

1 **#REZ-2023-0020**

2 **BILL NO. Z-23-06-03**

3
4 **ZONING MAP ORDINANCE NO. Z-_____**

5 **AN ORDINANCE amending the City of Fort Wayne**
6 **Zoning Map No. J-27 (Sec. 27 of Wayne Township)**

7
8 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
9 INDIANA:

10 SECTION 1. That the area described as follows is hereby designated an RP
11 (Planned Residential) District under the terms of Chapter 157 Title XV of the Code of the
12 City of Fort Wayne, Indiana:

13 Lots numbered 137 and 138 in Elzey's Fourth Addition to the original Plat of Waynedale,
14 according to the plat thereof, recorded in Plat Record 11, page 75 in the Office of the
15 Recorder of Allen County, Indiana.

16 and the symbols of the City of Fort Wayne Zoning Map No. J-27 (Sec. 27 of Wayne
17 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
18 Wayne, Indiana is hereby changed accordingly.

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

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2
3 SECTION 3. That this Ordinance shall be in full force and effect from and after its
4 passage and approval by the Mayor.
5

6 _____
Council Member

7 APPROVED AS TO FORM AND LEGALITY:
8

9 _____
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-2023-0020
Bill Number: Z-23-06-03
Council District: 4-Jason Arp

Introduction Date: June 6, 2023

Plan Commission
Public Hearing Date: June 12, 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 0.55 acres from R1/Single Family to RP/Planned Residential.

Location: 6915 Koester Drive

Reason for Request: To allow for three 2-family residential structures.

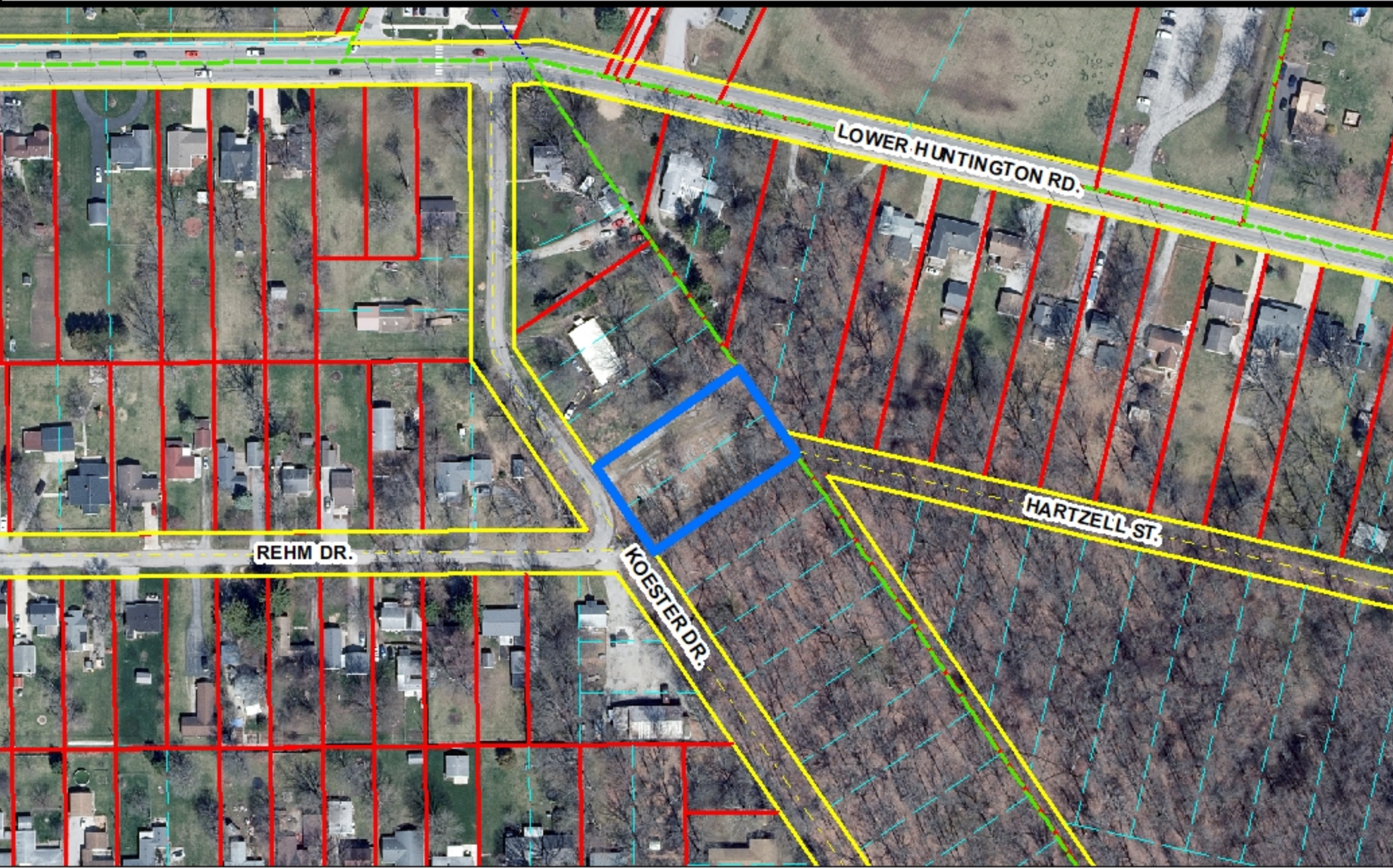
Applicant: 3 Rivers Property Management

Property Owner: Corey Bailey

Related Petitions: PDP-2023-0020 – The Reserves at Maplewood

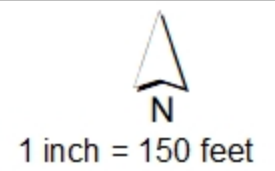
Effect of Passage: Property will be rezoned to the RP/Planned Residential zoning district, which allows for single, two-family, and multiple family residential development.

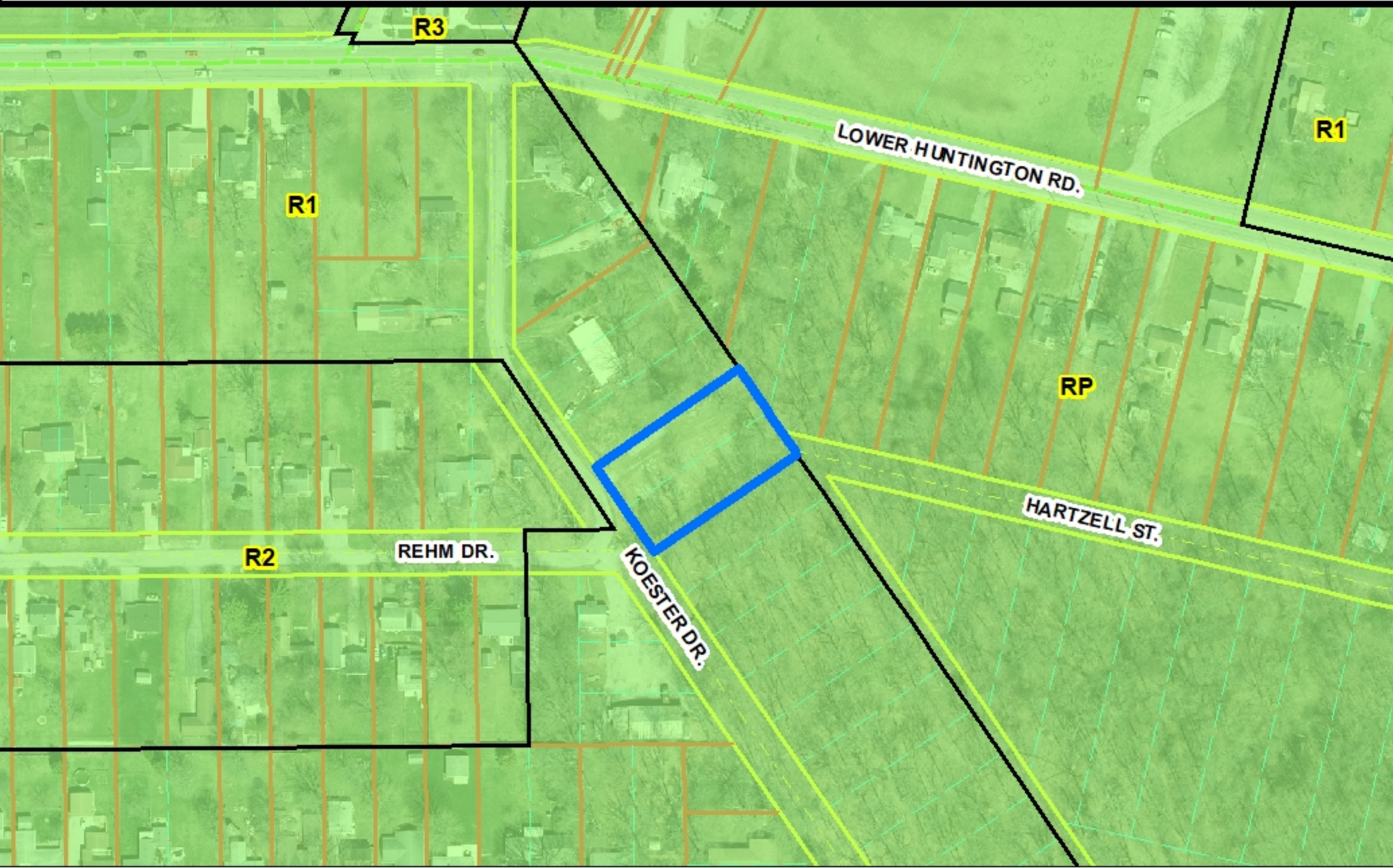
Effect of Non-Passage: The property will remain zoned R1/Single Family Residential, which may redevelop with single family residential uses.



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.

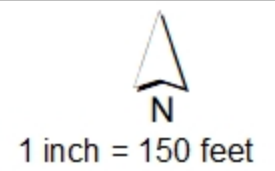
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 5/16/2023





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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: 5/16/2023



**Department of Planning Services
Rezoning Petition Application**

Applicant

Applicant 3 Rivers Property Management
Address 6409 W. Hamilton Road S.
City Fort Wayne State Indiana Zip 46814
Telephone (310) 310-0929 E-mail cbo260@yahoo.com

**Property
Ownership**

Property Owner 3 Rivers Property Management
Address 6409 W. Hamilton Road S.
City Fort Wayne State Indiana Zip 46814
Telephone (310) 310-0929 E-mail cbo260@yahoo.com

**Contact
Person**

Contact Person Matthew G. Kelty, RA
Address 116 E. Berry Street, Suite 700
City Fort Wayne State Indiana Zip 46802
Telephone (260) 426-7770 E-mail matt@keltytappy.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 6915 Koester Drive Township and Section Wayne 0273012
Present Zoning R1 Proposed Zoning RP Acreage to be rezoned 0.55
Purpose of rezoning (attach additional page if necessary) To allow construction of three (3)
two (2) family residential structures.
Sewer provider City of Fort Wayne Water provider City of Fort Wayne

**Filing
Checklist**

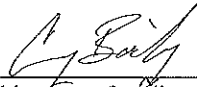
Applications will not be accepted unless the following filing requirements are submitted with this application.

- ☐ Filing fee \$1000.00
- ☐ Surveys showing area to be rezoned
- ☐ Legal Description of parcel to be rezoned
- ☐ Rezoning Criteria (see attached checklist)

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 Fort Wayne and Allen County Plan Commissions 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

Corey Bailey

(printed name of applicant)

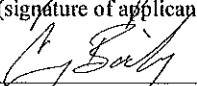

(signature of applicant)

May 2, 2023

(date)

Corey Bailey

(printed name of property owner)


(signature of property owner)

May 2, 2023

(date)



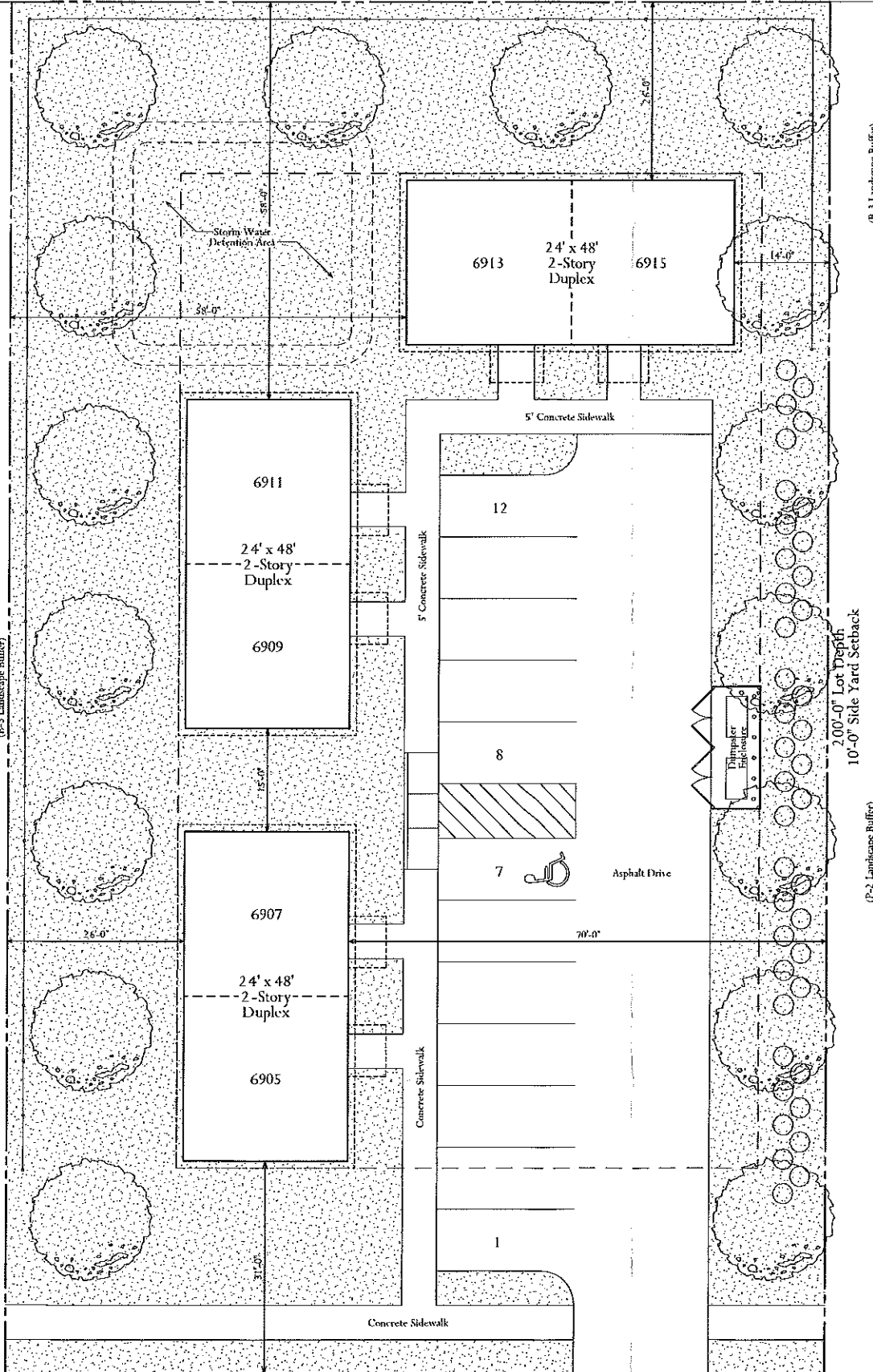
Received	Receipt No.	Hearing Date	Petition No.
<u>5-2-23</u>	<u>143117</u>	<u>6-12-23</u>	<u>REZ-2023-0020</u>

Department of Planning Services • 200 East Berry Suite 150 • Fort Wayne, Indiana • 46802
Phone (260) 449-7607 • Fax (260) 449-7682 • www.allencounty.us • www.cityoffortwayne.org



25'-0" Side Yard Setback
(R-3 Landscape Buffer)

25'-0" Rear Yard Setback
(R-3 Landscape Buffer)



(R-3 Landscape Buffer)

(R-2 Landscape Buffer)

KELTY TAPPY DESIGN, INC.
ARCHITECTURE • PLANNING • URBAN DESIGN
www.KeltyTappy.com
Lincoln Tower Sct. 700
116 East Berry Street
Fort Wayne Indiana 46802
Fax: 260-426-7772
Phone: 260-426-7770

KELTY TAPPY DESIGN, INC. OWNS
ALL RIGHTS, INCLUDING BUT NOT
LIMITED TO, ALL IDEAS, CONCEPTS,
ARRANGEMENTS OF PLANS ASSOCI-
ATED WITH THE DESIGN AND
WERE CREATED AND DEVELOPED
FOR THE USE OF, AND IN CONNECTION
WITH THIS SPECIFIC PROJECT.
NONE OF THE IDEAS, CONCEPTS,
ARRANGEMENTS OF PLANS SHALL
BE USED BY OR IN CONNECTION TO
ANY PERSON, FIRM OR CORPORATION
FOR ANY PURPOSE WHATSOEVER,
EVEN WITHOUT THE CONSENT OF
KELTY TAPPY DESIGN, INC. THE OWNER
IS PERMITTED TO REPRODUCE THE
PLAN FOR INFORMATION AND REFERENCE
IN CONNECTION WITH THE
PROJECT.

The Reserves at Maplewood
6915 Koester Drive
Fort Wayne, IN 46819
PRIMARY DEVELOPMENT PLAN

NOTED DIMENSIONS ON THE
DRAWINGS ARE THE FINAL
SCALED DIMENSIONS. CONTRACTORS
WILL BE RESPONSIBLE FOR THE
FOR ALL DIMENSIONS AND CONFORMANCE
WITH THE JOINT CONTRACT FOR ALL
MATTERS KELTY TAPPY DESIGN, INC.
OR ANY OTHER PARTY OF THE DESIGN
TEAM AND CONTRACTORS SHALL BE
THESE DIMENSIONS. CONTRACTORS
WILL BE SUBMITTED TO KELTY TAPPY
DESIGN, INC. FOR REVIEW BEFORE
PROCEEDING WITH FABRICATION AND
INSTALLATION.



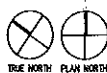
REVISIONS:

May 2, 2023

23023

A1.1

E S T E R D R I V E

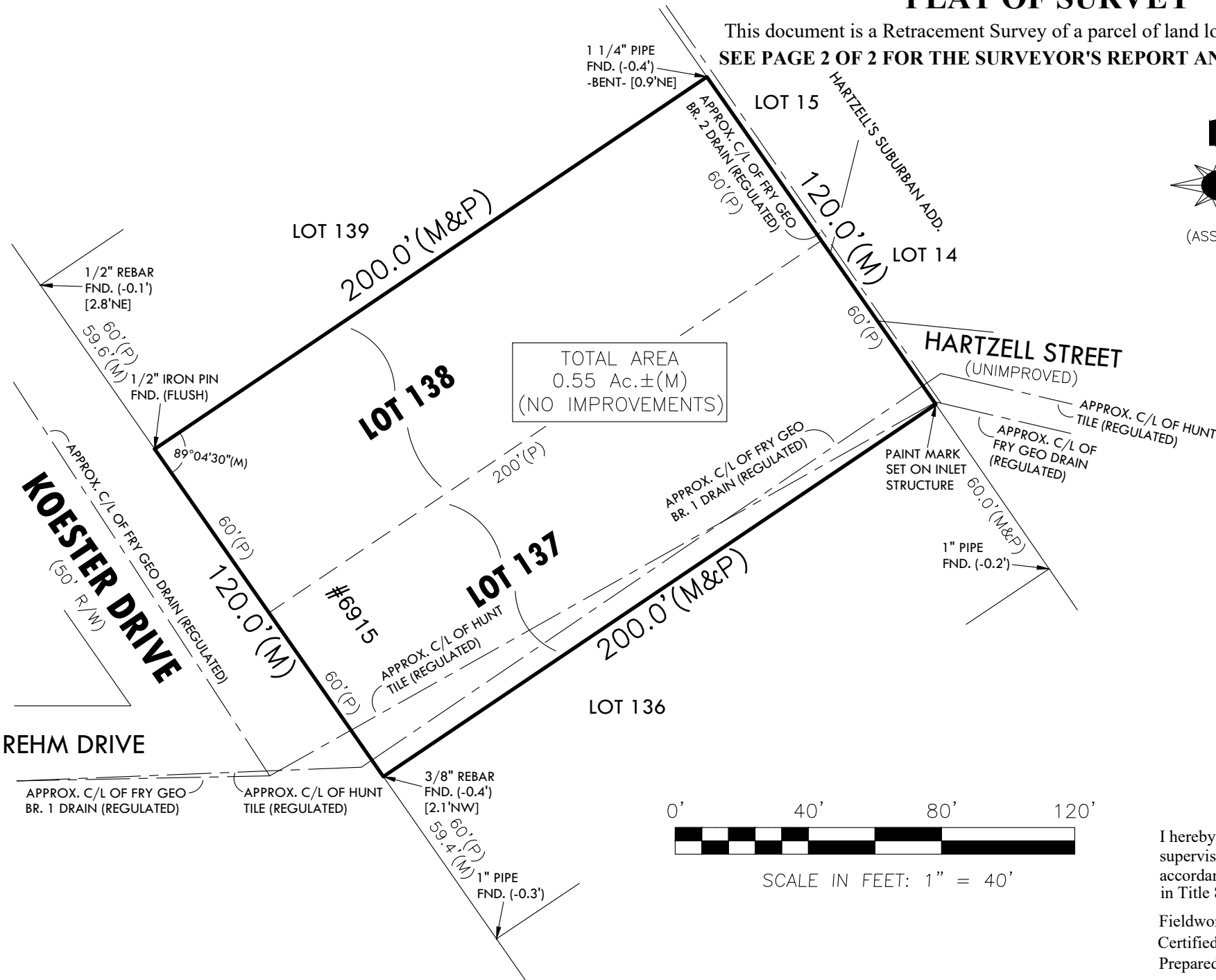


PRIMARY DEVELOPMENT PLAN
1" = 10'-0"

TRUE NORTH PLAN NORTH

PLAT OF SURVEY (Page 1 of 2)

This document is a Retracement Survey of a parcel of land located in Allen County, Indiana.
SEE PAGE 2 OF 2 FOR THE SURVEYOR'S REPORT AND LEGAL DESCRIPTION.



(FEBRUARY 2022 / 22-01-125)

ANDERSON SURVEYING, INC.
Registered Professional Engineers and Land Surveyors
Indiana Land Surveying Firm Identification Number: 29A

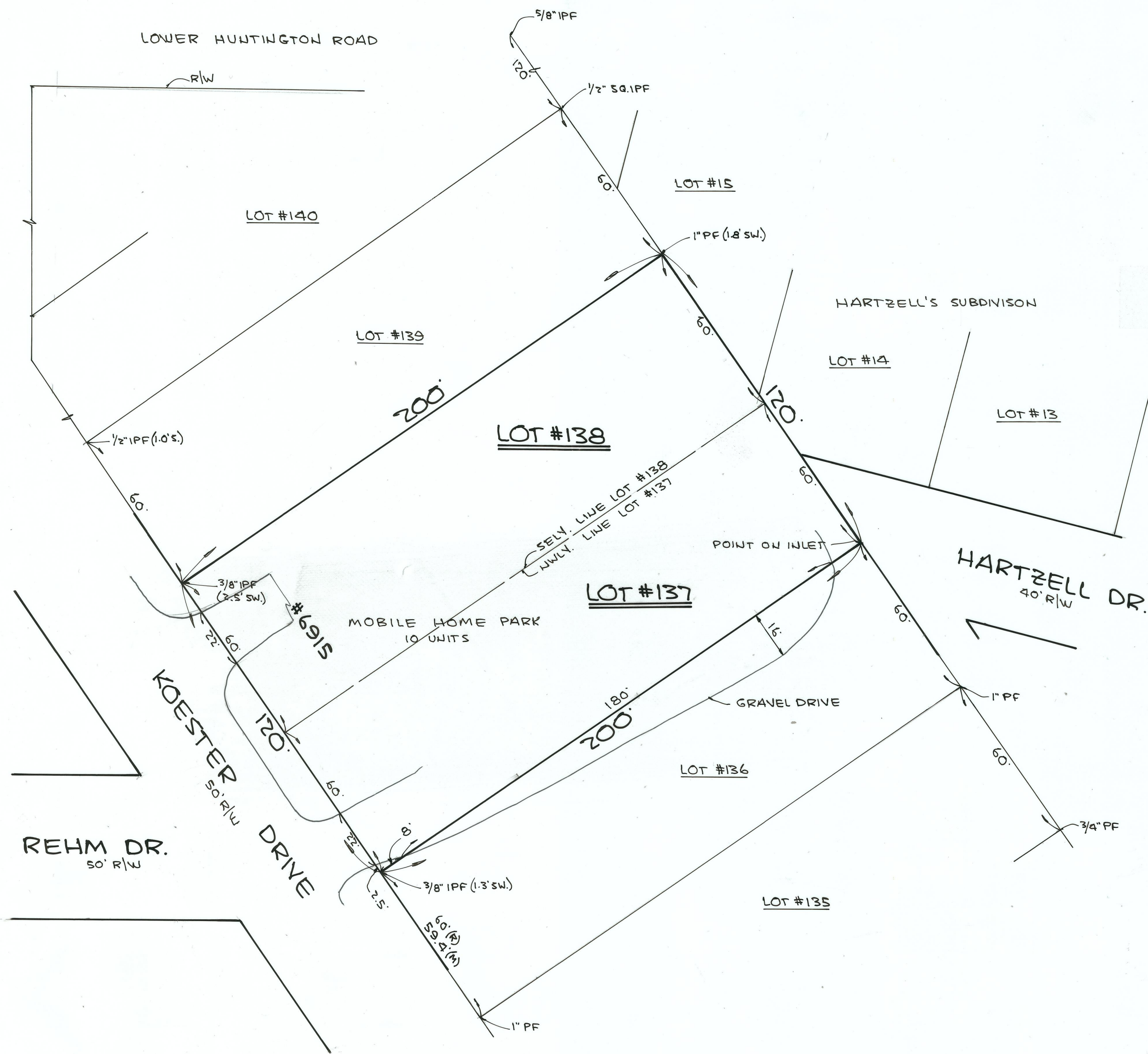
1324 Henry Avenue
Fort Wayne, IN 46808
Phone: (260) 483-1724
Fax: (260) 482-6855
Toll Free: (888) 483-1724

1947 E. Schug Road
Columbia City, IN 46725
Phone: (260) 691-3425
Fax: (260) 482-6855



I hereby certify that the above Plat of Survey was prepared under my direct supervision and that to the best of my knowledge and belief was executed in accordance with the requirements of the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code.

Fieldwork completed on the 7th day of FEBRUARY, 20 22.
Certified this 10th day of FEBRUARY, 20 22.
Prepared exclusively for: HANNOVER LENDING LLC / GILRUTH
Survey Number: 22-01-125



LEGAL DESCRIPTION:

Lots numbered 137 and 138 in Elzey's Fourth Addition to the original Plat of Waynedale, according to the plat thereof, recorded in Plat Record 11, page 75 in the Office of the Recorder of Allen County, Indiana.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items #1, #3 and #4 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

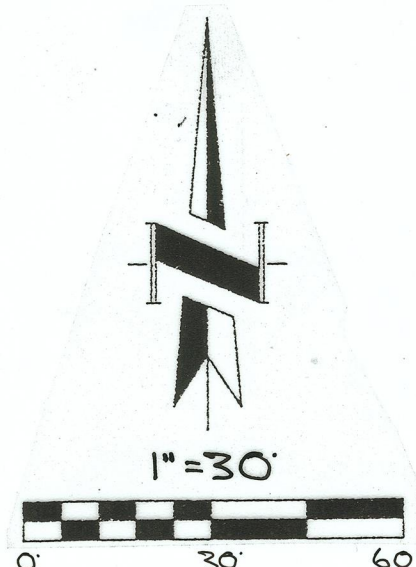
I further certify that this survey was completed under my direct supervision and to the best of my knowledge and belief, was executed according to the survey requirements set forth in 865 IAC 1-12.

LEGEND

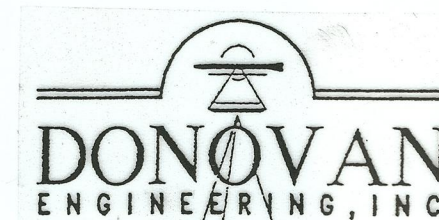
IPF Iron Pin Found
 PF Iron Pipe Found
 IPS 5/8" re-bar set (with cap stamped FIRM #0027)
 PK P.K. Nail
 (M) Measured
 (R) Recorded
 (C) Calculated

All monuments are at grade except as noted.
 All property line distances are recorded dimensions, except as noted.
 Monuments found have no documented history except as noted.

Job No. 137ELZ
 Date of Field Work: 2-7-02



NOTE: According to the Flood Insurance Rate Map (FIRM) numbered 18003C0270 E, dated Feb. 16, 1995, the herein described real estate is located in Zone "X" and is not within the 100 year flood hazard area. The accuracy of this flood hazard statement is subject to map scale uncertainty.



2020 Inwood Drive
 Fort Wayne, Indiana 46815
 Office (219) 424-7418
 Fax (219) 424-1918



Francis X. Mueller
 FRANCIS X. MUELLER P.L.S. #80193

CERTIFICATE OF SURVEY

#6915 KOESTER DR. 1"=30' DR. BY: CSR
 FORT WAYNE, INDIANA 2-8-02

PETERSEN PROP. - SARRAZIN

m-352