

1 #REZ-2013-0089

2 BILL NO. Z-13-08-21

3 ZONING MAP ORDINANCE NO. Z-17-13

4 AN ORDINANCE amending the City of Fort Wayne  
5 Zoning Map No. K-50 (Sec. 10 of Washington Township)

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

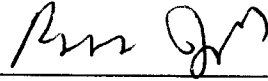
8 SECTION 1. That the area described as follows is hereby designated An RP  
9 (Planned Residential) District under the terms of Chapter 157 Title XV of the Code of the  
10 City of Fort Wayne, Indiana:

11 Part of the Northeast quarter, Section 10, Township 31 North, Range 12 East in Allen  
12 County, by metes and bounds described as follows, to-wit:

13 Commencing on the North line of said quarter section at a point situated 383 feet East of  
14 the North quarter corner of said section; thence East on the North line of said quarter  
15 section, a distance of 1920 feet to a point situated 4 chains West of the Northeast corner of  
16 said section; thence South and parallel to the East line of said quarter section 659.4 feet to  
17 the Southeast corner of the Louisa Garber Lot in the plat of the subdivision of the Estate of  
18 Thomas Badiac as recorded in Deed Record 108, pages 17-21; thence West on the South  
19 line of said Louisa Garber Lot and coincident with the North line of Beverly Heights Addition  
20 as recorded in Plat Book 11, pages 16-17 in the office of the Recorder of said county, a  
21 distance of 2162.5 feet to point situated 152 feet East of the centerline of the public  
22 highway known as the Lima Road; thence North and parallel to the said road center line a  
23 distance of 329.6 feet: thence East and parallel to the South line of said Louisa Garber Lot, a  
24 distance of 231 feet to a point 330 feet East of the East line of right-of-way of the former  
25 Toledo Chicago Interurban Railway; thence North and parallel to the aforesaid right-of-way  
26 line 334 feet to point of beginning; containing 30.94 acres of land.

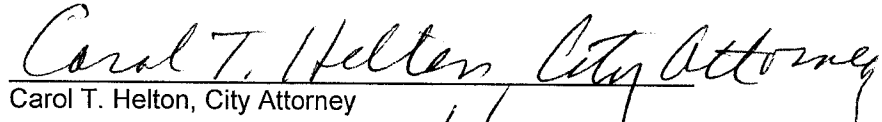
27 and the symbols of the City of Fort Wayne Zoning Map No. K-50 (Sec. 10 of Washington  
28 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort  
29 Wayne, Indiana is hereby changed accordingly.  
30

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

3 

4 Council Member

5 APPROVED AS TO FORM AND LEGALITY:

6   
7 Carol T. Helton, City Attorney

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

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**Department of Planning Services**

Title of Ordinance: Zoning Map Amendment  
Case Number: REZ-2013-0089  
Bill Number: Z-13-08-21  
Council District: 3 – Tom Didier

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Introduction Date: August 27, 2013

Plan Commission  
Public Hearing Date: September 9, 2013

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

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Synopsis of Ordinance: To rezone approximately 32.25 acres of property from R1-Single Family  
Residential to RP-Planned Residential

Location: Within the 1200 to 1600 blocks, on the south side of West Wallen Road, just  
east of the AutoZone at the Wallen Road and Lima Road intersection.

Reason for Request: This petition is requested to allow the development of a 20-building, 145-unit  
apartment complex.

Applicant: Redwood Acquisition, LLC

Property Owners: Louis W. and Joyce J. Lohrman, co-trustees

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Related Petitions: Primary Development Plan for Atrium Village, an apartment complex

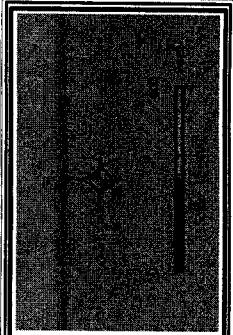
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Effect of Passage: Property will be rezoned RP-Planned Residential which will allow the  
property to develop with single, two-family or multi-family residential  
projects.

Effect of Non-Passage: The property will remain zoned R1-Single Family Residential which will  
allow the permitted uses in that district, which do not include multiple family  
developments.



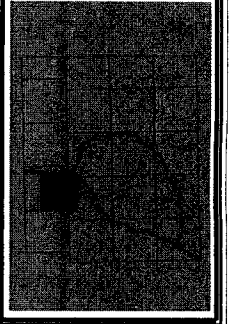
This map is for representational purposes only - Boundaries identified by bold colored lines represent the general location of the proposed project

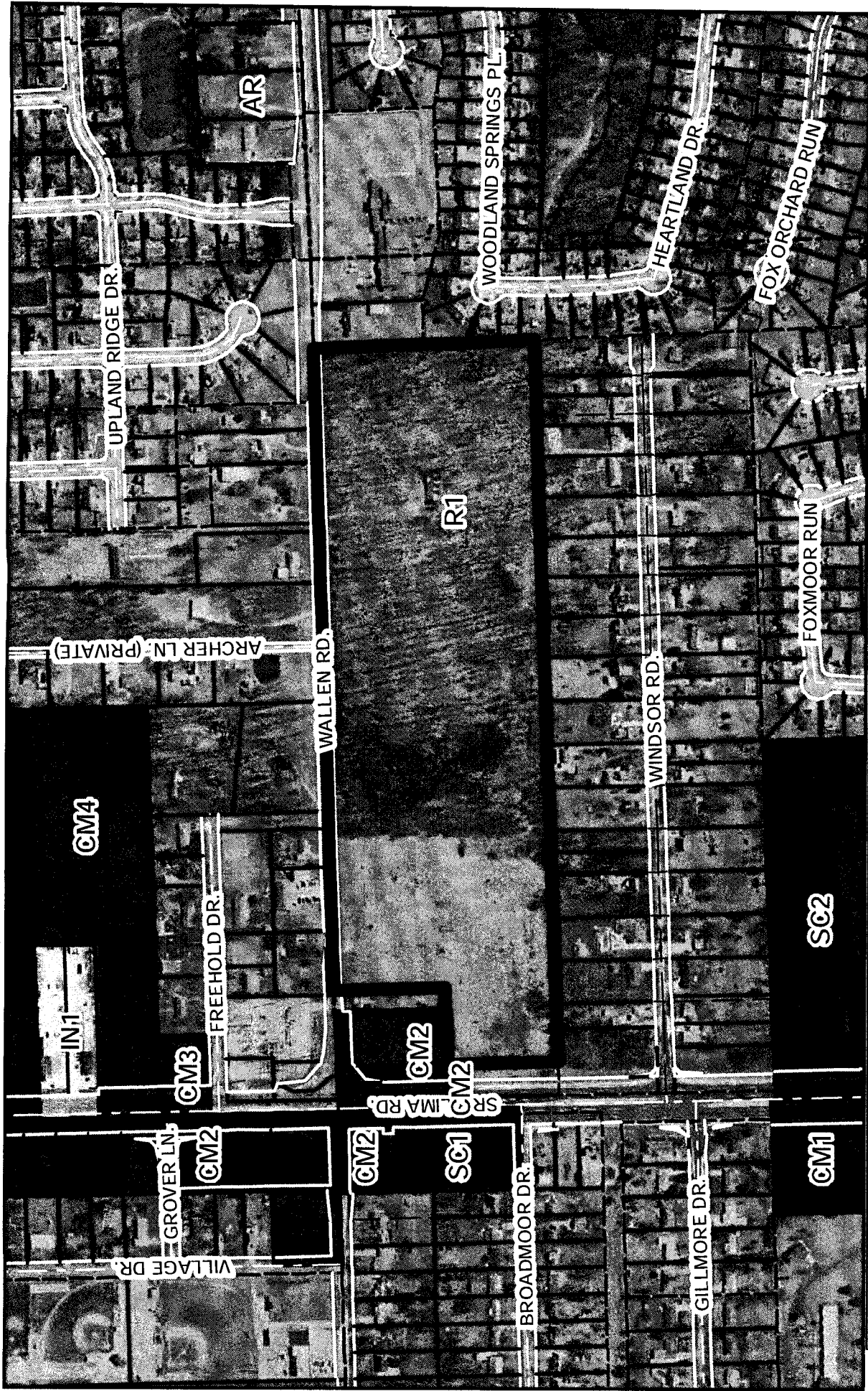


Rezoning Petition REZ-2013-0089 and Primary Development Plan - Atrium Village

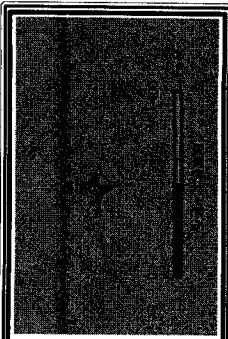
Printed: August 09, 2013  
 © 2004 Board of Commissioners of the County of Allen  
 North American Datum 1983  
 State Plane Coordinate System, Indiana East

Photos Spring 2006 / Contours: 1999  
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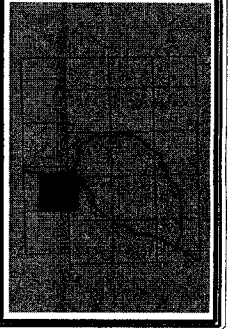


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**Rezoning Petition REZ-2013-0089 and Primary Development Plan - Atrium Village**

Printed: August 05, 2013  
 © 2004 Board of Commissioners of the County of Allen  
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 State Plane Coordinate System, Indiana East  
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**Department of Planning Services  
Rezoning Petition Application**

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

**Property Ownership**  
 Property Owner Louis W. Lohrman and Joyce J. Lohrman, co-trustees  
 Address 4225 W. Till Road  
 City Fort Wayne State IN Zip 46818  
 Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

**Contact Person**  
 Contact Person Michael C. Moellering/Robert C. Kruger  
 Address 200 E. Main Street, Suite 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.*

**Request**  
 Allen County Planning Jurisdiction  City of Fort Wayne Planning Jurisdiction  
 Address of the property 1225 W. Wallen Road, Fort Wayne, IN 46825  
 Present Zoning R1 Proposed Zoning RP Acreage to be rezoned 32.25  
 Proposed density \_\_\_\_\_ units per acre  
 Township name \* Washington Township section # 7  
 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 plans/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.*

Redwood Acquisition, LLC BY: [Signature] 7/8/13  
 (printed name of applicant) (signature of applicant) (date)  
Louis W. Lohrman [Signature] 8-5-2013  
 (printed name of property owner) CO-trustee (signature of property owner) (date)  
Joyce J. Lohrman [Signature] 8-5-2013  
 (printed name of property owner) CO-trustee (signature of property owner) (date)  
 \_\_\_\_\_ (printed name of property owner) \_\_\_\_\_ (signature of property owner) \_\_\_\_\_ (date)

Received	Receipt No.	Hearing Date	Petition No.
8/7/13	112628	9/9/13	

12-02-2013-0089

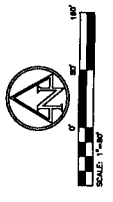
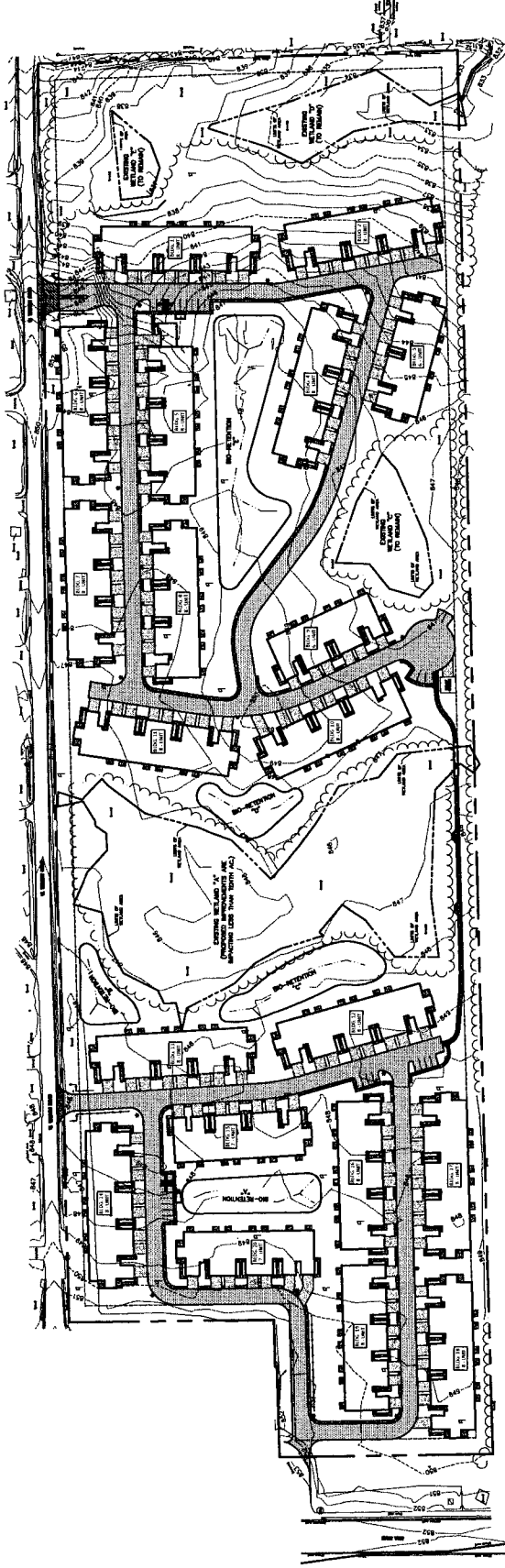


DEVELOPMENT STANDARDS	
TOTAL 2 BEDROOM UNITS =	154
TOTAL 3 BEDROOM UNITS =	24
TOTAL 4 BEDROOM UNITS =	24
TOTAL 5 BEDROOM UNITS =	24
TOTAL 6 BEDROOM UNITS =	24
TOTAL 7 BEDROOM UNITS =	24
TOTAL 8 BEDROOM UNITS =	24
TOTAL 9 BEDROOM UNITS =	24
TOTAL 10 BEDROOM UNITS =	24
TOTAL 11 BEDROOM UNITS =	24
TOTAL 12 BEDROOM UNITS =	24
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TOTAL 97 BEDROOM UNITS =	24
TOTAL 98 BEDROOM UNITS =	24
TOTAL 99 BEDROOM UNITS =	24
TOTAL 100 BEDROOM UNITS =	24

PHASE II (67 UNITS)	
8 UNIT BUILDING =	7
7 UNIT BUILDING =	2
6 UNIT BUILDING =	2
5 UNIT BUILDING =	2
4 UNIT BUILDING =	2
3 UNIT BUILDING =	2
2 UNIT BUILDING =	2
1 UNIT BUILDING =	2
TOTAL PHASE II UNITS =	20
TOTAL PHASE II GARAGES =	12
TOTAL PHASE II SHARPOUN UNITS =	12

PHASE I (67 UNITS)	
8 UNIT BUILDING =	9
7 UNIT BUILDING =	2
6 UNIT BUILDING =	2
5 UNIT BUILDING =	2
4 UNIT BUILDING =	2
3 UNIT BUILDING =	2
2 UNIT BUILDING =	2
1 UNIT BUILDING =	2
TOTAL PHASE I UNITS =	84
TOTAL PHASE I GARAGES =	18
TOTAL PHASE I SHARPOUN UNITS =	18

SITE INFORMATION	
AREA =	508,435
TOTAL UNITS =	154
TOTAL GARAGES =	154
TOTAL SHARPOUN UNITS =	154
TOTAL PHASE I UNITS =	84
TOTAL PHASE II UNITS =	20
TOTAL PHASE I GARAGES =	18
TOTAL PHASE II GARAGES =	12
TOTAL PHASE I SHARPOUN UNITS =	18
TOTAL PHASE II SHARPOUN UNITS =	12
TOTAL PHASE I PARKING SPACES =	102
TOTAL PHASE II PARKING SPACES =	24
TOTAL PHASE I ACCESSIBLE PARKING SPACES =	10
TOTAL PHASE II ACCESSIBLE PARKING SPACES =	2
TOTAL PHASE I TOTAL PARKING SPACES =	112
TOTAL PHASE II TOTAL PARKING SPACES =	26
TOTAL PHASE I TOTAL ACCESSIBLE PARKING SPACES =	10
TOTAL PHASE II TOTAL ACCESSIBLE PARKING SPACES =	2
TOTAL PHASE I TOTAL PARKING SPACES PER UNIT =	0.73
TOTAL PHASE II TOTAL PARKING SPACES PER UNIT =	0.17





Public Hearing Date, if applicable 9-9-13

Read the first time in full and on motion by Councilman Russell Jehl  
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 Hruel, placed on passage by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>6</u>	<u>      </u>	<u>      </u>	<u>3</u>
BENDER	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>
CRAWFORD	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>
DIDIER	<u>      </u>	<u>      </u>	<u>      </u>	<u>✓</u>
HARPER	<u>      </u>	<u>      </u>	<u>      </u>	<u>✓</u>
HINES	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>
JEHL	<u>      </u>	<u>      </u>	<u>      </u>	<u>✓</u>
PADDOCK	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>
SHOAFF	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>
SMITH	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>

DATED: 10-8-13 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. 2-17-13 on the 8<sup>th</sup> day of  
October, 2013

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

T. Thomas F. Didier  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 9<sup>th</sup> day  
of October, 2013, at the hour of 11:30 o'clock AM. E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 9<sup>th</sup> day of October  
2013, at the hour of 1:30 o'clock PM. E.S.T.

Thomas C. Henry  
THOMAS C. HENRY, MAYOR

BILL NO. Z-13-08-21

**REPORT OF COMMITTEE ON REGULATIONS**

**OCTOBER 8, 2013**

**RUSSELL JEHL - CHAIR**  
**GLYNN HINES - CO-CHAIR**  
**ALL COUNCIL MEMBERS**

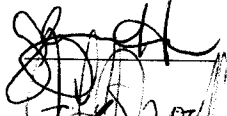
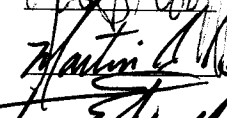
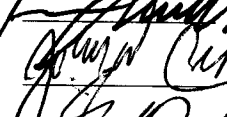
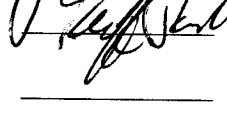
WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS REFERRED AN  
**ORDINANCE** amending the City of Fort Wayne Zoning Map No. K-50 (Sec. 10 of  
Washington Township). The property is located within the 1200 to 1600 blocks, on  
the south side of West Wallen Road, just east of the AutoZone at the Wallen Road  
and Lima Road intersection. **REGULATIONS COMMITTEE** 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