

#REZ-2023-0016

BILL NO. Z-23-04-16

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. X-10 (Sec. 02 of Adams 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 R1 (Single
Family Residential) District under the terms of Chapter 157 Title XV of the Code of the City
of Fort Wayne, Indiana:

TRACT "B": (part of a tract described in Document Number 990030179)

Part of the Fractional Northwest Quarter of Section 2, Township 30 North, Range 13 East, Allen
County, Indiana, based on an original survey by Joseph R. Herendeen, Indiana Professional
Surveyor Number LS20900190 of Sauer Land Surveying, Inc., Survey No. KYNTA-000, dated
April 3, 2023, and being more particularly described as follows, to-wit:

Beginning at the North closing Quarter corner of Section 2, being marked by a #5 rebar; thence
South 87 degrees 29 minutes 32 seconds West (GPS grid bearing and basis of all bearings in this
description), on and along the North line of said Fractional Northwest Quarter, a distance of
61.72 feet to a #5 rebar at the South Quarter corner of Section 35, Township 31 North, Range 13
East; thence South 87 degrees 19 minutes 43 seconds West, continuing on and along said North
line, a distance of 1063.20 feet to a steel bar at the Northwest corner of a 111.77 acre base tract
of real estate described in a deed to Thomas A. Meyer and Debra A. Meyer in Document
Number 990030179 in the Office of the Recorder of Allen County, Indiana; thence South 02
degrees 44 minutes 17 seconds East, on and along the West line of said 111.77 acre base tract, a
distance of 739.34 feet to the point of intersection of said West line with the centerline of Bohrer
Drain; thence Southeasterly, on and along said centerline, as defined the by the following courses
and distances: South 46 degrees 44 minutes 27 seconds East, a distance of 18.06 feet; thence
South 40 degrees 02 minutes 55 seconds East, a distance of 86.95 feet; thence South 43 degrees
38 minutes 00 seconds East, a distance of 56.54 feet; thence South 51 degrees 24 minutes 52
seconds East, a distance of 59.68 feet; thence South 54 degrees 26 minutes 43 seconds East, a
distance of 203.35 feet; thence South 62 degrees 54 minutes 57 seconds East, a distance of 48.37
feet; thence South 51 degrees 30 minutes 00 seconds East, a distance of 240.18 feet; thence
South 64 degrees 29 minutes 14 seconds East, a distance of 60.37 feet; thence South 57 degrees
07 minutes 37 seconds East, a distance of 180.24 feet; thence South 73 degrees 11 minutes 15
seconds East, a distance of 280.76 feet; thence South 52 degrees 22 minutes 07 seconds East, a
distance of 47.39 feet; thence South 35 degrees 41 minutes 28 seconds East, a distance of 130.01
feet; thence South 19 degrees 08 minutes 01 seconds East, a distance of 60.43 feet; thence South
28 degrees 23 minutes 26 seconds East, a distance of 18.60 feet; thence South 41 degrees 03
minutes 40 seconds East, a distance of 5.17 feet to the point of intersection of said centerline with
the East line of said Fractional Northwest Quarter; thence North 02 degrees 52 minutes 04
seconds West, on and along said East line, a distance of 1656.59 feet to the point of beginning,
containing 30.988 acres of land, and subject to all easements of record.

1 and the symbols of the City of Fort Wayne Zoning Map No. X-10 (Sec. 02 of Adams
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 _____
14 Council Member

15 APPROVED AS TO FORM AND LEGALITY:

16 _____
17 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-2023-0016
Bill Number: Z-23-04-16
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 31 acres from AR/Low Intensity Residential and R1/Single Family Residential to R1/Single Family Residential (approximately 28.0 acres is already zoned R1)

Location: 1400 Block of Greythorne Drive, north of North River Road

Reason for Request: To allow for an 84-lot single family development.

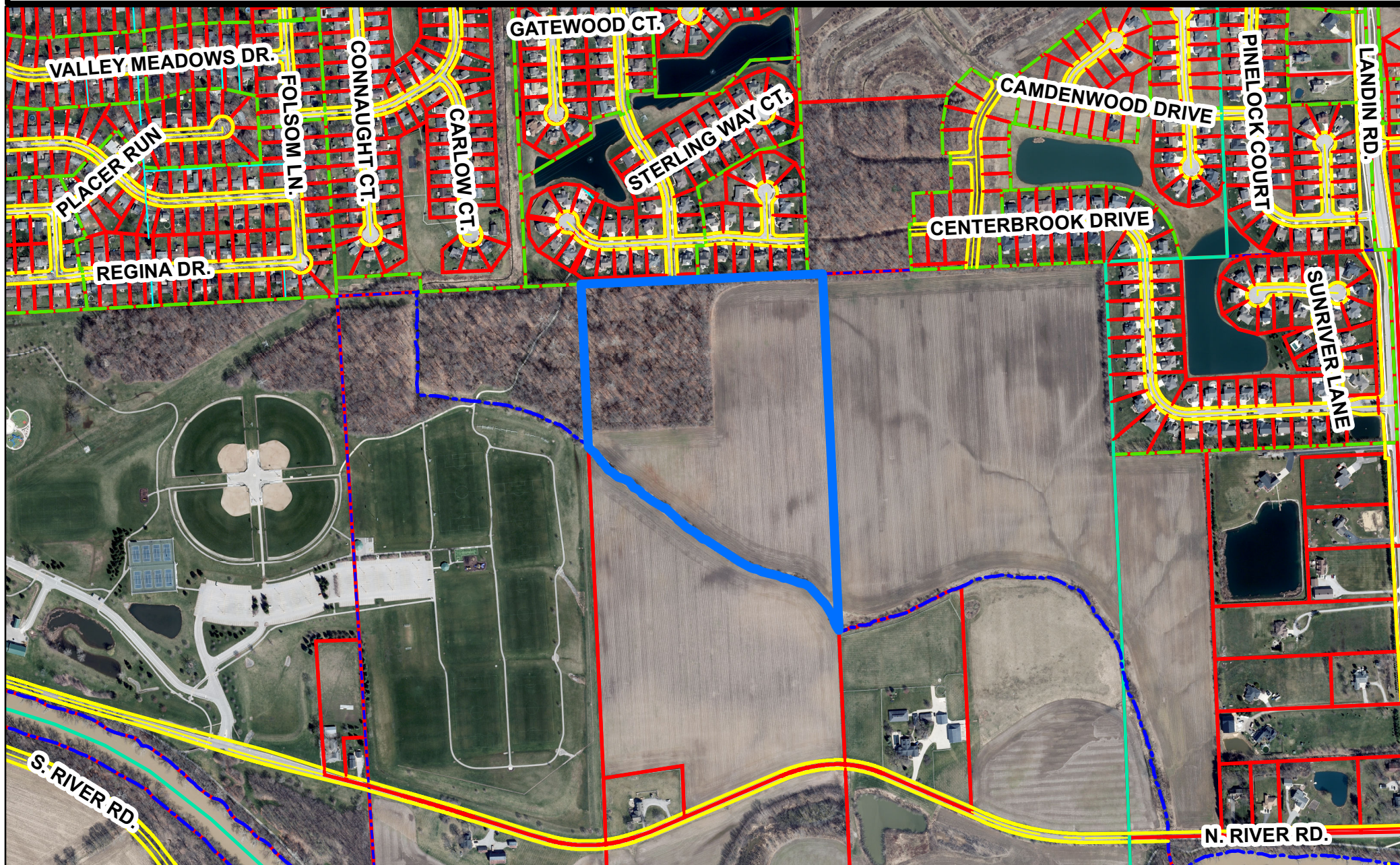
Applicant: Zion Real Estate and Development

Property Owner: Debra Meyer

Related Petitions: Primary Development Plan, Paso Fino Subdivision

Effect of Passage: Property will be rezoned to the R1/Single Family Residential zoning district, which permits a platted single family development.

Effect of Non-Passage: The property will remain zoned R1/Single Family Residential and AR/Low Intensity Residential and the AR portion may not be platted into a subdivision.



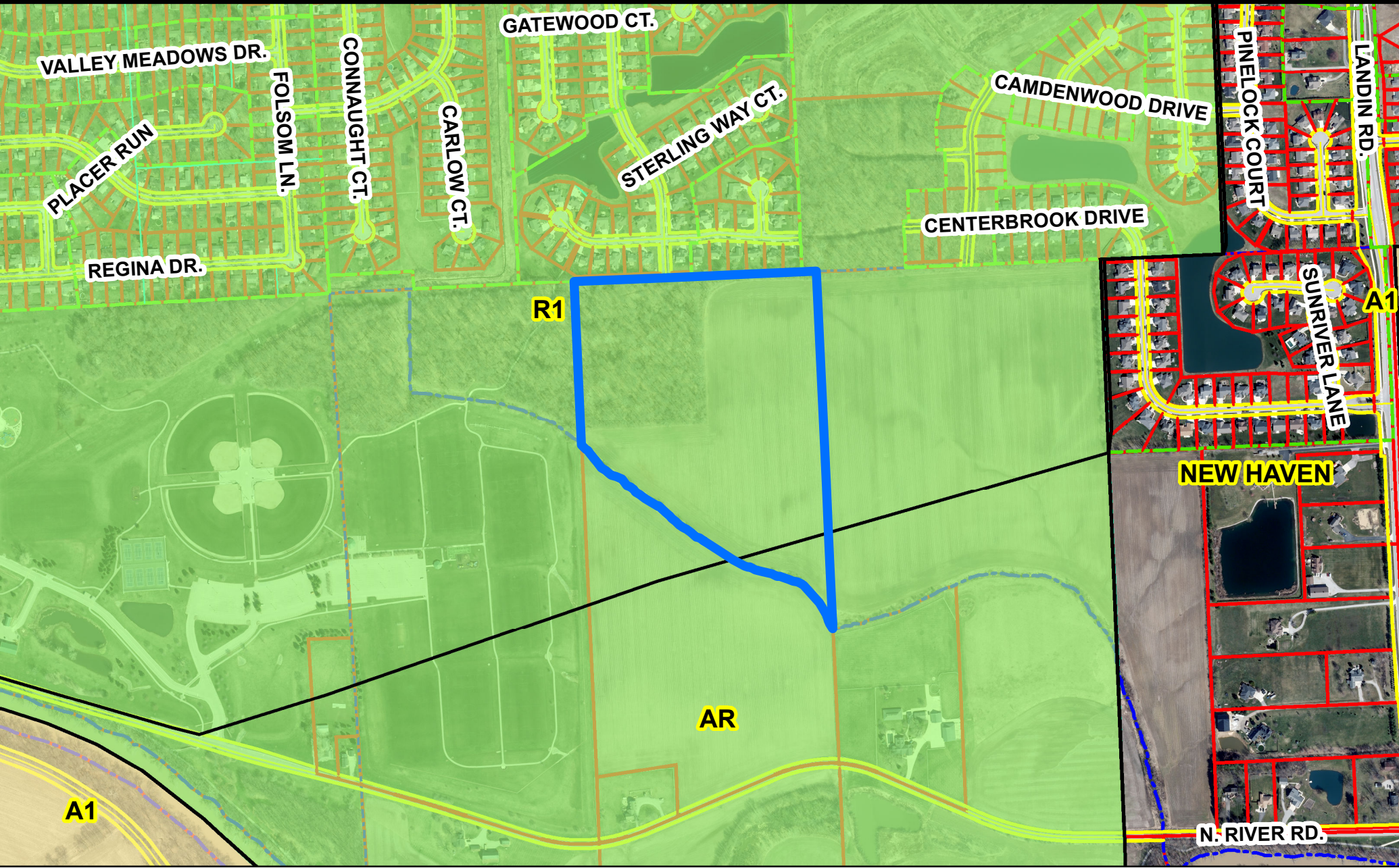
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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

0 500 1,000 Feet



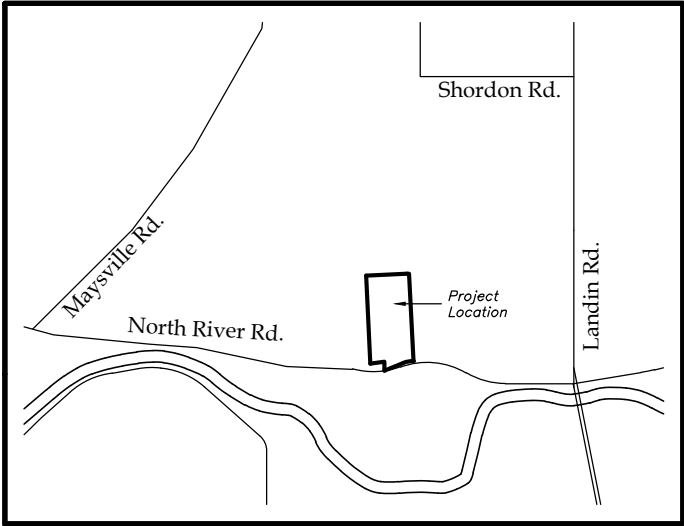
1 inch = 600 feet



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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
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Location Map

Primary Plat of:

PASO FINO

A subdivision of part of the Fractional Northwest Quarter of Section 2,
Township 30 North, Range 13 East, Allen County, Indiana.

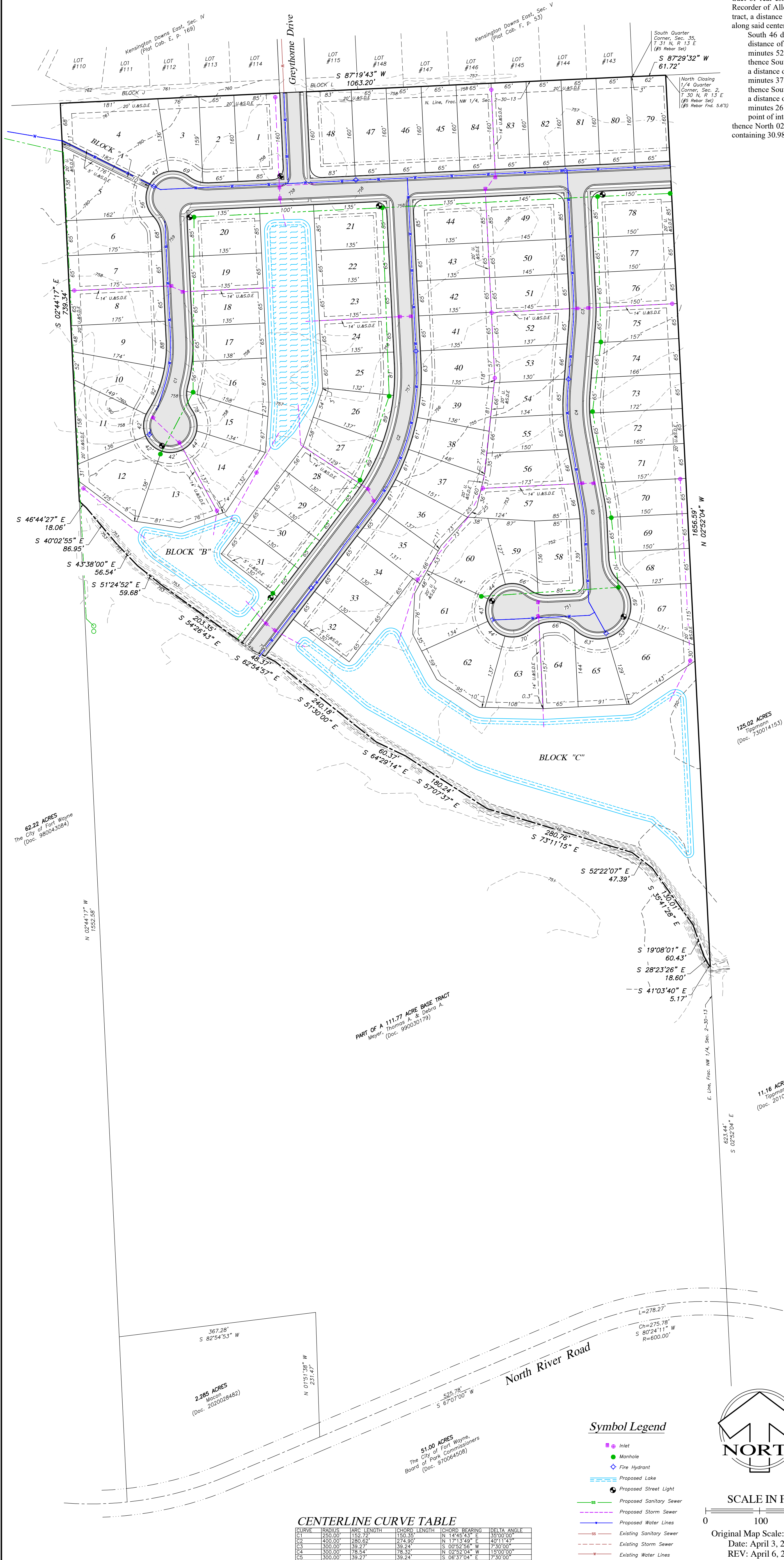
Developer:
Zion Real Estate & Development Co.
5620 Thimlar Road
New Haven, IN 46774
Tel: (260) 438-2524

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

Part of the Fractional Northwest Quarter of Section 2, Township 30 North, Range 13 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Beginning at the North closing Quarter corner of Section 2, being marked by a #5 rebar; thence South 87 degrees 29 minutes 32 seconds West (GPS grid bearing and basis of all bearings in this description), on and along the North line of said Fractional Northwest Quarter, a distance of 61.72 feet to a #5 rebar at the South Quarter corner of Section 35, Township 31 North, Range 13 East; thence South 87 degrees 19 minutes 43 seconds West, continuing on and along said North line, a distance of 1063.20 feet to a steel bar at the Northwest corner of a 111.77 acre base tract of real estate described in a deed to Thomas A. Meyer and Debra A. Meyer in Document Number 990030179 in the Office of the Recorder of Allen County, Indiana; thence South 02 degrees 44 minutes 17 seconds East, on and along the West line of said 111.77 acre base tract, a distance of 739.34 feet to the point of intersection of said West line with the centerline of Bohrer Drain; thence Southeasterly, on and along said centerline, as defined by the following courses and distances:

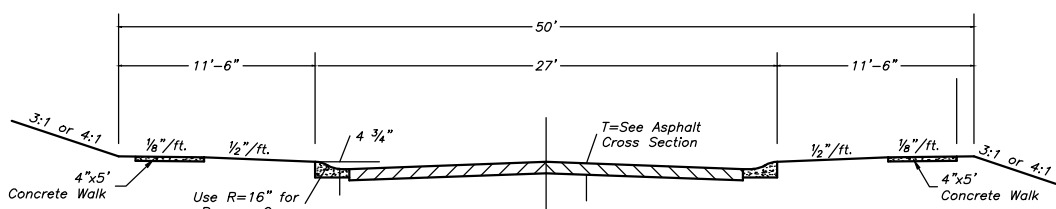
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PASO FINO LOT AREAS:

LOT	AREA	LOT	AREA
1	13534	45	10400
2	10398	46	10400
3	9978	47	10400
4	22075	48	13165
5	14679	49	12263
6	11245	50	9425
7	11375	51	9424
8	11375	52	9188
9	11698	53	8646
10	11446	54	8540
11	12756	55	9212
12	13862	56	10447
13	13491	57	11619
14	12088	58	11624
15	9408	59	9003
16	11992	60	13118
17	8815	61	13300
18	8775	62	14029
19	8775	63	11848
20	11382	64	10199
21	11410	65	9672
22	8775	66	14855
23	8775	67	10185
24	8775	68	9298
25	9434	69	9750
26	9844	70	9940
27	9798	71	10477
28	7841	72	11009
29	8450	73	11033
30	8450	74	10510
31	8450	75	9968
32	8450	76	9751
33	8450	77	9750
34	8450	78	12638
35	9490	79	10364
36	10141	80	10400
37	11088	81	10400
38	10140	82	10400
39	9562	83	10400
40	9349	84	10400
41	8775	BLOCK A	1789
42	8775	BLOCK B	89886
43	8775	BLOCK C	180026
44	11369	STREET	188562

- Notes:
- All Building lines shown hereon are 25 feet.
 - All front yard easements are 20 foot Utility Easements unless noted otherwise.
 - All rear yard easements are 10 foot Utility & Surface Drainage Easements unless noted otherwise.
 - U.&S.D.E. denotes Utility & Surface Drainage Easement.



TYPICAL STREET CROSS-SECTION

Not to Scale