

#REZ 2024 0052

BILL NO. Z-25-01-03

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. BB-11 (Sec. 15 of Aboite Township)**

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

SECTION 1. That the area described as follows is hereby designated an R1 (Single
Family Residential) District under the terms of Chapter 157 Title XV of the Code of the City
of Fort Wayne, Indiana:

Part of the Southeast Quarter of Section 15, Township 30 North, Range 11 East,
Allen County, Indiana, being more particularly described as follows, to-wit:

Beginning at the Center of said Section 15, being marked by a stone, also being the
Northeast corner of The Coves at Westlakes, Section II, as recorded in Plat Cabinet
E, page 18, in the Office of the Recorder of Allen County, Indiana; thence South 00
degrees 25 minutes 03 seconds East (GPS grid bearing and basis of all bearings in
this description), on and along the West line of said Southeast Quarter and the East
line of said Coves at Westlakes, Section II, a distance of 430.77 feet to a #5 rebar at
the point of intersection of said West line with the North line of Aspen Village,
Section II, as recorded in Plat Record 39, pages 92-96, in the Office of said
Recorder; thence South 89 degrees 56 minutes 46 seconds East, on and along the
North line of said Aspen Village, Section II, a distance of 1042.09 feet to the
Northeast corner thereof, also being the Northwest corner of Aspen Village, Section
I, as recorded in Plat Record 39, pages 14-17, in the Office of said Recorder; thence
North 89 degrees 16 minutes 07 seconds East, on and along the North line of said
Aspen Village, Section I, a distance of 278.00 feet to a #5 rebar at the Northeast
corner thereof, being a point on the West line of Aboite Meadows, Section "C",
Block 5, as recorded in Plat Record 37, pages 85-87, in the Office of said Recorder;
thence North 00 degrees 10 minutes 46 seconds West, on and along said West line, a
distance of 425.36 feet to an iron rail post at the Northwest corner thereof, being
a South corner of Emerald Lake of Covington, as recorded in Plat Record 48, pages
155-157, in the Office of said Recorder; thence North 89 degrees 52 minutes 38
seconds West, on and along the South line of said Emerald Lake of Covington, a
distance of 1321.88 feet to the point of beginning, containing 13.027 acres of land,
and subject to all easements of record.

EXCEPTING THEREFROM:

Part of the Southeast Quarter of Section 15, Township 30 North, Range 11 East, Allen County, Indiana, being more particularly described as follows, to-wit: Commencing at the Center of said Section 15, being marked by a stone, also being the Northeast corner of The Coves at Westlakes, Section II, as recorded in Plat Cabinet E, page 18, in the Office of the Recorder of Allen County, Indiana; thence South 00 degrees 25 minutes 03 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the West line of said Southeast Quarter and the East line of said Coves at Westlakes, Section II, a distance of 430.77 feet to a #5 rebar at the point of intersection of said West line with the North line of Aspen Village, Section II, as recorded in Plat Record 39, pages 92-96, in the Office of said Recorder; thence South 89 degrees 56 minutes 46 seconds East, on and along the North line of said Aspen Village, Section II, a distance of 879.66 feet; thence North 00 degrees 28 minutes 50 seconds West, a distance of 166.80 feet to a #5 rebar at the true point of beginning; thence North 01 degrees 28 minutes 20 seconds West, a distance of 159.10 feet to a #5 rebar; thence North 88 degrees 37 minutes 12 seconds East, a distance of 67.31 feet to a #5 rebar; thence South 00 degrees 33 minutes 00 seconds East, a distance of 19.82 feet to a #5 rebar; thence South 89 degrees 34 minutes 57 seconds East, a distance of 145.32 feet to a #5 rebar; thence South 00 degrees 02 minutes 22 seconds West, a distance of 199.78 feet to a #5 rebar; thence North 89 degrees 33 minutes 37 seconds West, a distance of 50.00 feet to a #5 rebar; thence North 69 degrees 23 minutes 54 seconds West, a distance of 169.41 feet to the true point of beginning, containing 0.885 acres of land, and subject to all easements of record.

and the symbols of the City of Fort Wayne Zoning Map No. BB-11 (Sec. 15 of Aboite 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.

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

7 APPROVED AS TO FORM AND LEGALITY:
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9 _____
10 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-2024-0052
Bill Number: Z-25-01-03
Council District: 4 – Scott Myers

Introduction Date: January 14, 2025

Plan Commission
Public Hearing Date: January 13, 2025 (not heard by Council)

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

Synopsis of Ordinance: To rezone 12.04 acres from AR/Low Intensity Residential to R1/Single Family Intensity Residential

Location: 9800 block of Bronco Drive

Reason for Request: To allow for a 33-lot single family expansion of Aboite Meadows subdivision.

Applicant: Springmill Woods Development, LLC

Property Owner: City of Fort Wayne

Related Petitions: Primary Plat – Aboite Meadows, Section D

Effect of Passage: Property will be rezoned to the R1/Single Family Residential zoning district, which permits a platted subdivision.

Effect of Non-Passage: Property will remain zoned AR/Low Intensity Residential, which permits housing, but does not allow platted subdivisions.

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Springmill Woods Development, LLC
Address 9430 Lima Road
City Fort Wayne State IN Zip 46818
Telephone 260-489-4433 E-mail 9430@lanciahomes.com

Contact Person
Contact Person Jim Lancia
Address _____
City _____ State _____ Zip _____
Telephone _____ E-mail _____

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 9800 Block of Bronco Drive
Present Zoning AR Proposed Zoning R1 Acreage to be rezoned 12.036 acres
Proposed density 2.7 units per acre
Township name Aboite Township section # 15
Purpose of rezoning (attach additional page if necessary) _____
To permit the platting of a 33 lot subdivision named Aboite Meadows, Section "D"
Sewer provider Aqua Indiana 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 Rezoning Only

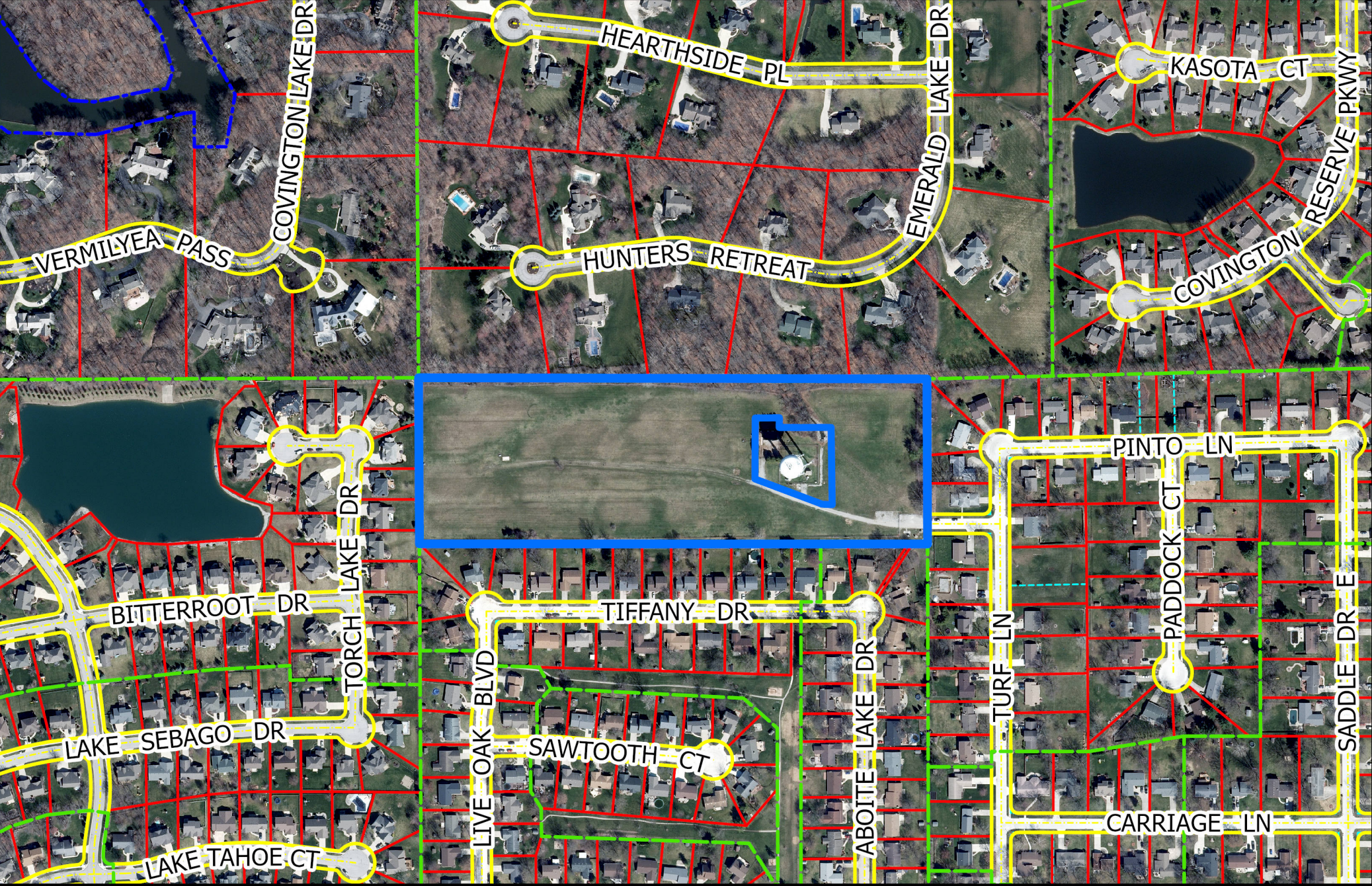
I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures 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.

Springmill Woods Development, LLC [Signature] 12/2/24
(printed name of applicant) (signature of applicant) (date)
City of Fort Wayne, Indiana [Signature] 12/9/24
(printed name of property owner) (signature of property owner) (date)

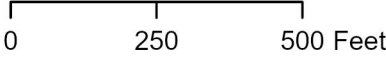
(printed name of property owner) (signature of property owner) (date)

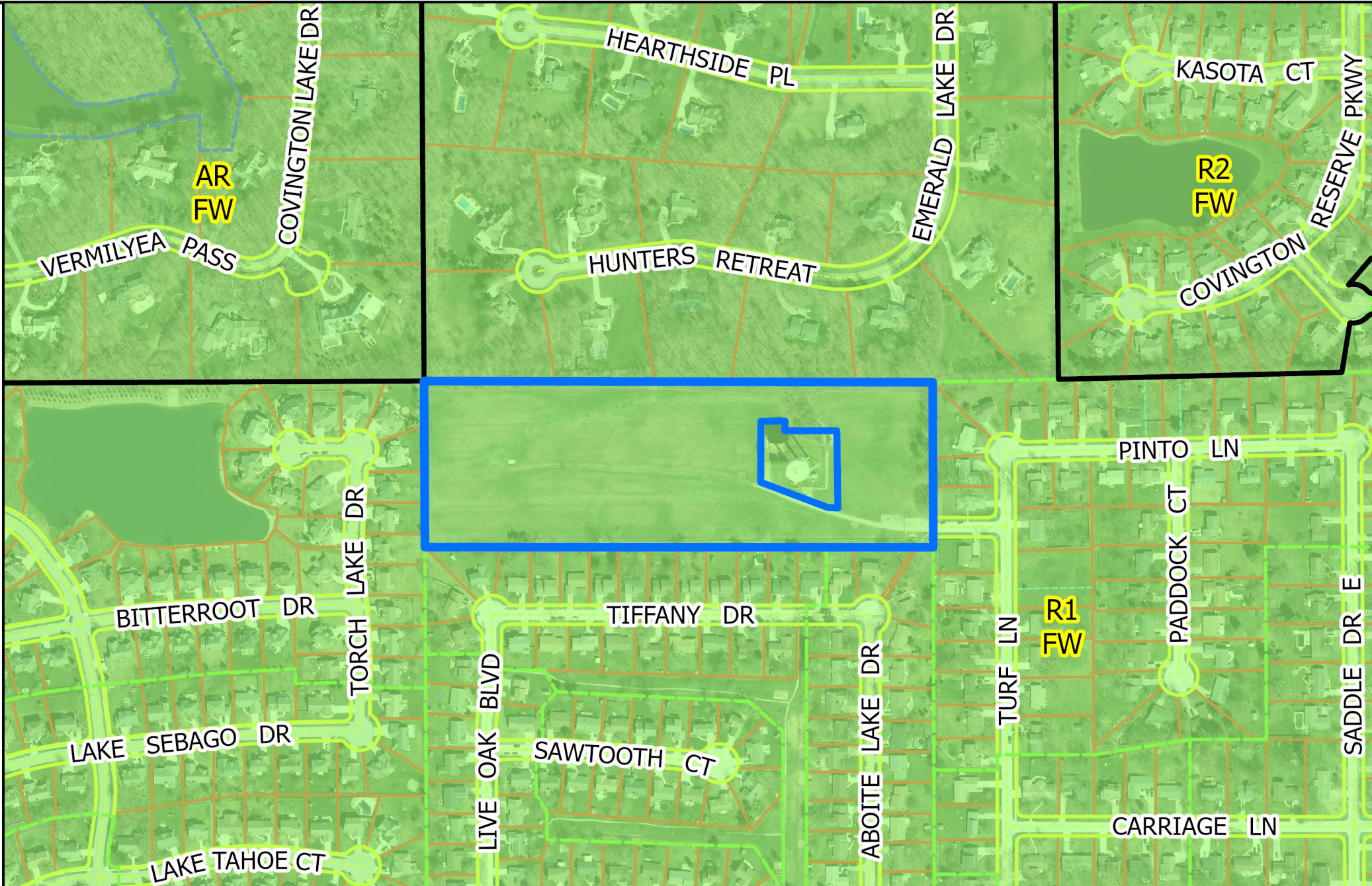
(printed name of property owner) (signature of property owner) (date)

Received	Receipt No.	Hearing Date	Petition No.
<u>01/3/24</u>	<u>146765</u>	<u>1/13/24</u>	<u>REZ-2024-0052</u>

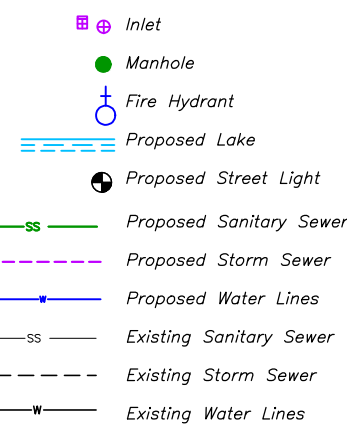


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.
 © 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 12/16/2024





Symbol Legend



Location Map

AREA TABLE

LOT	AREA
1	6062
2	6467
3	6250
4	6250
5	6250
6	6250
7	6250
8	6500
9	6500
11	6250
12	6250
13	6250
14	6206
15	6221
16	13030
17	6962
18	17798
19	24501
20	10657
21	10354
22	12963
23	7108
24	12784
25	10702
26	10836
27	10790
28	10193
29	12874
30	7108
31	12368
32	9975
33	10591
BLOCK A	24020
BLOCK B	111411
STREET	87399

DESCRIPTION:

Part of the Southeast Quarter of Section 15, Township 30 North, Range 11 East, Allen County, Indiana, being more particularly described as follows, to-wit:

At the beginning at the Center of said Section 15, being marked by a stone, also being the Northeast corner of The Cove at Westlakes, Section II, as recorded in Plat Cabinet E, page 18, in the Office of the Recorder of Allen County, Indiana; thence South 00 degrees 25 minutes 03 seconds East 100 yards, being the line of said Section 15, to the Northeast corner of said Section 15, being marked by a stone, also being the Northwest corner of Westlakes, Section II, a distance of 430.77 feet to a 5/8 rebar at the point of intersection of said West line with the North line of Aspen Village, Section II, as recorded in Plat Record 39, pages 92-96, in the Office of said Recorder; thence South 89 degrees 56 minutes 46 seconds East, on and along the North line of said Aspen Village, Section II, a distance of 1042.09 feet to the Northeast corner thereof, also being the Northwest corner of Aspen Village, Section II, as recorded in Plat Record 39, pages 92-96, in the Office of said Recorder; thence North 00 degrees 16 minutes 03 seconds East, on and along the North line of said Section II, a distance of 100.00 feet to the Northeast corner thereof, also being the Northwest corner of Westlakes, Section "C", Block 5, as recorded in Plat Record 37, pages 85-87, in the Office of said Recorder; thence North 00 degrees 10 minutes 46 seconds West, on and along said West line, a distance of 425.36 feet to an iron rail post at the Northwest corner thereof, being a South corner of Emerald Lake of Covington, as recorded in Plat Record 48, pages 155-157, in the Office of said Recorder; thence North 89 degrees 56 minutes 46 seconds East, on and along said East line, a distance of 1321.88 feet to the point of beginning, being the Northwest corner of said Section 15, containing 13,027 acres of land, and subject to all easements of record.

EXCEPTING THEREFROM:

Part of the Southeast Quarter of Section 15, Township 30 North, Range 11 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the Center of said Section 15, being marked by a stone, also being the Northeast corner of The Cove at Westlakes, Section II, as recorded in Plat Cabinet A, page 18, in the Office of the Recorder of Allen County, Indiana; thence South 00 degrees 25 minutes 03 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the West line of said Northeast Quarter and the East line of said Cove at Westlakes, Section II, a distance of 430.77 feet to a *5/8* inch bar at the point of intersection of said East line and the North line of Aspen Village, Section II, Westlakes, Township 36 North, Range 2 East, 36 minutes 46 seconds East, on and along the East line of said Section 15, a distance of 92.96 feet to the South of said Center, in the Office of said Recorder; thence South 00 degrees 25 minutes 03 seconds East, on and along the North line of said Aspen Village, Section II, a distance of 879.66 feet; thence North 00 degrees 28 minutes 50 seconds West, a distance of 166.80 feet to a *5/8* inch bar at the point of beginning; thence North 01 degrees 28 minutes 20 seconds West, a distance of 150.10 feet to a *5/8* inch bar; thence North 88 degrees 37 minutes 12 seconds East, a distance of 67.31 feet to a *5/8* inch bar; thence South 00 degrees 33 minutes 00 seconds East, a distance of 19.82 feet to a *5/8* inch bar; thence South 89 degrees 34 minutes 37 seconds East, a distance of 145.32 feet to a *5/8* inch bar; thence South 00 degrees 02 minutes 22 seconds East, a distance of 166.80 feet to the South of said Center, in the Office of said Recorder; thence South 00 degrees 25 minutes 03 seconds East, on and along the North line of said Section 15, a distance of 54.00 feet to the South of said Center, in the Office of said Recorder; thence North 69 degrees 23 minutes 54 seconds West, a distance of 169.41 feet to the point of beginning, containing 0.885 acres of land, and subject to all easements of record.

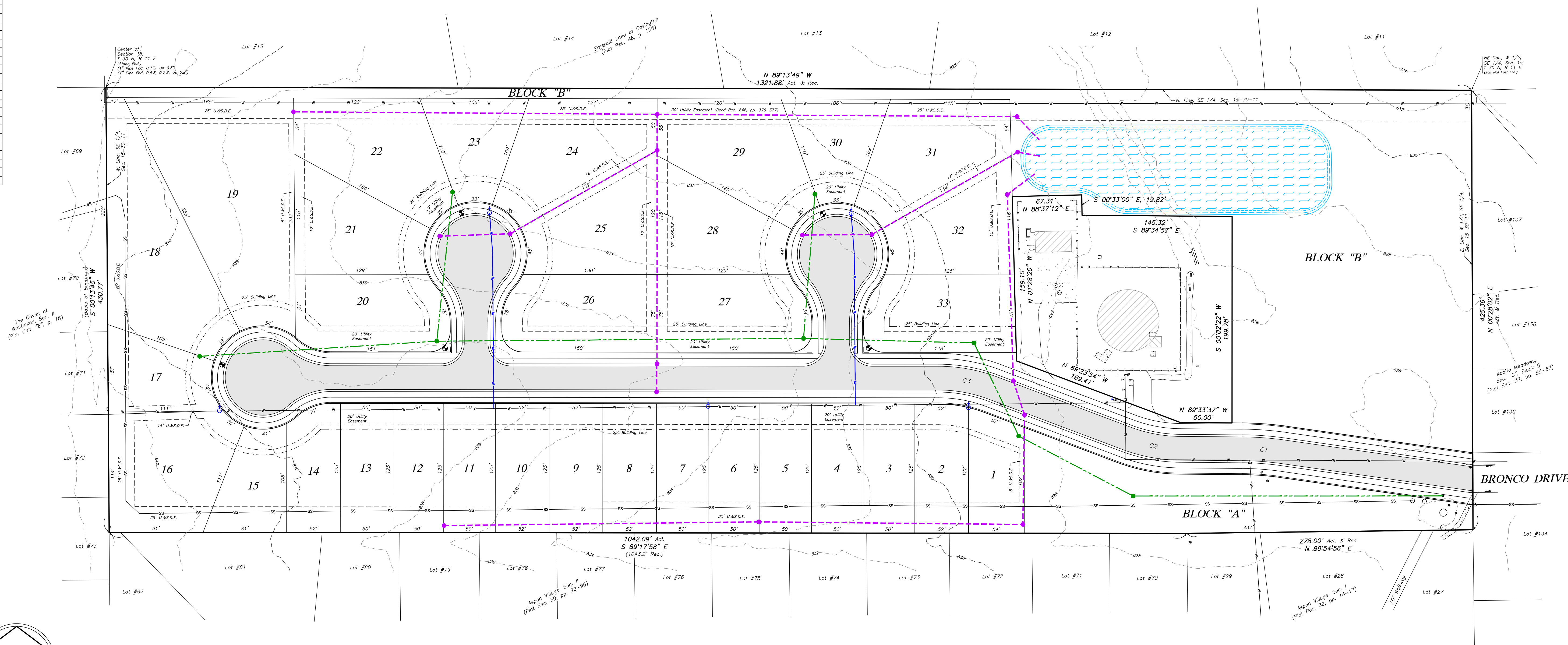
Primary Plat of:

ABOITE MEADOWS, SECTION "D"

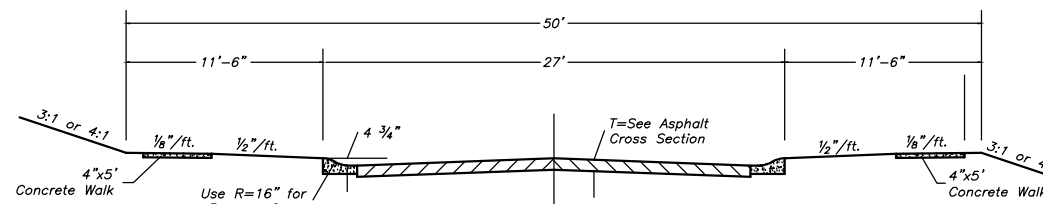
*A subdivision of part of the West Half of the Southeast Quarter of Section 15,
Township 30 North, Range 11 East, Allen County, Indiana.*

*Developer:
Springmill Woods Development, LLC
9430 Lima Road
Fort Wayne, IN 46818
Tel: 260/489-4433*

Surveyor:
Sauer Land Surveying, Inc.
7203 Engle Road
Fort Wayne, IN 46804
Tel: 260/469-3300



Note: U.&S.D.E. denotes Utility & Surface Drainage Easemen



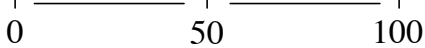
Note: All sidewalks though driveways shall be at a 1/8" per ft. cross-slope

TYPICAL STREET CROSS-SECTION

Not to Scale



SCALE IN FEET:



Original Map Scale: 1"=50'
Date: December 2, 2024

CENTERLINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00'	40.21'	40.18'	S 85°43'15" E	7°40'44"
C2	150.00'	52.78'	52.51'	S 79°28'46" E	20°09'43"
C3	150.00'	53.79'	53.51'	N 79°40'20" W	20°32'52"