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Tx:4275280

VROW-2017-0002

2017031348

BILL NO. G-17-05-18

RECORDED: 06/21/2017 8:44:59 AM

ANITA MATHER

ALLEN COUNTY RECORDER

FORT WAYNE, IN

GENERAL ORDINANCE NO. G-13-17

**AN ORDINANCE amending the Thoroughfare
Plan of the City Comprehensive ("Master")
Plan by vacating public right-of-way.**

WHEREAS, a petition to vacate public right-of-way within the City of Fort Wayne, Indiana, (as more specifically described below) was duly filed with the City Clerk of the City of Fort Wayne, Indiana; and

WHEREAS, Common Council of the City of Fort Wayne, Indiana, duly held a public hearing and approved said petition, as provided in I.C. 36-7-3-12.

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

SECTION 1. That the petition filed herein to vacate a public right-of-way within the City of Fort Wayne, Indiana, more specifically described as follows, to-wit:


All of the right-of-way of Willoughby Place, as recorded in Deed Record 436, pages 582-585, in the Office of the Recorder of Allen County Indiana.

and which vacating amends the Thoroughfare Plan of the City Comprehensive ("Master") Plan and is hereby approved in all respects.

SECTION 2. That this Ordinance shall be in full force and effect from and after its passage, any and all necessary approval by the Mayor.


COUNCILMEMBER

APPROVED AS TO FORM AND LEGALITY:


Carol T. Helton, City Attorney

AUDITOR'S OFFICE
Duly entered for taxation. Subject
to final acceptance for transfer.

JUN 20 2017


AUDITOR OF ALLEN COUNTY

(15) NK

CITY OF FORT WAYNE

FORT WAYNE, INDIANA
FILED
APR 24 2017
LANA R. KEESLING
CITY CLERK

Vacation Petition

City Clerk / Suite 110 / Citizens Square Building / 200 East Berry Street / Fort Wayne IN 46802 /260.427.1221

I/We do hereby petition to vacate the following:

 Easement Public Right of Way (street or alley)

More particularly described as follows:

Willoughby Place

(Please Attach a Legal Description of the property requested to be vacated, along with a survey or other acceptable drawing showing the property.)

DEED BOOK NUMBER: 436 PAGE(S) NUMBER(S): 582-585 (This information can be obtained from the Allen County Recorder's Office on the 2nd Floor, City-County Building, One Main Street, Fort Wayne, IN)

The reasons for the proposed vacation are as follows:

Proposed development

(If additional space is needed please attach separate page.)

The applicant on an attached sheet must also provide the names and addresses of all adjacent property owner(s). The information on that sheet must be as follows:

Property owner(s) Name(s); Street Address; City; State; Zip Code; Phone Number with Area Code.

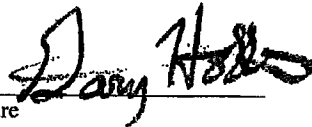
Applicant's name(s) if different from property owner(s):

Name: Gary Hobbs, BWI Development

Street Address: 5902 E 34th Street

City: Indianapolis State: IN Zip: 46218 Phone: 317-377-1790

I/We, your petitioners, file this petition pursuant to the authority granted in Indiana Code, and provisions of local ordinance. I/We agree to abide by all provisions of the Fort Wayne Zoning Ordinance and/or Subdivision Control Ordinance, as well as all procedures and policies of the Fort Wayne City Plan Commission as those provisions, and policies relate to the handling and disposition of this petition. I/We also certify that this information is true and accurate to the best of my/our knowledge.

 Gary Hobbs 4-6-17
Signature Printed Name Date
5902 E. 34th STREET Indianapolis, IN 46218
Address City/State/Zip

Signature Printed Name Date

Address City/State/Zip

If additional space is needed for signatures please attach a separate page.

Agent's Name (Print Legibly): _____

Street Address: _____

City: _____ State: _____ Zip: _____ Phone: _____

NOTICE:

- Legal Description is to be the area to be vacated and must be complete and accurate. If necessary a licensed surveyor's legal description may be required.
- Applicant is hereby informed that in the case of a utility being located in a public way or easement, the applicant may be required to bear the cost of relocation, or of providing a replacement easement or easement's as needed.

For Office Use Only:

Receipt #: _____ Date Filed: _____

Map #: _____ Reference #: VR0W-2017-0002

The Journal Gazette

Account # 1060008 - 1287311

Allen County, Indiana

FW Common Council

PUBLISHER'S CLAIM

LINE COUNT

Display Master (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) -- number of equivalent lines _____

Head -- number of lines _____

Body -- number of lines _____

Tail -- number of lines _____

Total number of lines in notice 56

COMPUTATION OF CHARGES

56 lines, 1 column(s) wide equals _____

56 equivalent lines at \$ 0.448 cents per line \$ 25.09

Additional charges for notices containing rule or tabular work (50 per cent of above amount) -

Charge for extra proofs of publication (\$2.00 for each proof in excess of two) -

TOTAL AMOUNT OF CLAIM \$ 25.09

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Width of single column in picas 9.8 Size of type 7point.

Number of Insertions 1

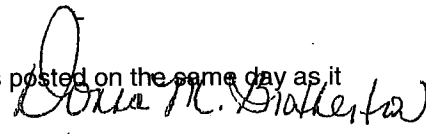
Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct; that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size, which was duly published in said paper 1 times.

The dates of publication being as follows:

5/12/2017

Additionally, Newspaper has a Web site and this public notice was posted on the same day as it was published in The Journal Gazette.



Donna M. Brotherton
Legal Clerk

Date: May 12, 2017

ATTACH COPY OF ADVERTISEMENT HERE

**NOTICE OF PUBLIC HEARING
FORT WAYNE COMMON COUNCIL
ORDINANCE NO. G-17-05-18**

NOTICE IS HEREBY GIVEN THAT THE FORT WAYNE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, WILL CONDUCT A PUBLIC HEARING ON MAY 23, 2017, AT 5:30 P.M. IN ROOM 030 - COUNCIL DISCUSSION ROOM - GARDEN LEVEL CITIZENS SQUARE, 200 E. BERRY, FORT WAYNE, INDIANA 46802; A REQUEST TO VACATE AN AREA KNOWN AS:

All of the right-of-way for Willoughby Place in Deed Record 436, pages 582-585.

LOCATION: North of Werling Drive, south of McKinnie Avenue, east of Plaza Drive and west of Queen Street, in Anthony Wayne Village.

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND CONFIRMED, OR RESCINDED ON TUESDAY, MAY 23, 2017.

ADDITIONAL INFORMATION CAN BE VIEWED AT THE DEPARTMENT OF PLANNING SERVICES OFFICE IN CITIZEN'S SQUARE: 200 E. BERRY ST, SUITE 150.

ALL INTERESTED PERSONS ARE INVITED TO ATTEND AND BE HEARD AT THE PUBLIC HEARING.

"REASONABLE ACCOMMODATIONS" FOR PERSONS WITH A KNOWN DISABLING CONDITION WILL BE CONSIDERED IN ACCORDANCE WITH STATE AND FEDERAL LAW. ANY PERSON NEEDING A "REASONABLE ACCOMMODATION" SHOULD NOTIFY PUBLIC INFORMATION OFFICE (260) 427-1120, TTY (260) 427-1200, AT LEAST SEVENTY-TWO HOURS PRIOR TO THE MEETING.

LANA R. KEESLING
CITY CLERK

5--12 1287311 hspaxlp

The News-Sentinel

Account # 1060008 - 1287311
FW Common Council

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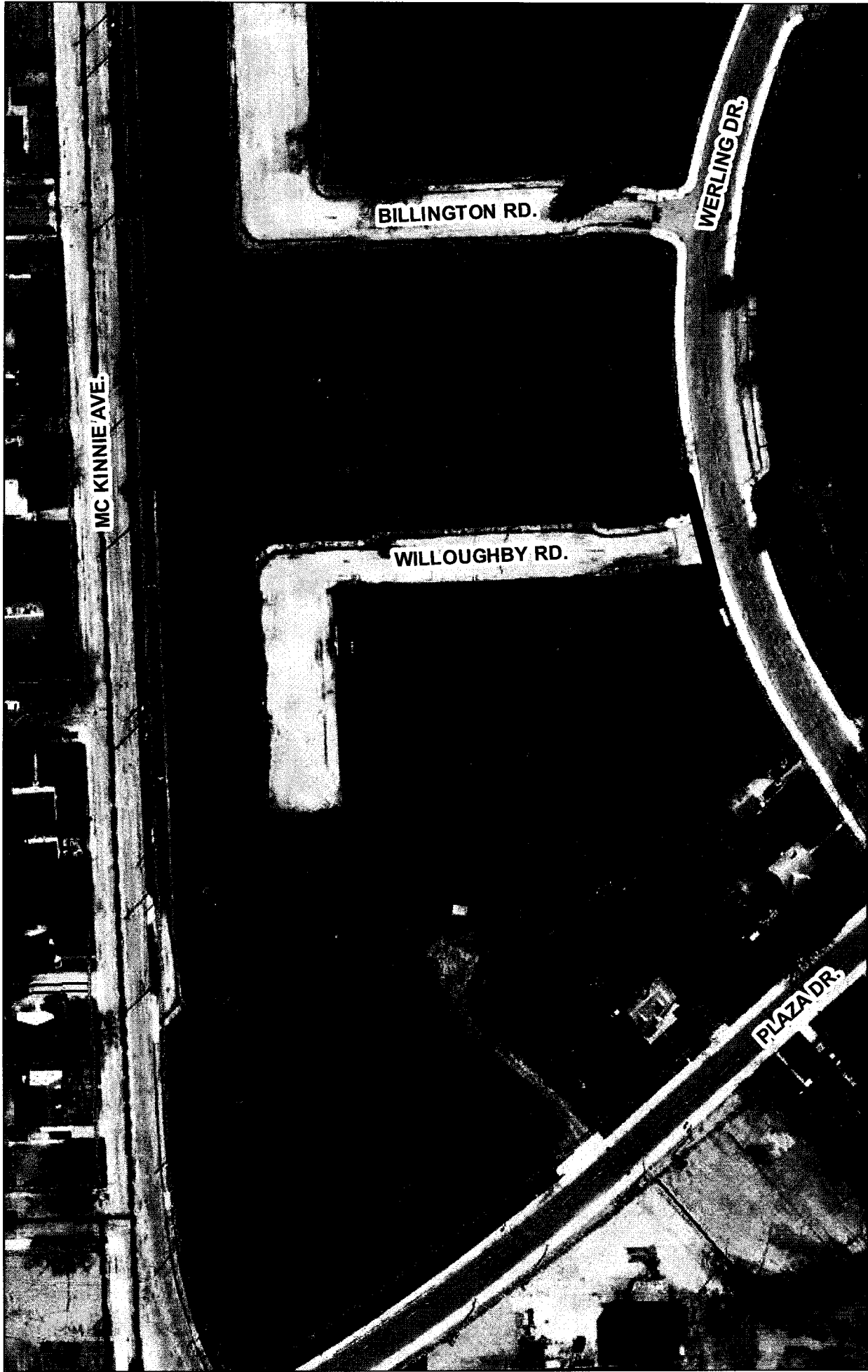
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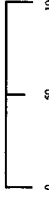
Vacation Petition VROW-2017-0002



Although strict accuracy standards have been applied in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 5/2/2017



1 inch = 100 feet



100 Feet



BVI DEVELOPMENT
 4000 E. 10TH AVENUE
 DENVER, CO 80202

STRUCTUREPOINT
 1000 N. 17TH AVENUE
 DENVER, CO 80202

POSTERITY SCHOLAR
 HOUSE - PHASE 1

MCKINNIE AVENUE
 FORT WAYNE, INDIANA



DATE: 09/25/2017
 PROJECT PHASE: PLANNING
 DRAWING NUMBER: 2016.0007

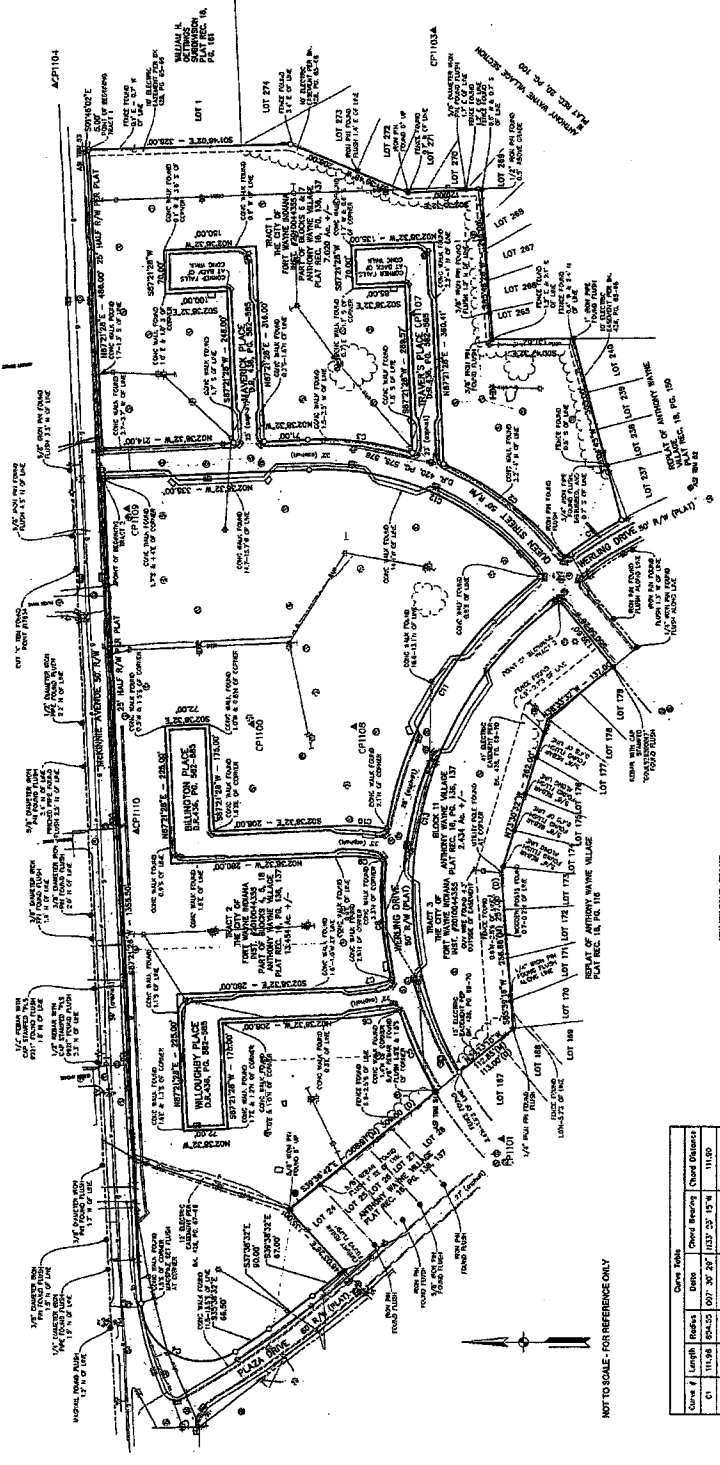
DATE	REVISION INDEX

NO.	DESCRIPTION	DATE

Project Number: 2016.0007
 BOUNDARY INFORMATION

1 OF 4

1
 2
 1
 2
 1
 2



CP1102

Plan Number	Area (Square Feet)	Local Ordinance	Permitted Use	Permitted Density	Permitted Height	Permitted Area Ratio	Permitted Setback	Permitted Parking	Permitted Signage
101	10,000								
102	10,000								
103	10,000								
104	10,000								
105	10,000								
106	10,000								
107	10,000								
108	10,000								
109	10,000								
110	10,000								

UTILITY CONTACT LIST
 WILLOWBURY PLACE
 FORT WAYNE, INDIANA

NOT TO SCALE - FOR REFERENCE ONLY

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	111.58	524.55	0.07	302.30	112.23
C2	258.40	492.50	0.29	07.56	127.41
C3	172.19	491.75	0.29	07.42	126.48
C4	208.79	100.00	1.57	19.15	52.71
C5	146.34	100.00	0.12	57.57	58.67
C6	80.82	138.00	0.44	06.34	50.07
C7	70.07	280.00	0.44	20.45	50.07
C8	18.83	650.00	0.77	31.34	50.07
C9	65.28	180.00	0.32	21.14	50.07
C10	73.85	130.00	0.27	07.16	50.07
C11	48.44	450.00	0.55	11.07	50.07
C12	432.06	445.50	0.55	11.07	50.07
C13	851.00	800.00	0.55	11.17	50.07

BOUNDARY INFORMATION
 1. CENTER POINT OF
 2. CENTER POINT OF
 3. CENTER POINT OF

1. CENTER POINT OF
 2. CENTER POINT OF
 3. CENTER POINT OF

**City of Fort Wayne Common Council
DIGEST SHEET**

Department of Planning Services

Title of Ordinance: Vacation of Public Right-of-way
Case Number: VROW-2017-0002
Bill Number: G-17-05-18
Council District: 6 – Glynn Hines

Introduction Date: May 9, 2017

Public Hearing Date: May 23, 2017 (to be held by Council)

Next Council Action: Ordinance will return to Council after approvals from reviewing agencies.

Synopsis of Ordinance: To vacate all of the right-of way for Willoughby Place in Deed Record 436, pages 582-585.

Location: Located north of Werling Drive, south of McKinnie Avenue, east of Plaza Drive and west of Queen Street, in Anthony Wayne Village

Reason for Request: To allow for the construction of 44 apartment units, daycare, and community center.

Applicant: BWI Development

Property Owner: City of Fort Wayne

Related Petitions: Posterity Scholar House Development

Effect of Passage: Vacation of the roadways will allow the site to be redeveloped with housing and community facilities. New roads public roads will be dedicated with the development.

Effect of Non-Passage: The development as planned cannot be constructed. The existing right-of-way will conflict with the proposed apartment buildings.

REPORT OF COMMITTEE ON REGULATIONS

June 13, 2017

John Crawford Chair

Michael Barranda Co-Chair

All Council Members

An Ordinance amending the Thoroughfare Plan of the City Comprehensive ("Master") Plan by vacating public right-of-way

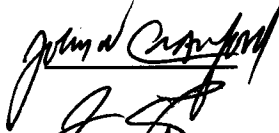
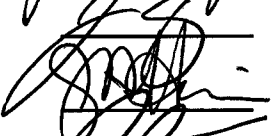
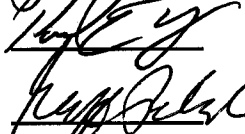

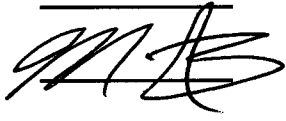
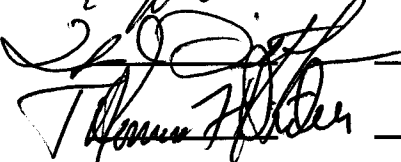
COMMITTEE ON REGULATIONS HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

DO PASS

DO NOT PASS

ABSTAIN

NO REC

	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____		_____
	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: May 23, 2017

Read the first time in full and on motion by Councilman Crawford.

Read the second time by title and referred to the Regulations Committee.

Read the third time in full and on motion by Councilman Crawford, placed on passage by the following vote:

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
ARP	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BARRANDA	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CRAWFORD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DIDIER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENSLEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HINES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATED: June 13, 2017



 LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

General Ordinance No. G-17-05-18 on the 13th day of June, 2017

ATTEST:

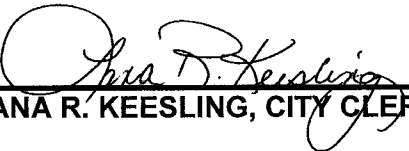


 LANA R. KEESLING
 CITY CLERK



 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 14th of June 2017, at the hour of 10:00 o'clock A.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 16th day of June 2017, at the hour of 12:30 O'clock Pm . E.S.T.



 THOMAS C. HENRY, MAYOR