1 #REZ-2023-0022 2 BILL NO. Z-23-06-04 3 4 ZONING MAP ORDINANCE NO. Z-____ 5 AN ORDINANCE amending the City of Fort Wayne Zoning Map No. N-15 (Sec. 24 of Wayne Township) 6 7 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, 8 INDIANA: 9 SECTION 1. That the area described as follows is hereby designated an R3 10 (Multiple Family Residential) District under the terms of Chapter 157 Title XV of the Code of 11 the City of Fort Wayne, Indiana: 12 Lots Numbered One (1), Two (2), Three (3) and Four (4) in Doehrmann's Addition 13 to the City of Fort Wayne, Allen County, Indiana, as per plat thereof recorded in Plat Record 12, page 36, in the Office of the Recorder of Allen County, Indiana 1415 and the symbols of the City of Fort Wayne Zoning Map No. N-15 (Sec. 24 of Wayne 16 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort 17 Wayne, Indiana is hereby changed accordingly. 18 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. 23 2425 26 2728 29

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3	SECTION 3. That this Ordinance shall be in full force and effect from and after its
4	passage and approval by the Mayor.
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6	Council Member
7	APPROVED AS TO FORM AND LEGALITY:
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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-2023-0022
Bill Number: Z-23-06-04

Council District: 6-Sharon Tucker

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 0.56 acres from R1/Single Family to

R3/Multiple Family Residential.

Location: 4601, 4607, 4611, and 4617 Lafayette Street

Reason for Request: To allow for a 16-unit apartment building.

Applicant: Jack Dadou

Property Owner: Jack Dadou

Related Petitions: PDP-2023-0021 – Lafayette Apartments

Effect of Passage: Property will be rezoned to the R3/Multiple Family Residential zoning

district, which allows for single, two-family, and multiple family

residential development.

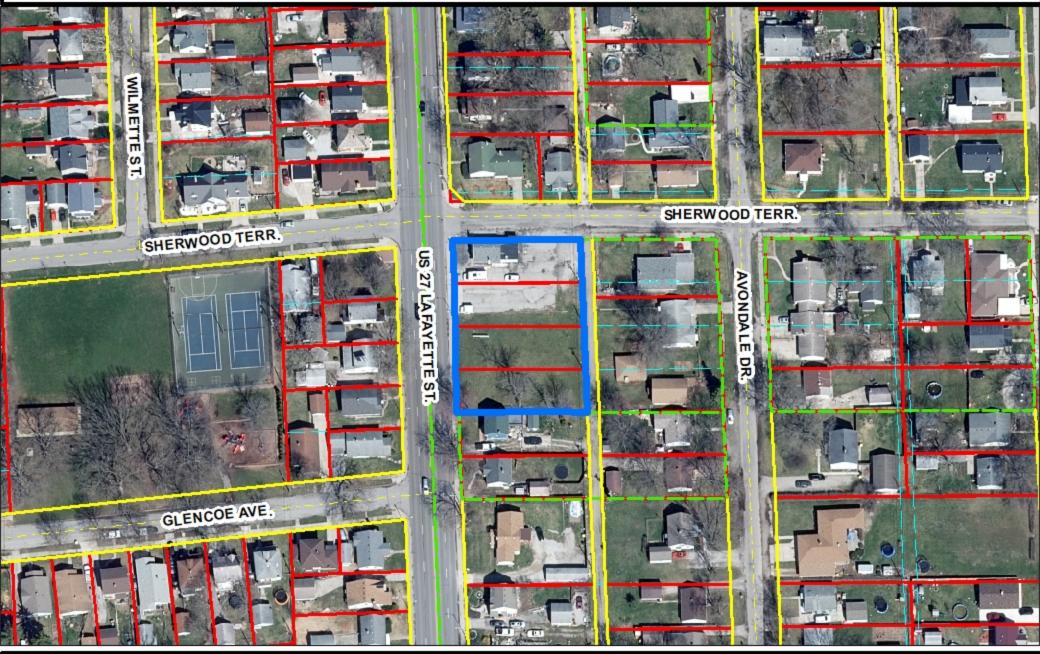
Effect of Non-Passage: The property will remain zoned R1/Single Family Residential, which

may redevelop with single family residential uses.



Rezoning Petition REZ-2023-0022 and Primary Development Plan PDP-2023-0021 -Lafayette Apartments





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.

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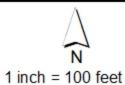
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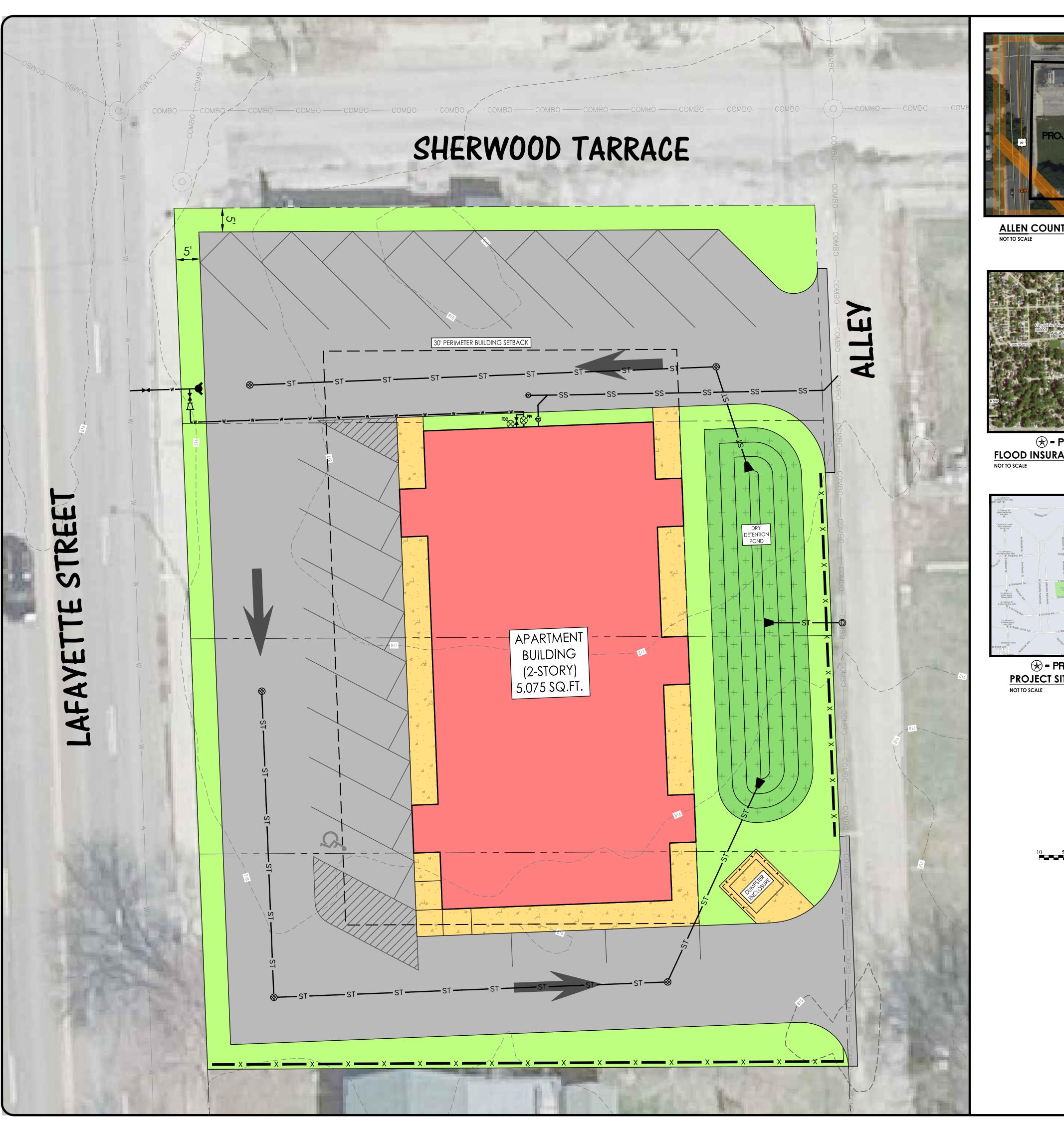
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Department of Planning Services Rezoning Petition Application

	Applicant Jack Dadou				
ant	Address 5733 S. Anthony Blvd.				
Applicant		State IN	Zip 46806		
Αp	City Fort Wayne Telephone (248) 388-0104	E-mail jdvoicelink@y	ahoo.com		
Contact Person	Contact Person Derek Simon, P Address 10060 Bent Creek Blvd				
	City Fort Wayne	_State IN	Zip 46825		
ہے ر	City Fort Wayne Telephone 260-489-8571 x2	_ E-mail _derek@mlswe	bsite.us		
erek Simo		idence will be sent only to th	e designated contact person.		
	Allen County Planning Jurisdiction City of Fort Wayne Planning Jurisdiction Address of the property 4601, 4607, 4611 & 4617 Lafayette St, Fort Wayne, IN 46806 Present Zoning R1 Proposed Zoning R3 Acreage to be rezoned 0.56 Ac				
nest	Proposed density 16 Units / 0.56		units per acre		
Request	Township name Wayne		Township section #24		
	Purpose of rezoning (attach additional page if necessary) This petition is requesting to rezone property from R1 (Single Family Residential) to				
	R3 (Multi-Family Residential).				
	Sewer provider City of Fort Wayne Water provider City of Fort Wayne				
Filing Requirements z	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 Rezonings Only				
We underoperty of the hand we agree 50.00 per	erstand and agree, upon execution and submit described in this application; that I/we agree as well as all procedures and policies of the dling and disposition of this application; that to pay Allen County the cost of notifying the r Indiana code.	ssion of this application, that I are to abide by all provisions of Allen County Plan Commission the above information is true a	am/we are the owner(s) of more than 50 percent of the f the Allen County Zoning and Subdivision Control on as those provisions, procedures and policies related and accurate to the best of my/our knowledge; and that the rate of \$0.85 per notice and a public notice fee of		
Jack Dadou			(date)		
(printed name of applicant)		(signature of applicant)	(date)		
Jack Dadou (printed name of property owner)		(signature of property own	$\frac{5-24}{\text{(date)}}$		
(printed name of property owner)		(signature of property owne	r) (date)		
(printed name of property owner)		(signature of property owne	r) (date)		
Re	Receipt No.	Hearing Date 6-12-23	Petition No. RE2-2023 - 0022		





ALLEN COUNTY SOIL SURVEY MAP
NOT TO SCALE



FLOOD INSURANCE RATE MAP (FIRM)

NOT TO SCALE

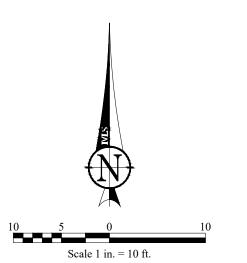
AUGUST 3, 2009 / MAP# 18003C0187G

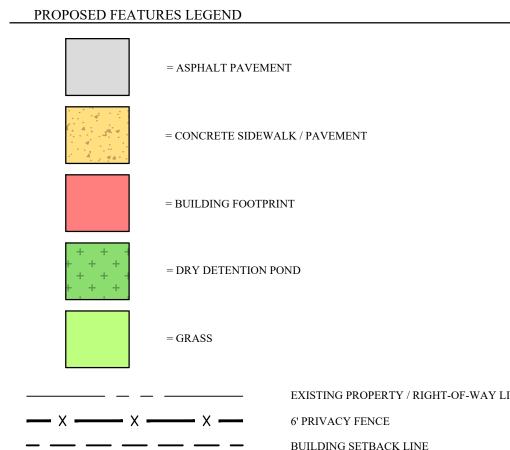


PROJECT SITE

PROJECT SITE VICINITY MAP

NOT TO SCALE





EXISTING PROPERTY / RIGHT-OF-WAY LINE

6' PRIVACY FENCE

BUILDING SETBACK LINE

STORM PIPE AND PIPE END SECTION

SANITARY PIPE

WATER PIPE

STORM / SANITARY CLEANOUT

STORM CATCH BASIN / INLETS

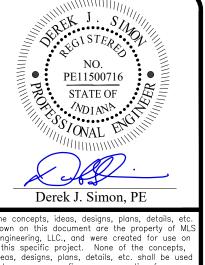
(D) DRAINAGE / (S) SANITARY STRUCTURE

WATER VALVE / FIRE HYDRANT

WATER VALVE / FIRE HYDRANT
BLOW-OFF ASSEMBLY / REDUCER
(FDC) FIRE DEPT. CONNECTION
(PIV) GATE VALVE WITH POST INDICATOR

	PRC	OJECT SUMMARY		
PARCEL ADDRESS:	4601, 4607, 4611 & 4617 S. LAFAYETTE STREET, FORT WAYNE, IN 46806			
TOWNSHIP NAME:	WAYNE	WAYNE		
TOWNSHIP SECTION:	24			
		T		
CONSTRUCTION START DATE		NOVEMBER 2023		
CONSTRUCTION END DATE	. <u>:</u>	DECEMBER 2024		
CURRENT ZONING CLASSIF		R1 - SINGLE FAMILY RESIDENTIAL		
PROPOSED ZONING CLASS		R3 - MULTIPLE FAMILY RESIDENTIAL		
The cold III.	711 O/	NO - WOLTH LE LY WHILE INCOIDE. WING		
CURRENT USE:		(1) ABANDONED COMMERCIAL LOT & (3) UNDEVELOPED RESIDENTIAL LOTS		
PROPOSED USE:		MULTI-FAMILY APARTMENT COMPLEX		
NUMBER OF BUILDINGS:		(1) 2-STORY BUILDING		
TOTAL BUILDING FOOTPRIN	IT & AREA:	5,075 SQ.FT. FOOTPRINT X 2-STORIES = 10,150 SQ.FT.		
		-		
NUMBER OF UNITS / BEDRO	OMS	(8) 2-BEDROOM UNITS + (8) 1-BEDROOM UNITS = 16 TOTAL UNITS		
		= 10 IOIAL UNII3		
TOTAL LOT ACREAGE:		0.56 ACRES		
TOTAL LOT IMPERVIOUS SU	RFACE:	0.42 ACRES		
TOTAL LOT COVERAGE:		(0.42 Ac. / 0.56 Ac.)*100 = 75% LOT COVERAGE		
PARKING REQUIREMENTS:		1 SPACES PER 1-BEDROOM UNIT x 8 UNITS = 8 SPACES		
	I	1 SPACE PER 2-BEDROOM UNIT x 8 UNITS = 8 SPACES TOTAL REQUIRED PARKING = 16 SPACES		
PARKING PROVIDED :		TOTAL PARKING PROVIDED = 21 SPACES		
		(20 STANDARD SPACES + 1 HANDICAP SPACE)		
LANDSCAPING:		EET PDP-2 FOR LANDSCAPE PLAN SHOWING BUFFER YARDS MINIMUM PLANTINGS PER ORDINANCE REQUIREMENTS.		
SITE LIGHTING:		GHTING WILL BE DESIGNED TO COMPLY WITH THE ZONING		
	ORDIN.	IANCE AND SUBMITTED TO DPS FOR REVIEW AND PERMITTING G THE SECONDARY DEVELOPMENT PLAN PROCESS.		
SIGNAGE:		GE WILL BE DESIGNED COMPLY WITH THE ZONING		
	ORDIN.	IANCE AND SUBMITTED TO DPS FOR REVIEW AND PERMITTING G THE SECONDARY DEVELOPMENT PLAN PROCESS.		
GARBAGE COLLECTION:		PSTER ENCLOSURE		
GANDAGE GOLLEGIST.		SIER LINCLOSURE		
SANITARY UTILITY SERVICE:	CITY C	DF FORT WAYNE		
WATER UTILITY SERVICE:		DF FORT WAYNE		
	\longrightarrow			

CITY SEWER INFRASTRUCTURE



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221 Tower Drive
Monroe, IN 46772

Phone: (260) 692-6166

Fort Wayne Office
10060 Bent Creek Boulevard
Fort Wayne, IN 46825
Phone: (260) 489-8571
www.mlswebsite.us
Pho

PREPARED FOR:

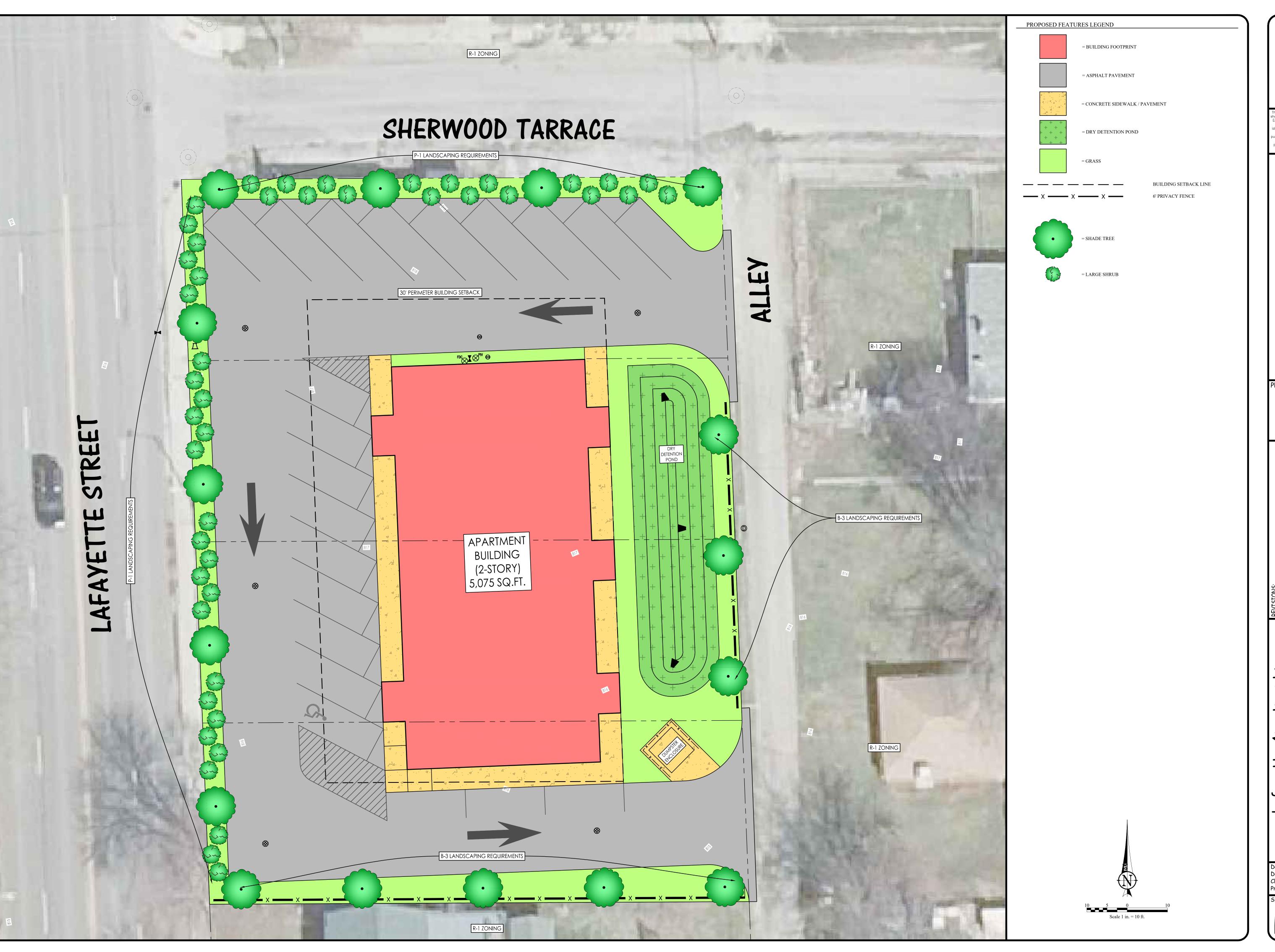
Pranger Group Inc.
343 Airport North
Office Park
Fort Wayne, IN 46825
(260)-471-4901

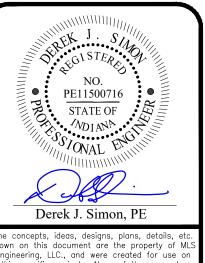
afayette Street 46806 nent Plan

Lafayette Apartments
601, 4607, 4611 & 4617 Lafayette St
Fort Wayne, IN 46806
Primary Development Plan

Date: 05/02/2023 Design By: JJS Checked By: DJS Project No.: 23046905

Sheet Number
PDP-1





PREPARED FOR: Pranger Group Inc. 343 Airport North Office Park Fort Wayne, IN 46825 (260)-471-4901

Lafayette Apartments 1, 4607, 4611 & 4617 Lafayette St Fort Wayne, IN 46806 Primary Development Plan Landscape Plan

Date: 05/02/2023 Design By: JJS Checked By: DJS Project No.: 23046905