

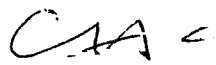
1 and the symbols of the City of Fort Wayne Zoning Map No. U-34 (Sec. 21 of St. Joseph
2 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
3 Wayne, Indiana is hereby changed accordingly.

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

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9 Council Member

10 APPROVED AS TO FORM AND LEGALITY:

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12 Carol T. Helton, 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-2013-0045
Bill Number: Z-13-04-13
Council District: 1 – Tom Smith

Introduction Date: April 23, 2013

Plan Commission
Public Hearing Date: May 13, 2013

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

Synopsis of Ordinance: To rezone approximately 13.32 acres of property from R1-Single Family
Residential to RP-Planned Residential

Location: On the west side of the 5400 to 5500 blocks of Maplecrest Road.

Reason for Request: To allow for the development of a 95-unit apartment complex.

Applicant: Redwood Acquisition, LLC

Property Owners: Michael and Stephen Hallien

Related Petitions: Primary Development Plan, Maplecrest Luxury Apartments

Effect of Passage: Property will be rezoned to RP-Planned Residential which will allow the
development of multi-family housing.

Effect of Non-Passage: The property will remain zoned R1-Single Family Residential. The property
may develop with single-family housing and other permitted uses within the
district.

**Department of Planning Services
Rezoning Petition Application**

Applicant Applicant Redwood Acquisition, LLC
 Address 23775 Commerce Park Drive, Ste. 7
 City Beachwood State OH Zip 44122
 Telephone 216-360-4441 Fax 216-360-9443 E-mail

Property Ownership Property Owner Michael C. and Steven J. Hallien
 Address 5325 Maplecrest Road
 City Fort Wayne State IN Zip 46835
 Telephone Fax E-mail

Contact Person Contact Person Michael C. Moellering/Robert C. Kruger
 Address 200 East Main Street, Ste. 1000
 City Fort Wayne State IN Zip 46802
 Telephone 260-426-1300 Fax 260-422-2722 E-mail rkruger@burtblee.com

All staff correspondence will be sent only to the designated contact person.

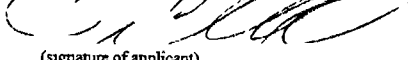
Allen County Planning Jurisdiction City of Fort Wayne Planning Jurisdiction
 Address of the property 5501 Maplecrest Road, Fort Wayne, IN 46835
 Present Zoning RI Proposed Zoning RP Acreage to be rezoned approx. 13.39
 Proposed density units per acre
 Township name St. Joseph Township section # 21
 Purpose of rezoning (attach additional page if necessary) To allow for development of multi-unit residential neighborhood.

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.

By: Dave Conwill  4/2/13
 (printed name of applicant) (signature of applicant) (date)

Michael C. Hallien
 (printed name of property owner) (signature of property owner) (date)

Steven J. Hallien
 (printed name of property owner) (signature of property owner) (date)

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

Received 4/3/13 Receipt No 111157 Hearing Date 5/13/13 Petition No RCZ-2013-0045

**Department of Planning Services
Rezoning Petition Application**

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 Applicant Redwood Acquisition, LLC
 Address 23775 Commerce Park Drive, Ste. 7
 City Beachwood State OH Zip 44122
 Telephone Fax E-mail

Property Ownership
 Property Owner Michael C. and Steven J. Hallien
 Address 5325 Maplecrest Road
 City Fort Wayne State IN Zip 46835
 Telephone Fax E-mail

Contact Person
 Contact Person Michael C. Moellering/Robert C. Kruger
 Address 200 East Main Street, Ste. 1000
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 Telephone 260-426-1300 Fax 260-422-2722 E-mail rikruger@burtblee.com

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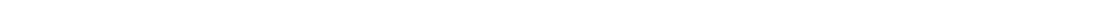
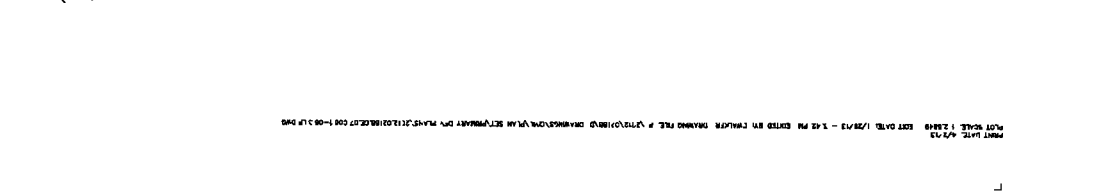
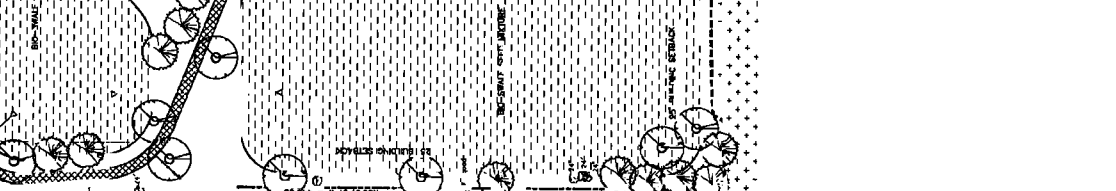
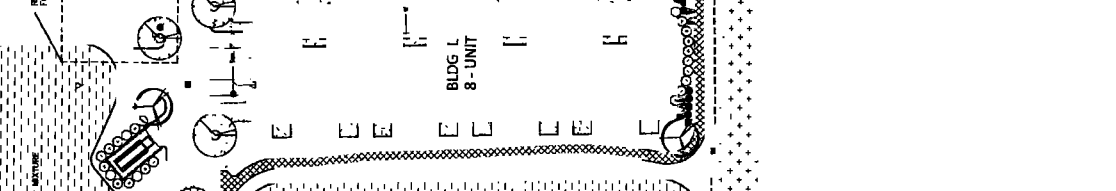
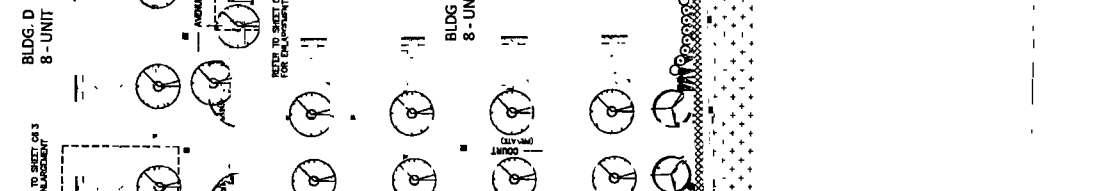
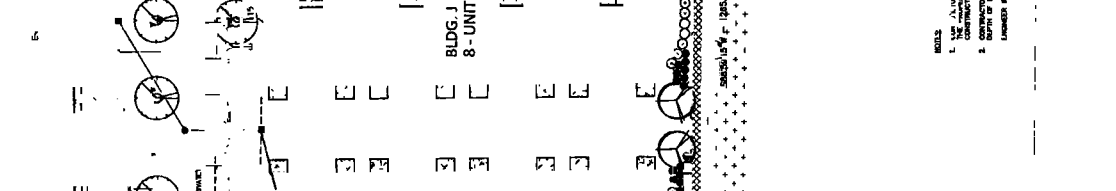
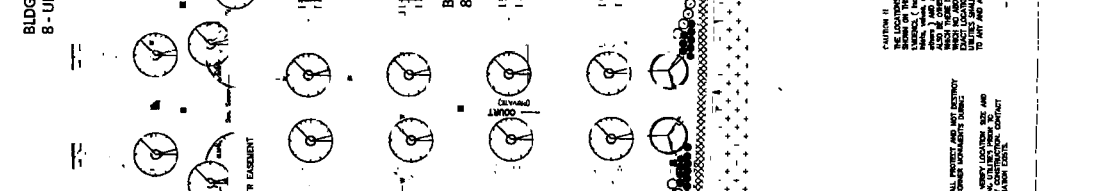
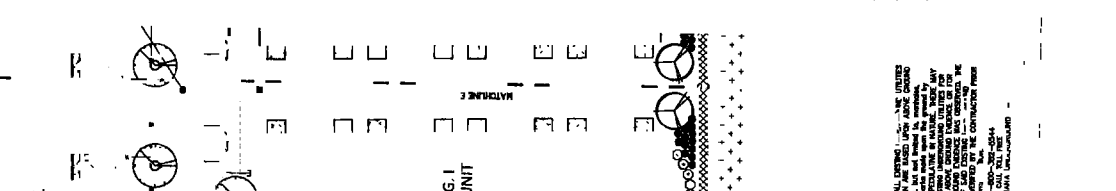
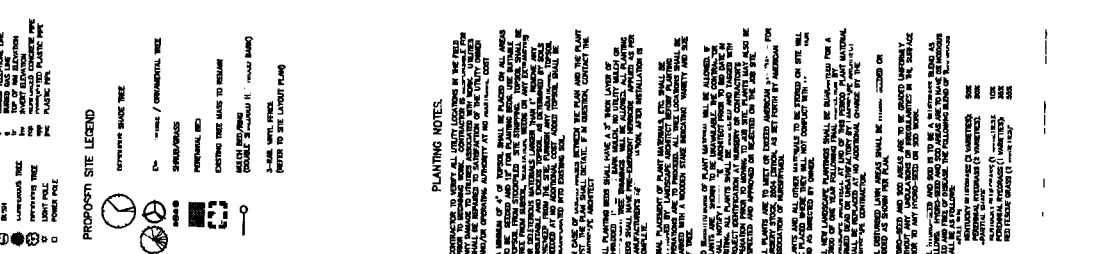
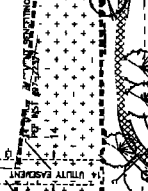
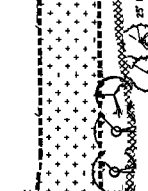
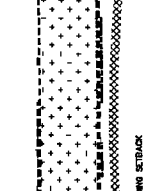
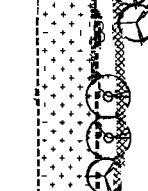
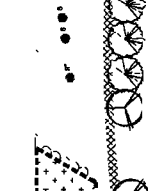
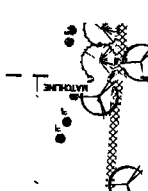
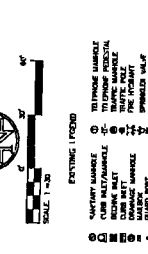
Request
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 Sewer provider City of Fort Wayne Water provider City of Fort Wayne

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By:
 (printed name of applicant) (signature of applicant) (date)
 Michael C. Hallien *Michael C. Hallien* 4/2/2013
 (printed name of property owner) (signature of property owner) (date)
 Steven J. Hallien *Steven J. Hallien* 4-2-13
 (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.
 4/3/13 111157 5/13/13
 REZ-2013-0045





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

Rezoning Petition REZ-2013-0045 and Primary Development Plan - Maplecrest Luxury Apartments

Printed April 19, 2011
 © 2011 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System Indiana F-4
 Peoria, Spring 2008. Contour: 1999



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 therein and disclaims any and all liability resulting from any error or omission in this map.

Public Hearing Date, if applicable

Read the first time in full and on motion by Councilman *Glynn Hines*
Read the second time by title and referred to the *Regulations Committee*
Committee. Read the third time in full and on motion by Councilman
Glynn Hines, placed on passage by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	8			1
BENDER				✓
CRAWFORD	✓			
DIDIER	✓			
HARPER	✓			
HINES	✓			
JEHL	✓			
PADDOCK	✓			
SHOAFF	✓			
SMITH	✓			

DATED:

6-25-13

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. *2-13-13* on the *25th* day of
June, 2013

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

Thomas F. Didier
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the *26th* day
of *June*, 2013, at the hour of *4:00* o'clock *P.M.* . E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this *27th* day of *June*
2013, at the hour of *10:30* o'clock *AM* . E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR

BILL NO. Z-13-04-13

REPORT OF COMMITTEE ON REGULATIONS

JUNE 25, 2013

**GLYNN HINES – CHAIR
RUSSELL JEHL – 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. U-34 (Sec. 21 of St. Joseph Township). The property is located on the West side of 5400 to 5500 blocks of Maplecrest Road. 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

[Handwritten signatures and initials under "DO PASS"]

SANDRA E. KENNEDY
CITY CLERK