#REZ-2023-0062

BILL NO. Z-24-01-04

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. U-42 (Sec. 16 of Saint 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 a R3 (Multiple Family Residential) District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

Doc.#890027043
A tract of ground situated in the Southeast Quarter of the Northeast Quarter of Section 16, Township 31 North, Range 13 East, more particularly described as follows: The North 200 feet of the South 640 feet of the East Half of the Southeast Quarter of the Northeast Quarter of the aforesaid section.

EXCEPT THEREFROM

Doc.#960048662
A part of the East Half of the Southeast Quarter of the Northeast Quarter of Section 16, Township 31 North, Range 13 East, Allen County, Indiana, described as follows: Beginning on the east line of said section, North 0 degrees 14 minutes 15 seconds East, 440.00 feet from the southeast corner of said quarter-quarter section, which point of beginning is the southeast corner of the owner's land: thence North 89 degrees 30 minutes 43 seconds West, along the
south line of the owner's land, 60.00 feet; thence North 0 degrees 14 minutes 15 seconds East 16.18 feet; thence South 89 degrees 45 minutes 45 seconds East 15.00 feet; thence North 0 degrees 14 minutes 15 seconds East 183.76 feet to the north line of the owner's land; thence South 89 degrees 30 minutes 43 seconds East, along said north line, 45.00 feet to the east line of said section; thence South 0 degrees 14 minutes 15 seconds West, along said east line, 200.00 feet to the point of beginning and containing 0.212 acres, more or less. The portion of the above-described real estate which is not already embraced within public rights of way contains 0.097 acres, more or less.

and the symbols of the City of Fort Wayne Zoning Map No. U-42 (Sec. 16 of Saint 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-2023-0062
Bill Number:	Z-24-01-04
Council District:	2-Russ Jehl

Introduction Date:	January 9, 2024
Plan Commission Public Hearing Date:	January 8, 2024 (not heard by Council)
Next Council Action:	Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance:	To rezone 2.86 acres from R1/Single Family Residential to R3/Multiple Family Residential
Location:	6863 Maplecrest Road, 440 feet north of its intersection with Evard Road
Reason for Request:	To permit a multiple family development.
Applicant:	Solid Rock Properties, LLC
Property Owner:	Todd E. Wellman

Related Petitions:	PDP-2023-0051 – Evard Place Apartments, Phase 3

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.

Department of Planning Services
Rezoning Petition Application

Applicant

Applicant Solid Rock Properties, LLC (Attn: Chad Keysor)
Address 7205 Old Trail Rd
City Fort Wayne State IN Zip 46809
Telephone (260) 210-2905 E-mail chad@handarentals.com

Contact Person

Contact Person Derek Simon, PE (MLS Engineering, LLC)
Address 10060 Bent Creek Blvd
City Fort Wayne State IN Zip 46825
Telephone 260-489-8571 x2 E-mail derek@mlswebsite.us

All staff correspondence will be sent only to the designated contact person.

Derek Simon: derek@mlswebsite.us Brett Miller: brett@mlswebsite.us

Request

☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction

Address of the property 6863 Maplecrest Rd, Fort Wayne, IN 46835
Present Zoning R1 Proposed Zoning R3 Acreage to be rezoned 2.86 Ac
Proposed density 35 Units / 2.86 Ac = 12.24 units per acre
Township name St. Joseph Township section # 16
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

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.

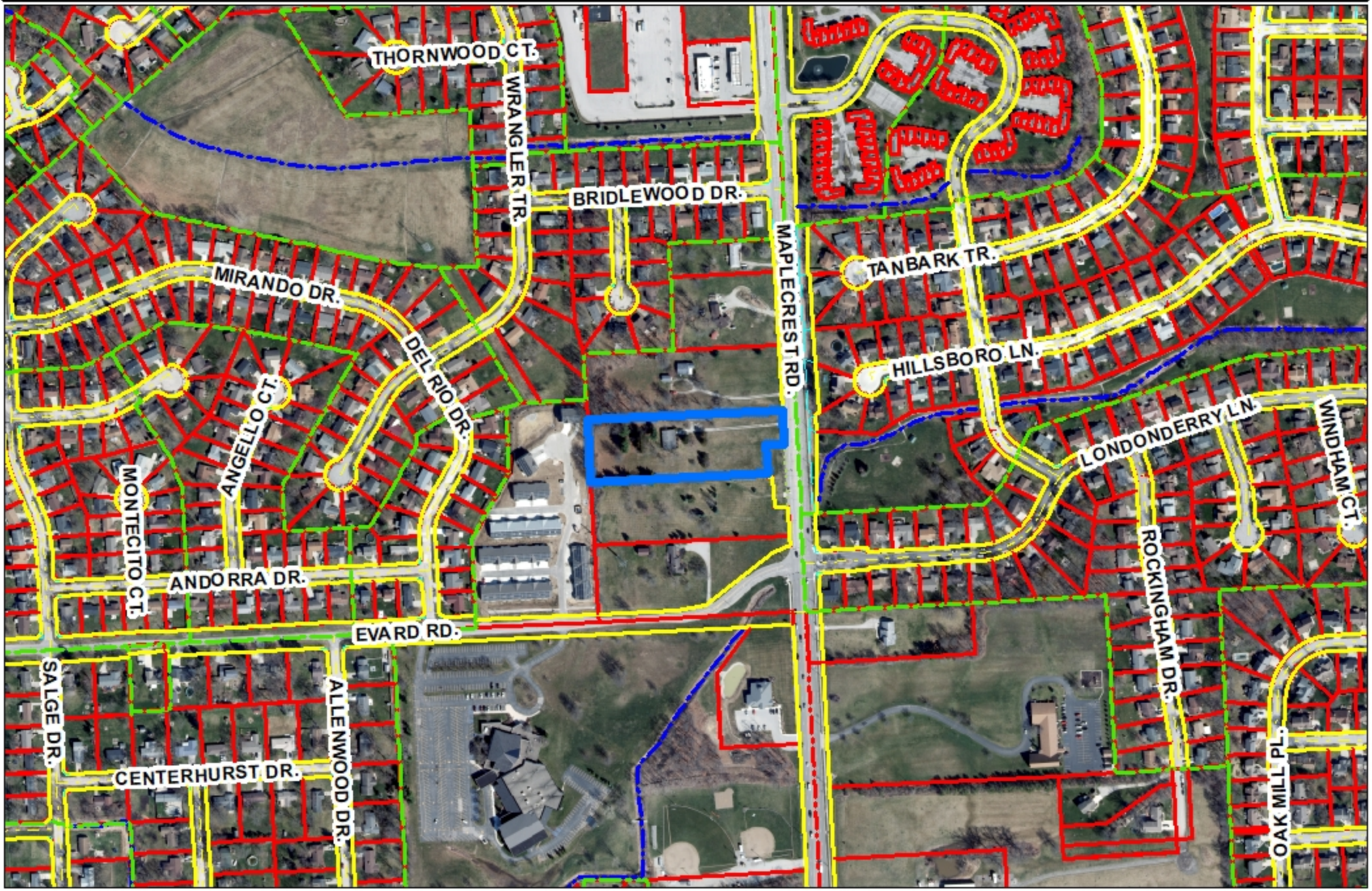
- ☒ Applicable filing fee
- ☒ Applicable number of surveys showing area to be rezoned (plans must be folded)
- ☒ Legal Description of parcel to be rezoned
- ☒ Rezoning Questionnaire (original and 10 copies) County Rezonings Only

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.

Chad Keysor (Solid Rock Properties, LLC)	[signature]	12/5/23
(printed name of applicant)	(signature of applicant)	(date)
Todd E. Wellman	[signature]	12/4/2023
(printed name of property owner)	(signature of property owner)	(date)
(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.
12-5-23	114562	1-8-23	REZ-2023-0002

REZ-2023-0062 and PDP-2023-0051 - Evard Place Apartments, Phase 3



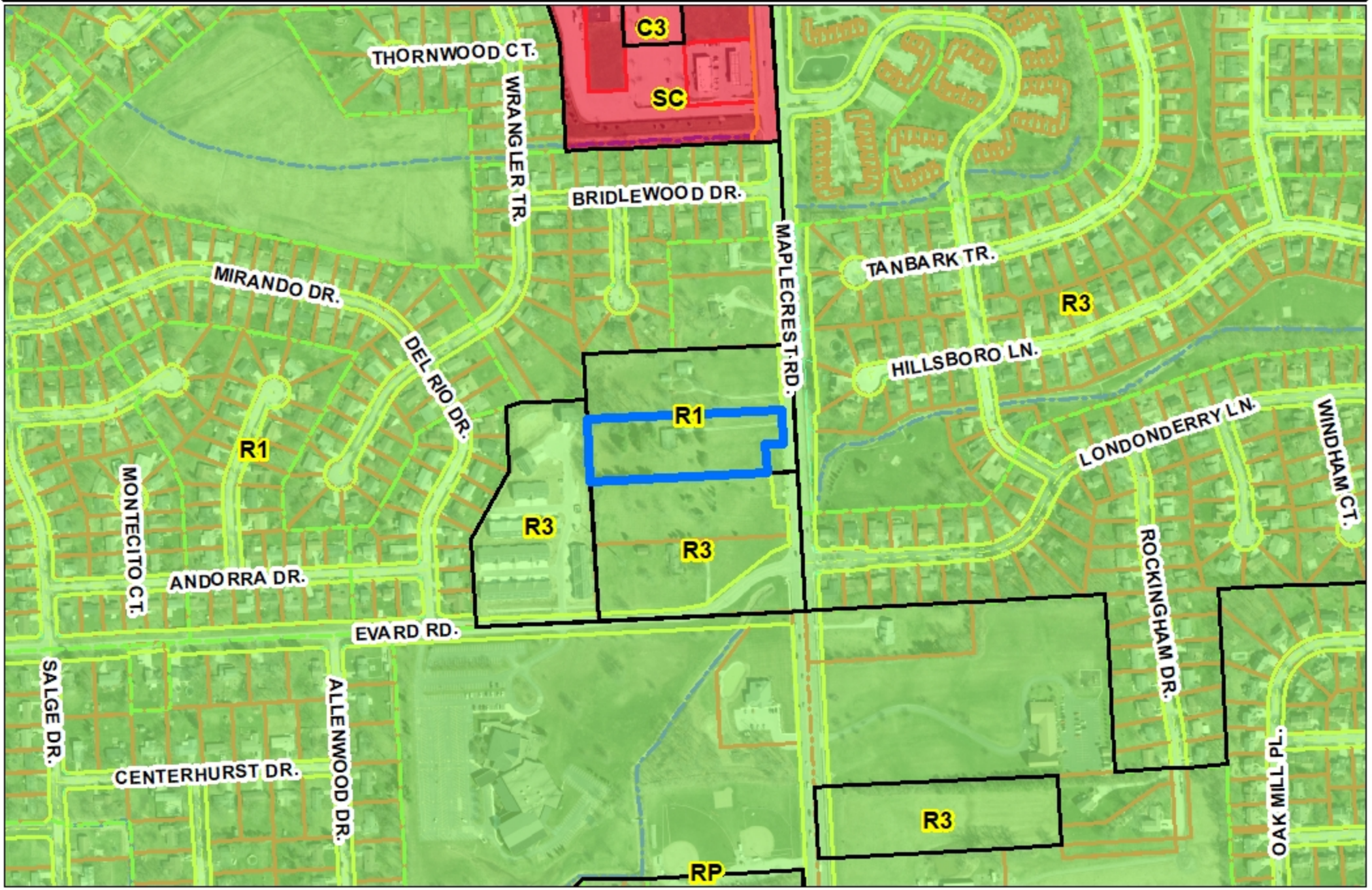
Although strict accuracy standards have
been employed in the compilation of this map,
Allen County does not warrant or guarantee
the accuracy of the information contained herein
and disclaims any and all liability resulting from
any error or omission in this map.
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photo and Contours: Spring 2009
Date: 12/18/2023

0 125 250 Feet

N

1 inch = 400 feet

REZ-2023-0062 and PDP-2023-0051 - Evard Place Apartments, Phase 3



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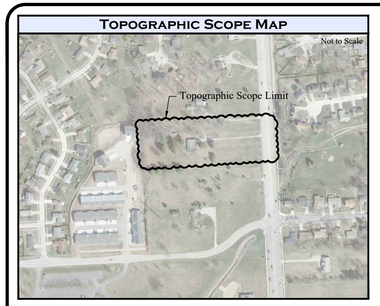
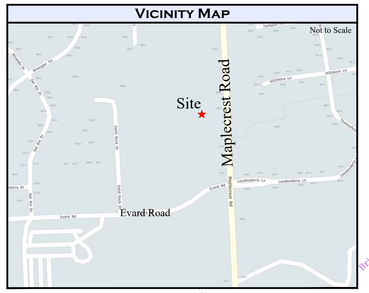
Topographic Scope Map



Vicinity Map



Symbol and Line Legend

Bench Mark	Electric Box	Sanitary Line	
Control Point	Guy Anchor	Storm Line	
Curb Cast Inlet	Power Pole	Underground Telephone	
Finish Floor	Fire Hydrant	Water Line	
Manhole	Water Valve	Overhead Electric	
Post	Gas Meter	Underground Electric	
Sign	Manhole – Telephone	Gas Line	
	Telephone Pedestal	Major Contour	
	Tree	Minor Contour	
	Pine Tree	Curb	
		Stone	
		Pavement	
		Concrete	
		Easement	
		Right-of-Way Line	
		Boundary	

Survey Completed By:

Corporate Office
221 Tower Drive
Monroe, IN 46772
Phone: (260) 692-6166

Miller Land Surveying, Inc.

Brett R. Miller, P.S. No.LS20300059
Robert J. Marucci, P.S. No.LS20400028

www.mlswebsite.us

MLS

Precision and Professionalism is where we draw the line.

Fort Wayne Office
10060 Bent Creek Blvd.
Fort Wayne, IN 46825
Phone: (260) 489-8571

Record Description

Doc.#890027043
A tract of ground situated in the Southeast Quarter of the Northeast Quarter of Section 16, Township 31 North, Range 13 East, more particularly described as follows: The North 200 feet of the South 640 feet of the East Half of the Southeast Quarter of the Northeast Quarter of the aforesaid section.

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Surveyor's Report

PURPOSE OF SURVEY:
The purpose of this survey was to retrace the remainder of an existing tract described in Document Number 89-027043 in the Office of the Recorder of Allen County, Indiana. Located at 6863 Maplecrest Road, Fort Wayne, Indiana, 46835.

In accordance with Title 865, Article 1, Rule 12, Section 1 through 30 of the Indiana Administrative Code, the below theory of location was based up the following opinions and observations a result of uncertainties in lines and corners because of the following:

A) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS
The monuments found are shown on the survey and listed on the survey under monument legend.

The existing monuments of the Public Land Survey corners were held as controlling corners and were used as the basis for this survey. The corners of the subject tract are marked and labeled as shown on the survey drawing. Uncertainties based on existing monuments are not readily determinable due to the use of said local corners. The following monuments were accepted as the location of the Public Land Survey corners.

- Southeast corner Northeast Quarter: Section 16,T31N,R13E: Harrison Marker (-0.0'/Per County Witness)
  - This corner is witnessed in the Allen County Surveyor's Office, and therefore was held this survey.
- Southwest corner Northeast Quarter: Section 16,T31N,R13E: Mag Nail (-0.0'/Per Previous Surveys)
  - This corner is not witnessed in the Allen County Surveyor's Office, however this Mag Nail appears to have been held as marking this corner on the below referenced Foresight Consulting, LLC survey, and therefore was held this survey.
- Northeast corner Northeast Quarter: Section 16,T31N,R13E: 5/8"Steel Rebar w/illegible aluminum id. Cap (-0.0'/Per Previous Surveys)
  - This corner is not witnessed in the Allen County Surveyor's Office, however this 5/8"Steel Rebar appears to have been held as marking this corner on the below referenced Foresight Consulting, LLC survey, and therefore was held this survey.

B) OCCUPATION OR POSSESSION LINES
There were no uncertainties based on visual inspection of occupation or possession lines.

C) CLARITY OR AMBIGUITY OF DESCRIPTIONS
There were no ambiguities found within the descriptions used for the survey. Documents used include:

1. Document Number 2018059308
2. Document Number 2023014292
3. Document Number 89-027043
4. Document Number 960042920
5. Document Number 960048662
6. Document Number 980030413
7. Plat of Bridlewood, Section 1, Plat Book 36, Pages 123-125.
8. Survey completed by Foresight Consulting, LLC as Survey Number 192585 dated September 30, 2019 and recorded in Document Number 2020033280.
9. Survey completed by Miller Land Surveying, Inc as Survey Number 23036855 dated May 14, 2023.

D) RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS
Based on the use of the property (commercial property, industrial property, condominiums, townhouses, apartments, multiunit developments-- single family residential subdivision lots--real estate lying in rural areas) the acceptable relative positional accuracy is suburban survey 0.13 feet (40 millimeters) plus 100 ppm.

THEORY OF LOCATION:
The South (596.18 feet) line of the subject tract was established at deed distances of 440.00 feet North of the South line of the Northeast Quarter and verified by found monuments labeled "D" and "Q". The North (613.15 feet) line of the subject tract was established at deed distances of 640.00 feet North of the South line of the Northeast Quarter. The West (200.00 feet) line of the subject tract was established per the West line of the East Half of the Northeast Quarter. Due to a lack of found monuments at the Northwest Quarter of the Northeast Quarter of Section 16,T31N,R13E, said West line was established at a survey distance of 651.85 feet West of the Southeast corner of said Northeast Quarter as shown in the above referenced Foresight Consulting, LLC, survey at its South end, and by holding a line of found monuments labeled "F" and "A", and a deed distance of 440.00 feet North for its North end, being verified by found monument labeled "D", near the Southwest corner of the subject tract. The East (183.76 feet and 16.18 feet) and the South (15.00 feet) line of the subject tract were established using deed geometry depicted in Document Number 960048662.

The commitment for title insurance was not provided at the time of this report, nor did the surveyor perform a title search. An abstract or title search may reveal additional information affecting the property.

This survey is valid only with original signature and seal, full payment of invoice, and complete with all pages of survey. The information shown on the survey documents is intended for this transaction only as dated on said survey documents. Any reuse without written verification and adaptation by the land surveyor for the specific purpose intended will be at the users' sole risk and without liability or legal exposure to the land surveyor.

Since the last date of field work of this survey, conditions beyond the knowledge or control of Miller Land Surveying, Inc. may have altered the validity and circumstances shown or noted hereon.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law, Brett R. Miller.

Notes

Location and sizes of underground utilities are shown from best available record drawings and/or field markings. Utility lines shown hereon are approximate in location and intended for reference only. Call Indiana Underground Plant Protection Services (IUPPS) at 1-800-382-5544 for field marked location of utilities prior to any excavation.

- Indiana Underground Plant Protection Services (IUPPS) Locate Number For This Project: 2311160238

Elevations are based upon a INCORS (Indiana Continuously Operating Reference Station Network) Indiana East. Datum = North American Vertical Datum (NAVD88).

The locations and dimensions of all building structures on the face of the survey (if applicable) are not intended for structural design.

Flood Plain Certification

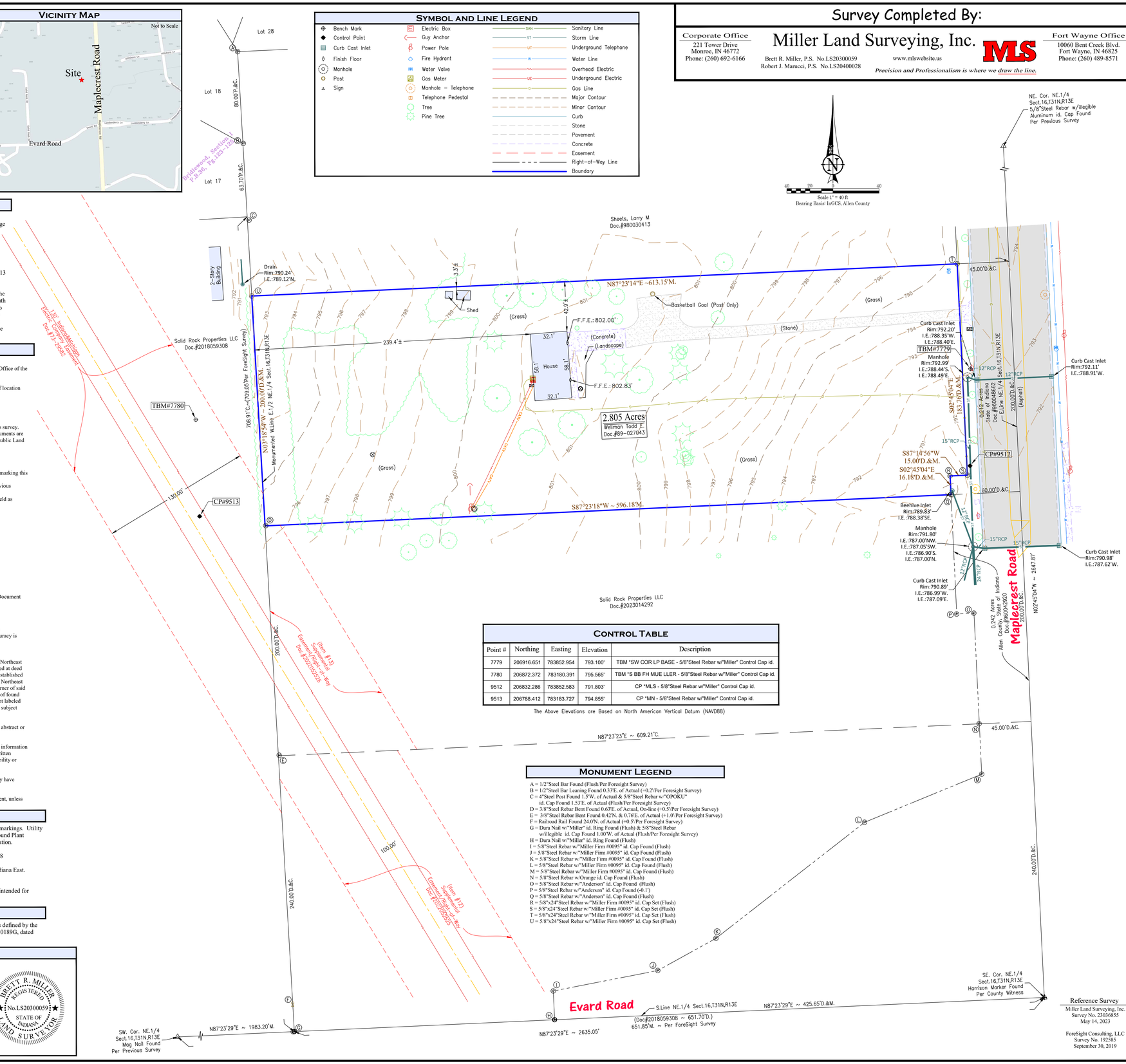
This property is within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as defined by the FIRM (Flood Insurance Rate Map) for City of Fort Wayne, Indiana, Community No.180003, Panel No.0189G, dated August 3, 2009.

Certification

For: Wellman
IN WITNESS WHEREOF, I hereunto place my hand and seal this 28th day of November, 2023.

I hereby certify that to the best of my knowledge and belief this plat represents a survey conducted under my supervision in accordance with Title 865 IAC 1-12-1 thru 30.

BRETT R. MILLER REGISTERED No.LS20300059 STATE OF INDIANA LAND SURVEYOR



Control Table

Point #	Northing	Easting	Elevation	Description
7779	206916.651	783852.954	793.100'	TBM "SW COR LP BASE - 5/8"Steel Rebar w/"Miller" Control Cap id.
7780	206872.372	783180.391	795.565'	TBM "S BB FH MUE LLER - 5/8"Steel Rebar w/"Miller" Control Cap id.
9512	206832.286	783852.583	791.803'	CP "MLS - 5/8"Steel Rebar w/"Miller" Control Cap id.
9513	206788.412	783183.727	794.855'	CP "MN - 5/8"Steel Rebar w/"Miller" Control Cap id.

The Above Elevations are Based on North American Vertical Datum (NAVD88)

Monument Legend

A = 1/2"Steel Bar Found (Flush/Per Foresight Survey)
B = 1/2"Steel Bar Leaning Found 0.33'E. of Actual (+0.2'/Per Foresight Survey)
C = 4"Steel Post Found 1.5'W. of Actual & 5/8"Steel Rebar w/"OPOKU" id. Cap Found 1.53'E. of Actual (Flush/Per Foresight Survey)
D = 3/8"Steel Rebar Bent Found 0.63'E. of Actual, On-line (+0.5'/Per Foresight Survey)
E = 3/8"Steel Rebar Bent Found 0.42'N. & 0.76'E. of Actual (+1.0'/Per Foresight Survey)
F = Railroad Rail Found 24.0'N. of Actual (+0.5'/Per Foresight Survey)
G = Dura Nail w/"Miller" id. Ring Found (Flush) & 5/8"Steel Rebar w/illegible id. Cap Found 1.00'W. of Actual (Flush/Per Foresight Survey)
H = Dura Nail w/"Miller" id. Ring Found (Flush)
I = 5/8"Steel Rebar w/"Miller Firm #0095" id. Cap Found (Flush)
J = 5/8"Steel Rebar w/"Miller Firm #0095" id. Cap Found (Flush)
K = 5/8"Steel Rebar w/"Miller Firm #0095" id. Cap Found (Flush)
L = 5/8"Steel Rebar w/"Miller Firm #0095" id. Cap Found (Flush)
M = 5/8"Steel Rebar w/"Miller Firm #0095" id. Cap Found (Flush)
N = 5/8"Steel Rebar w/Orange id. Cap Found (Flush)
O = 5/8"Steel Rebar w/"Anderson" id. Cap Found (Flush)
P = 5/8"Steel Rebar w/"Anderson" id. Cap Found (-0.1')
Q = 5/8"Steel Rebar w/"Anderson" id. Cap Found (Flush)
R = 5/8"x24"Steel Rebar w/"Miller Firm #0095" id. Cap Set (Flush)
S = 5/8"x24"Steel Rebar w/"Miller Firm #0095" id. Cap Set (Flush)
T = 5/8"x24"Steel Rebar w/"Miller Firm #0095" id. Cap Set (Flush)
U = 5/8"x24"Steel Rebar w/"Miller Firm #0095" id. Cap Set (Flush)

Reference Survey
Miller Land Surveying, Inc.
Survey No. 23036855
May 14, 2023

ForeSight Consulting, LLC
Survey No. 192585
September 30, 2019

BRETT R. MILLER REGISTERED No.LS20300059 STATE OF INDIANA LAND SURVEYOR

Brett R. Miller P.S.

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Marrow Office
221 Tower Drive
Monroe, IN 46772
Phone: (260) 692-6166
www.mlswebsite.us
Fort Wayne Office
10060 Bent Creek Boulevard
Fort Wayne, IN 46825
Phone: (260) 489-8571

PREPARED FOR:

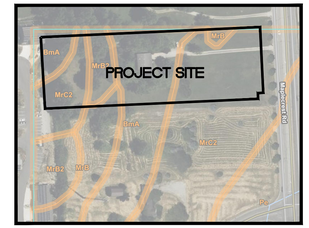
Solid Rock Properties LLC
7205 Old Trail Rd
Fort Wayne, IN 46809

REVISIONS:

Solid Rock Properties - Phase 3
Maplecrest Road, Fort Wayne, IN
St. Joseph Twp. Sect.16,T31N,R13E, Allen County
IAC Title 865 Boundary Survey
Topographic Survey

Date: 11/28/2023
Design By: BPJ
Chk'd By: BRM
Project No.: 23107159

Sheet Number
C1.0



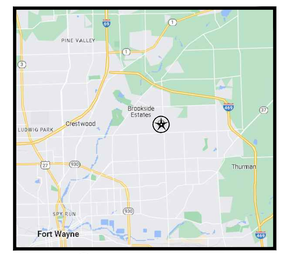
ALLEN COUNTY SOIL SURVEY MAP

NOT TO SCALE

⊛ = PROJECT SITE

FLOOD INSURANCE RATE MAP (FIRM)

NOT TO SCALE AUGUST 3, 2009 / MAP# 18003C0187G



⊛ = PROJECT SITE

PROJECT SITE VICINITY MAP

NOT TO SCALE

PROPOSED FEATURES LEGEND

- = ASPHALT PAVEMENT
- = CONCRETE PAVEMENT
- =BUILDING
- = DRY DETENTION POND
- = GRASS

- EXISTING PROPERTY / RIGHT-OF-WAY LINE
- EXISTING UTILITY EASEMENT
- BUILDING SETBACK LINE
- 6' PRIVACY FENCE
- DRAINAGE SWALE
- STORM PIPE AND PIPE END SECTION
- SANITARY PIPE
- WATER PIPE
- ROOF DRAIN PIPE
- SUB-SURFACE DRAIN PIPE
- STORM CATCH BASIN / INLETS
- (D) DRAINAGE / (S) SANITARY STRUCTURE
- WATER VALVE / FIRE HYDRANT
- B.O. BLOW-OFF ASSEMBLY / REDUCER

PROJECT SUMMARY

PARCEL ADDRESS:	6863 MAPLECREST ROAD, FORT WAYNE, IN 46835
TOWNSHIP NAME:	ST. JOSEPH
TOWNSHIP SECTION:	16
ESTIMATED CONSTRUCTION START DATE:	AUGUST 2024
ESTIMATED CONSTRUCTION END DATE:	AUGUST 2026
CURRENT ZONING CLASSIFICATION:	R1 - SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING CLASSIFICATION:	R3 - MULTI-FAMILY RESIDENTIAL
CURRENT USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
NUMBER OF BUILDINGS:	(3) 1-STORY APARTMENT BUILDINGS
TOTAL BUILDING SQUARE FOOTAGE	43,400 SQ.FT.
NUMBER OF UNITS:	(35) 2-BEDROOM UNITS
TOTAL LOT ACREAGE:	2.86 ACRES
TOTAL LOT IMPERVIOUS SURFACE:	1.88 ACRES
TOTAL LOT COVERAGE:	(1.88 Ac. / 2.86 Ac.)*100 = 66% LOT COVERAGE
PARKING REQUIREMENTS:	1 SPACE PER 2 BEDROOM UNIT x 35 UNITS = 35 SPACES TOTAL REQUIRED PARKING = 35 SPACES
PARKING PROVIDED :	(35 GARAGE SPACES + 35 DRIVEWAY SPACES) TOTAL PARKING PROVIDED = 70 SPACES
LANDSCAPING:	SEE SHEET PDP-2 FOR LANDSCAPE PLAN SHOWING BUFFER YARDS AND MINIMUM PLANTINGS PER ORDINANCE REQUIREMENTS.
SITE LIGHTING:	SITE LIGHTING WILL BE DESIGNED TO COMPLY WITH THE ZONING ORDINANCE AND SUBMITTED TO DPS FOR REVIEW AND PERMITTING DURING THE SECONDARY DEVELOPMENT PLAN PROCESS.
SIGNAGE:	SIGNAGE WILL BE DESIGNED COMPLY WITH THE ZONING ORDINANCE AND SUBMITTED TO DPS FOR REVIEW AND PERMITTING DURING THE SECONDARY DEVELOPMENT PLAN PROCESS.
GARBAGE COLLECTION:	EXISTING DUMPSTER ENCLOSURES
SANITARY UTILITY SERVICE:	CITY OF FORT WAYNE
WATER UTILITY SERVICE:	CITY OF FORT WAYNE
STORMWATER OUTLET:	DRY DETENTION POND WITH OUTLET TO SALGY DRAIN

N

40 20 0 40

Scale 1 in. = 40 ft.

DEREK J. SIMON REGISTERED NO. PE11500716 STATE OF INDIANA PROFESSIONAL ENGINEER

Derek J. Simon, PE

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Marion, IN 46772
Phone: (260) 692-6166
www.mlswebsite.us
Fort Wayne Office
10060 Rent Creek Boulevard
Fort Wayne, IN 46825
Phone: (260) 489-8571

PREPARED FOR:

Solid Rock Properties, LLC
7205 Old Trail Rd
Fort Wayne, IN 46809
(260) 210-2905

REVISIONS:

Evard Place Apartments Phase 3

6863 Maplecrest Road
Fort Wayne, IN 46835

Primary Development Plan

Site Plan

Date: 12-05-2023
Design By: JJS
Checked By: DJS
Project No.: 23036855

Sheet Number

PDP-1

PROPOSED FEATURES LEGEND

- = BUILDING FOOTPRINT
- = ASPHALT PAVEMENT
- = CONCRETE PAVEMENT
- = DRY DETENTION POND
- = GRASS
- BUILDING SETBACK LINE
- PRIVACY FENCE
- = SHADE TREE

DEREK J. SIMON
REGISTERED
NO. PE11500716
STATE OF INDIANA
PROFESSIONAL ENGINEER

Derek J. Simon, PE

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Monroe, IN 46772
Phone: (260) 692-6166
www.mlswebsite.us
Fort Wayne Office
10060 Bent Creek Boulevard
Fort Wayne, IN 46825
Phone: (260) 489-8571

PREPARED FOR:

Solid Rock Properties, LLC
7205 Old Trail Rd
Fort Wayne, IN 46809
(260) 210-2905

REVISIONS:

Evard Place Apartments Phase 3

6863 Maplecrest Road
Fort Wayne, IN 46835

Primary Development Plan

Landscaping Plan

Date: 12-05-2023
Design By: JJS
Checked By: DJS
Project No.: 23036855

Sheet Number

PDP-2

FACT SHEET

Case #REZ-2023-0062	Bill # Z-24-01-04	Project Start: December 2023

APPLICANT:	Solid Rock Properties, LLC
REQUEST:	To rezone property from R1/Single Family Residential to R3/Multiple Family Residential for a multiple family development.
LOCATION:	6863 Maplecrest Road, 440 feet north of its intersection with Evard Road (Section 16 of St. Joseph Township)
LAND AREA:	2.86 acres
PRESENT ZONING:	R1/Single Family Residential
PROPOSED ZONING:	R3/Multiple Family Residential
COUNCIL DISTRICT:	2-Russ Jehl
SPONSOR:	City of Fort Wayne Plan Commission

January 8, 2024 Public Hearing

- No one from the public spoke at the hearing.
- Two vacant Plan Commission positions. All other members present.

January 22, 2024 Business Meeting
Plan Commission Recommendation: DO PASS
A motion was made by Rachel Tobin-Smith and seconded by Pauerteig to return the ordinance with a Do Pass recommendation to Common Council for their final decision.
7-0 MOTION PASSED

- Two vacant Plan Commission positions. All other members present.

Fact Sheet Prepared by:
Karen Couture, Associate Land Use Planner
January 24, 2024

PROJECT SUMMARY

The site houses a single-family dwelling constructed between 1957 and 1964. Land west of the site was rezoned in 2019 for Phase 1, and land south of the site was rezoned in 2023 for Phase 2. There are no Board of Zoning Appeals approvals for the site.

The petitioner requests a rezoning from R1/Single Family Residential to R3/Multiple Family Residential for a 46-unit multiple family complex. As mentioned, the site is adjacent to land that was redeveloped in 2019 and 2023 for a multiple family complex by the same developer. Other adjacent uses include the Hillsboro subdivision and a single-family residence to the north. The zoning will be compatible with the existing conditions in the area, as the Maplecrest Road corridor has intensified over the years.

The proposed site plan includes three new buildings, all of which are one story. These three buildings can accommodate 35 units: two with 16 units each, and one building with 3 units. This differs from the first phase which contains a blend of one- and two-story buildings. The buildings are lined along a new street that interconnects to both Phase 1 and Phase 2. As a result, an existing residential curb cut onto the Maplecrest corridor will be eliminated. The apartments do not consist of more than 2 bedrooms, so parking is exceeded by providing both a garage space and a driveway. However, existing parking lots are installed at the east end of Phase 1 and more parking will be provided in Phase 2, so extra parking will be about 600 feet, at most, from the farthest units of Phase 3. Pedestrian circulation includes both sidewalks along the frontage of Maplecrest and designated striped walking areas on the driveways. Connecting the 8-foot wide trail to the internal sidewalks is encouraged. Like Phase 2, the site plan utilizes projection standards to build patios within the required 25-foot setback. These patios are permitted to be up to 8 feet deep. The applicant identifies areas where landscaping qualifies, including the cul-de-sac along the frontage of Evard Road and the north side, where the ordinance requirement of a fence with trees is proposed to be installed. Additionally, the applicant is showing B3 landscaping, which is a shade tree every 30 feet (up to 50% ornamental trees) with a 6' privacy fence. This landscaping code only applies to the north side of the site, adjacent to the Sheets property.

COMPREHENSIVE PLAN REVIEW:

Future Growth and Development Map, Goals, and Strategies

- The project site is located within the Urban Infill Area.
  The following Goal would be applicable:
  LUD1 - Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas

Overall Land Use Policies

- Staff determined the following Land Use Policies would be applicable and supportive of this request:

LUD Policy 2 - Promote complete neighborhoods through sustainable development, preservation, and growth by encouraging and enhancing mixed use neighborhood areas.

LUD Policy 6 - Transform key suburban corridors over time into mixed use areas with housing, neighborhood-oriented retail, public spaces, walkable public realms, and transit service.

Generalized Future Land Use Map

- The project site is located within the Mixed Residential classification. The mixed residential includes multiple family residential as a primary use in this district.

Land Use Related Action Steps

- The following Action Step would be applicable and supportive of this proposal:
  HN 1.1.3. Encourage the development of an integrated network of sidewalks, trails, and bike routes within existing and new neighborhoods that will provide safe access to community amenities.

HN.1.1.4. Promote residential development with compact block structure, a mix of uses and housing types, and active transportation access to nearby jobs, recreation, fresh and nutritious food, and schools as well as connections to nearby neighborhoods.

Compatibility Matrix

- This proposed use would fall into R3/Multiple Family Residential which is considered compatible with mixed residential.

Other applicable plans: none

PUBLIC HEARING SUMMARY:

Presenter:

Josh Padgett, representing the applicant, presented the request as outlined above.

Public Comments:

None

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

Rezoning Petition REZ-2023-0062

APPLICANT:	Solid Rock Properties, LLC
REQUEST:	To rezone property from R1/Single Family Residential to R3/Multiple Family Residential
LOCATION:	6863 Maplecrest Road, 440 feet north of its intersection with Evard Road (Section 16 of St. Joseph Township)
LAND AREA:	2.86 acres
PRESENT ZONING:	R1/Single Family Residential
PROPOSED ZONING:	R3/Multiple Family Residential

The Plan Commission recommends that Rezoning Petition REZ-2023-0062 be returned to Council, with a "Do Pass" recommendation after considering the following:

1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan and should not establish an undesirable precedent in the area. The district complies with the "Mixed Residential" generalized land use category, bringing single-family attached residential uses to the northeast quadrant of Fort Wayne. The proposal maintains the ongoing development of multiple family residential on the northeast corner of Evard and Maplecrest Roads.

2 Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. The current character consists of 1 story multiple family units, attached side-by-side. This proposal will continue the character and proper buffering standards can maintain compatibility to adjacent properties.

3. Approval is consistent with the preservation of property values in the area. The R3 zoning district is established to the west and south and should not have a substantial impact on the makeup of the Evard Road and Maplecrest Road corridors.

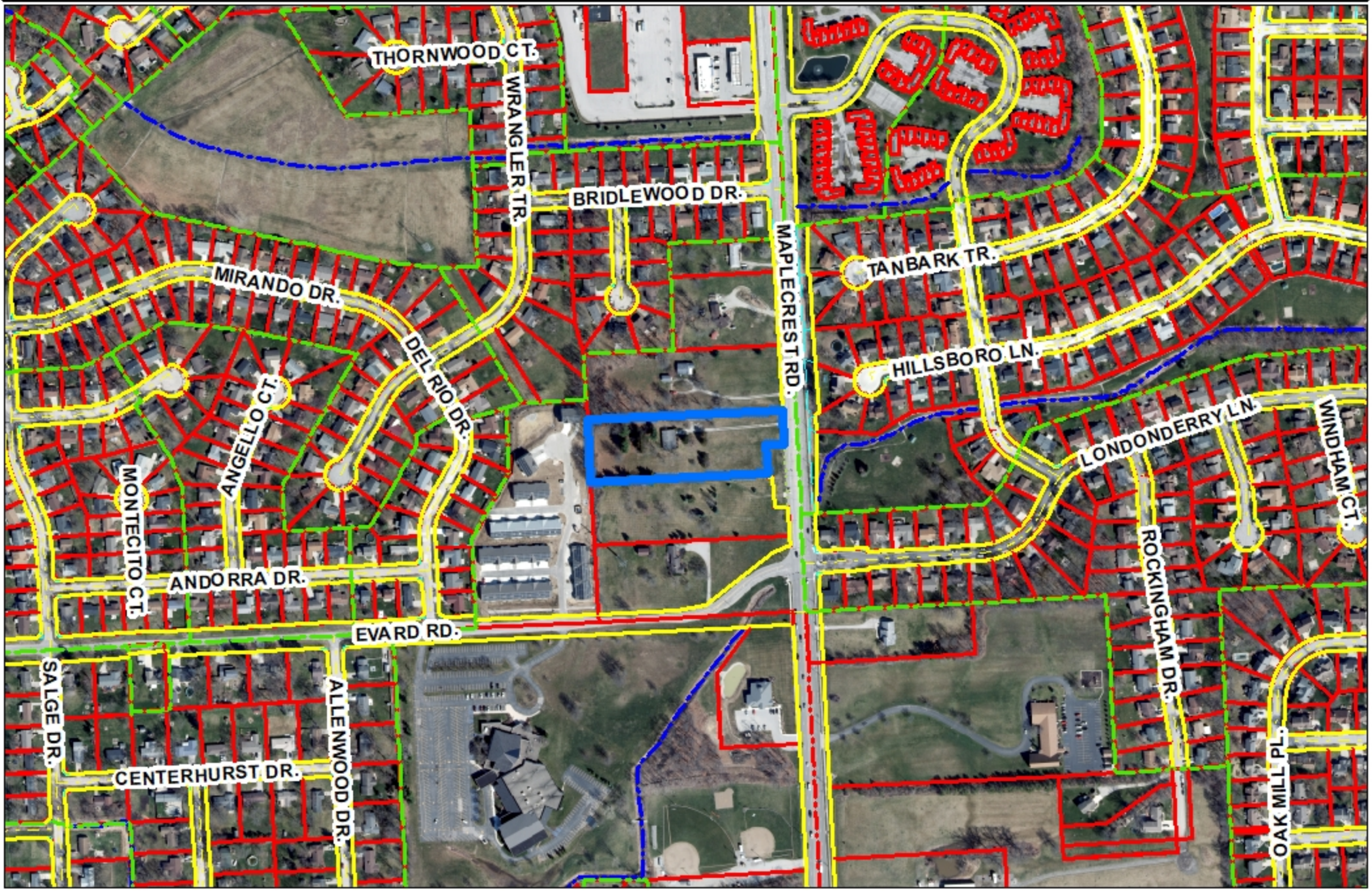
4. Approval is consistent with responsible development and growth principles based on existing uses in the area. The development is considered infill growth, with the general area experiencing steady growth since the 1970's. Reviewing agencies will verify that impacts are mitigated prior to construction.

These findings approved by the Fort Wayne Plan Commission on January 22, 2024.

Benjamin J. Roussel

Benjamin J. Roussel
Executive Director
Secretary to the Commission

REZ-2023-0062 and PDP-2023-0051 - Evard Place Apartments, Phase 3



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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
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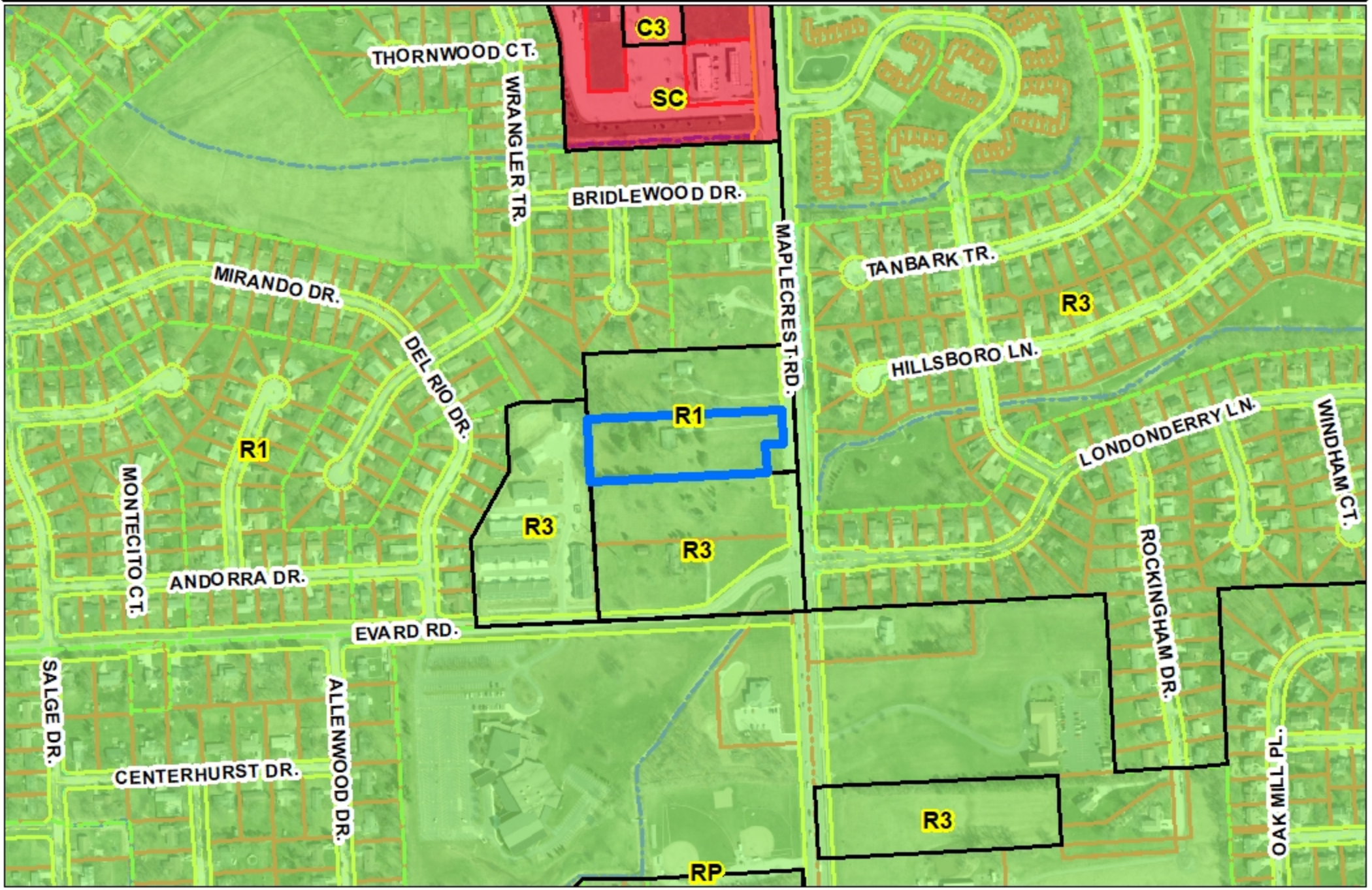
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photo and Contours: Spring 2009
Date: 12/18/2023

0 125 250 Feet

N

1 inch = 400 feet

REZ-2023-0062 and PDP-2023-0051 - Evard Place Apartments, Phase 3



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0 125 250 Feet

N

1 inch = 400 feet

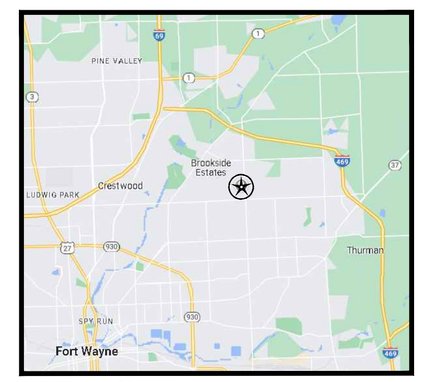
ALLEN COUNTY SOIL SURVEY MAP

NOT TO SCALE

⊛ = PROJECT SITE

FLOOD INSURANCE RATE MAP (FIRM)

NOT TO SCALE AUGUST 3, 2009 / MAP# 18003C0187G



⊛ = PROJECT SITE

PROJECT SITE VICINITY MAP

NOT TO SCALE

PROPOSED FEATURES LEGEND

- = ASPHALT PAVEMENT
- = CONCRETE PAVEMENT
- = BUILDING
- = DRY DETENTION POND
- = GRASS

- EXISTING PROPERTY / RIGHT-OF-WAY LINE
- EXISTING UTILITY EASEMENT
- BUILDING SETBACK LINE
- 6' PRIVACY FENCE
- DRAINAGE SWALE
- STORM PIPE AND PIPE END SECTION
- SANITARY PIPE
- WATER PIPE
- ROOF DRAIN PIPE
- SUB-SURFACE DRAIN PIPE
- STORM CATCH BASIN / INLETS
- (D) DRAINAGE / (S) SANITARY STRUCTURE
- WATER VALVE / FIRE HYDRANT
- B.O. BLOW-OFF ASSEMBLY / REDUCER

PROJECT SUMMARY

PARCEL ADDRESS:	6863 MAPLECREST ROAD, FORT WAYNE, IN 46835
TOWNSHIP NAME:	ST. JOSEPH
TOWNSHIP SECTION:	16
ESTIMATED CONSTRUCTION START DATE:	AUGUST 2024
ESTIMATED CONSTRUCTION END DATE:	AUGUST 2026
CURRENT ZONING CLASSIFICATION:	R1 - SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING CLASSIFICATION:	R3 - MULTI-FAMILY RESIDENTIAL
CURRENT USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
NUMBER OF BUILDINGS:	(3) 1-STORY APARTMENT BUILDINGS
TOTAL BUILDING SQUARE FOOTAGE	43,400 SQ.FT.
NUMBER OF UNITS:	(35) 2-BEDROOM UNITS
TOTAL LOT ACREAGE:	2.86 ACRES
TOTAL LOT IMPERVIOUS SURFACE:	1.88 ACRES
TOTAL LOT COVERAGE:	(1.88 Ac. / 2.86 Ac.)*100 = 66% LOT COVERAGE
PARKING REQUIREMENTS:	1 SPACE PER 2 BEDROOM UNIT x 35 UNITS = 35 SPACES TOTAL REQUIRED PARKING = 35 SPACES
PARKING PROVIDED :	(35 GARAGE SPACES + 35 DRIVEWAY SPACES) TOTAL PARKING PROVIDED = 70 SPACES
LANDSCAPING:	SEE SHEET PDP-2 FOR LANDSCAPE PLAN SHOWING BUFFER YARDS AND MINIMUM PLANTINGS PER ORDINANCE REQUIREMENTS.
SITE LIGHTING:	SITE LIGHTING WILL BE DESIGNED TO COMPLY WITH THE ZONING ORDINANCE AND SUBMITTED TO DPS FOR REVIEW AND PERMITTING DURING THE SECONDARY DEVELOPMENT PLAN PROCESS.
SIGNAGE:	SIGNAGE WILL BE DESIGNED COMPLY WITH THE ZONING ORDINANCE AND SUBMITTED TO DPS FOR REVIEW AND PERMITTING DURING THE SECONDARY DEVELOPMENT PLAN PROCESS.
GARBAGE COLLECTION:	EXISTING DUMPSTER ENCLOSURES
SANITARY UTILITY SERVICE:	CITY OF FORT WAYNE
WATER UTILITY SERVICE:	CITY OF FORT WAYNE
STORMWATER OUTLET:	DRY DETENTION POND WITH OUTLET TO SALGY DRAIN

N

40 20 0 40

Scale 1 in. = 40 ft.

DEREK J. SIMON REGISTERED NO. PE11500716 STATE OF INDIANA PROFESSIONAL ENGINEER

Derek J. Simon, PE

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MLSEngineering
ENGINEERING YOUR TOMORROW...TODAY
Fort Wayne Office
10060 Rent Creek Boulevard
Fort Wayne, IN 46825
Phone: (260) 489-8571
Marion Office
221 Tower Drive
Marion, IN 46772
Phone: (260) 692-6166
www.mlswebsite.us

PREPARED FOR:

Solid Rock Properties, LLC
7205 Old Trail Rd
Fort Wayne, IN 46809
(260) 210-2905

REVISIONS:

Evard Place Apartments Phase 3
6863 Maplecrest Road
Fort Wayne, IN 46835

Primary Development Plan

Site Plan

Date: 12-05-2023
Design By: JJS
Checked By: DJS
Project No.: 23036855

Sheet Number

PDP-1

PROPOSED FEATURES LEGEND

- = BUILDING FOOTPRINT
- = ASPHALT PAVEMENT
- = CONCRETE PAVEMENT
- = DRY DETENTION POND
- = GRASS
- BUILDING SETBACK LINE
- PRIVACY FENCE
- = SHADE TREE

30 15 0 30
Scale 1 in. = 40 ft.

DEREK J. SIMON
REGISTERED
NO. PE11500716
STATE OF INDIANA
PROFESSIONAL ENGINEER

Derek J. Simon, PE

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Fort Wayne, IN 46835

Primary Development Plan

Landscaping Plan

Date: 12-05-2023
Design By: JJS
Checked By: DJS
Project No.: 23036855

Sheet Number

PDP-2

DESIGN REVIEW
NOT FOR CONSTRUCTION

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Fort Wayne, IN 46835

Primary Development Plan

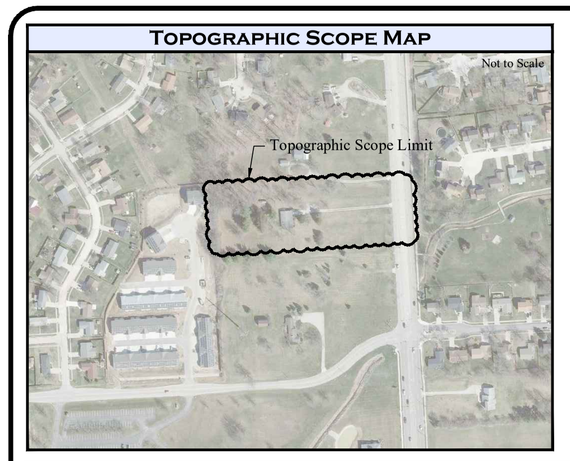
Site Plan

Date: 12-05-2023
Design By: JJS
Checked By: DJS
Project No.: 23036855

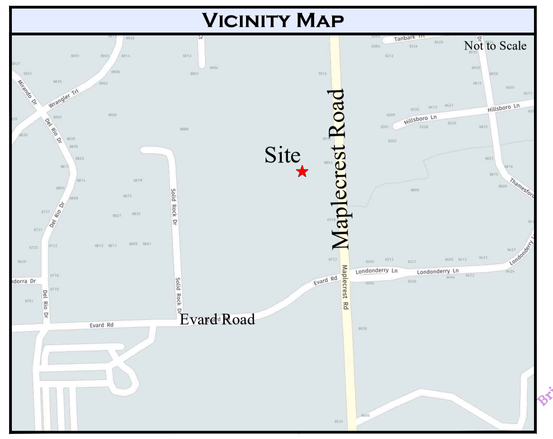
Sheet Number

PDP-3

Topographic Scope Map



Vicinity Map



Symbol and Line Legend

Bench Mark	Electric Box	SAN	Sanitary Line
Control Point	Guy Anchor	ST	Storm Line
Curb Cast Inlet	Power Pole	UT	Underground Telephone
Finish Floor	Fire Hydrant	W	Water Line
Manhole	Water Valve		Overhead Electric
Post	Gas Meter	UE	Underground Electric
Sign	Manhole – Telephone	G	Gas Line
	Telephone Pedestal		Major Contour
	Tree		Minor Contour
	Pine Tree		Curb
			Stone
			Pavement
			Concrete
			Easement
			Right-of-Way Line
			Boundary

Survey Completed By:

Corporate Office
221 Tower Drive
Monroe, IN 46772
Phone: (260) 692-6166

Miller Land Surveying, Inc.

Brett R. Miller, P.S. No.LS20300059
Robert J. Marucci, P.S. No.LS20400028

www.mlswebsite.us

Precision and Professionalism is where we draw the line.

Fort Wayne Office
10060 Bent Creek Blvd.
Fort Wayne, IN 46825
Phone: (260) 489-8571

Record Description

Doc.#890027043
A tract of ground situated in the Southeast Quarter of the Northeast Quarter of Section 16, Township 31 North, Range 13 East, more particularly described as follows: The North 200 feet of the South 640 feet of the East Half of the Southeast Quarter of the Northeast Quarter of the aforesaid section.

EXCEPT THEREFROM

Doc.#960048662
A part of the East Half of the Southeast Quarter of the Northeast Quarter of Section 16, Township 31 North, Range 13 East, Allen County, Indiana, described as follows: Beginning on the east line of said section, North 0 degrees 14 minutes 15 seconds East, 440.00 feet from the southeast corner of said quarter-quarter section, which point of beginning is the southeast corner of the owner's land; thence North 89 degrees 30 minutes 43 seconds West, along the south line of the owner's land, 60.00 feet; thence North 0 degrees 14 minutes 15 seconds East 16.18 feet; thence South 89 degrees 45 minutes 45 seconds East 15.00 feet; thence North 0 degrees 14 minutes 15 seconds East 183.76 feet to the north line of the owner's land; thence South 89 degrees 30 minutes 43 seconds East, along said north line, 45.00 feet to the east line of said section; thence South 0 degrees 14 minutes 15 seconds West, along said east line, 200.00 feet to the point of beginning and containing 0.212 acres, more or less. The portion of the above-described real estate which is not already embraced within public rights of way contains 0.097 acres, more or less.

Surveyor's Report

PURPOSE OF SURVEY:
The purpose of this survey was to retrace the remainder of an existing tract described in Document Number 89-027043 in the Office of the Recorder of Allen County, Indiana. Located at 6863 Maplecrest Road, Fort Wayne, Indiana, 46835.

In accordance with Title 865, Article 1, Rule 12, Section 1 through 30 of the Indiana Administrative Code, the below theory of location was based up the following opinions and observations a result of uncertainties in lines and corners because of the following:

A) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS
The monuments found are shown on the survey and listed on the survey under monument legend.

The existing monuments of the Public Land Survey corners were held as controlling corners and were used as the basis for this survey. The corners of the subject tract are marked and labeled as shown on the survey drawing. Uncertainties based on existing monuments are not readily determinable due to the use of said local corners. The following monuments were accepted as the location of the Public Land Survey corners.

- Southeast corner Northeast Quarter: Section 16,T31N,R13E: Harrison Marker (-0.0'/Per County Witness)
  - This corner is witnessed in the Allen County Surveyor's Office, and therefore was held this survey.
- Southwest corner Northeast Quarter: Section 16,T31N,R13E: Mag Nail (-0.0'/Per Previous Surveys)
  - This corner is not witnessed in the Allen County Surveyor's Office, however this Mag Nail appears to have been held as marking this corner on the below referenced Foresight Consulting, LLC survey, and therefore was held this survey.
- Northeast corner Northeast Quarter: Section 16,T31N,R13E: 5/8"Steel Rebar w/illegible aluminum id. Cap (-0.0'/Per Previous Surveys)
  - This corner is not witnessed in the Allen County Surveyor's Office, however this 5/8"Steel Rebar appears to have been held as marking this corner on the below referenced Foresight Consulting, LLC survey, and therefore was held this survey.

B) OCCUPATION OR POSSESSION LINES
There were no uncertainties based on visual inspection of occupation or possession lines.

C) CLARITY OR AMBIGUITY OF DESCRIPTIONS
There were no ambiguities found within the descriptions used for the survey. Documents used include:

1. Document Number 201805930B
2. Document Number 2023014292
3. Document Number 89-027043
4. Document Number 960042920
5. Document Number 960048662
6. Document Number 980030413
7. Plat of Bridlewood, Section I, Plat Book 36, Pages 123-125.
8. Survey completed by Foresight Consulting, LLC as Survey Number 192585 dated September 30, 2019 and recorded in Document Number 2020033280.
9. Survey completed by Miller Land Surveying, Inc as Survey Number 23036855 dated May 14, 2023.

D) RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS
Based on the use of the property (commercial property, industrial property, condominiums, townhouses, apartments, multiunit developments-- single family residential subdivision lots--real estate lying in rural areas) the acceptable relative positional accuracy is suburban survey 0.13 feet (40 millimeters) plus 100 ppm.

THEORY OF LOCATION:
The South (596.18 feet) line of the subject tract was established at deed distances of 440.00 feet North of the South line of the Northeast Quarter and verified by found monuments labeled "D" and "Q". The North (613.15 feet) line of the subject tract was established at deed distances of 640.00 feet North of the South line of the Northeast Quarter. The West (200.00 feet) line of the subject tract was established per the West line of the East Half of the Northeast Quarter. Due to a lack of found monuments at the Northwest Quarter of the Northeast Quarter of Section 16,T31N,R13E, said West line was established at a survey distance of 651.85 feet West of the Southeast corner of said Northeast Quarter as shown in the above referenced Foresight Consulting, LLC, survey at its South end, and by holding a line of found monuments labeled "F" and "A", and a deed distance of 440.00 feet North for its North end, being verified by found monument labeled "D", near the Southwest corner of the subject tract. The East (183.76 feet and 16.18 feet) and the South (15.00 feet) line of the subject tract were established using deed geometry depicted in Document Number 960048662.

The commitment for title insurance was not provided at the time of this report, nor did the surveyor perform a title search. An abstract or title search may reveal additional information affecting the property.

This survey is valid only with original signature and seal, full payment of invoice, and complete with all pages of survey. The information shown on the survey documents is intended for this transaction only as dated on said survey documents. Any reuse without written verification and adaptation by the land surveyor for the specific purpose intended will be at the users' sole risk and without liability or legal exposure to the land surveyor.

Since the last date of field work of this survey, conditions beyond the knowledge or control of Miller Land Surveying, Inc. may have altered the validity and circumstances shown or noted hereon.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law, Brett R. Miller.

Notes

Location and sizes of underground utilities are shown from best available record drawings and/or field markings. Utility lines shown hereon are approximate in location and intended for reference only. Call Indiana Underground Plant Protection Services (IUPPS) at 1-800-382-5544 for field marked location of utilities prior to any excavation.

- Indiana Underground Plant Protection Services (IUPPS) Locate Number For This Project: 2311160238

Elevations are based upon a INCORS (Indiana Continuously Operating Reference Station Network) Indiana East. Datum = North American Vertical Datum (NAVD88).

The locations and dimensions of all building structures on the face of the survey (if applicable) are not intended for structural design.

Flood Plain Certification

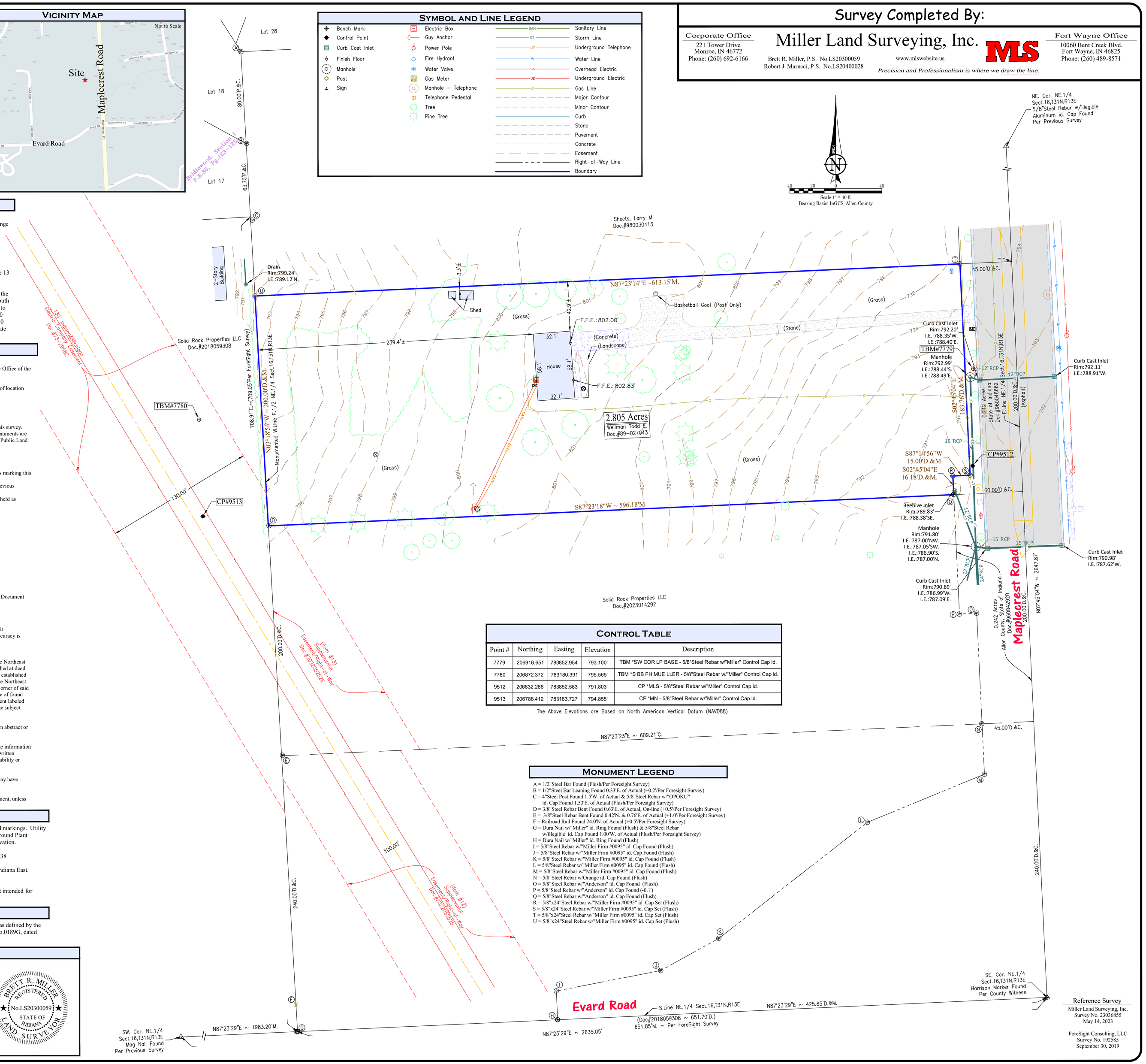
This property is within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as defined by the FIRM (Flood Insurance Rate Map) for City of Fort Wayne, Indiana, Community No.180003, Panel No.0189G, dated August 3, 2009.

Certification

For: Wellman
IN WITNESS WHEREOF, I hereunto place my hand and seal this 28th day of November, 2023.

I hereby certify that to the best of my knowledge and belief this plat represents a survey conducted under my supervision in accordance with Title 865 IAC 1-12-1 thru 30.

BRETT R. MILLER REGISTERED No.LS20300059 STATE OF INDIANA LAND SURVEYOR



Control Table

Point #	Northing	Easting	Elevation	Description
7779	206916.651	783852.954	793.100'	TBM "SW COR LP BASE - 5/8"Steel Rebar w/"Miller" Control Cap id.
7780	206872.372	783180.391	795.565'	TBM "S BB FH MUE LLER - 5/8"Steel Rebar w/"Miller" Control Cap id.
9512	206832.286	783852.583	791.803'	CP "MLS - 5/8"Steel Rebar w/"Miller" Control Cap id.
9513	206788.412	783183.727	794.855'	CP "MN - 5/8"Steel Rebar w/"Miller" Control Cap id.

The Above Elevations are Based on North American Vertical Datum (NAVD88)

Monument Legend

A = 1/2"Steel Bar Found (Flush/Per Foresight Survey)
B = 1/2"Steel Bar Leaning Found 0.33'E. of Actual (+0.2'/Per Foresight Survey)
C = 4"Steel Post Found 1.5'W. of Actual & 5/8"Steel Rebar w/"OPOKU" id. Cap Found 1.53'E. of Actual (Flush/Per Foresight Survey)
D = 3/8"Steel Rebar Bent Found 0.63'E. of Actual, On-line (+0.5'/Per Foresight Survey)
E = 3/8"Steel Rebar Bent Found 0.42'N. & 0.76'E. of Actual (+1.0'/Per Foresight Survey)
F = Railroad Rail Found 24.0'N. of Actual (+0.5'/Per Foresight Survey)
G = Dura Nail w/"Miller" id. Ring Found (Flush) & 5/8"Steel Rebar w/illegible id. Cap Found 1.00'W. of Actual (Flush/Per Foresight Survey)
H = Dura Nail w/"Miller" id. Ring Found (Flush)
I = 5/8"Steel Rebar w/"Miller Firm #0095" id. Cap Found (Flush)
J = 5/8"Steel Rebar w/"Miller Firm #0095" id. Cap Found (Flush)
K = 5/8"Steel Rebar w/"Miller Firm #0095" id. Cap Found (Flush)
L = 5/8"Steel Rebar w/"Miller Firm #0095" id. Cap Found (Flush)
M = 5/8"Steel Rebar w/"Miller Firm #0095" id. Cap Found (Flush)
N = 5/8"Steel Rebar w/Orange id. Cap Found (Flush)
O = 5/8"Steel Rebar w/"Anderson" id. Cap Found (Flush)
P = 5/8"Steel Rebar w/"Anderson" id. Cap Found (+0.1')
Q = 5/8"Steel Rebar w/"Anderson" id. Cap Found (Flush)
R = 5/8"x24"Steel Rebar w/"Miller Firm #0095" id. Cap Set (Flush)
S = 5/8"x24"Steel Rebar w/"Miller Firm #0095" id. Cap Set (Flush)
T = 5/8"x24"Steel Rebar w/"Miller Firm #0095" id. Cap Set (Flush)
U = 5/8"x24"Steel Rebar w/"Miller Firm #0095" id. Cap Set (Flush)

Reference Survey
Miller Land Surveying, Inc.
Survey No. 23036855
May 14, 2023

ForeSight Consulting, LLC
Survey No. 192585
September 30, 2019

BRETT R. MILLER REGISTERED No.LS20300059 STATE OF INDIANA LAND SURVEYOR

Brett R. Miller P.S.

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MLS Engineering
Engineering Your Tomorrow...Today
Monroe Office
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

PREPARED FOR:

Solid Rock Properties LLC
7205 Old Trail Rd
Fort Wayne, IN 46809

REVISIONS:

Solid Rock Properties - Phase 3

Maplecrest Road, Fort Wayne, IN
St. Joseph Twp. Sect.16, T31N,R13E, Allen County

IAC Title 865 Boundary Survey

Topographic Survey

Date: 11/28/2023
Design By: BPJ
Chk'd By: BRM
Project No.: 23107159

Sheet Number
C1.0

Record Description

Doc.#890027043
A tract of ground situated in the Southeast Quarter of the Northeast Quarter of Section 16, Township 31 North, Range 13 East, more particularly described as follows: The North 200 feet of the South 640 feet of the East Half of the Southeast Quarter of the Northeast Quarter of the aforesaid section.

EXCEPT THEREFROM

Doc.#960048662
A part of the East Half of the Southeast Quarter of the Northeast Quarter of Section 16, Township 31 North, Range 13 East, Allen County, Indiana, described as follows: Beginning on the east line of said section, North 0 degrees 14 minutes 15 seconds East, 440.00 feet from the southeast corner of said quarter-quarter section, which point of beginning is the southeast corner of the owner's land: thence North 89 degrees 30 minutes 43 seconds West, along the south line of the owner's land, 60.00 feet; thence North 0 degrees 14 minutes 15 seconds East 16.18 feet; thence South 89 degrees 45 minutes 45 seconds East 15.00 feet; thence North 0 degrees 14 minutes 15 seconds East 183.76 feet to the north line of the owner's land; thence South 89 degrees 30 minutes 43 seconds East, along said north line, 45.00 feet to the east line of said section; thence South 0 degrees 14 minutes 15 seconds West, along said east line, 200.00 feet to the point of beginning and containing 0.212 acres, more or less. The portion of the above-described real estate which is not already embraced within public rights of way contains 0.097 acres, more or less.

January 4, 2024

Department of Planning Services
200 E. Berry St., Suite 150
Fort Wayne, Indiana 46802

Evard Place Apartments were constructed as a forty (40) unit complex with a single entrance/exit off of Evard Road. It is now proposed to increase traffic on this single exit by the construction of forty-six (46) apartments in phase 2 and thirty-five (35) apartments in phase 3. Unlike neighboring developments the apartments' exit does not have acceleration, deceleration and bypass lanes. Construction of such lanes would seem to improve ease of access and line of site visibility for the safety of the tenants and all citizens traveling Evard Road. Please see attached pictures.

On the issue of visibility, brush and dirt interfere with line of site vision between drivers exiting Solid Road Drive and drivers traveling west of Evard Road. Acceleration and deceleration lanes would remove this problem, but so would a lower grade in this area. Please see the same pictures.

Section 3 proposes an additional storm water retention basin adjacent to heavily traveled Maplecrest Road. Installation of highway guard rails would help keep vehicles out of this excavation. The same could be applied to the basin planned for Section 2.

I much appreciate the Plan Commission's efforts to make the new sidewalk trails to be installed next to the apartments accessible to the tenants. The new asphalt would be much more useful if connected to existing sidewalks across from Evard and Maplecrest Roads that lead to restaurants, pharmacies, a grocery store and a school. To make this crossing safer would require ADA ramps, pedestrian traffic signals and pavement markings. The applicant should be encouraged to work with the appropriate city departments so these are installed at the same time as the apartments and not years later.

Thank you for your attention,

Alan D. Swim

Alan D. Swim
6816 Wrangler Court
Fort Wayne, IN 46835
(260) 486-3552
a_swim@msn.com

Attachments 3

12

GARAGE
SALE