

1 **#1301**

2 **BILL NO. Z-12-11-18**

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5 **ZONING MAP ORDINANCE NO. Z- 2-13**

6 **AN ORDINANCE amending the City of Fort Wayne**
7 **Zoning Map No. O-03 (Sec. 12 of Wayne 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 R3
11 (Multiple Family Residential) District under the terms of Chapter 157 Title XV of the Code of
12 the City of Fort Wayne, Indiana:

13 1420 East Creighton Avenue Legal Description:

The East 16 feet of Lot Number 52 and the West 16 feet of Lot number 53 in Col. Reed's Addition to the City of Fort Wayne, Allen County, Indiana, according to the recorded plat thereof. ¶

14 together with:

15 1424 East Creighton Avenue Legal Description:

The East 32 feet of Lot 53 and the West 4 feet of Lot 54 in Col. Reed's Addition to the City of Fort Wayne, Allen County, Indiana.

16 together with:

17 1430 East Creighton Avenue Legal Description:

18 The East 46 feet of Lot 54 in Col. Reed's Addition to the City of Fort Wayne, subject to all encroachments and easements, visible or of record, and to all restrictions, conditions and limitations of record.

19 together with:

20 1504 East Creighton Avenue Legal Description:

21 Lot 55 and the West 4 feet of Lot 56 in Col. Reed's Addition to the City of Fort Wayne, Allen County, Indiana.

22 together with:

23 1503 Hurd Street Legal Description:

24 The West 37 feet of Lot number 42 in Col. Reed's Addition to the City of Fort Wayne, Allen County, Indiana, according to the recorded plat thereof.

25 together with:

26 1505 Hurd Street Legal Description:

27 The East 9 feet of Lot 42 and the West 18 feet of Lot number 41 in Col. Reed's Addition to the City of Fort Wayne, Allen County, Indiana, according to the recorded plat thereof.

28 together with:

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1507 Hurd Street Legal Description:

The East 22 feet of the West 40 feet of Lot number 41 of Col. Reed's Addition to the City of Fort Wayne, Allen County, Indiana.

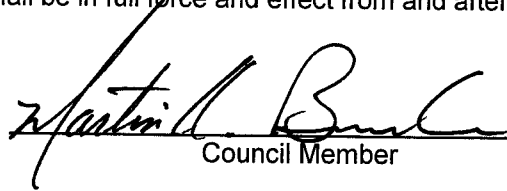
together with:

1509 Hurd Street Legal Description:

The West 34 feet of Lot number 40 and the East 6 feet of Lot number 41 in Col. Reed's Addition to the City of Fort Wayne, Allen County, Indiana, according to the recorded plat thereof, recorded in the Office of the Recorder of Allen County, Indiana.


and the symbols of the City of Fort Wayne Zoning Map No. O-03 (Sec. 12 of Wayne 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. 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

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 _____, the _____ day of _____, 2012, at _____ o'clock _____ M., 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>8</u>	<u>---</u>	<u>---</u>	<u>1</u>
<u>BENDER</u>	<u>✓</u>	<u>---</u>	<u>---</u>	<u>---</u>
<u>CRAWFORD</u>	<u>✓</u>	<u>---</u>	<u>---</u>	<u>---</u>
<u>DIDIER</u>	<u>✓</u>	<u>---</u>	<u>---</u>	<u>---</u>
<u>HARPER</u>	<u>✓</u>	<u>---</u>	<u>---</u>	<u>---</u>
<u>HINES</u>	<u>✓</u>	<u>---</u>	<u>---</u>	<u>---</u>
<u>JEHL</u>	<u>✓</u>	<u>---</u>	<u>---</u>	<u>---</u>
<u>PADDOCK</u>	<u>✓</u>	<u>---</u>	<u>---</u>	<u>---</u>
<u>SHOAFF</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>✓</u>
<u>SMITH</u>	<u>✓</u>	<u>---</u>	<u>---</u>	<u>---</u>

DATED: 1-8-13

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. 2-2-13 on the Eight day of January, 2013

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 Eight day of January, 2013 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 1 M., E.S.T.

[Signature]
THOMAS C. HENRY, MAYOR

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: 1301/12
Bill Number: Z-12-11-18
Council District: 6 – Glynn Hines

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 1.2 acres of property from R2-Attached Single
Family and Two-Family Residential to R3-Multiple Family Residential

Location: The areas include 1420 through 1504 East Creighton, on the east and west
corners of the intersection with Reed Street, and 1503 through 1509 Hurd
Street, on the east side of Reed Street.

Reason for Request: The applicant seeks to construct attached townhomes as part of the
Villages of Hanna project, a revitalization program for the former Eden
Green housing development.

Applicant: Millennia Housing Development, Ltd.

Property Owners: Housing and Neighborhood Development Services, Inc., City of Fort
Wayne

Related Petitions: none (Primary Development Plan to be submitted for January hearing)

Effect of Passage: Property will be rezoned to the R3-Multiple Family Residential district,
which will allow for the redevelopment of these sites with new attached
townhomes.

Effect of Non-Passage: The property will remain zoned for attached single family and two-family
residential uses. The housing density needed for the tax credits to fund
this project will not be attainable without rezoning to the R3 district.

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant LINDSAY HILL
 Address 8111 ROCKSIDE ROAD
 City VALLEY VIEW State OH Zip 44125
 Telephone 216.520.1250 Fax 216.447.9646 E-mail LHILL@MHMLTD.COM

Property Ownership
 Property Owner CITY OF FORT WAYNE
 Address 200 E. BERRY STREET
 City FORT WAYNE State IN Zip 46802
 Telephone 260.449.7607 Fax 260.449.7682 E-mail _____

Contact Person
 Contact Person VALERIE GARRITY
 Address 8111 ROCKSIDE ROAD
 City VALLEY VIEW State OH Zip 44125
 Telephone 216.520.1250 Fax 216.447.9646 E-mail VGARRITY@MHMLTD.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 PLEASE SEE ATTACHED
 Present Zoning R2 Proposed Zoning R3 Acreage to be rezoned App. 1.2 ac
 Proposed density _____ units per acre
 Township name * Wayne Township section # 12
 Purpose of rezoning (attach additional page if necessary) PROPOSED MULTIFAMILY DEVELOPMENT
 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.

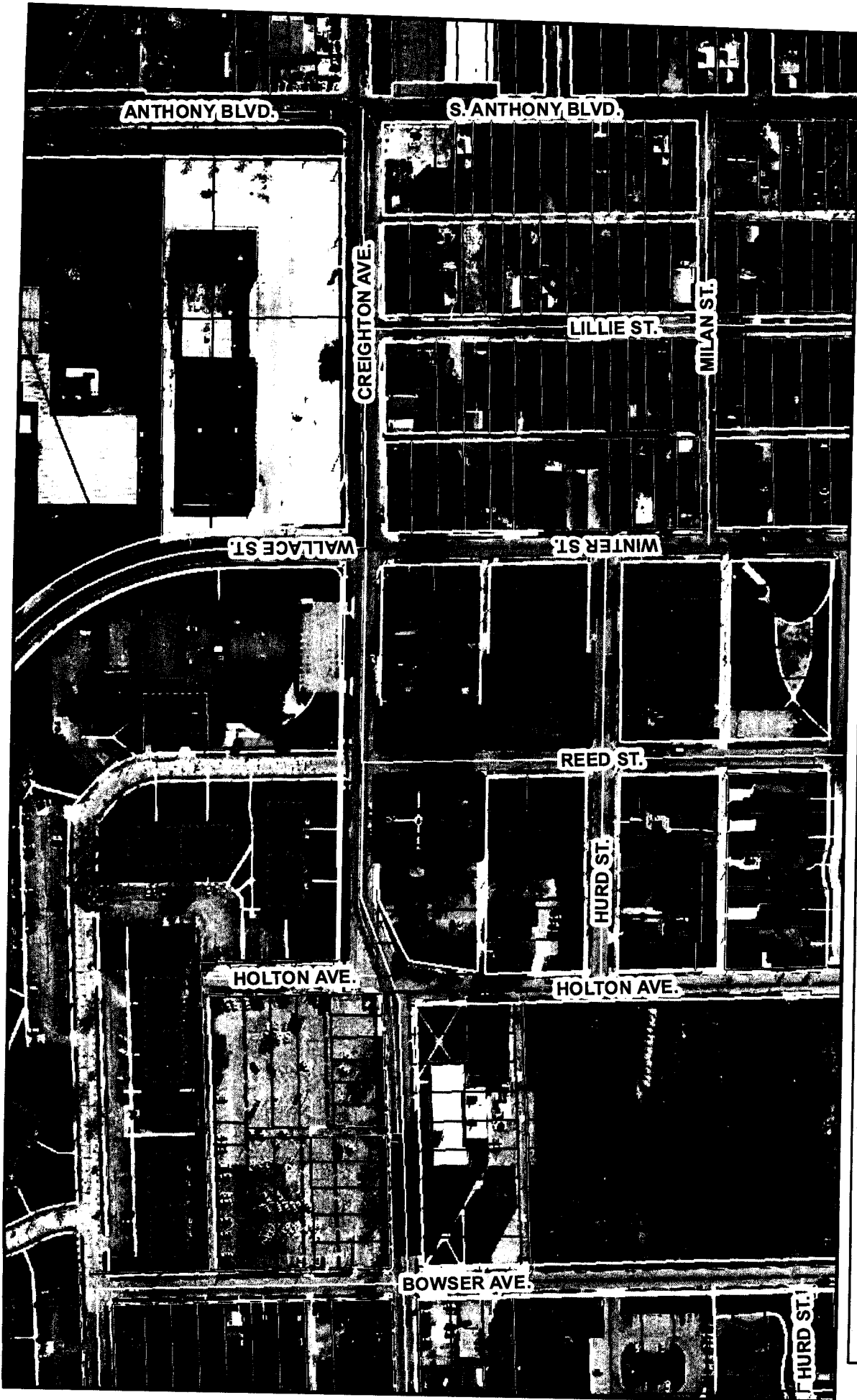
LINDSAY A. HILL Lindsay A. Hill 11/15/2012
 (printed name of applicant) (signature of applicant) (date)
City of Fort Wayne _____
 (printed name of property owner) (signature of property owner) (date)

 (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.
11/16/12	110275	12/10/12	1301/12

Street Number	Street		PIN
1420	E Creighton	Ave	02-12-12-429-002.000-074
1424	E Creighton	Ave	02-12-12-429-003.000-074
1430	E Creighton	Ave	02-12-12-429-004.000-074
1504	E Creighton	Ave	02-12-12-430-001.000-074
1503	Hurd	St	02-12-12-430-009.000-074
1505	Hurd	St	02-12-12-430-010.000-074
1507	Hurd	St	02-12-12-430-011.000-074
1509	Hurd	St	02-12-12-430.012.000-074



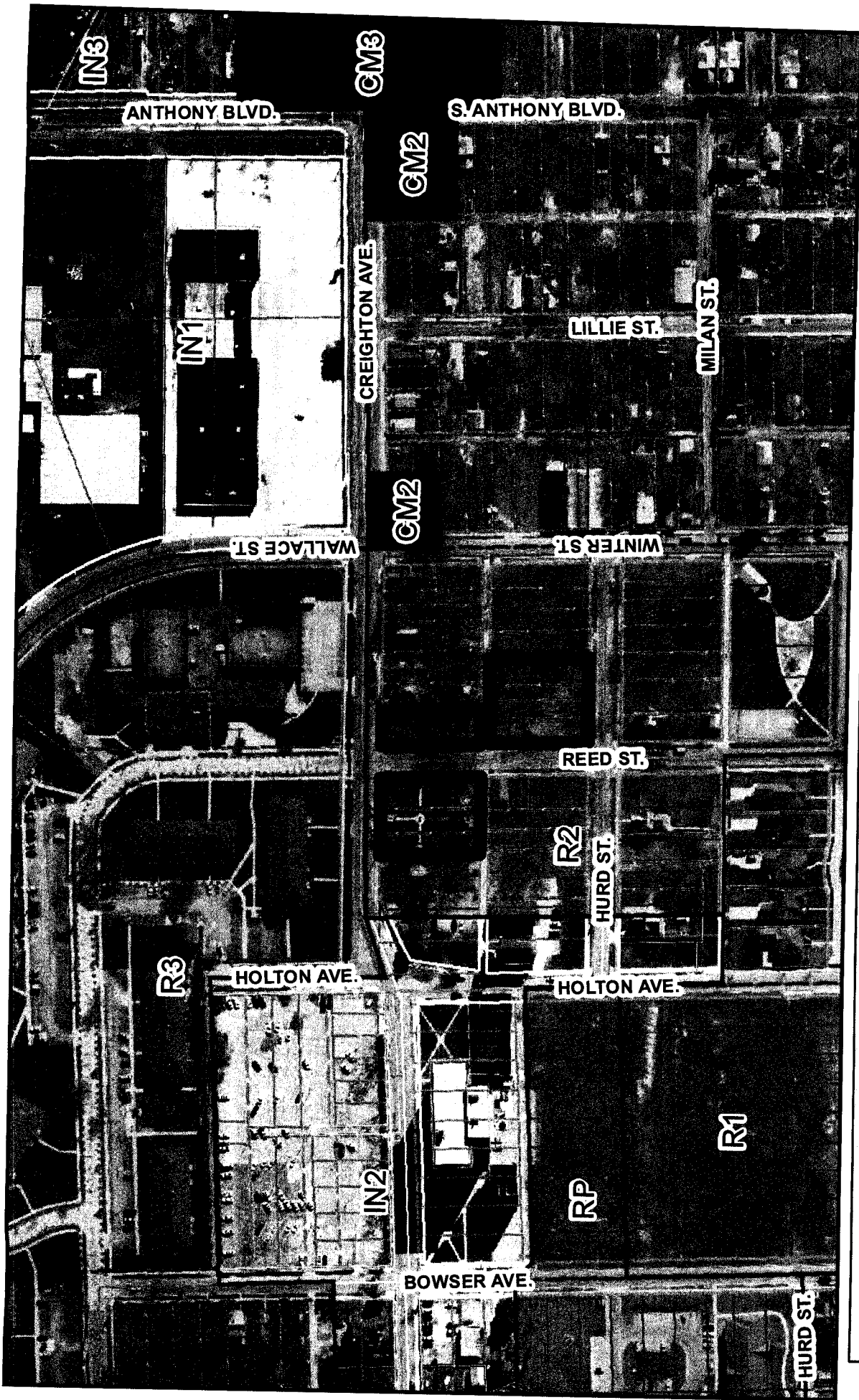
This map is for representational purposes only - Boundaries identified by bold colored lines represent the general location of the proposed project

Rezoning Petition 1301/12

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

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 1301/12

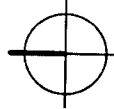
Printed November 14, 2012
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 Photo Spring 2006 / Contour 1999

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TOWNHOUSE AMENITIES:

- LIGHTED PARKING LOTS (WITH SECURITY MONITORING OPTION)
- DUMPSTER/RECYCLING ENCLOSURE
- RE-USE OF EXISTING UTILITIES
- INFRASTRUCTURE, WHERE POSSIBLE
- INDIVIDUAL FRONT/REAR ENTRANCES WITH SECURITY SYSTEM
- FRONT PORCHES WITH POSTERHANDRAILS AND PHOTO CELL LIGHT FIXTURES
- REAR CONCRETE PATIO WITH STORAGE/SEENING AND MOTION DETECTOR LIGHTING
- SLAB-ON-GRADE CONSTRUCTION WITH 2x6 STUD WALLS AND R21 INSULATION
- ENERGY-EFFICIENT TOWNHOUSE HVAC, INCLUDING CENTRAL AIR-CONDITIONING ENERGY STAR WINDOWS AND LIGHTING PACKAGE
- LOW-FLOW PLUMBING FIXTURES
- RECYCLED-CONTENT HIGH-DURABILITY FINISHES
- ACCESSIBILITY UPGRADES FOR SELECTED ONE-STORY UNITS



SITE PLAN

1" = 40'-0"



PRELIMINARY
NOT FOR
CONSTRUCTION

DATE: 11/15/12

INFILL LOT SITE PLAN - REED & HURD

Project #: 4-0547

VILLAGES OF CREIGHTON

MILLENNIA HOUSING DEVELOPMENT, LTD.
CITY OF FT. WAYNE, INDIANA

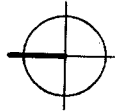


PR-16

BOOKER, THE KING
Architecture & Engineers
310 Myers Avenue
Mishawaka, IN 46540
P 231.722.1407
F 231.722.1259

TOWNHOUSE AMENITIES:

- LIGHTED PARKING LOTS (WITH SECURITY MONITORING OPTION)
- DUMPER/RECYCLING ENCLOSURE
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SITE PLAN

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INFILL LOT SITE PLAN - GREEN & BOWSER

THE VILLAGES OF HANNA (FORMERLY EDEN GREEN)

Project #: 4-0547

MILLENNIA HOUSING DEVELOPMENT, LTD.
CITY OF FT. WAYNE, INDIANA

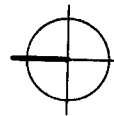
PR-14

M Millennia
RESIDENTIAL DEVELOPMENT, LTD.

DATE: 11/15/12
ROCKUR THE KING
Architect & Engineer
318 Main Avenue
Mishawaka, IN 46540
P 231.721.3407
F 231.721.7589

TOWNHOUSE AMENITIES:

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INFILL LOT SITE PLAN - REED & CREIGHTON

Project #: 4-0547

THE VILLAGES OF HANNA (FORMERLY EDEN GREEN)
MILLENNIA HOUSING DEVELOPMENT, LTD.
CITY OF FT. WAYNE, INDIANA



PR-15

HOOKER, DE JONG
Architect & Engineer
316 Morris Avenue
Madison, NJ 07040
P: 201.722.1347
F: 201.722.1589

BILL NO. Z-12-11-18

REPORT OF COMMITTEE ON REGULATIONS

JANUARY 8, 2013

- CHAIR

- CO-CHAIR

ALL COUNCIL MEMBERS

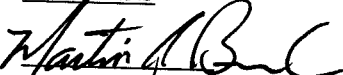

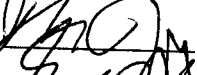
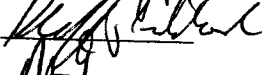

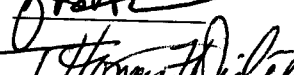
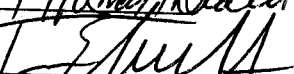
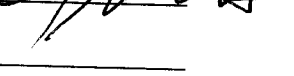
WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS REFERRED AN
ORDINANCE AMENDING THE CITY OF FORT WAYNE ZONING MAP NO. O-03
(SEC. 12 OF WAYNE TOWNSHIP). The areas include 1420 through 1504
East Creighton, on the east and west corners of the intersection
with Reed Street, and 1503 through 1509 Hurd Street, on the east
side of Reed Street. 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

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SANDRA E. KENNEDY
CITY CLERK