain zoned R2/Two Family Residential, which supports single and two family development.



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





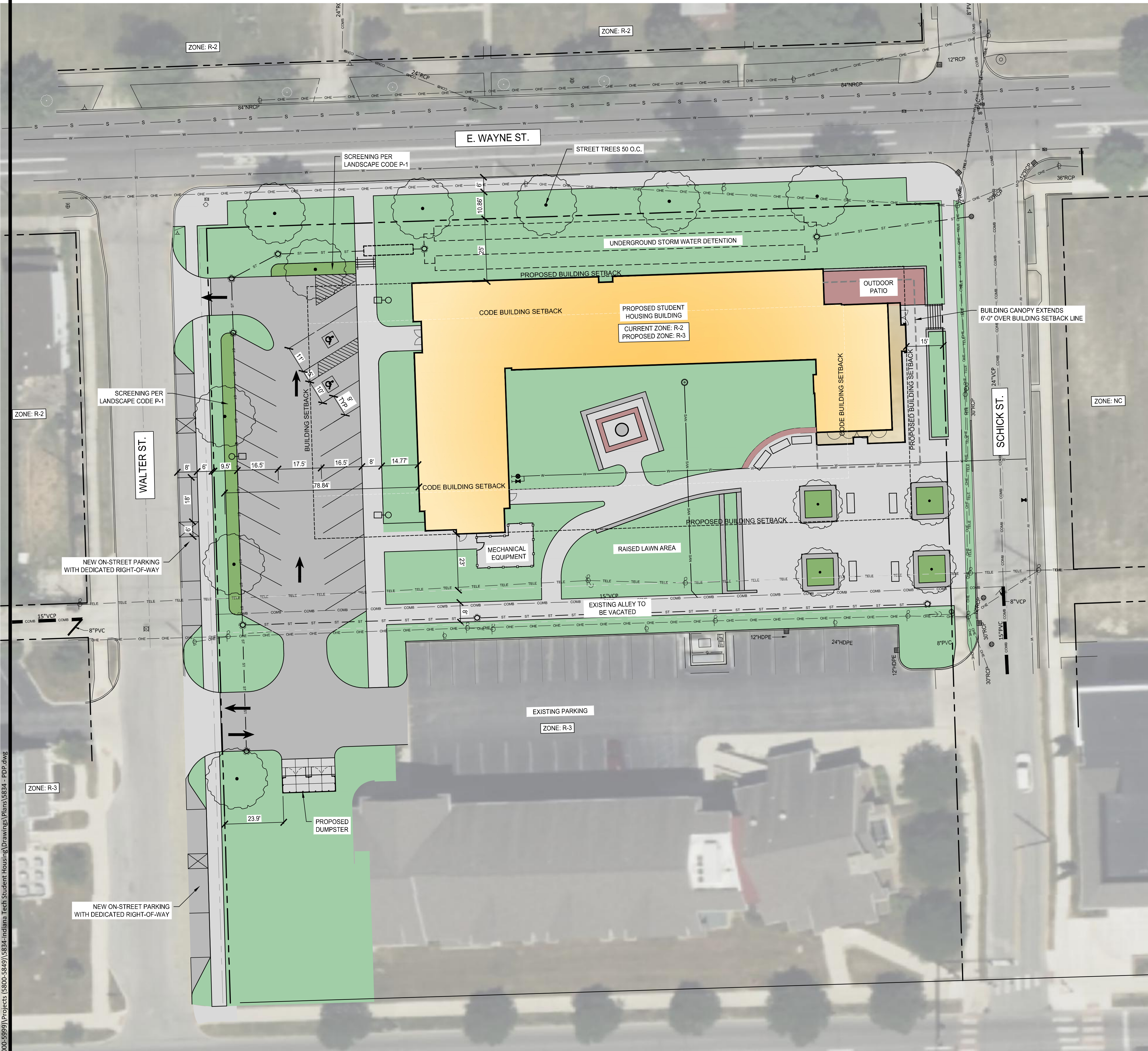
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© 2004 Board of Commissioners of the County of Allen
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0 150 300 Feet

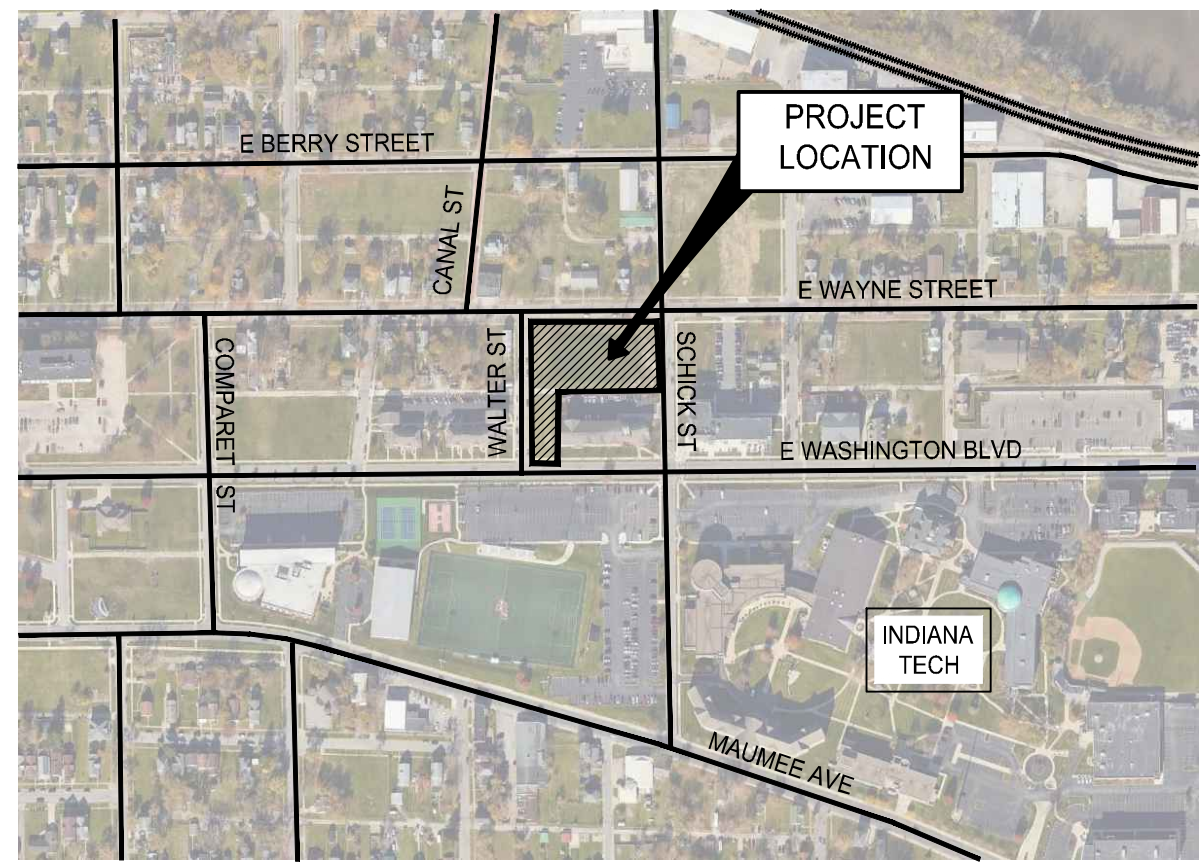


1 inch = 100 feet



PRIMARY DEVELOPMENT PLAN

SCALE: 1" = 20'



LOCATION MAP

SCALE: NOT TO SCALE

LAYOUT LEGEND:

	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	DECORATIVE PAVEMENT

UTILITY LEGEND:

	STORM INLET / MANHOLE
	SANITARY CLEANOUT
	GATE VALVE
	PIV
	STORM SEWER
	SANITARY SEWER
	WATER LINE

LANDSCAPE LEGEND:

- SHADE TREE FOR CODE P-1 SCREENING REQUIREMENT AND STREET TREE REQUIREMENT PER CITY OF FORT WAYNE LANDSCAPE CODE.

BUILDING INFORMATION

BUILDING S.F.	45,000 SF
BUILDING HT.	55' - 4 STORES (EXCEEDS 40' MIN. - SEE WAIVER INFORMATION)

LOT INFORMATION

EXISTING ZONING	R-2
PROPOSED ZONING	R-3
CURRENT USE	LAWN SPACE
PROPOSED USE	STUDENT HOUSING
PROPOSED PARKING	23 SPACES (NONE REQUIRED BY CODE)
SITE LIGHTING	HORIZONTAL CUTOFF LIGHTS

OWNER

NAME: INDIANA INSTITUTE OF TECHNOLOGY, INC.
CONTACT: JUDY ROY
ADDRESS: 1900 E WASHINGTON BLVD.
FORT WAYNE, IN 46803
PH: (260) 399-2825
EMAIL: jkroy@indianatech.edu

ARCHITECT

NAME: DESIGN COLLABORATIVE
ADDRESS: 200 E MAIN ST. STE. 600, FORT WAYNE, IN 46802
PH: (260) 422-4241
CONTACT: NATHAN WOODS
EMAIL: nwoods@designcollaborative.com

ENGINEER

ENGINEERING RESOURCES, INC.
4175 NEW VISION DRIVE
FORT WAYNE, IN 46845
PH: (260) 451-9740
CONTACT: MARK REINHARD
EMAIL: mark@eri.consulting

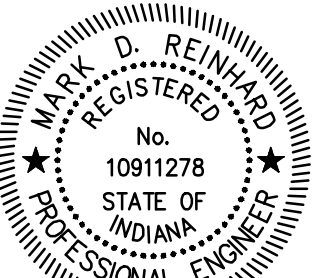
CONSTRUCTION MANAGER

MICHAEL KINDER AND SONS
5206 DECATUR ROAD
FORT WAYNE, IN 46806
PH: (260) 744-4356
CONTACT: DOUG KINDER
EMAIL: dkinder@kinderandsons.com

WAIVER REQUESTS

	CODE MIN/MAX	REQUESTED
HEIGHT	40' MAX BUILDING HEIGHT	55' BUILDING HEIGHT
SETBACK EAST	40' SETBACK (4 STORY BUILDING)	15' SETBACK - CANOPY EXTENDS 6'
SETBACK NORTH	40' SETBACK (4 STORY BUILDING)	25' SETBACK
SETBACK SOUTH	40' SETBACK (4 STORY BUILDING)	23' SETBACK

02-07-2023



Mark D. Reinhard

The concepts, ideas, designs, plans and details shown on this document are the sole property of Engineering Resources, Inc., and were created, developed, and presented for use on this specific project. None of the concepts, ideas, designs, plans, or details shall be used, or dissemination of any data herein may be made without the written permission of Engineering Resources, Inc.

Indiana Tech Student Housing

1320 E. Wayne St.
Fort Wayne, IN 46803

ERI PROJECT NUMBER: 5834

ISSUE DATE: 02.07.2023

PRIMARY DEVELOPMENT PLAN

REVISIONS

NO. DATE DESCRIPTION

PRIMARY DEVELOPMENT PLAN

PDP

RECORD DESCRIPTION

Document Number 2013019030
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Document Number 2013022982
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SURVEYOR'S REPORT

PURPOSE OF SURVEY:
The purpose of this survey was to retrace existing Lots Numbered 56 through 61 in College Addition to the City of Fort Wayne as shown in Deed Book 35, page 163 in the Office of the Recorder of Allen County, Indiana. Located at Wayne Street, Fort Wayne, Indiana.

In accordance with Title 865, Article 1, Rule 12, Section 1 through 30 of the Indiana Administrative Code, the above theory of location was based up the following opinions and observations a result of uncertainties in lines and corners because of the following:

A) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS
The monuments found are shown on the survey and listed on the survey under monument legend. It is not known if these are original monuments set during the original subdivision layout, but due to the age of the addition and the dissimilarity in the type of monuments it is likely that some or all of the monuments were set during earlier retracement surveys of this or surrounding lots. All four corner marks of this surveyed lot were located as noted.

B) OCCUPATION OR POSSESSION LINES
There are no uncertainties based on visual inspection of occupation or possession lines.

C) CLARITY OR AMBIGUITY OF DESCRIPTIONS
There were no ambiguities found within the descriptions used for the survey. Documents used include:
1) Plat of College Addition to the City of Fort Wayne (Deed Book 35, Page 163)
2) Document Number 2013022982
3) Document Number 2011036019
4) Document Number 2013015695
5) Document Number 2012055328
6) Document Number 2012022047
7) Document Number 2012062345
8) Document Number 2013019030
9) Document Number 2012061452

D) THEORETICAL UNCERTAINTY OF THE MEASUREMENTS
Based on the use of the property (commercial property, industrial property, condominiums, townhouses, apartments, multiunit developments-- single family residential subdivision lots--real estate lying in rural areas) the acceptable relative positional accuracy is suburban survey 0.13 feet (40 millimeters) plus 100 ppm.

THEORY OF LOCATION:
The centerlines of Wayne Street, Walter Street, and Schick Street were all established per an equidistant split of the distances of the existing concrete and limestone curbs of said streets. The North (300.00 feet) line of the subject tract was established per the South right-of-way line of Wayne Street, which was established as being parallel with and 33.00 feet Southerly of the above established centerline of said Wayne Street, being verified by found monuments labeled "B", "D", and "G". The West (150.00 feet) line of the subject tract was established per the Easterly right-of-way line of Walter Street, which was established as being parallel with and 25.00 feet Easterly of the above established centerline of said Walter Street. The East (150.00 feet) line of the subject tract was established per the Westerly right-of-way line of Schick Street, which was established as being parallel with and 25.00 feet Westerly of the above established centerline of said Schick Street. The South (300.00 feet) line of the subject lot was established per the North line of an existing 14.00 feet alley, which was established as being parallel with and 150.00 feet Southerly of the Southerly right-of-way line of Wayne Street as established above.

Since the last date of field work of this survey, conditions beyond the knowledge or control of Miller Land Surveying, Inc. may have altered the validity and circumstances shown or noted heron.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law, Brett R. Miller.

The commitment for title insurance was not provided at the time of this report, nor did the surveyor perform a title search. An abstract or title search may reveal additional information affecting the property.

CONTROL TABLE				
Point #	Northing	Easting	Elevation	Description
361	1792.328	308.941	775.933'	IP - 5/8"Steel Rebar w/"0027" id. Cap
5000	1566.274	20.499	0.000'	IP - 5/8"Steel Rebar w/"Miller" id. Cap
5001	1716.204	15.886	0.000'	IP - 5/8"Steel Rebar w/"Miller" id. Cap
5003	1576.544	320.325	0.000'	IP - 5/8"Steel Rebar w/"Miller" id. Cap
9510	1650.596	153.059	787.706'	CP - 5/8"Steel Rebar w/"Miller" Control Cap id.
9514	1397.766	1646.838	770.307'	TBM - USGS Disk "Concordia 1962"

The Above Elevations are Based on North American Vertical Datum (NAVD88)

SYMBOL AND LINE LEGEND		
	Electric Meter	Sanitary Line
	Electric Panel	Storm Line
	Light Pole	Overhead Telephone
	Power Pole	Water Line
	Fire Hydrant	Overhead Electric
	Water Curb Stop	Underground Electric
	Water Valve	Gas Line
	Gas Meter	Major Contour
	Telephone Pole	Minor Contour
		Guard Rail
		Curb
		Concrete
		Pavement
		Easement
		Right-of-Way Line
		Center Line
		Boundary

FLOOD PLAIN CERTIFICATION

This property is within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as defined by the FIRM (Flood Insurance Rate Map) for City of Fort Wayne, Indiana, Community No.180003, Panel No.0305G, dated August 3, 2009.

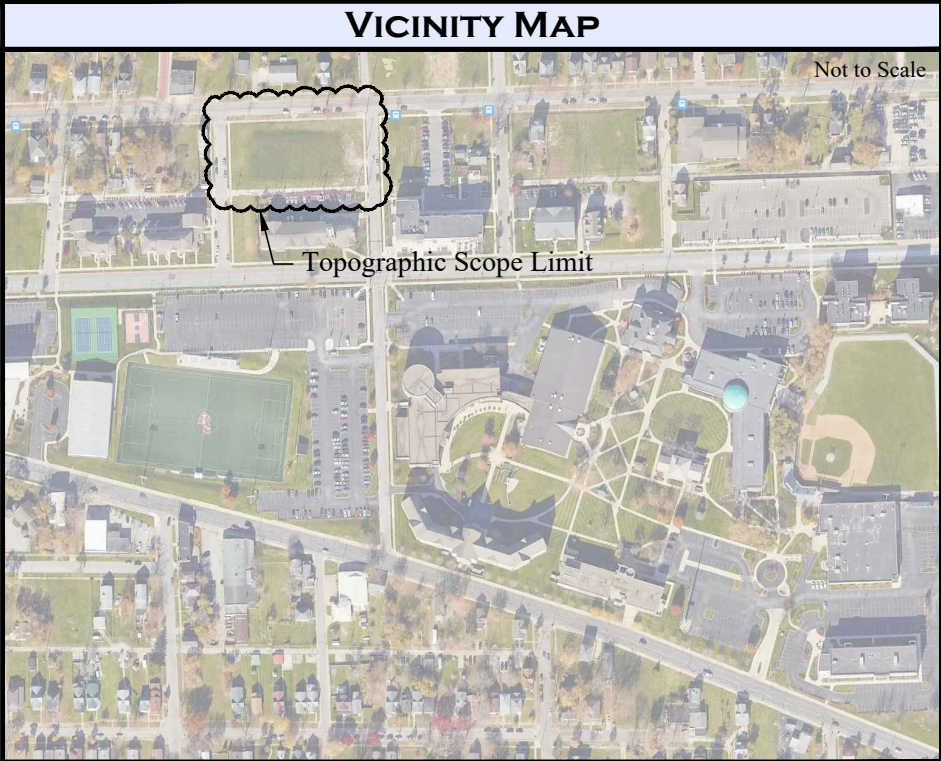
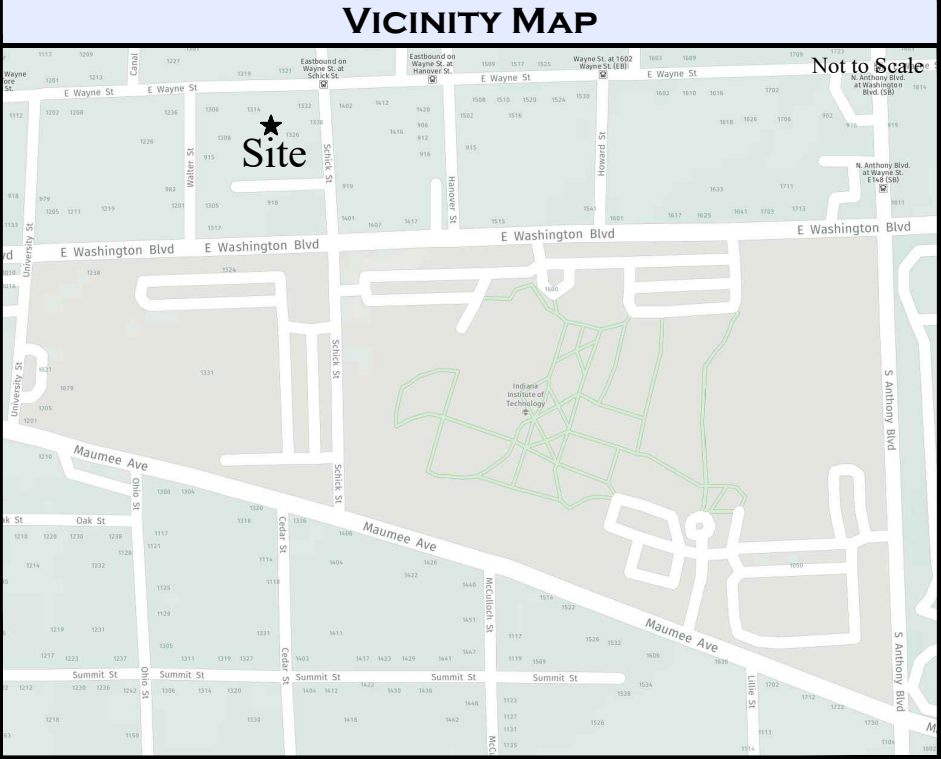
NOTES

Location and sizes of underground utilities are shown from best available record drawings and/or field markings. Utility lines shown hereon are approximate in location and intended for reference only. Call Indiana Underground Plant Protection Services (IUPPS) at 1-800-382-5544 for field marked location of utilities prior to any excavation.

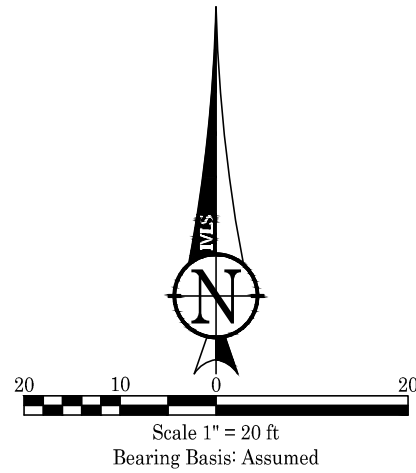
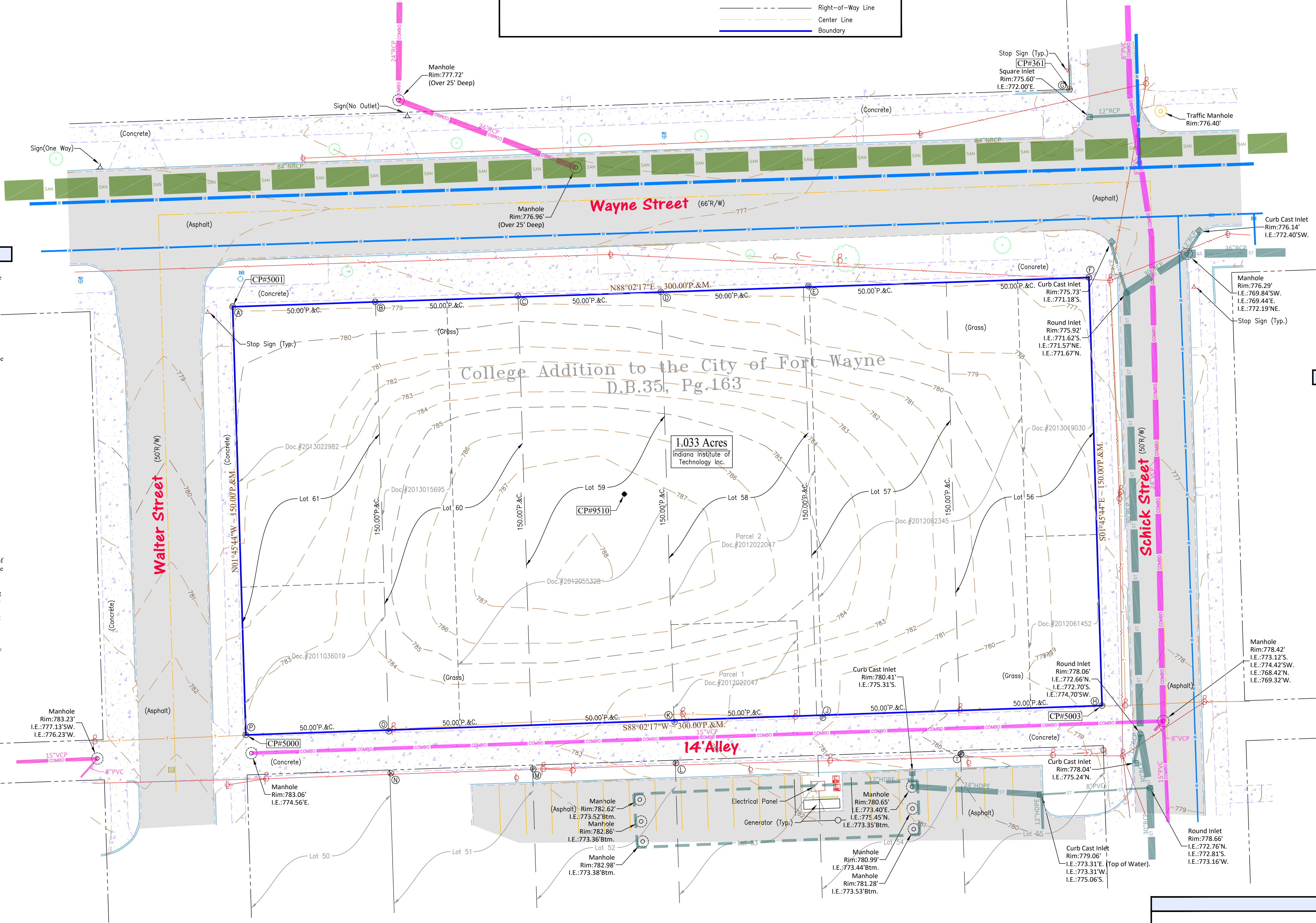
- Indiana Underground Plant Protection Services (IUPPS) Locate Number For This Project: 2212123814

Elevations are based upon a INCORS (Indiana Continuously Operating Reference Station Network) Indiana East. Datum = North American Vertical Datum (NAVD88).

The locations and dimensions of all building structures on the face of the survey (if applicable) are not intended for structural design.



MONUMENT LEGEND	
A =	5/8"x24"Steel Rebar w/"Miller Firm #0095" id. Cap Set (Flush)
B =	3/4"Steel Pipe Found (Flush/No History)
C =	1"Steel Pipe Pinched Found 0.39% of Actual (Flush/No History)
D =	3/8"Steel Pipe Bent Found (Flush/No History)
E =	3/8"Steel Pipe Found 0.31% & 0.25% of Actual (Flush/No History)
F =	5/8"x24"Steel Rebar w/"Miller Firm #0095" id. Cap Set (Flush)
G =	5/8"Steel Rebar w/"0027" id. Cap Found (Flush/No History)
H =	5/8"x24"Steel Rebar w/"Miller Firm #0095" id. Cap Set (Flush)
I =	1/2"Steel Rebar Found 1.27% of Actual (Flush/No History)
J =	3/8"Steel Rebar Found 0.91% & 0.19% of Actual (Flush/No History)
K =	3/8"Steel Rebar Bent Found 0.63% & 0.26% of Actual (Flush/No History)
L =	3/8"Steel Rebar Bent Found 1.02% & 0.28% of Actual (Flush/No History)
M =	1/2"Steel Rebar Bent Found 1.35% & 0.28% of Actual (4.01% No History)
N =	1"Steel Pipe Found 1.11% & 0.38% of Actual (Flush/No History)
O =	1/2"Steel Rebar Found 0.42% of Actual (Flush/No History)
P =	5/8"x24"Steel Rebar w/"Miller Firm #0095" id. Cap Set (Flush)



CERTIFICATION

For: Indiana Institute of Technology
IN WITNESS WHEREOF, I hereunto place my hand and seal this 5th day of January, 2023.

I hereby certify that to the best of my knowledge and belief this plat represents a survey conducted under my supervision in accordance with Title 865 IAC 1-12-1 thru 30.

Brett R. Miller
Brett R. Miller, P.S. 20300059