

#REZ-2023-0015

BILL NO. Z-23-04-15

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. T-26 (Sec. 28 of St. Joseph 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:

THE WEST 210 FEET OF THE NORTH 205 FEET OF LOT NUMBER 1, IN GUY R.
BELL'S SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 28,
TOWNSHIP 31 NORTH, RANGE 13 EAST, ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT RECORD 13, PAGE 82, IN THE OFFICE OF THE RECORDER
OF ALLEN COUNTY, INDIANA

EXCEPTING THEREFROM,

A PART OF LOT 1 IN GUY R. BELL'S SUBDIVISION, A SUBDIVISION IN THE
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 31 NORTH, RANGE 13 EAST, THE PLAT OF WHICH SUBDIVISION IS
RECORDED IN PLAT RECORD 13, PAGE 82. IN THE OFFICE OF THE RECORDER
OF ALLEN COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE-NORTHWEST CORNER OF SAID LOT; THENCE NORTH 86
DEGREES 58 MINUTES 41 SECONDS EAST 210.00 FEET ALONG THE NORTHERN
LINE OF SAID LOT TO THE NORTHEAST CORNER OF THE WEST 210 FEET OF
SAID LOT; THENCE SOUTH 2 DEGREES 17 MINUTES 30 SECONDS EAST 7.3 FEET
ALONG THE EAST LINE OF THE WEST 210 FEET OF SAID LOT; THENCE SOUTH
89 DEGREES 09 MINUTES 42 SECONDS WEST 186.74 FEET, THENCE SOUTH 21
DEGREES 13 MINUTES 55 SECONDS WEST 45.85 FEET; THENCE SOUTH 2
DEGREES 11 MINUTES 30 SECONDS EAST 163.07 FEET TO THE SOUTHERN LINE
OF THE NORTH 205 FEET OF SAID LOT; THENCE SOUTH 86 DEGREES 58
MINUTES 41 SECONDS WEST 5.00 FEET ALONG SAID SOUTHERN LINE TO THE
WEST LINE OF SAID LOT; THENCE NORTH 2 DEGREES 17 MINUTES 40 SECONDS
WEST 205.02 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND
CONTAINING 2,110 SQUARE FEET, MORE OR LESS.

and the symbols of the City of Fort Wayne Zoning Map No. T-26 (Sec. 28 of St. Joseph
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:

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-2023-0015
Bill Number: Z-23-04-15
Council District: 1-Paul Ensley

Introduction Date: April 25, 2023

Plan Commission
Public Hearing Date: May 8, 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 1.0 acre from R1/Single Family Residential to R3/Multiple Residential

Location: 4850 Stellhorn Road

Reason for Request: To allow for the a 36-unit (single bedroom) apartment development.

Applicant: RP Khatana Properties, LLC

Property Owner: Robert Bastian

Related Petitions: Primary Development Plan, Stellhorn Multi-Family

Effect of Passage: Property will be rezoned to the R3/Multiple Family Residential zoning district, which permits single, two, and multiple family housing.

Effect of Non-Passage: The property will remain zoned R1/Single Family Residential and may continue or redevelop with single family uses. Apartments are not permitted in the R1 district.

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant R P Khatana Properties, LLC
Address 2990 Bristoe Lane
City Fort Wayne State IN Zip 46804
Telephone _____ E-mail _____

Contact Person
Contact Person Robert C. Kruger
Address 200 E. Main Street, Suite 1000
City Fort Wayne State IN Zip 46802
Telephone 260-426-1300 E-mail rkruger@burtblee.com

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 4850 Stellhorn Road
Present Zoning R1 Proposed Zoning R3 Acreage to be rezoned Approx. 1
Proposed density 36 _____ units per acre
Township name St. Joseph Township section # 28
Purpose of rezoning (attach additional page if necessary) to accommodate
development of 36 unit apartment building
Sewer provider Fort Wayne Water provider Fort Wayne

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.

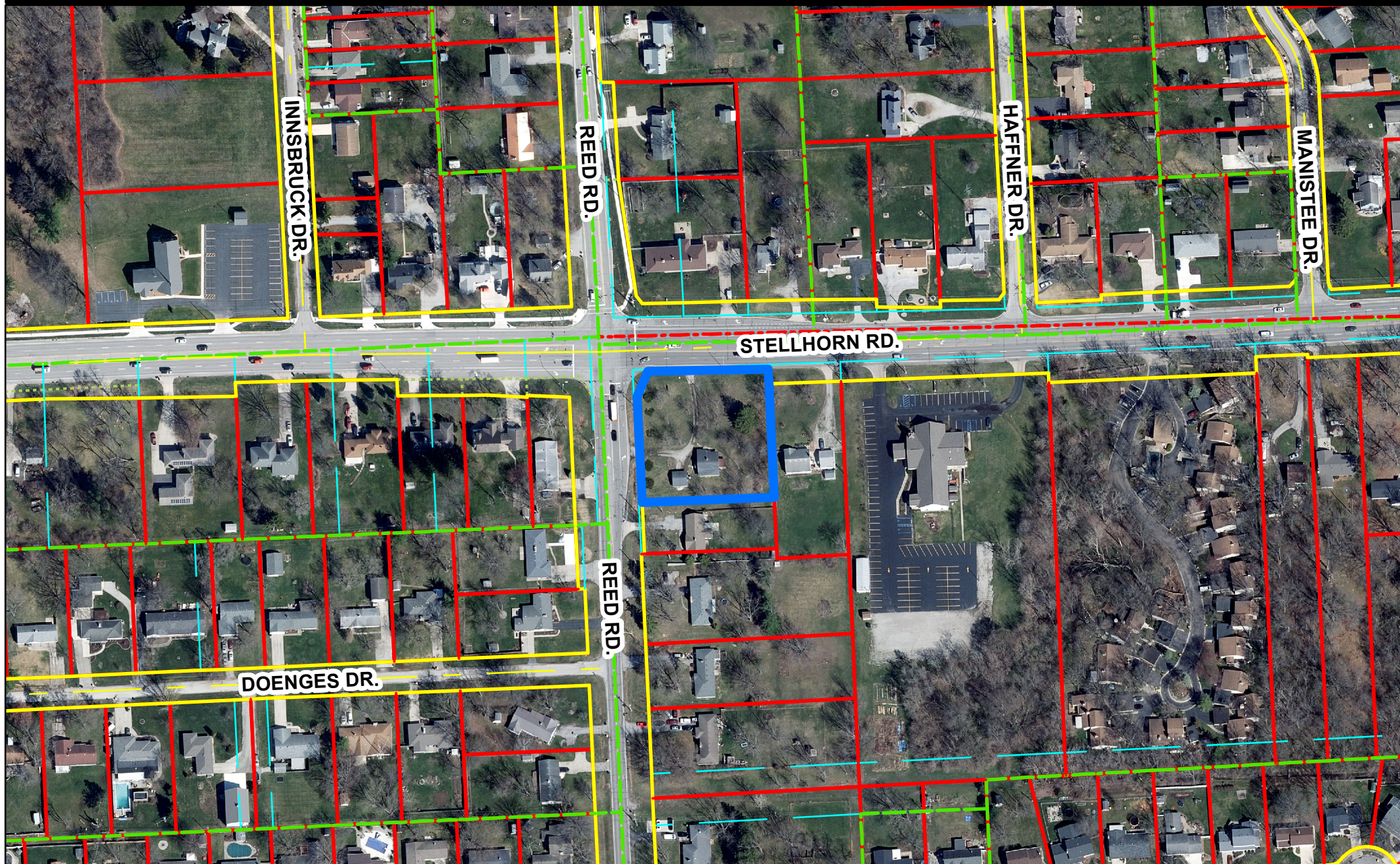
By: Manveer Khatana, Member [Signature] 4/1/2023
(printed name of applicant) (signature of applicant) (date)

By: _____ (Member of RCB Realty, LLC)
(printed name of property owner) (signature of property owner) (date)

ROBERT BARTON [Signature] 4-1-2023
(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.
<u>4-4-23</u>	<u>142865</u>	<u>5-8-23</u>	<u>REZ-2023-0015</u>



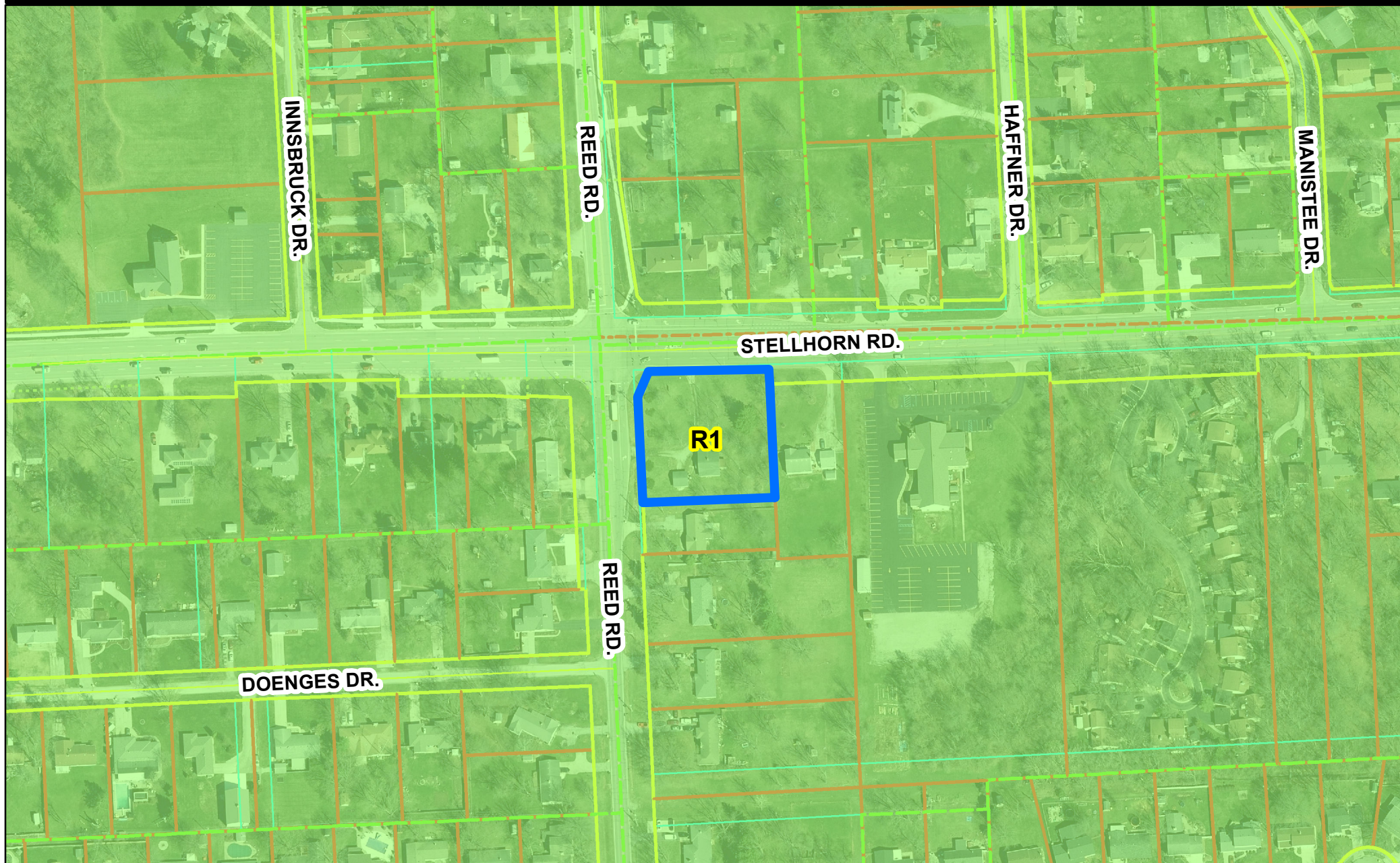
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 4/12/2023

0 50 100 Feet



1 inch = 200 feet



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0 50 100 Feet



1 inch = 200 feet

Property Owner/Developer:
Hamilton Lake Petroleum Corp
Manveer Khatana
3955 East Bellefontaine Road
Hamilton Indiana 46742

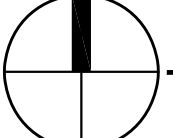
PROJECT CIVIL ENGINEER/LAND SURVEYOR:
 ForeSight Consulting, LLC
1910 Saint Joe Center Rd, Suite 61
Fort Wayne, Indiana 46825
260.484.9900 phone
260.484.9980 fax www.4site.biz
todd@4site.biz

Primary Development Plan For:

Stellhorn Multi-Family

4850 Stellhorn Road, Fort Wayne, Indiana 46835



 Primary Development Plan
Scale: 1" = 20'

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

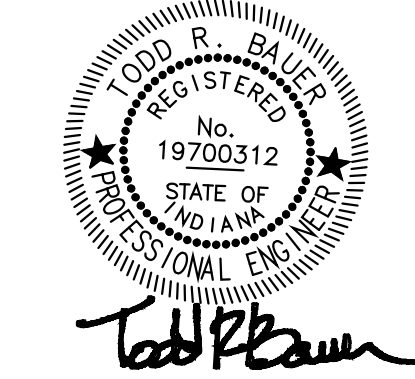


Know what's below.
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ForeSight Consulting, LLC
Professional Engineers & Surveyors
1910 St. Joe Center Road, Suite #61
Fort Wayne, Indiana 46825
260.484.9900 phone
260.484.9980 fax
www.4site.biz



Certification:



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Performed for:

Primary Development Plan For:
Stellhorn Multi-Family
4850 Stellhorn Road, Fort Wayne, Indiana 46835

Drawing Revisions

Commission Number
233567
Date
April 4th, 2023
Title
Primary Development Plan
Sheet Number

PD2

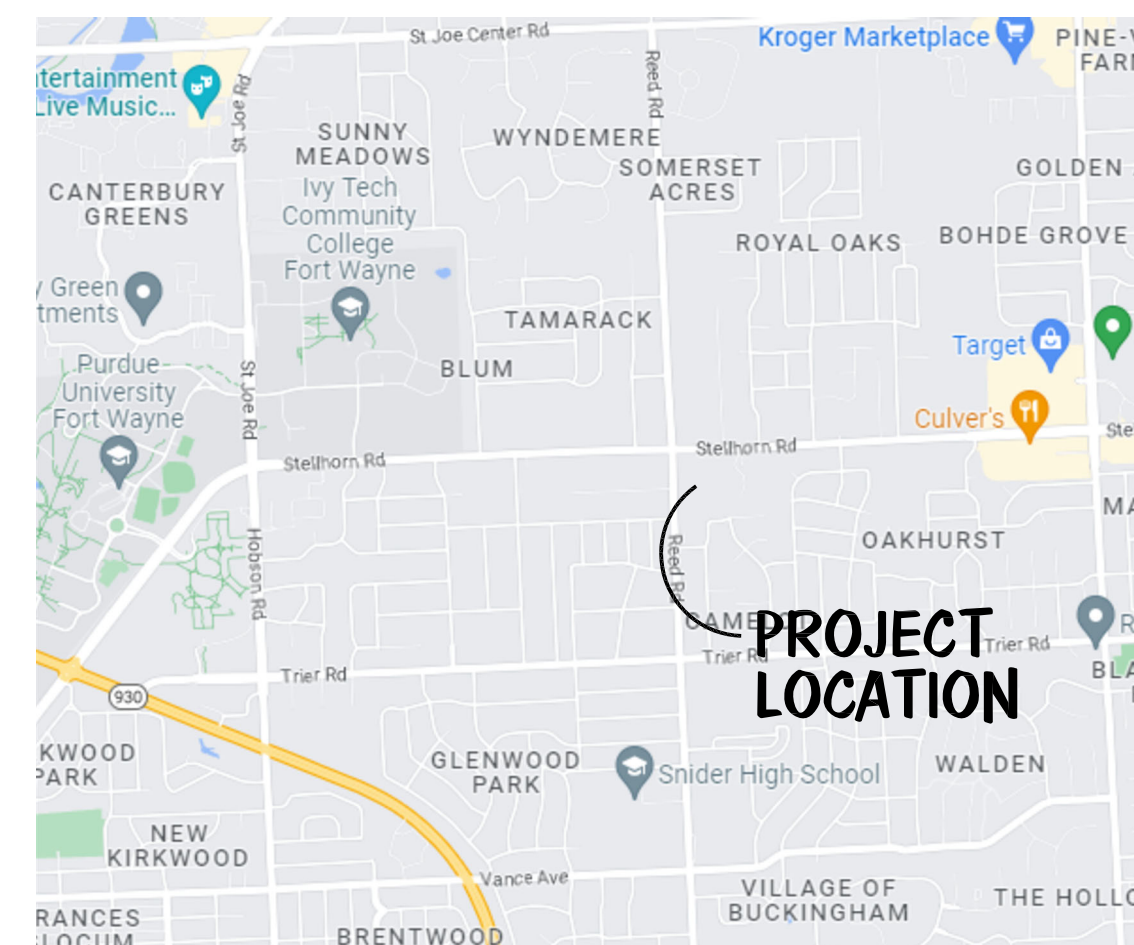
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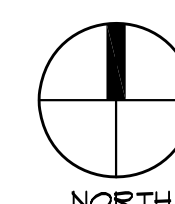
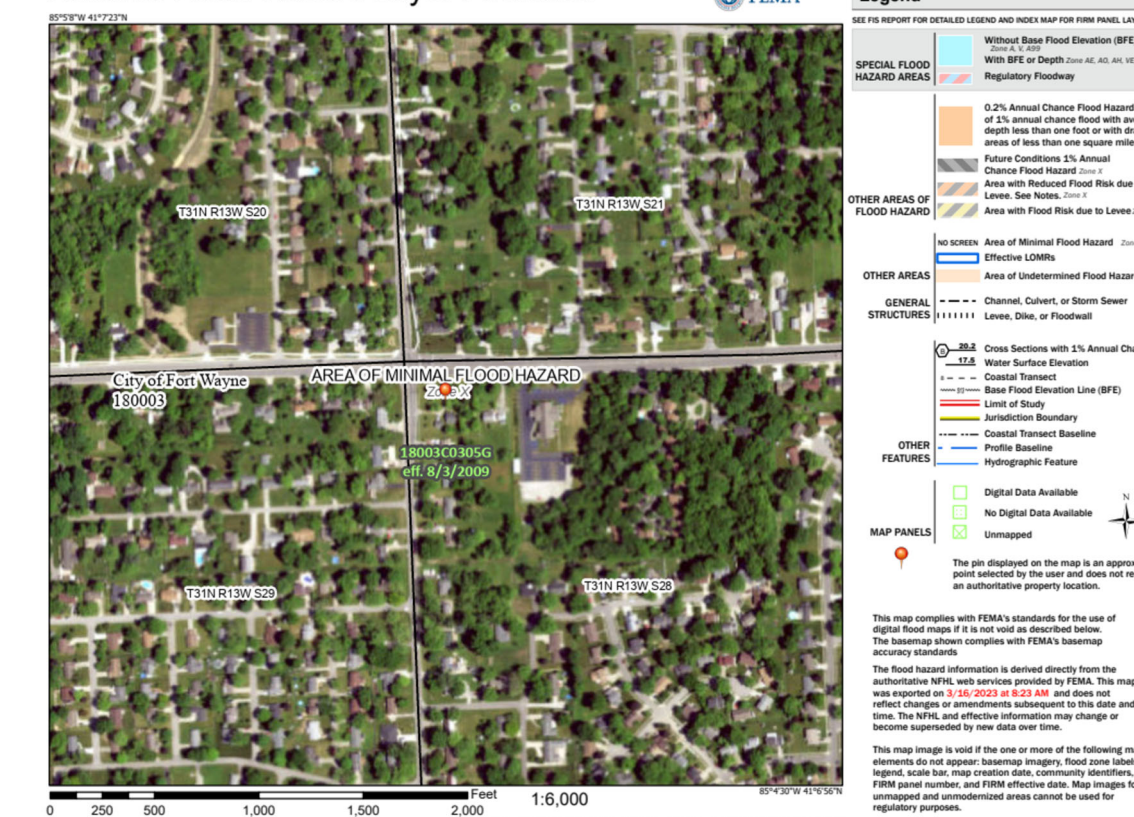
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Stellhorn Multi-Family

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SITE LOCATION MAP
NOT TO SCALE


Legend

Flood Insurance Rate Map

Development Statistics	
Total Project Area	0.939 Acres (40911 Sq. Ft.)
Total Project Green Space	0.357 Acres (15570 Sq. Ft.) (38%)
Total Number of Units	36 Single Bedroom Units
Total Number of Parking Spaces	38 Spaces (Including 2 ADA Accessible Spaces)

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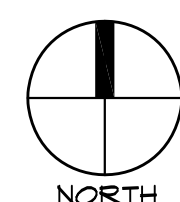
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Know what's **below**.
Call before you dig.

[illegible]

Primary Development Plan

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Primary
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PD1