

#REZ-2023-0008

BILL NO. Z-23-02-40

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. J-62 (Sec. 31 of Perry 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:

NEW ORIGINAL COMBINATION DESCRIPTION (all of two tracts described in
Documents Numbered 2014058231 & 2021085091):

Part of the Fractional Southeast Quarter of Section 31, Township 32 North, Range 12 East, Allen County, Indiana, based on an original survey by Joseph R. Herendeen, Indiana Professional Surveyor Number 20900190 of Sauer Land Surveying, Inc., Survey No. 139-142 "A", dated February 1, 2023, and being more particularly described as follows, to-wit: Commencing at the South closing Quarter corner of said Section 31, being marked by a 1 inch diameter brass plug; thence North 89 degrees 00 minutes 53 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the South line of said Fractional Southeast Quarter, being within the right-of-way of West Dupont Road, a distance of 1021.02 feet to a survey nail at the Southeast corner of a 5.482 acre base tract of real estate described in a deed to Lancia Properties, LLC, in Document Number 2021085091 in the Office of the Recorder of Allen County, Indiana, this being the true point of beginning; thence North 89 degrees 00 minutes 53 seconds East, continuing on and along said South line and within said right-of-way, a distance of 339.42 feet to a survey nail at the Southeast corner of said 5.482 acre base tract, being a point on the West right-of-way line of the former Penn Central Railroad; thence North 01 degrees 37 minutes 48 seconds West, on and along said West right-of-way line, a distance of 1151.07 feet to a #5 rebar at the Northeast corner of a 3.54 acre base tract of real estate described in a deed to City of Fort Wayne, Indiana, in Document Number 2014058231 in the Office of said Recorder; thence South 89 degrees 00 minutes 53 seconds West, on and along the North line of said 3.54 acre base tract, a distance of 343.60 feet to a #5 rebar at the Northwest corner thereof; thence South 01 degrees 50 minutes 18 seconds East, on and along the West lines of said 3.54 acre base tract and said 5.482 acre base tract, a distance of 1151.13 feet to the true point of beginning, containing 9.024 acres of land, subject to legal right-of-way for West Dupont Road, and subject to all easements of record.

1 and the symbols of the City of Fort Wayne Zoning Map No. J-62 (Sec. 31 of Perry
2 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
3 Wayne, Indiana is hereby changed accordingly.

4
5 SECTION 2. If a written commitment is a condition of the Plan Commission's
6 recommendation for the adoption of the rezoning, or if a written commitment is modified and
7 approved by the Common Council as part of the zone map amendment, that written
8 commitment is hereby approved and is hereby incorporated by reference.

9
10 SECTION 3. That this Ordinance shall be in full force and effect from and after its
11 passage and approval by the Mayor.

12 _____
13 Council Member

14 APPROVED AS TO FORM AND LEGALITY:

15 _____
16 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-2023-0008
Bill Number: Z-23-02-40
Council District: 3 – Tom Didier

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 9.02 acres from AR/Low Intensity Residential to R3/Multiple Family Residential

Location: North side of the 2400 block of West Dupont Road

Reason for Request: To develop the parcel with a 90-unit townhome complex.

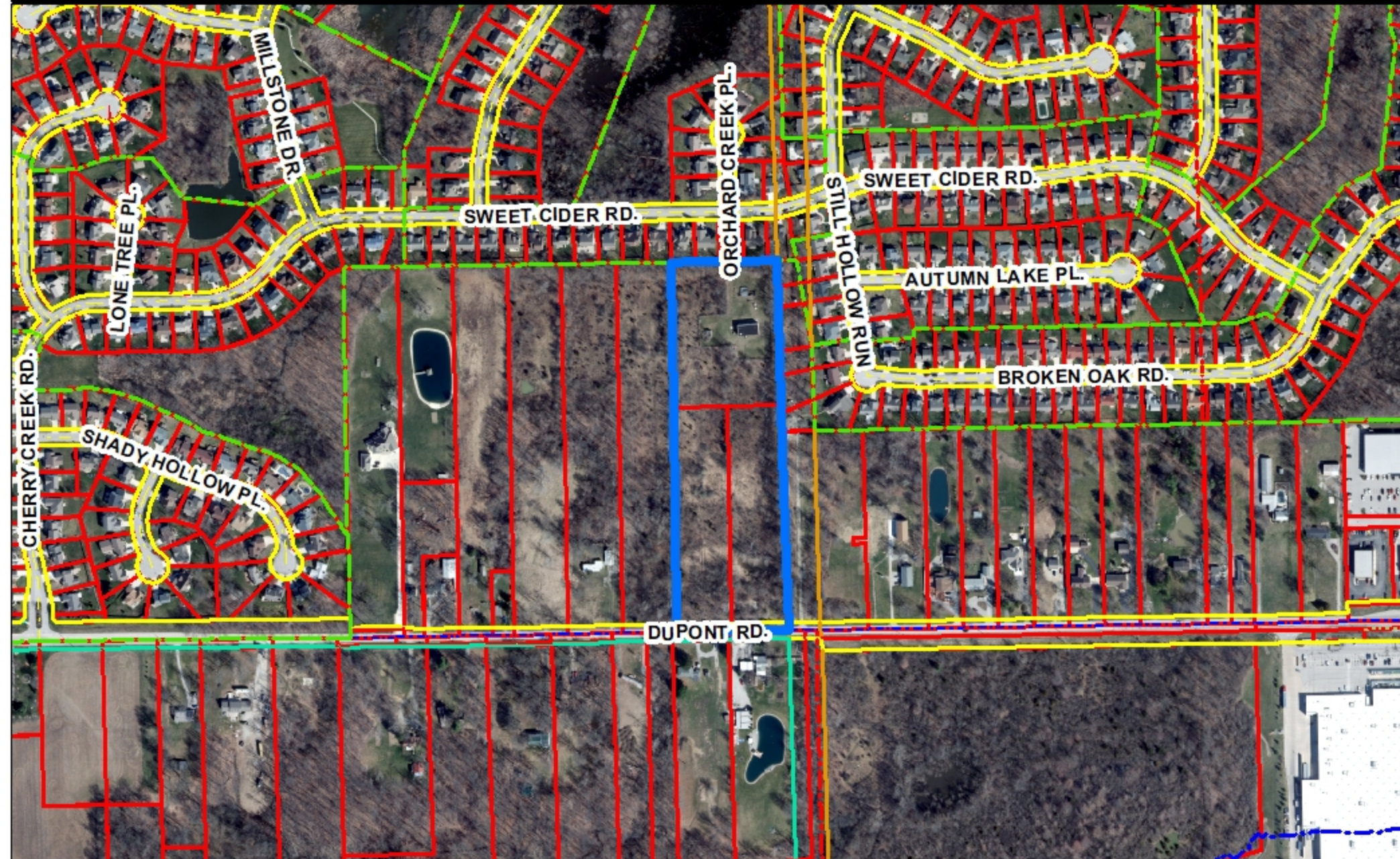
Applicant: Lancia Properties, LLC

Property Owners: Lancia Properties, LLC

Related Petitions: PDP-2023-0008 – Odyssey Townhome Development

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

Effect of Non-Passage: The property will remain zoned AR/Low Intensity Residential, which supports single family development and low intensity agricultural uses.



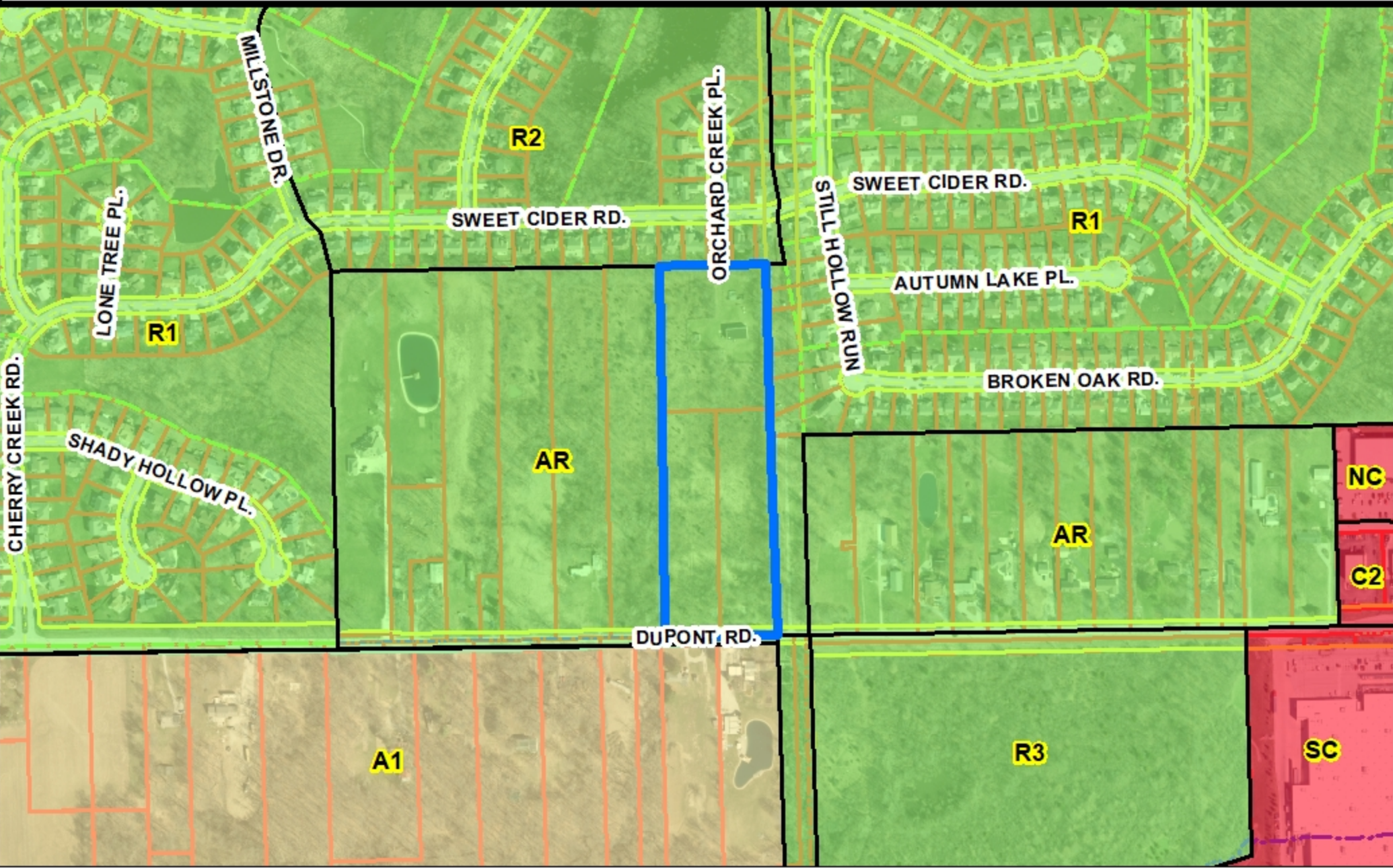
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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

0 150 300 Feet

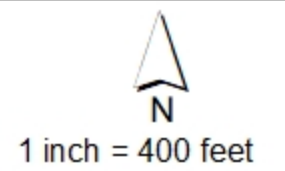
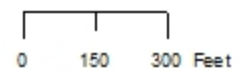


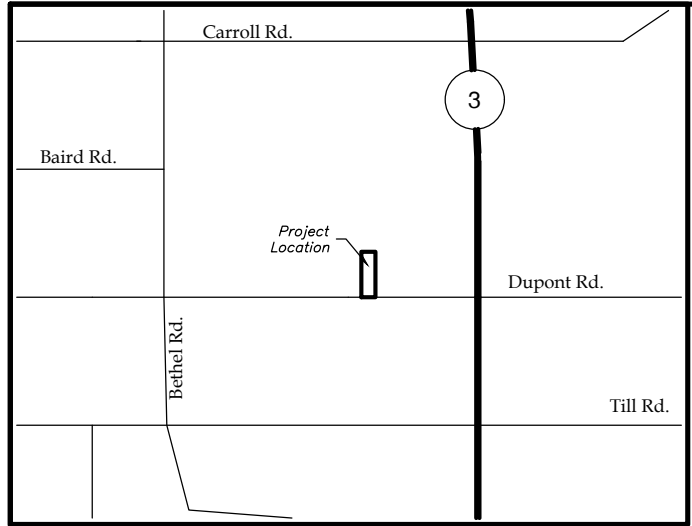
1 inch = 400 feet



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© 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





Location Map

Primary Development Plan of:

ODYSSEY

Part of the Southeast Quarter of Section 31,
Township 32 North, Range 12 East, Allen County, Indiana.

Developer:
Lancia Properties, LLC
9430 Lima Road
Fort Wayne, IN 46818
Tel: 260/489-4433

Surveyor:
Sauer Land Surveying, Inc.
14033 Illinois Road, Suite C
Fort Wayne, IN 46814
Tel: 260/469-3300

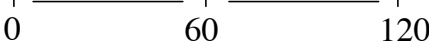
DESCRIPTION:

Part of the Fractional Southeast Quarter of Section 31, Township 32 North, Range 12 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the South closing Quarter corner of said Section 31, being marked by a 1 inch diameter brass plug; thence North 89 degrees 00 minutes 53 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the South line of said Fractional Southeast Quarter, being within the right-of-way of West Dupont Road, a distance of 1021.02 feet to a survey nail at the Southeast corner of a 5.482 acre base tract of real estate described in a deed to Lancia Properties, LLC, in Document Number 2021085091 in the Office of the Recorder of Allen County, Indiana, this being the true point of beginning; thence North 89 degrees 00 minutes 53 seconds East, continuing on and along said South line and within said right-of-way, a distance of 339.42 feet to a survey nail at the Southeast corner of said 5.482 acre base tract, being a point on the West right-of-way line of the former Penn Central Railroad; thence North 01 degrees 37 minutes 48 seconds West, on and along said West right-of-way line, a distance of 1151.07 feet to a #5 rebar at the Northeast corner of a 3.54 acre base tract of real estate described in a deed to City of Fort Wayne, Indiana, in Document Number 2014058231 in the Office of said Recorder; thence South 89 degrees 00 minutes 53 seconds West, on and along the North line of said 3.54 acre base tract, a distance of 343.60 feet to a #5 rebar at the Northwest corner thereof; thence South 01 degrees 50 minutes 18 seconds East, on and along the West lines of said 3.54 acre base tract and said 5.482 acre base tract, a distance of 1151.13 feet to the true point of beginning, containing 9.024 acres of land, subject to legal right-of-way for West Dupont Road, and subject to all easements of record.



SCALE IN FEET:



Date: February 7, 2023

Symbol Legend

- Inlet
- Manhole
- Fire Hydrant
- Proposed Lake
- Proposed Street Light
- Proposed Sanitary Sewer
- Proposed Storm Sewer
- Proposed Water Lines
- Existing Sanitary Sewer
- Existing Storm Sewer
- Existing Water Lines

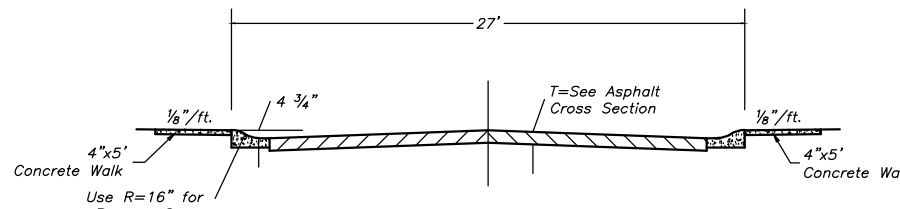
Zoning Status:
The site is currently zoned AR
Proposed Zoning: R3

Site Density
10.0 units / acre

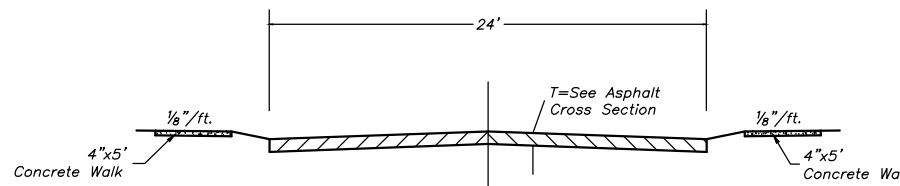
Street Summary
27' back of curb to back of curb pavement width on primary roadway
24' pavement on secondary roadways
20' radii at all intersections
30' centerline radii on secondary roadways

Landscape Plantings Legend

- | | | |
|----|----------------------|------------|
| 28 | Colorado Spruce | 2" Caliper |
| 56 | Honey Locust | 2" caliper |
| 78 | Arborvitae, American | 5' Height |
| 34 | Boxwood | 2 @ 2 gal |
| 87 | Dwarf Fountain Grass | 1 Quart |
| 87 | Assorted Perennials | |



Note: All sidewalks though driveways shall be at a 1/8" per ft. cross-slope



Note: All sidewalks though driveways shall be at a 1/8" per ft. cross-slope

TYPICAL STREET CROSS-SECTIONS
Not to Scale

