

1 #REZ 2024 0004

2 BILL NO. Z-24-02-15

3
4 ZONING MAP ORDINANCE NO. Z-_____

5 AN ORDINANCE amending the City of Fort Wayne
6 Zoning Map No. DD-27 (Sec. 28 of Aboite Township)

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

9 SECTION 1. That the area described as follows is hereby designated a C3 (General
10 Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
11 Wayne, Indiana:

12 LEGAL DESCRIPTION

13 2024 R2 REZONING PARCEL / OAK BLUFF VILLAS DEVELOPMENT PARCEL @
14 11328 US 24 WEST (DEED #2012036734)

15 Lots 2, 3, 4 and part of Lot 1, all in Maple Dells Addition, recorded in Plat Book 20, page
16 116 as found in the Office of the Recorder of Allen County, Indiana, and being part of the
17 South Half of the Southeast Quarter of Section 28 Township 30 North, Range 11 East, Allen
County, Indiana, described as follows:

18 Beginning at the Southeast corner of Lot 4 in said Maple Dells Addition, said corner being
19 on the Northerly right-of-way line of U.S. Highway #24 (F.A. Project No.98 – Sec. B {3}-
20 1939); thence Southwesterly, on said Northerly right-of-way line, being 70.00 feet
21 Northwesterly of and parallel with the center-line of said U.S. Highway #24 and being a
22 curve to the right having a radius of 6,296.57 feet and a chord of 423.49 feet bearing South
23 82 degrees 42 minutes 46 seconds West (all bearings based on Geodetic North - Indiana
24 State Plane East), an arc length of 423.57 feet; thence North 38 degrees 00 minutes 55
25 seconds West, 159.50 feet; thence North 26 degrees 28 minutes 55 seconds West, 150.80
26 feet; thence North 24 degrees 32 minutes 55 seconds West, 190.10 feet; thence South 53
27 degrees 58 minutes 05 seconds West, 62.80 feet to the East line of Bittersweet Woods,
28 recorded in Plat Book 43, pages 118-123; thence on the Easterly boundary of said
29 Bittersweet Woods by the following 4 courses: thence North 33 degrees 21 minutes 38
30 seconds East, 135.40 feet; thence North 01 degree 47 minutes 22 seconds West, 220.70 feet;
thence North 38 degrees 43 minutes 22 seconds West, 177.30 feet; thence North 16 degrees
56 minutes 38 seconds East, 84.60 feet to the Southeast corner of Lot 10 in said Bittersweet
Woods, said corner also being the Southwest corner of a 1.196-acre parcel, known as "Parcel
IV" of Document #2017008394; thence North 87 degrees 13 minutes 38 seconds East, on
the South line of said 1.196-acre parcel, 233.10 feet to the Southeast corner thereof; thence
North 88 degrees 55 minutes 45 seconds East, on the South line of a 1.037-acre parcel

1 known as "Parcel II" of said Document #2017008394, a distance of 252.67 feet to a point on
2 the East line of Lot 1 of said Maple Dells; thence South 15 degrees 14 minutes 51 seconds
3 East, on said East line, said East line also being the West line of Pine Hollow Section I and II
4 as respectively recorded in Plat Book 46 pages 139-143 and Plat Book 48, pages 96-99, a
5 distance of 945.10 feet to the Point of Beginning, containing 10.946 acres, more or less, and
6 being subject to easements and rights of way of record.

7 and the symbols of the City of Fort Wayne Zoning Map No. DD-27 (Sec. 28 of Aboite
8 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
9 Wayne, Indiana is hereby changed accordingly.

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

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

16 _____
17 Council Member

18 APPROVED AS TO FORM AND LEGALITY:

19 _____
20 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-2024-0004
Bill Number: Z-24-02-15
Council District: 4 – Dr. Scott Myers

Introduction Date: February 27, 2024

Plan Commission
Public Hearing Date: March 11, 2024 (not heard by Council)

Next Council Action: Ordinance will return to Council after recommendation by the
Plan Commission

Synopsis of Ordinance: To rezone 10.946 acres from AR/Low Intensity Residential to R2/Two
Family Residential

Location: 11328 W US 24 (Section 28 of Aboite Township)

Reason for Request: To permit a 16-unit attached single-family subdivision

Applicant: JRM Realty, LLC

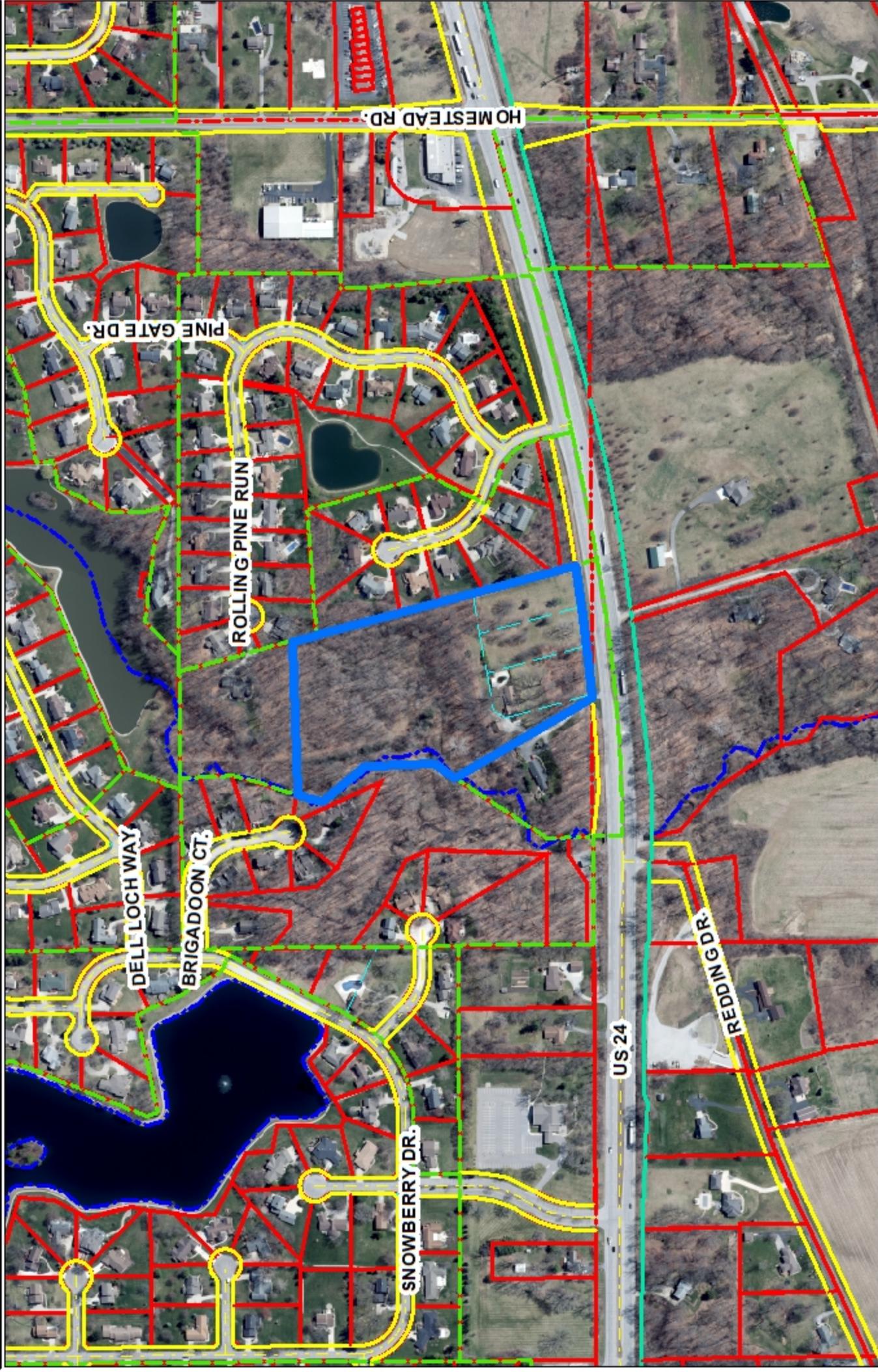
Property Owner: JRM Realty, LLC

Related Petitions: Primary Plat – Oak Bluff Villas

Effect of Passage: Property will be rezoned to the R2/Two Family Residential zoning
district, which will allow for an attached single-family subdivision and
similar uses.

Effect of Non-Passage: The property will remain zoned AR/Low Intensity Residential, which
does not permit an attached single-family subdivision. The site will
continue with existing uses, and may be redeveloped with both low
intensity residential and agricultural uses where adequate infrastructure
is available.

Rezoning Petition REZ-2024-0004 and Primary Plat PP-2024-0003 - Oak Bluff Villas



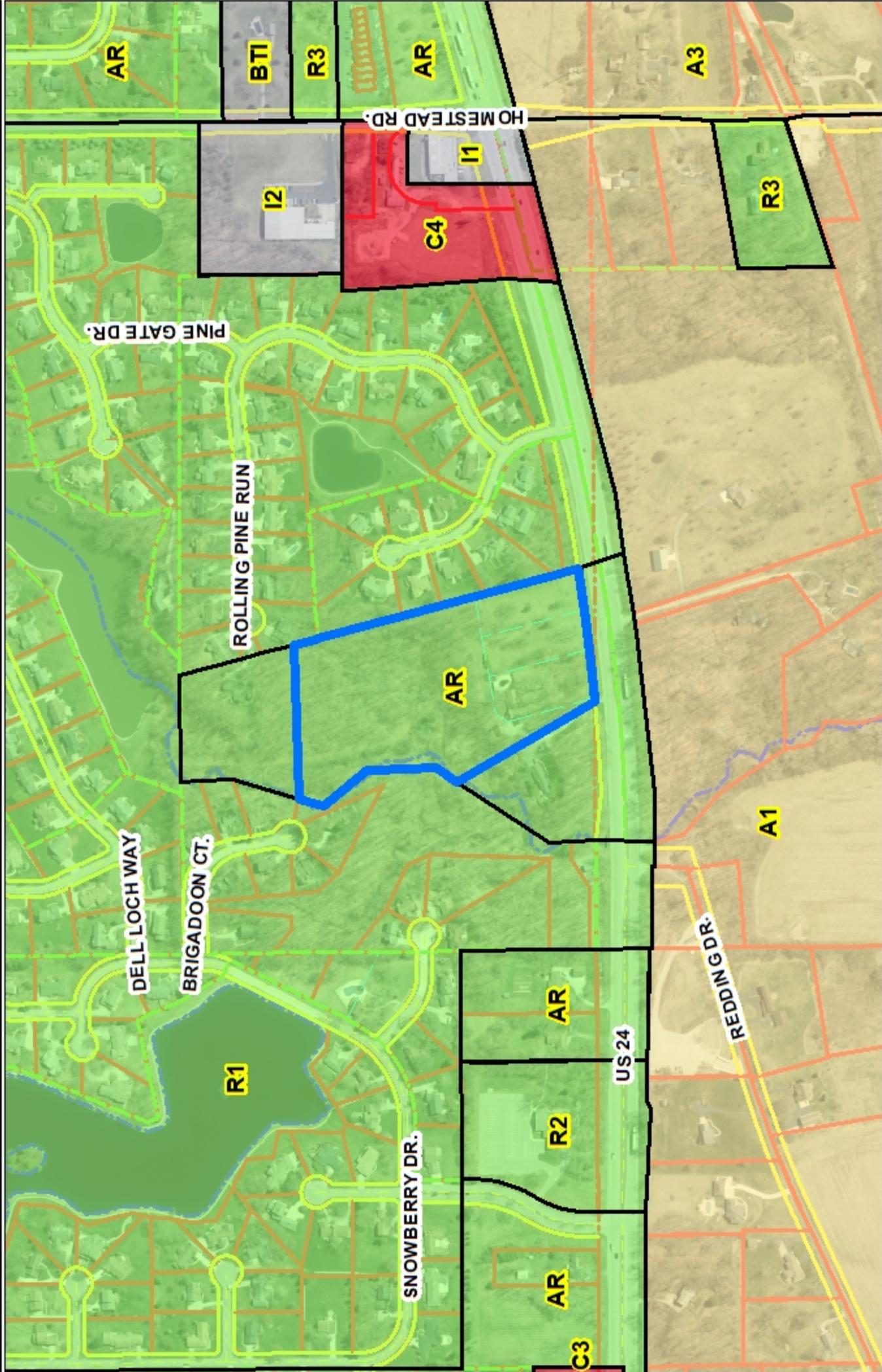
1 inch = 400 feet



Although strict accuracy standards have been followed, the County of Allen does not warrant 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, Covered Area Systems, Indiana East
Photos and Contours: Spring 2019
Date: 2/14/2024



Rezoning Petition REZ-2024-0004 and Primary Plat PP-2024-0003 - Oak Bluff Villas



Although strict accuracy standards have been followed in the preparation of this map, the County of Allen 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 County Commissioners of the County of Allen
 State Plane, North American Datum 1983
 Photos and Contours: Spring 2009
 Date: 2/14/2024



1 inch = 400 feet



**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant JRM REALTY LLC
 Address 5324 GOSHEN ROAD
 City FORT WAYNE State IN Zip 46818
 Telephone 260.410.3295 E-mail jim@muttonpower.com

Property Ownership
 Property Owner SAME
 Address _____
 City _____ State _____ Zip _____
 Telephone _____ E-mail _____

Contact Person
 Contact Person Kevin McDermit - Lougheed & Associates
 Address 1009 S Hadley Road
 City Fort Wayne State IN Zip 46804
 Telephone 260.432.3665 E-mail krmcdermit@comcast.net

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 11328 US 24 West Township and Section Aboite - sec 28
 Present Zoning AR Proposed Zoning R2 Acreage to be rezoned 10.946 acres
 Purpose of rezoning (attach additional page if necessary) Residential Duplex Villa Subdivision

 Sewer provider Aqua Indiana 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

Jim Mutton (printed name of applicant) [Signature] (signature of applicant) 1.29.24 (date)
Jim Mutton/JRM Realty (printed name of property owner) [Signature] (signature of property owner) 1.29.24 (date)



Received	Receipt No.	Hearing Date	Petition No.
2-1-24	144772	3-11-24	REZ-2024-0004

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



BOUNDARY SURVEY

LOCATED WITHIN THE SOUTH HALF OF THE SE 1/4,
SECTION 28, TOWNSHIP 30 N, RANGE 11 E,
ALLEN COUNTY, INDIANA

PROJECT NO.
20170040

DATE
JAN. 18, 2018

SCALE:
1" = 100'

DRAWN
MUC

CHKD
TCG

When designs, lines, and improvements indicated or represented by the drawing are the property of Gouldoff-Jordan Surveying and Design, Inc. and were prepared by the firm's personnel or under the direct supervision and control of a registered land surveyor, the firm and its personnel shall be responsible for all dimensions and conditions shown by these drawings.

GOULOFF - JORDAN SURVEYING AND DESIGN, INC.
1133 BROADWAY FORT WAYNE, IN 46826
PH (260) 424-5362 FAX (260) 424-4916

BOUNDARY SURVEY
LOCATED WITHIN THE SOUTH HALF OF THE SE 1/4,
SECTION 28, TOWNSHIP 30 N, RANGE 11 E,
ALLEN COUNTY, INDIANA

REV. NO.	DATE	DESCRIPTION

DRAWING NO.
20170040

SHEET
1 of 1



LEGEND
(M) MEASURED
(R) RECORDED
(P) PLATTED INFORMATION

LEGAL DESCRIPTION

Lots 2, 3, 4 and part of Lot 1, all in Maple Dells Addition, recorded in Plat Book 20, page 116 as found in the Office of the Recorder of Allen County, Indiana, and being part of the South Half of the Southeast Quarter of Section 28 Township 30 North, Range 11 East, Allen County, Indiana, described as follows:

Beginning at the Southeast corner of Lot 4 in said Maple Dells Addition, said corner being on the Northern right-of-way line of U.S. Highway #24 (F.A. Project No. 98 - Sec. B (3)-1939), thence Southwesterly, on said Northern right-of-way line, being 70.00 feet and parallel with the centerline of said U.S. Highway #24 and being a curve to the right having a radius of 6,286.57 feet and a central angle of 101.82 degrees 41 minutes 43 seconds West of said U.S. Highway #24 - Project No. 98 - Sec. B (3)-1939, thence continuing on said Northern right-of-way line, North 77 degrees 41 minutes 43 seconds West, 101.82 feet to Station 795+75, being located 95 feet Northwesterly of said center-line; thence continuing on said Northern right-of-way line, being a curve to the right having a radius of 6,271.57 feet and a chord of 22.65 feet bearing South 89 degrees 23 minutes 46 seconds West, an arc length of 22.65 feet to the East line of Blittersweet Woods, recorded in Plat Book 43, pages 84-85, 230.70 feet; thence North 33 degrees 21 minutes 38 seconds East, 430.70 feet; thence North 01 degree 47 minutes 22 seconds West, 220.70 feet; thence North 38 degrees 43 minutes 22 seconds East, 177.30 feet; thence North 16 degrees 56 minutes 38 seconds East, 84.60 feet to the Southeast corner of Lot 10 in said Blittersweet Woods, said corner also being the Southwest corner of a 1.196-acre parcel, known as "Parcel II", as shown on Document #2017008394, thence North 87 degrees 15 minutes 38 seconds East, on the South line of said Parcel II, 156.80 feet to the Southeast corner of Lot 10 in said Blittersweet Woods, said corner also being the Southwest corner of a 1.196-acre parcel, known as "Parcel II", as shown on Document #2017008394, a distance of 252.67 feet to a point on the East line of Lot 1 of said Maple Dells; thence South 15 degrees 14 minutes 51 seconds East, on said East line, said East line also being the West line of Pine Hollow Section I Land II as respectively recorded in Plat Book 46 pages 139-143 and Plat Book 48, pages 96-99, a distance of 945.10 feet to the Point of Beginning, containing 14.68 acres, more or less, and being subject to easements and rights of way of record.

SURVEYOR'S REPORT

GOULOFF-JORDAN SURVEYING AND DESIGN, INC.
FOR THE EXCLUSIVE USE OF: JRM Realty, LLC
DATE: January 18, 2018
JOB NO.: 20170040

This report and the accompanying survey plat have been prepared in accordance with Title 865, Article 1, Rule 13, Sec. 1-29, and all amendments thereto, of the Indiana Administrative Code, which establishes the minimum standards for the practice of land surveying.

Monuments set are 5/8 inch round by 24 inch long steel rebar with yellow plastic caps stamped GOULS 29500017, and are set flush with the ground surface unless otherwise noted. Found monument types and their depths are shown on the survey drawing.

Title report was not provided at time of survey. A title search could reveal easements or rights of way not shown on the survey drawing.

The subject survey is a retracement and combination of real estate described in Document #2012036734 and Document #2017052439, as found in the Office of the Recorder of Allen County, Indiana.

THEORY OF LOCATION

The basis for bearings for the subject survey was a Geodetic bearing system based on Indiana State Plane East Coordinate System. The South line of the subject survey, also being the Northern right-of-way line of U.S. Highway #24 (F.A. Project No. 98 - Sec. B (3)-1939), is a curve to the right having a radius of 6,286.57 feet and a central angle of 101.82 degrees 41 minutes 43 seconds West of said U.S. Highway #24. The Southeast corner of Lot 4 of Maple Dells Addition, recorded in Plat Book 20, page 116, a railroad stake found 10.8 feet Southwesterly of the SW corner of Lot 2 Southwesterly corner of a 2.723-acre parcel described in Document #2017052439 and existing concrete highway monuments found near the Southwesterly corner of the subject survey, also being the Eastern line of Blittersweet Woods (Plat Book 43, pages 116-123) was re-established by existing highway monuments found along the West line of said Blittersweet Woods and along the rear line of lots 9-12 and establishing a "back-sight" position.

The North line of the subject survey, also being the South line of real estate described in Document #2017008394 was established by existing survey monuments found (see survey drawing).

The West line of the subject survey, also being the West line of Pine Hollow, Sections I and II (Plat Book 46, pages 139-143 and Plat Book 48, pages 96-99), is a curve to the right having a radius of 6,271.57 feet and a chord of 22.65 feet bearing South 89 degrees 23 minutes 46 seconds West, an arc length of 22.65 feet to the East line of Lot 1 of said Maple Dells and existing 5/8" rebar found at the NE and SE corners of said Northern adjoining real estate described in Document #2017008394.

- The uncertainty in the lines and corners found or established by this survey are as follows:
- (A) Availability and condition of reference monuments;
 - (B) Reference monuments found on the subject property and on adjacent properties are shown on the survey drawing. Due to variations in the type of said reference monuments and/or variations depicted on the survey drawing as "measured" versus "recorded" angular or distance measurements uncertainty in said reference monuments is 2.15 feet North-South and 2.5 feet East-West.
 - (C) Occupation or possession lines;
 - (D) No uncertainty was created by visible occupation lines (fences, hedge rows, etc.) that were evident at the time of the survey.
 - (E) No uncertainty or ambiguity of the record description and/or adjoiner's descriptions;
 - (F) No uncertainty was created by the aforementioned documents.
 - (G) The Relative Positional Precision of this survey falls under the classification of a "Rural" survey.
 - (H) Random errors in measurement = 0.26 feet (79 millimeters) plus 200 parts per million as specified in Section 7 of said Rule 12.

SURVEYOR'S CERTIFICATION

This survey was performed by, or under the responsible direction of the undersigned registered land surveyor and to the best of said registered land surveyor's knowledge and belief, said survey was executed according to the applicable survey requirements of 865 IAC 1-2-1 thru 29.

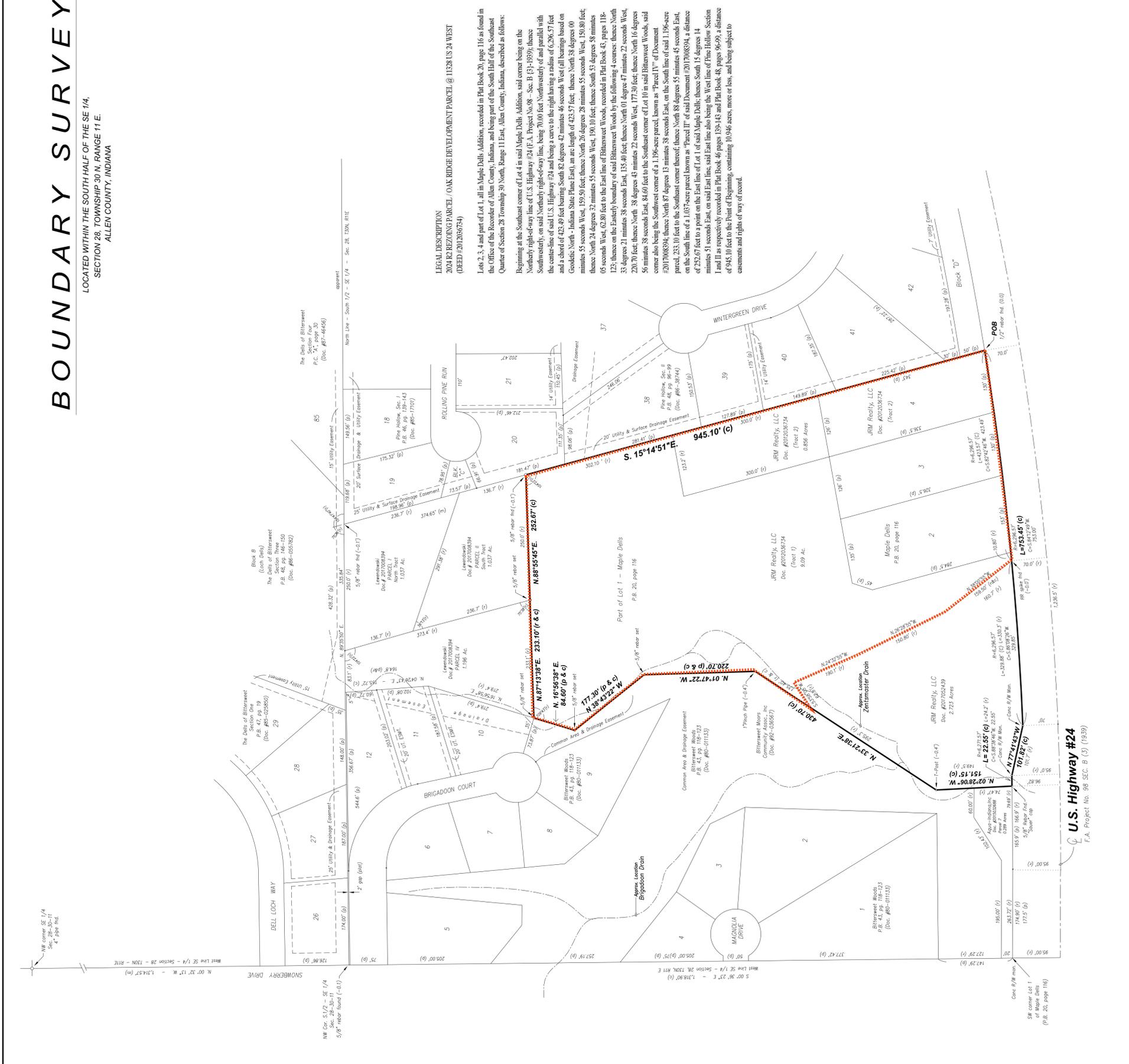
Field work for this survey was performed on January 9, 2018.

DATED THIS 18th DAY OF JANUARY, 2018.

Timothy C. Gouldoff
Timothy C. Gouldoff, R.L.S. 29500017



REISSUED W/ DEVELOPMENT PARCEL LEGAL DESCRIPTION 1-25-2024



LEGAL DESCRIPTION

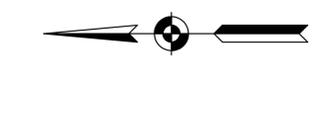
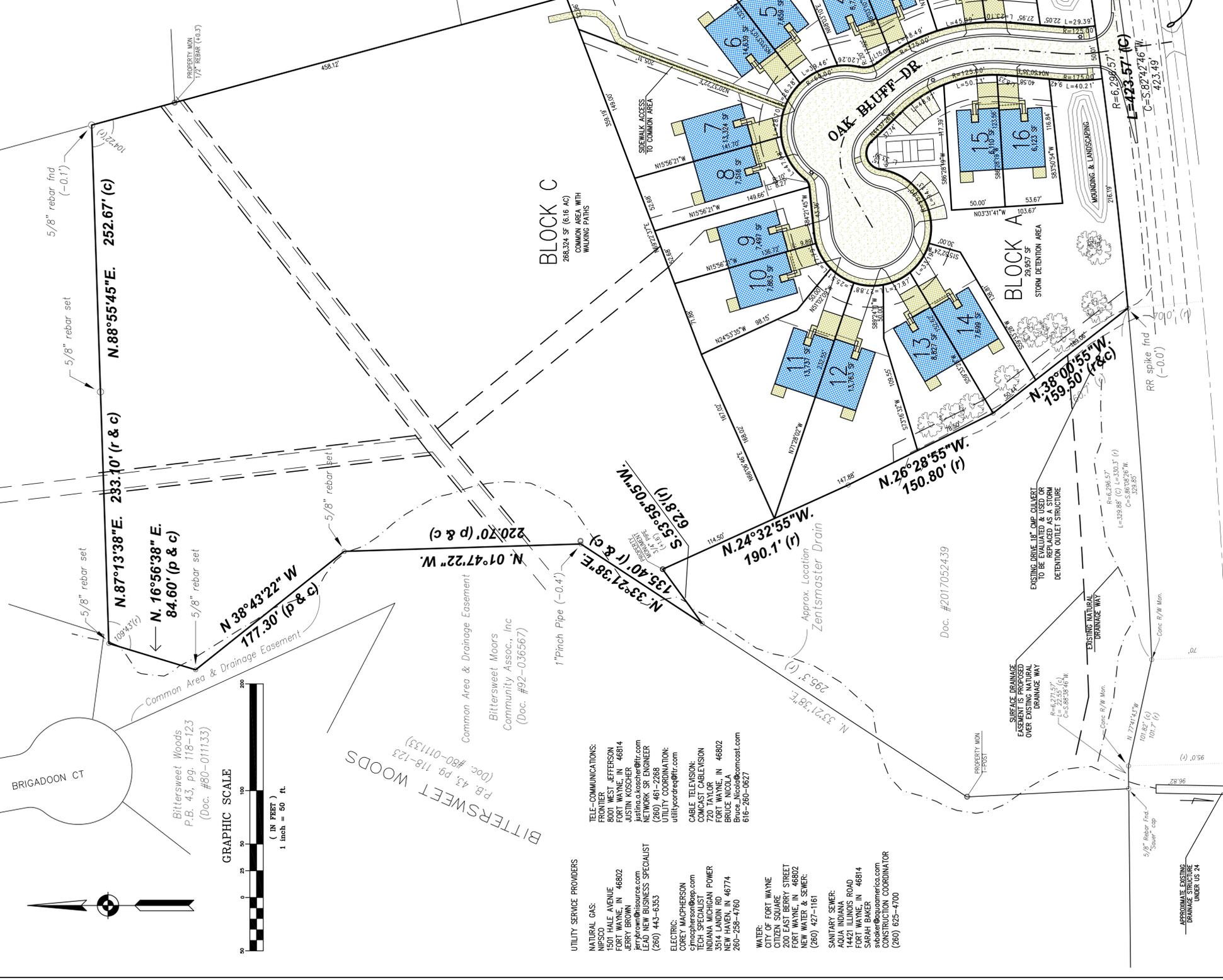
2024 R2 REZOING PARCEL / OAK BLUFF DEVELOPMENT PARCEL @ 11328 US 24
WEST (DEED #2012036734)

Lots 2, 3, 4 and part of Lot 1, all in Maple Dells Addition, recorded in Plat Book 20, page 116 as found in the Office of the Recorder of Allen County, Indiana, and being part of the South Half of the Southeast Quarter of Section 28 Township 30 North, Range 11 East, Allen County, Indiana, described as follows:

Beginning at the Southeast corner of Lot 4 in said Maple Dells Addition, said corner being on the Northerly right-of-way line of U.S. Highway #24 (F.A. Project No.98 – Sec. B {3}-1939); thence Southwesterly, on said Northerly right-of-way line, being 70.00 feet Northwesterly of and parallel with the center-line of said U.S. Highway #24 and being a curve to the right having a radius of 6,296.57 feet and a chord of 423.49 feet bearing South 82 degrees 42 minutes 46 seconds West (all bearings based on Geodetic North - Indiana State Plane East), an arc length of 423.57 feet; thence North 38 degrees 00 minutes 55 seconds West, 159.50 feet; thence North 26 degrees 28 minutes 55 seconds West, 150.80 feet; thence North 24 degrees 32 minutes 55 seconds West, 190.10 feet; thence South 53 degrees 58 minutes 05 seconds West, 62.80 feet to the East line of Bittersweet Woods, recorded in Plat Book 43, pages 118-123; thence on the Easterly boundary of said Bittersweet Woods by the following 4 courses: thence North 33 degrees 21 minutes 38 seconds East, 135.40 feet; thence North 01 degree 47 minutes 22 seconds West, 220.70 feet; thence North 38 degrees 43 minutes 22 seconds West, 177.30 feet; thence North 16 degrees 56 minutes 38 seconds East, 84.60 feet to the Southeast corner of Lot 10 in said Bittersweet Woods, said corner also being the Southwest corner of a 1.196-acre parcel, known as “Parcel IV” of Document #2017008394; thence North 87 degrees 13 minutes 38 seconds East, on the South line of said 1.196-acre parcel, 233.10 feet to the Southeast corner thereof; thence North 88 degrees 55 minutes 45 seconds East, on the South line of a 1.037-acre parcel known as “Parcel II” of said Document #2017008394, a distance of 252.67 feet to a point on the East line of Lot 1 of said Maple Dells; thence South 15 degrees 14 minutes 51 seconds East, on said East line, said East line also being the West line of Pine Hollow Section I and II as respectively recorded in Plat Book 46 pages 139-143 and Plat Book 48, pages 96-99, a distance of 945.10 feet to the Point of Beginning, containing 10.946 acres, more or less, and being subject to easements and rights of way of record.



PROPOSED PROJECT LOCATION MAP



Bittersweet Woods
P.B. 43, pg. 118-123
(Doc. #80-011133)

Common Area & Drainage Easement

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- DEVELOPMENT NOTES**
- The project to be a "PLATTED" 16 lot residential "MILANMIUM" subdivision on 10.946 acres. With a density of 1.46 units per acre. Duplex units are proposed with common walls straddling lot lines so that each unit could be sold individually.
 - The Primary Plat is being submitted together with a rezoning petition to change the zoning from of the A/R to R-2 to allow for the proposed duplex construction. The site development for the project will be done in one phase. But the existing home and out building will remain initially on a separate lot as shown.
 - Lot criteria:
 - AREA: all lots are proposed to exceed the minimum lot size of 6,000 sf. The maximum lot is x sf.
 - WIDTH: All lots meet the minimum lot width of 50' at the front building line. Some lots are proposed with a front building line exceeding the minimum 25' required to establish the minimum building line width. All lots for a frontage along the street right of way of 25' or more.
 - Access is proposed via a new City Street with an approach off of US Highway 24 West.
 - Create streets are proposed within platted 50' wide right of ways to be dedicated to the City of Fort Wayne.
 - Neighboring Construction Access could be with the existing drive that is shared with the neighboring property to the west that is owned by this project's developer.
 - The proposed duplex units will be 3 bedroom with 2 car garages.
 - All units will have at least a 2 car garage and space in the drive for 2 cars.
 - Additional neighborhood parking is proposed off of the street in the cul-de-sac area.
- 7. Recreation Space**
- Block B is proposed to include a Pickleball Court and additional parking for home owners use.
 - Block C will have walking trails that can be accessed by a sidewalk from the street to the common area located between lots 6 and 7.
 - The proposed stormwater outlet is an existing culvert under the drive that will remain to the neighboring property to the west. That culvert drains via a natural drainage way to the Zentsmaster drain on the developer's western neighboring property. A surface drainage easement will be granted over that natural drainage way.
 - Sanitary sewage will be to an extension of Aquia Indiana public sewer located on site.
 - Water service and fire protection will be by extension of existing City of Fort Wayne water mains located near the southeast corner of the development property.
 - Street Lighting will be City Street Lights in accordance with their standards, review and approval. Features to be full cut-off and shielded.

LEGAL DESCRIPTION

JRM REALTY LLC PROPERTY @ 11328 US 24 WEST

Part of the 11328 US 24 West Addition, recorded in Plat Book 70, page 116, as found in the Office of the County Clerk, City of Fort Wayne, Indiana, and part of the South Half of the Southeast Quarter of Section 28, Township 30 North, Range 11 East, Allen County, Indiana, described as follows: Beginning at the Southeast corner of Lot 4 in said Maple Dells Addition, said corner being on the northerly right-of-way line of U.S. Highway #24 (F.A. Project No.88 - Sec. B [3]-[19]99); thence Southwesterly, on said northerly right-of-way line, being 70.00 feet Northwest of and parallel with the center-line of said U.S. Highway #24, to a point on the East line of said 11328 US 24 West Addition, said point being 159.50 feet bearing South 82 degrees 42 minutes 46 seconds West (all bearings based on Geoidetic North - Indiana State Plane East), on arc length of 423.57 feet; thence North 38 degrees 00 minutes 55 seconds West, 159.50 feet; thence North 26 degrees 28 minutes 55 seconds West, 150.80 feet; thence North 24 degrees 32 minutes 55 seconds West, 190.10 feet; thence South 53 degrees 59 minutes 05 seconds West, 62.80 feet to the East line of Bittersweet Woods, recorded in Plat Book 43, pages 118-123; thence on the Eastern boundary of said Bittersweet Woods, recorded in Plat Book 43, pages 118-123, to the Southeast corner of Lot 10, bearing South 22 degrees 01 minutes 46 seconds West, 220.70 feet; thence North 38 degrees 43 minutes 22 seconds West, 177.30 feet; thence North 16 degrees 56 minutes 38 seconds East, 84.60 feet to the Southeast corner of Lot 10 in said Bittersweet Woods, said corner also being the Southwest corner of a 1198-acre parcel, known as Parcel ID of document #2017052439, recorded in Plat Book 43, page 118-123, bearing North 88 degrees 55 minutes 45 seconds East, on the South line of a 1.037-acre parcel known as Parcel ID of said Document #2017008394, a distance of 252.67 feet to a point on the East line of Lot 1 of said Maple Dells; thence South 15 degrees 14 minutes 51 seconds East, on said East line, said East line also being the West line of Pine Hollow Section 28, as respectively recorded in Plat Book 46, pages 139-143 and Plat Book 46, pages 143-149, to the beginning of said 11328 US 24 West Addition, containing 10.946 acres, more or less, and being subject to easements and rights of way of record.

Boundary and Topographic Surveying has been provided by:

As G-J's job # 20170040 with:
 - Field work for this survey was performed on January 9, 2018.
 - Boundary Survey DATED THIS 18th DAY OF JANUARY, 2018.

OWNER / DEVELOPER:
 JRM REALTY LLC
 JIM MUTTON, MEMBER
 5324 GOSHEN ROAD
 FORT WAYNE, IN 46818
 260 410-3295

PRESENTATION FORMAT OF
 PRIMARY PLAT FOR

OAK BLUFF VILLAS AT 11328 US 24 WEST

FORT WAYNE, INDIANA
 LOCATED WITHIN ABOITE TOWNSHIP IN THE SOUTH HALF
 OF THE SE 1/4, SECTION 28, TOWNSHIP 30 N, RANGE 11 E

LOUGHEED & ASSOCIATES, INC.
 CONSULTING ENVIRONMENTAL & CIVIL ENGINEERS
 1009 SOUTH HAULEY ROAD • FORT WAYNE, INDIANA 46804
 (260)432-3665 • • • krcerretti@comcast.net

SCALE: 1"=50'
 DATE: JAN 31, 2024
 DRAWN BY: KRM
 PRIMARY PLAT
 SHEET 1

U.S. Highway #24
 F.A. Project No. 98 SEC. B (3) (1939)

- UTILITY SERVICE PROVIDERS**
- NATURAL GAS:**
 NISCO
 1501 HALE AVENUE
 FORT WAYNE, IN 46802
- TELE-COMMUNICATIONS:**
 FORT WAYNE, IN 46814
 JUSTIN KOSCHER
 justin.koscher@tr.com
- LEAD NEW BUSINESS SPECIALIST**
 (260) 461-2288
- ELECTRIC:**
 COREY MACPHERSON
 corey@macp.com
 TECH SPECIALIST
 INDIANA MICHIGAN POWER
 720 TAYLOR
 FORT WAYNE, IN 46802
 BRUCE NICOLA
 Bruce.Nicola@comcast.com
 616-260-0627
- WATER:**
 CITY OF FORT WAYNE
 CITIZEN SQUARE
 200 EAST BERRY STREET
 FORT WAYNE, IN 46802
 NEW WATER & SEWER:
 (260) 427-1161
- SANITARY SEWER:**
 AQUA INDIANA
 14421 ILLINOIS ROAD
 FORT WAYNE, IN 46814
 SARAH BAKER
 sbaker@aquamerica.com
 CONSTRUCTION COORDINATOR
 (260) 625-4700

BITTERSWEET WOODS
 P.B. 43, pg. 118-123
 (Doc. #80-011133)

Bittersweet Woods
 Community Assoc., Inc
 (Doc. #92-036567)

Common Area & Drainage Easement

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Department of Planning Services Rezoning Questionnaire

Project Name OAK BLUFF VILLAS

Please complete all questions below. These questions are the rezoning criteria our Plan Commissions consider when making a formal recommendation to the respective local unit of government for a final vote. Please include this with your rezoning application.

1. Is this rezoning petition in substantial compliance with the All In Allen Comprehensive Plan?
The development is an area mapped as an "Urban Infill Area". That is prioritized for future growth and development in the All In Allen Comprehensive Plan. The development area has a "Complete Neighborhood Index Score of 6.
2. Will the current conditions and character of current structures and uses be affected?
The proposed residential use will not affect the surrounding residential use. Substantial open area is proposed for the development giving a density similar to other surrounding residential developments. The project's density of 16 units on 10.946 acres is less than 1.5 units per acre.
3. Is this the most desirable use for which the land in the district is adapted?
With the surrounding residential uses this project maximizes the potential for providing a residential product that is in demand.
4. Will this rezoning proposal conserve the property values throughout the jurisdiction?
Replacing the existing residence that was constructed in the 1950's with multiple modern residences will increase the property value. And therefor will not have an impact on surrounding property values.
5. Does this rezoning proposal demonstrate responsible development and growth?
The project is an in fill development with infrastructure existing on site for: access via a 4 lane highway with a capacity for traffic, sanitary sewer on site with capacity, City water stubbed to the property for future extension, and surface drainage features adjacent with capacity for runoff.

I/We understand and agree, upon execution and submission of 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.

James Ray Mutton (printed name of applicant) [Signature] (signature of applicant) 2-7-24 (date)

JRM Realty / James R Mutton (printed name of property owner) [Signature] (signature of property owner) 2.7.24 (date)