

#REZ-2023-0017

BILL NO. Z-23-04-17

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 R3
(Multiple Family Residential) District under the terms of Chapter 157 Title XV of the Code of
the City of Fort Wayne, Indiana:

TRACT "A": (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:

Commencing 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, this being the true point of
beginning; 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

1 Northwest Quarter; thence South 02 degrees 52 minutes 04 seconds East, on and along said
2 East line, a distance of 623.44 feet to a survey nail at the point of intersection of said East
3 line with the centerline of North River Road; thence Westerly, on and along said centerline,
4 as defined by the arc of a non-tangent circular curve to the left having a radius of 600.00
5 feet, an arc distance of 278.27 feet, being subtended by a long chord having a length of
6 275.78 feet and a bearing of South 80 degrees 24 minutes 11 seconds West to the point of
7 tangency; thence South 67 degrees 07 minutes 00 seconds West, continuing on and along
8 said centerline and tangent with said curve, a distance of 525.78 feet to a survey nail at the
9 Southeast corner of a 2.285 acre tract of real estate described in a deed to Suzanne Macon in
10 Document Number 2020028482 in the Office of said Recorder; thence North 01 degrees 51
11 minutes 38 seconds West, on and along the East line of said 2.285 acre tract, a distance of
12 231.47 feet to a #5 rebar at the Northeast corner thereof; thence South 82 degrees 54 minutes
13 53 seconds West, on and along the North line of said 2.285 acre tract, a distance of 367.28
14 feet to a #5 rebar at the Northwest corner thereof, being a point on the West line of said
15 111.77 acre base tract; thence North 02 degrees 44 minutes 17 seconds West, on and along
16 said West line, a distance of 1552.58 feet to the true point of beginning, containing 29.447
17 acres of land, subject to legal right-of-way for North River Road, and subject to all
18 easements of record.

19
20 and the symbols of the City of Fort Wayne Zoning Map No. X-10 (Sec. 02 of Adams
21 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
22 Wayne, Indiana is hereby changed accordingly.

23
24 SECTION 2. If a written commitment is a condition of the Plan Commission's
25 recommendation for the adoption of the rezoning, or if a written commitment is modified and
26 approved by the Common Council as part of the zone map amendment, that written
27 commitment is hereby approved and is hereby incorporated by reference.

28
29 SECTION 3. That this Ordinance shall be in full force and effect from and after its
30 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-2023-0017
Bill Number: Z-23-04-17
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 29.5 acres from AR/Low Intensity Residential and R1/Single Family Residential to R3/Multiple Family Residential

Location: 8300 to 8500 blocks of North River Road, adjacent to Kreager Park

Reason for Request: To allow for a 140-unit/lot townhome and single family development.

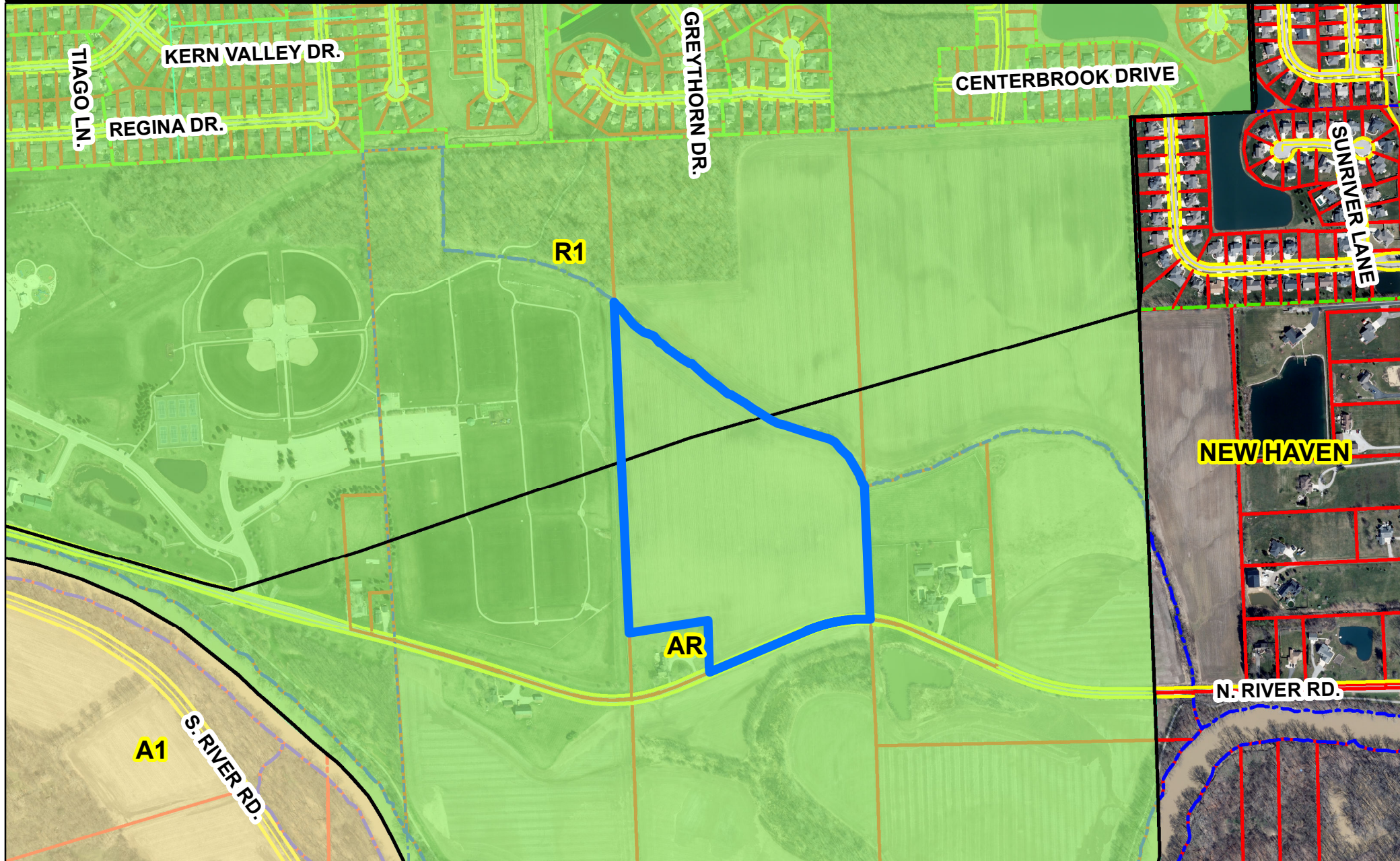
Applicant: Zion Real Estate and Development

Property Owner: Debra Meyer

Related Petitions: Primary Development Plan, Kayenta Subdivision

Effect of Passage: Property will be rezoned to the R3/Multiple Family Residential zoning district, which permits a variety of housing types.

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; attached townhomes are not permitted at all in R1 or AR.



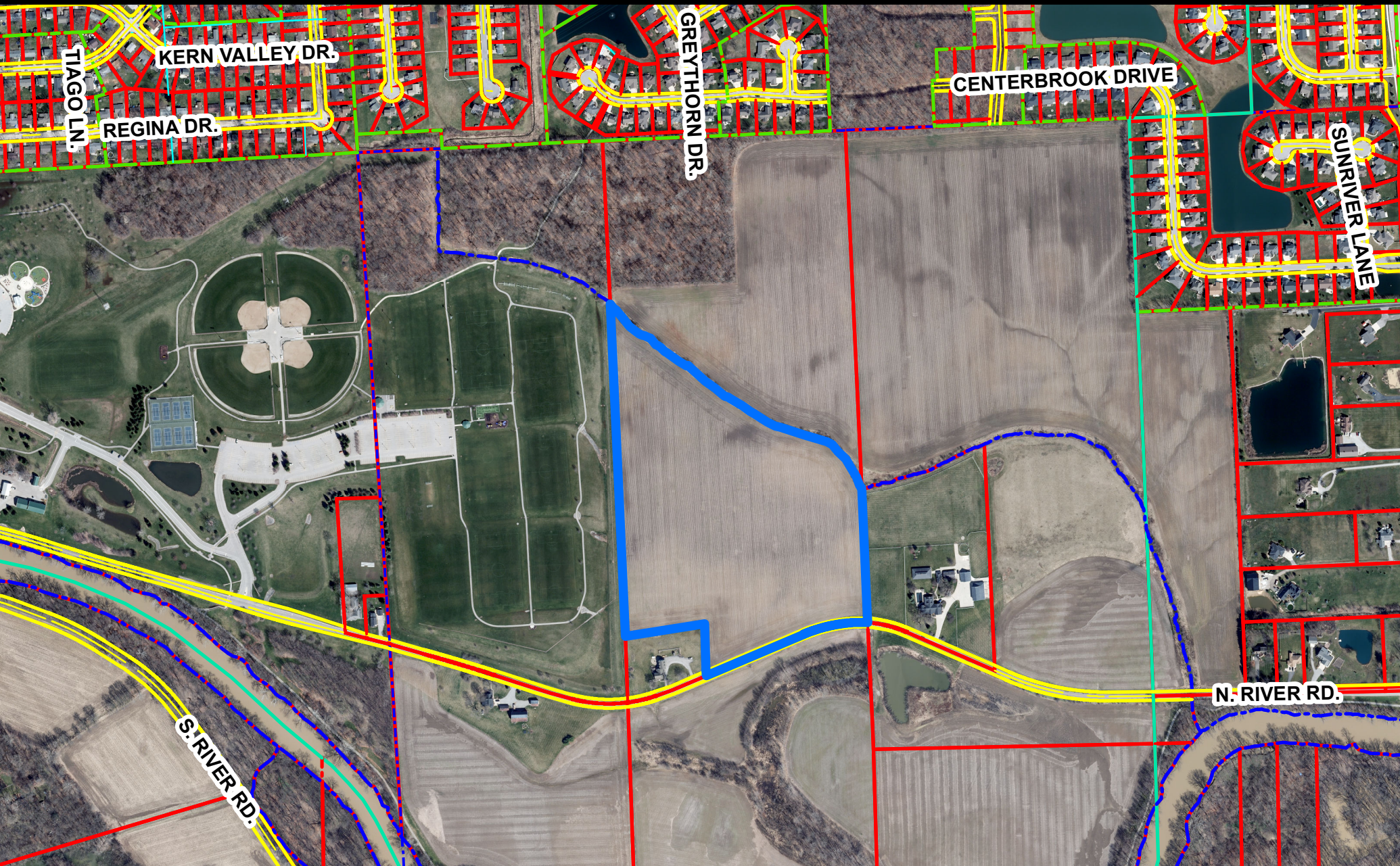
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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



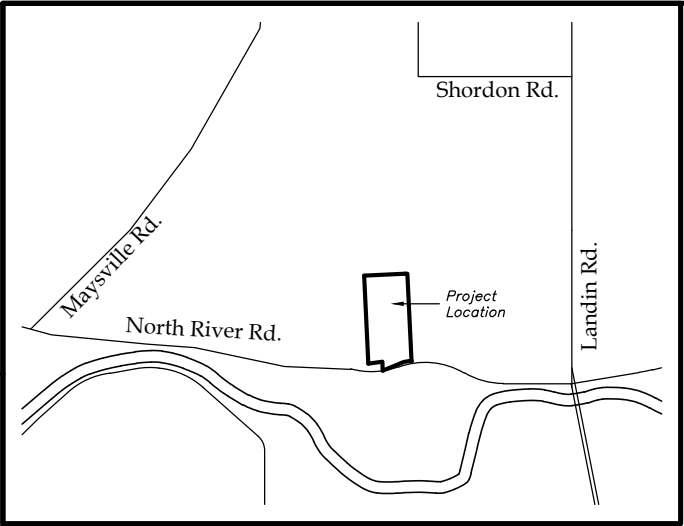
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Location Map

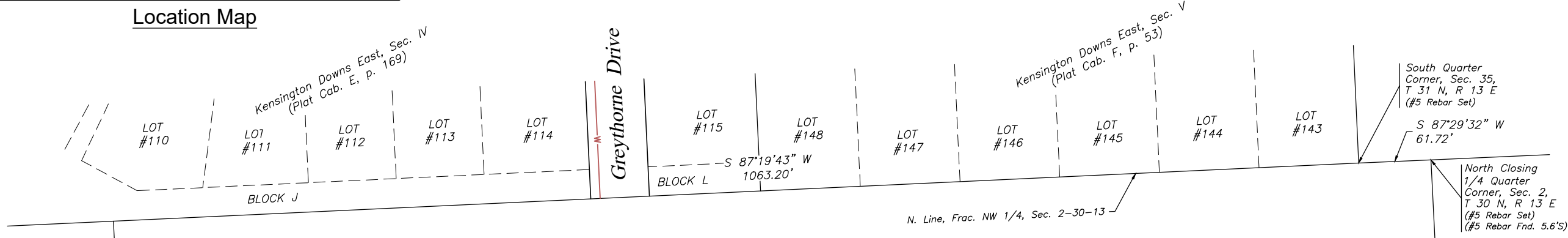
Primary Plat of:

KAYENTA

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



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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 South 02 degrees 52 minutes 04 seconds East, on and along said East line, a distance of 623.44 feet to a survey nail at the point of intersection of said East line with the centerline of North River Road; thence Westerly, on and along said centerline, as defined by the arc of a non-tangent circular curve to the left having a radius of 600.00 feet, an arc distance of 278.27 feet, being subtended by a long chord having a length of 275.78 feet and a bearing of South 80 degrees 24 minutes 11 seconds West to the point of tangency; thence South 67 degrees 07 minutes 00 seconds West, continuing on and along said centerline and tangent with said curve, a distance of 525.78 feet to a survey nail at the Southeast corner of a 2.285 acre tract of real estate described in a deed to Suzanne Macon in Document Number 2020028482 in the Office of said Recorder; thence North 01 degrees 51 minutes 38 seconds West, on and along the East line of said 2.285 acre tract, a distance of 231.47 feet to a #5 rebar at the Northeast corner thereof; thence South 82 degrees 54 minutes 53 seconds West, on and along the North line of said 2.285 acre tract, a distance of 367.28 feet to a #5 rebar at the Northwest corner thereof; being a point on the West line of said 111.77 acre base tract; thence North 02 degrees 44 minutes 17 seconds West, on and along said West line, a distance of 1552.58 feet to the true point of beginning, containing 29.447 acres of land, subject to legal right-of-way for North River Road, and subject to all easements of record.

KAYENTA LOT AREAS:

LOT	AREA
1	6511
2	6500
3	6500
4	6500
5	6500
6	6500
7	6500
8	6500
9	6706
10	7393
11	6384
12	6635
13	7389
14	7278
15	7001
16	6438
17	6500
18	6500
19	7031
20	7506
21	7027
22	6945
23	9289
24	6250
25	6250
26	6250
27	6250
28	6250
29	6250
30	6250
31	6401
32	6197
BLOCK A	203430
BLOCK B	73877
BLOCK H	40163

KAYENTA TOWNHOMES LOT AREAS:

LOT	AREA	LOT	AREA
33	3300	91	3300
34	3300	92	3300
35	3300	93	3300
36	3300	94	5547
37	3300	95	5968
38	3300	96	3300
39	3587	97	3300
40	3797	98	3300
41	3776	99	3300
42	3776	100	3300
43	3776	101	3300
44	3776	102	3300
45	3776	103	3300
46	3776	104	3300
47	3776	105	3300
48	3776	106	3300
49	3776	107	3300
50	3500	108	3300
51	3300	109	3978
52	3300	110	7031
53	3300	111	3301
54	3300	112	3300
55	3300	113	3300
56	3300	114	3300
57	3300	115	3300
58	3300	116	3300
59	3300	117	3300
60	3300	118	3300
61	3300	119	3300
62	3300	120	3300
63	3300	121	3300
64	3300	122	3300
65	3300	123	3300
66	3300	124	6414
67	3300	125	6312
68	3300	126	3300
69	3300	127	3300
70	3300	128	3300
71	3300	129	3300
72	3300	130	3300
73	3948	131	3300
74	4185	132	3300
75	4343	133	3300
76	3930	134	3300
77	3300	135	3300
78	3300	136	3300
79	3300	137	3300
80	3300	138	3300
81	3300	139	3043
82	3300	140	3234
83	3300	BLOCK C	48541
84	3300	BLOCK D	1100
85	3300	BLOCK E	1100
86	3300	BLOCK F	22943
87	3300	BLOCK G	61198
88	5256	BLOCK I	15442
89	3442	STREET	231652
90	3300		

KAYENTA
TOWNHOMES
LOTS 33-141
MULTI-FAMILY
TOWNHOME
DEVELOPMENT

CENTERLINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C07	300.00	195.52	220.23	S 49°24'42" E	94°20'51"
C08	300.00	247.00	270.73	S 64°24'42" E	120°50'51"
C09	300.00	222.76	252.76	S 64°24'42" E	120°50'51"
C10	300.00	151.18	171.17	S 80°24'11" W	92°02'51"
C11	85.00	124.06	119.92	S 80°24'11" W	92°02'51"
C12	300.00	27.21	27.20	S 20°24'53" W	9°11'46"

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

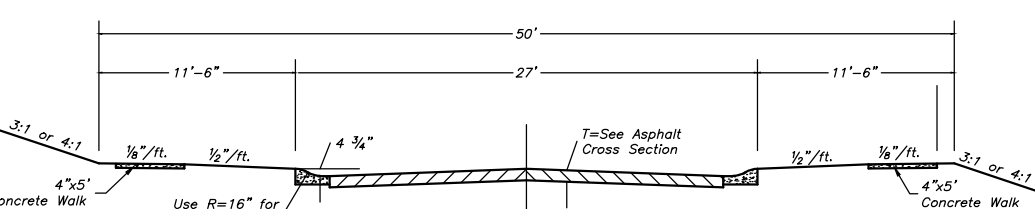


SCALE IN FEET:
0 100 200

Original Map Scale: 1"=100'
Date: April 3, 2023
REV: April 6, 2023
REV: April 19, 2023

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.



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

TYPICAL STREET CROSS-SECTION

Not to Scale