

1 #1300

2 BILL NO. Z-12-11-17

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5 ZONING MAP ORDINANCE NO. Z-_____

6 AN ORDINANCE amending the City of Fort Wayne
7 Zoning Map No. V-38 (Sec. 15 of St. Joseph Township)

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

10 SECTION 1. That the area described as follows is hereby designated an RP
11 (Planned Residential) District under the terms of Chapter 157 Title XV of the Code of the
12 City of Fort Wayne, Indiana:

13 Part of the East 2 acres of the South 15 acres of the West Half of the Southwest Quarter of Section 15,
14 Township 31 North, Range 13 East, Allen County, Indiana, more particularly described as follows, to-
15 wit:

16 Beginning on the East line of the said West Half, at a point situated 40.00 feet North of the Southeast
17 corner of said West Half; thence North, on and along said East line, a distance of 432.9 feet to the
18 Northeast corner of said South 15 acres; thence Westerly, by an interior angle of 90 degrees 03
19 minutes, on and along the North line of said South 15 acres, being established by an existing line
20 fence, a distance of 191.0 feet; thence Southerly by an interior angle of 88 degrees 27 minutes, on
21 and along an existing line fence, a distance of 476.5 feet to the South line of said Southwest Quarter;
22 thence Easterly, by an interior angle of 90 degrees 27 minutes, on and along said South line, being
23 also the centerline of St. Joe Center Road, a distance of 94.05 feet to a point situated 1,236.35 feet
24 East of the Southwest corner of said Southwest Quarter said point being also situated 84.45 feet West
25 of the Southeast corner of said West Half; thence Northerly, by an interior angle of 90 degrees 00
26 minutes, a distance of 40.00 feet to the North right-of-way line of said St. Joe Center Road, thence
27 Easterly, by a deflection angle right of 90 degrees 00 minutes and parallel to said South line on and
28 along said North right-of-way line, line being parallel to and 40.00 feet North of said South line, a
29 distance of 85.18 feet to the point of beginning, containing 1.935 acres of land, EXCEPTING
30 THEREFROM the South 30 feet of the West 94.05 feet thereof.

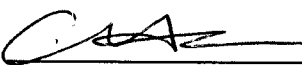
and the symbols of the City of Fort Wayne Zoning Map No. V-38 (Sec. 15 of St. Joseph
Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
Wayne, Indiana is hereby changed accordingly.

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SECTION 2. 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:


Carol T. Helton, City Attorney

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: 1300/12
Bill Number: Z-12-11-17
Council District: 1 – Tom Smith

Introduction Date: November 27, 2012

Plan Commission
Public Hearing Date: December 10, 2012

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

Synopsis of Ordinance: To rezone approximately 1.4 acres of property from R1-Single Family
Residential to RP-Planned Residential

Location: The area is located on the north of the street, at 6641 St. Joe Center Road,
just east of St. Joe Central Elementary School.

Reason for Request: The applicant seeks to construct a 6-unit senior apartment development.

Applicant: HH Construction

Property Owners: Chris and Molly Hartman

Related Petitions: Primary Development Plan, Cottages of St. Joe Center Road

Effect of Passage: Property will be rezoned to the RP-Planned Residential district, which
will allow for single, two-family and multiple family residential
development.

Effect of Non-Passage: The property will remain zoned for single family residential uses.

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Cottages of St. Joe Center Road
 Address 10616 Flutter Road
 City Fort Wayne State Indiana Zip 46835
 Telephone 749-7747 Fax _____ E-mail hhcontracting@aol.com

Property Ownership
 Property Owner Chris and Molly Hartman
 Address 10616 Flutter Road
 City Fort Wayne State Indiana Zip 46835
 Telephone 749-7747 Fax _____ E-mail _____

Contact Person
 Contact Person Greg Roberts-Donovan Engineering, Inc.
 Address 3521 Lake Ave. Ste. 2
 City Fort Wayne State Indiana Zip 46805
 Telephone 424-7418 Fax 424-1918 E-mail greg@donovan-eng.com

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 6641 St. Joe Center Road
 Present Zoning R1 Proposed Zoning RP Acreage to be rezoned 1.87 ac
 Proposed density _____ 5 units per acre
 Township name St. Joseph Township section # 15
 Purpose of rezoning (attach additional page if necessary) Proposed Senior Apartments
 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 contact staff 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.

Chris Hartman x [Signature] 10-18-12
 (printed name of applicant) (signature of applicant) (date)

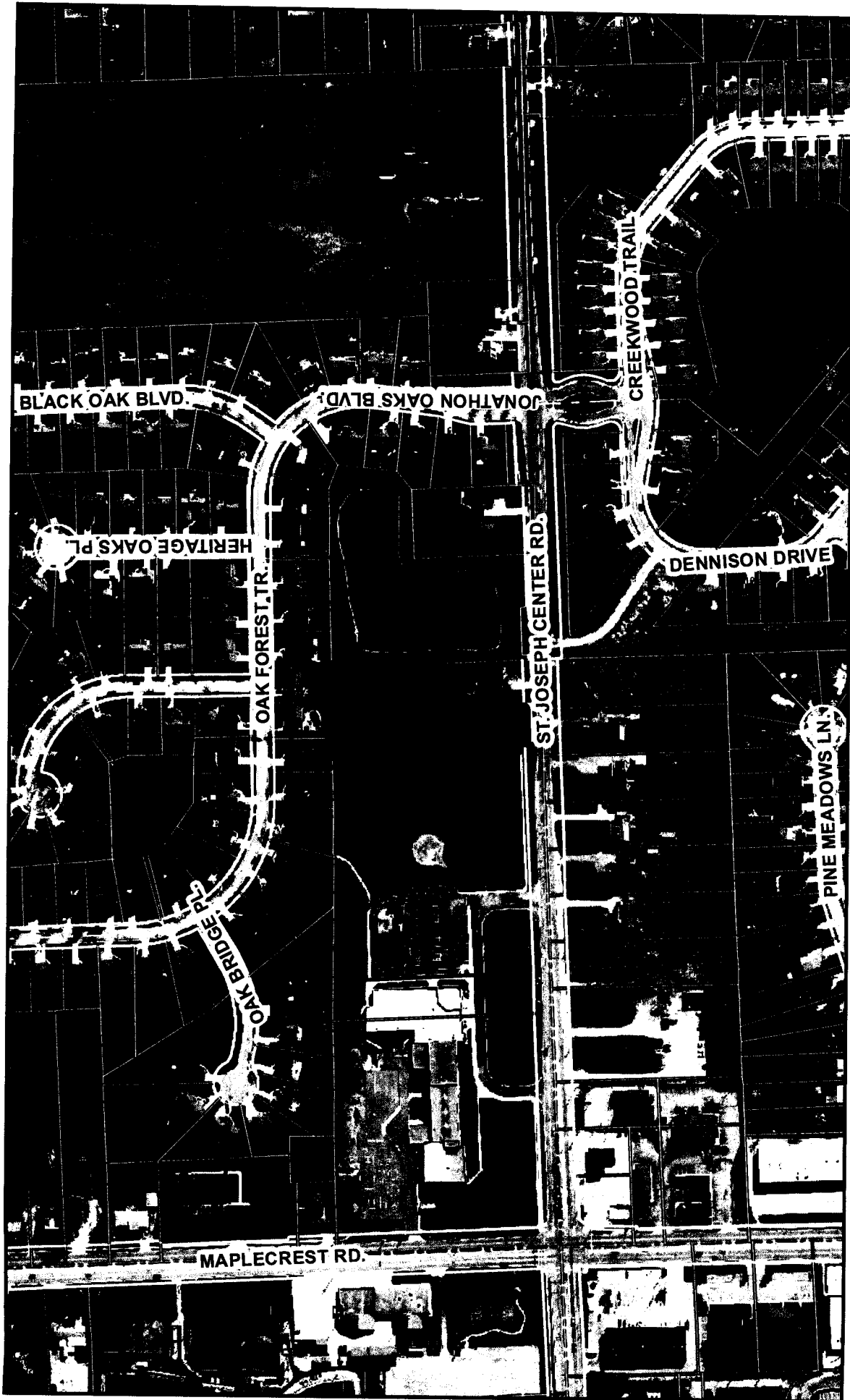
 (printed name of property owner) (signature of property owner) (date)

 (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.
11/7/12	110557	12/10/12	

~~PPP~~
 Rez-2012-044



This map is for representational purposes only - Boundaries identified by bold colored lines represent the general location of the proposed project

Rezoning Petition 1300/12 and Primary Development Plan - The Cottages at St. Joe Center Road



Printed November 14, 2012
 © 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East

Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.





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Rezoning Petition 1300/12 and Primary Development Plan - The Cottages at St. Joe Center Road

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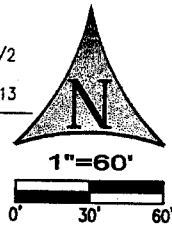
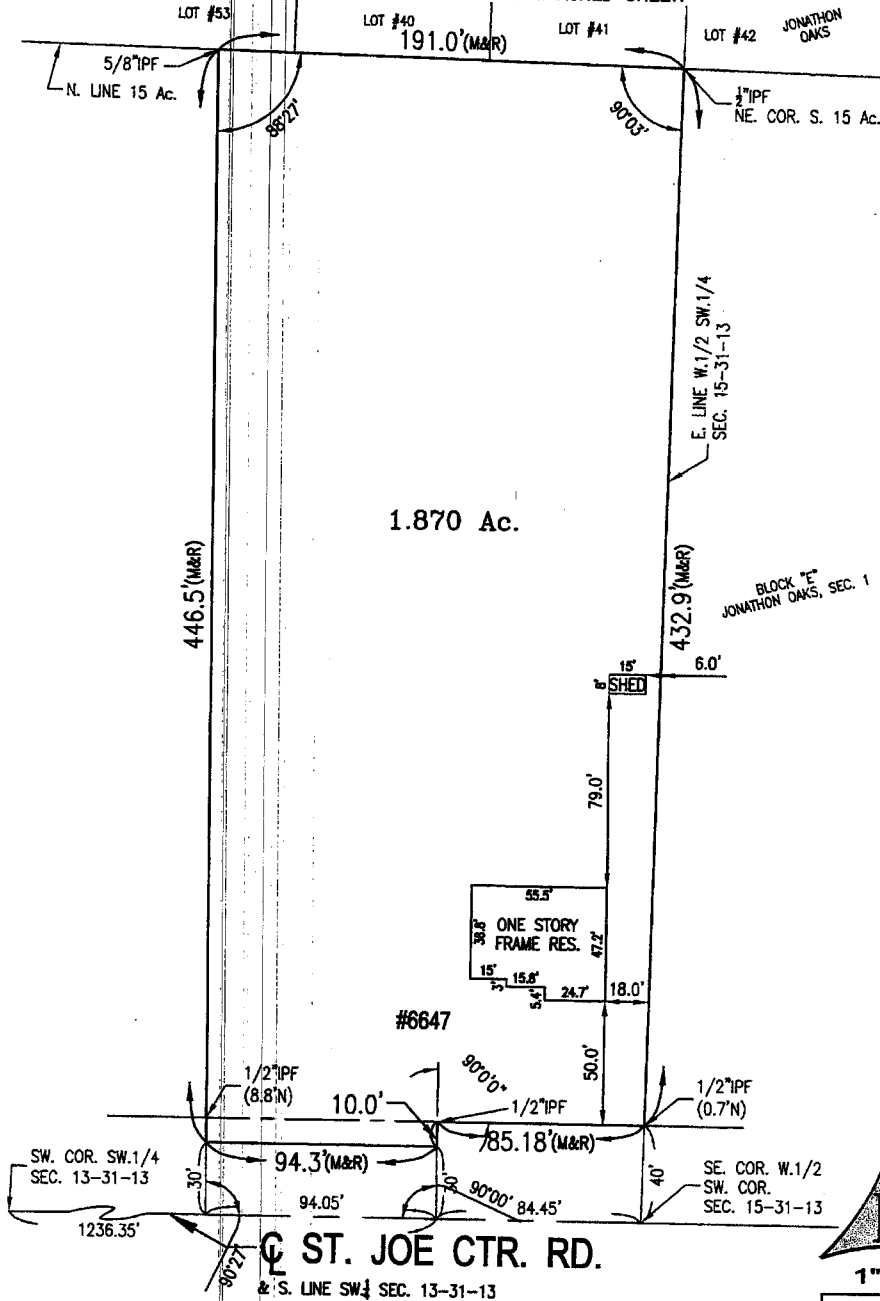
PLAT OF SURVEY

GREGORY L. ROBERTS PLS S0548 IN
 KENNETH W. HARRIS PLS 29500021 IN
 MICHAEL W. HARRIS PLS 21100018 IN

DONOVAN ENGINEERING, INC.
 3521 LAKE AVENUE, SUITE 2
 FORT WAYNE, INDIANA 46805
 260.424.7418
 www.donovan-eng.com

FRANCIS X. MUELLER PLS S0193 IN
 JOHN R. DONOVAN PE, PLS (RETIRED)

The undersigned has made a survey of the real estate located in Allen County, Indiana, as shown and described below. The description of the real estate is as follows: SEE ATTACHED SHEET!



Job No.: 12-
 Job for:

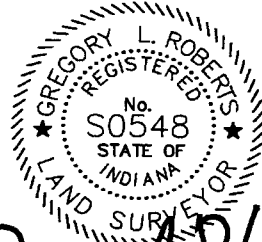
Date: 11-01-12

LEGEND

- IPF Iron Pin (Rebar) Found
- PF Pipe Found
- RRF Railroad Spike Found
- PKF P.K. Nail Found
- MNF Mag Nail Found
- MNS Mag Nail Set
- IPS 5/8" rebar set w/cap stamped "DEI FIRM #0027"
- (M) Measured (P) Platted
- (R) Recorded (C) Calculated

All monuments are at grade except as noted.
 All Property line distances are recorded
 dimensions, except as noted. Monuments found
 have no documented history except as noted.

Date of latest field work:



Gregory L. Roberts
 SHEET 1 OF 2

I hereby certify that this survey was completed under my direct supervision and to the best of knowledge and belief was executed according to the requirements set forth in 865 IAC 1-12.

PLAT OF SURVEY

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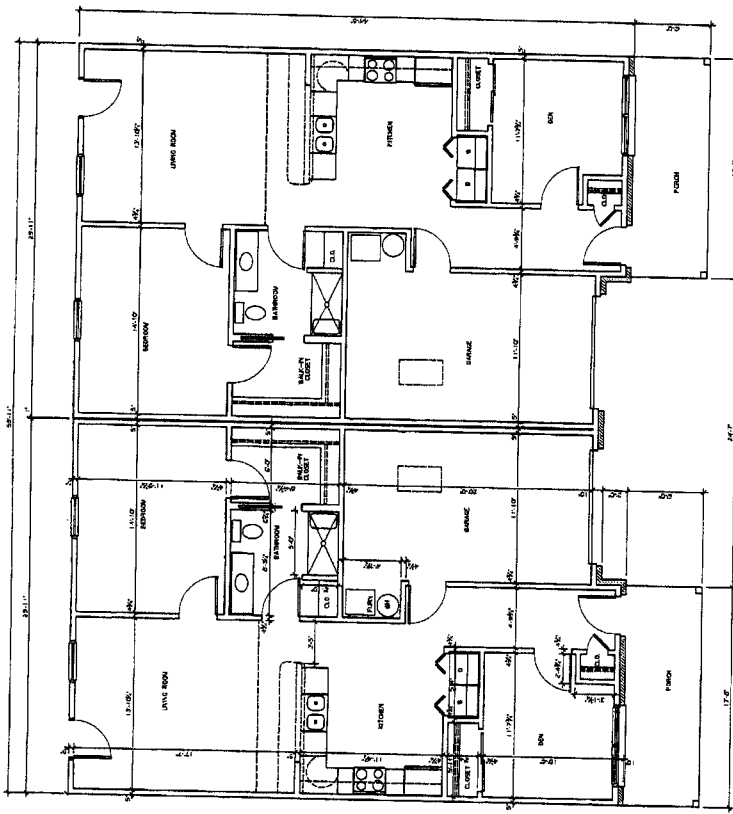
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Date of latest field work:



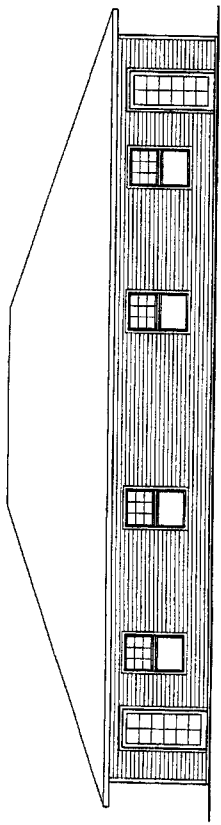
Gregory L. Roberts
 SHEET 2 OF 2

I hereby certify that this survey was completed under my direct supervision and to the best of knowledge and belief was executed according to the requirements set forth in 865 IAC 1-12.

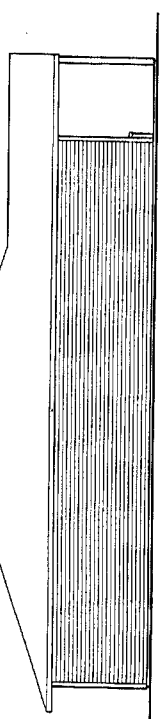


FLOOR PLAN
SCALE: 1/4" = 1'-0"

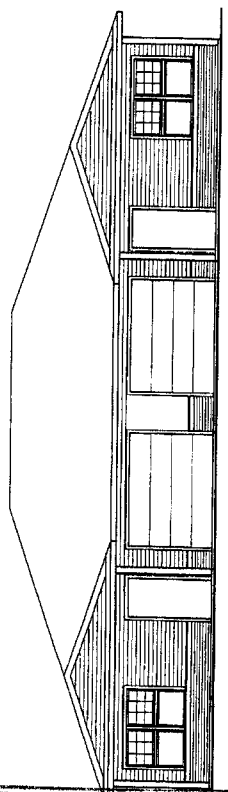
H & H CONSTRUCTION	
4010 W. 10th Street	
OWNER:	CONTRACT NO.:
H & H CONSTRUCTION	1000000000
4010 W. 10th Street	1000000000
MINNEAPOLIS, MN 55412	MINNEAPOLIS, MN 55412
ELECTRICALS & A1.1	



BACK ELEVATION
SCALE: 1/4" = 1'-0"



END ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

RECEIVED
NOV 07 2012
By _____

Read the first time in full and on motion by Bender, and duly adopted, read the second time by title and referred to the Committee on Regulations (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at Room 030 - Council Discussion Garden Level - Citizens Square, Fort Wayne, Indiana, on 11-27-12 the 11:00 o'clock AM, E.S.T.

DATED: 11-27-12

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Bender, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>3</u>	<u>5</u>	_____	<u>1</u>
<u>BENDER</u>	_____	<input checked="" type="checkbox"/>	_____	_____
<u>CRAWFORD</u>	<input checked="" type="checkbox"/>	_____	_____	_____
<u>DIDIER</u>	_____	<input checked="" type="checkbox"/>	_____	_____
<u>HARPER</u>	<input checked="" type="checkbox"/>	_____	_____	_____
<u>HINES</u>	_____	<input checked="" type="checkbox"/>	_____	_____
<u>JEHL</u>	<input checked="" type="checkbox"/>	_____	_____	_____
<u>PADDOCK</u>	_____	<input checked="" type="checkbox"/>	_____	_____
<u>SHOAFF</u>	_____	_____	_____	<input checked="" type="checkbox"/>
<u>SMITH</u>	_____	<input checked="" type="checkbox"/>	_____	_____

DATED: 1-8-12

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as ~~(ANNEXATION)~~ ~~(APPROPRIATION)~~ ~~(GENERAL)~~ ~~(SPECIAL)~~ ~~(ZONING)~~ ORDINANCE (RESOLUTION) NO. _____ on the Eighth day of January, 2012

ATTEST:
Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

SEAL
[Signature]
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the Eleventh day of January, 2012, at the hour of ONE o'clock P. M.E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 11TH day of January, 2013 at the hour of 2:00 o'clock PM, E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR

BILL NO. Z-12-11-17

REPORT OF COMMITTEE ON REGULATIONS

JANUARY 8, 2013

- CHAIR

- CO-CHAIR

ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON _____ REGULATIONS TO WHOM WAS REFERRED AN ORDINANCE AMENDING THE CITY OF FORT WAYNE ZONING MAP NO. V-38 (SEC. 15 OF ST. JOESPH TOWNSHIP). The area is located north of street, at 6641 St. Joe Center Road, just east of St. Joe Central Elementary School. 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

John W. Crawford
[Signature]
[Signature]
[Signature]
[Signature]

Matthew [Signature]
[Signature]
[Signature]
[Signature]
[Signature]

SANDRA E. KENNEDY
CITY CLERK