

1 #REZ-2014-0006

2 BILL NO. Z-14-01-13

3 ZONING MAP ORDINANCE NO. Z-17-14

4 AN ORDINANCE amending the City of Fort Wayne
5 Zoning Map No. F-02 (Sec. 08 of Wayne 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 Lot Number 21 in Edsall's Subdivision of Lagro Reserve, Section 8, Township 30
12 North, Range 12 East, Allen County, Indiana, according to the plat thereof, recorded in Plat
13 Record 30, pages 160-161, in the Office of the Recorder of Allen County, Indiana, said part
being more particularly described as follows, to wit:

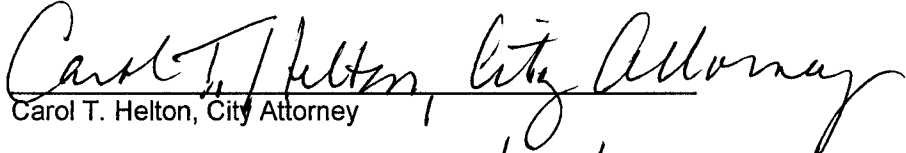

14 Beginning at the Northeast Corner of said Lot Number 21; thence North 90 degrees 00
15 minutes 00 seconds West (assumed bearing and basis of all bearings in this description), on
16 and along the North line of said Lot Number 21, a distance of 1002.54 feet to the
17 Northwest corner thereof; thence South 00 degrees 01 minutes 52 seconds West, on and
18 along the West line of said lot Number 21, a distance of 436.76 feet to the Southwest
19 corner thereof; thence South 89 degrees 51 minutes 26 seconds East, on and along the
20 South line of said Lot Number 21, a distance of 521.70 feet; thence North 00 degrees 01
21 minutes 52 seconds East and parallel with the West line of said Lot Number 21, a distance
of 130.60 feet; thence North 02 degrees 08 minutes 11 seconds East, a distance of 146.73
feet; thence North 89 degrees 58 minutes 37 seconds East, a distance of 475.45 feet to a
point on the East line of said Lot Number 21; thence North 00 degrees 01 minutes 52
seconds East, on and along said East line, being within the right-of-way of Reckeweg Road,
a distance of 160.64 feet to the point of beginning, containing 7.022 acres of land, subject
to legal right-of-way for Reckeweg Road, and subject to all easements of record.

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23 and the symbols of the City of Fort Wayne Zoning Map No. F-02 (Sec. 08 of Wayne
24 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
25 Wayne, Indiana is hereby changed accordingly.
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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:

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7 Carol T. Helton, City Attorney
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Public Hearing Date, if applicable 2-28-14

Read the first time in full and on motion by Councilman Tom Didier
Read the second time by title and referred to the Regulations
Committee. Read the third time in full and on motion by Councilman
Didier, 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>3</u>	_____	_____
BENDER	<u>✓</u>	_____	_____	_____
CRAWFORD	<u>✓</u>	_____	_____	_____
DIDIER	<u>✓</u>	_____	_____	_____
HARPER	_____	<u>✓</u>	_____	_____
HINES	<u>✓</u>	_____	_____	_____
JEHL	<u>✓</u>	_____	_____	_____
PADDOCK	_____	<u>✓</u>	_____	_____
SHOAFF	_____	<u>✓</u>	_____	_____
SMITH	<u>✓</u>	_____	_____	_____

DATED: 4-8-14 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. Z-17-14 on the 8th day of
April, 2014

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

Marshall A. Bender
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 9th day
of April, 2014, 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 9TH day of APRIL
2014, at the hour of 5:00 o'clock PM E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2014-0006
Bill Number: Z-14-01-13
Council District: 4 – Mitch Harper

Introduction Date: January 28, 2014

Plan Commission
Public Hearing Date: February 10, 2014

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

Synopsis of Ordinance: To rezone approximately 7.02 acres of property from R1-Single Family Attached Residential to RP-Planned Residential

Location: 1608 and the west portion of 1636 Reckeweg Road. The property to be rezoned does not include 1624 Reckeweg Road.

Reason for Request: This petition is to allow the existing residential parcels to be redeveloped with a 76- unit senior apartment complex.

Applicant: KAM Construction, Inc.

Property Owners: KAM Construction, Inc.

Related Petitions: Primary Development Plan, Reckeweg Senior Community

Effect of Passage: Property will be rezoned to RP-Planned Residential which will allow the property to be redeveloped with a multiple family complex.

Effect of Non-Passage: The property will remain zoned R1-Single Family Residential and may continued to be used for single family housing.

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Kamran Mirza
 Address 4212 Winding Road
 City Fort Wayne State IN Zip 46804
 Telephone 260-341-2988 Fax _____ E-mail kammir@aol.com

Property Ownership
 Property Owner Kam Construction, LLC.
 Address 4212 Winding Road
 City Fort Wayne State IN. Zip 46804
 Telephone 260-341-2988 Fax _____ E-mail kammir@aol.com

Contact Person
 Contact Person Herous Manoukian
 Address 11036 Millwood Ct.
 City Fort Wayne State IN. Zip 46845
 Telephone 260-446-6079 Fax _____ E-mail hmanoukian@hotmail.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 1608 Reckeweg Road
 Present Zoning R1 Proposed Zoning RP Acreage to be rezoned 7.022
 Proposed density 11 units per acre
 Township name Wayne Township section # 8
 Purpose of rezoning (attach additional page if necessary) Senior Apartment Community

 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.

Kamran Mirza  1-2-2014
 (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)

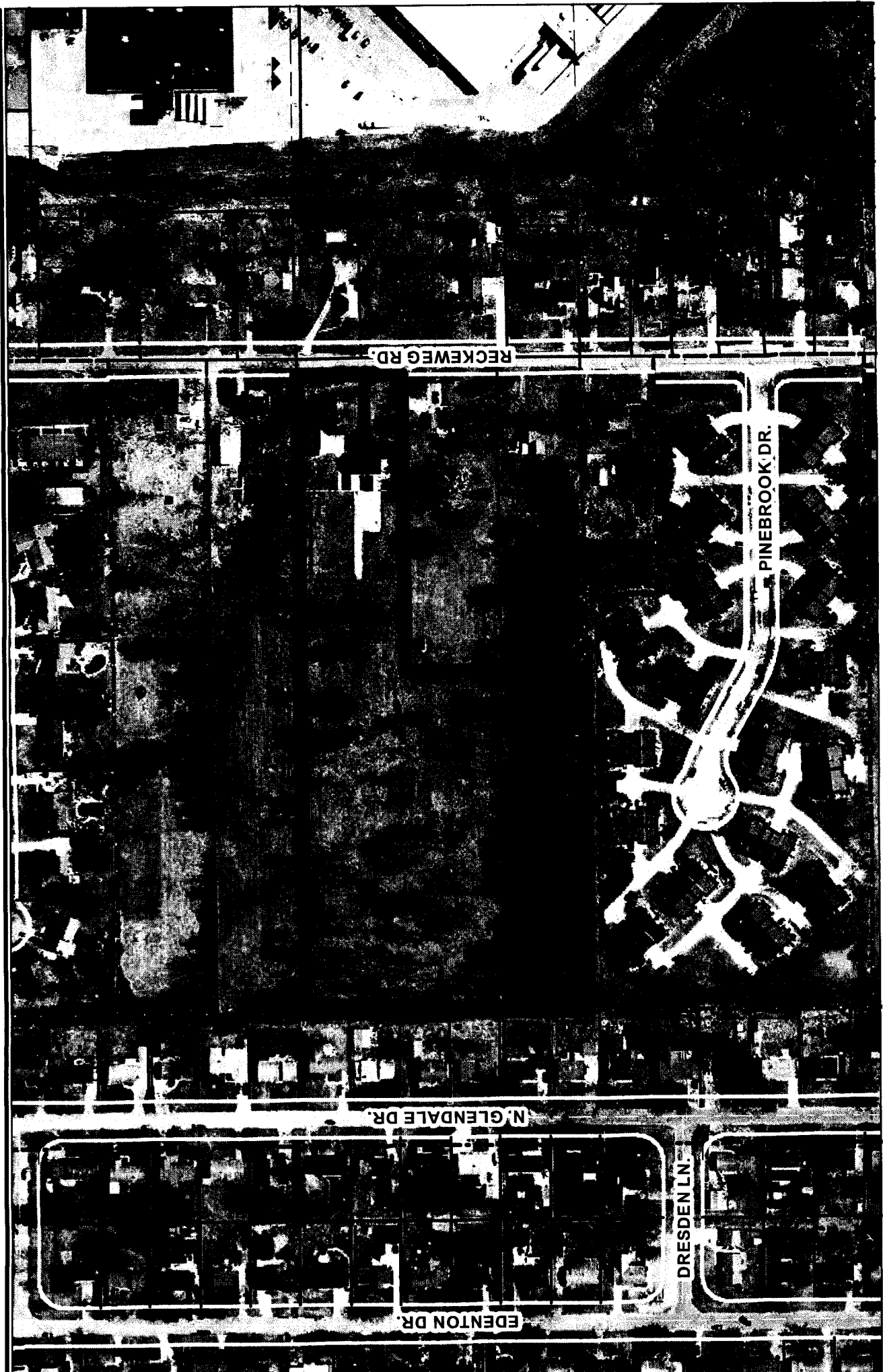
 (printed name of property owner) (signature of property owner) (date)

Received <u>1/2/14</u>	Receipt No. <u>113906</u>	Hearing Date <u>2/10/14</u>	Petition No.
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fcz-2014-006



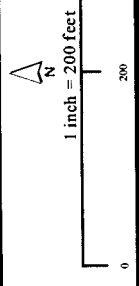
Rezoning Petition REZ-2014-0005 and Primary Development Plan - Reckeweg Senior Community



Project boundaries represented by bold colored lines are for representational purposes only.

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

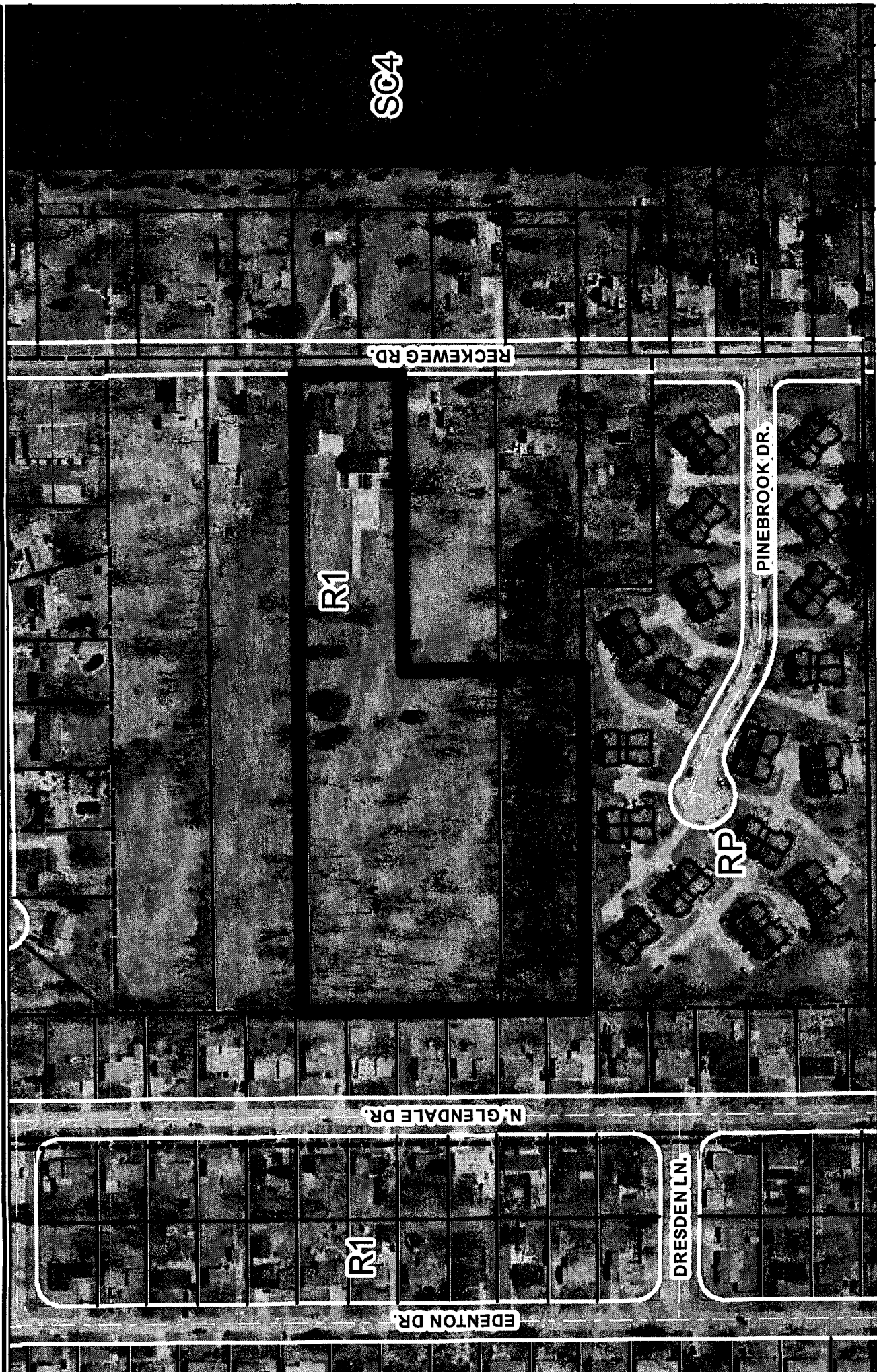
Although this accuracy standards have been employed in the compilation of this map, the County of Allen does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.



Date: 1/21/2014



Rezoning Petition REZ-2014-0005 and Primary Development Plan - Reckeweg Senior Community

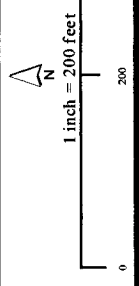


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© 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009

Date: 1/21/2014



Public Hearing Date, if applicable _____

Read the first time in full and on motion by Councilman _____

Read the second time by title and referred to the _____

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

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

DATED: _____ 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 _____ day of _____, 2014

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

Thomas A. Bender
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the _____ day of _____, 2014, at the hour of _____ o'clock _____ E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this _____ day of _____ 2014, at the hour of _____ o'clock _____ E.S.T.

THOMAS C. HENRY, MAYOR

BILL NO. Z-14-01-13

REPORT OF THE COMMITTEE ON REGULATIONS

APRIL 8, 2014

THOMAS DIDIER - CHAIR
MITCH HARPER- 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.F-02 (SEC. 08 OF WAYNE TOWNSHIP)THE LOCATION IS AT 1608 AND THE WEST PORTION OF 1636 RECKEWEG ROAD. THE PROPERTY TO BE REZONED DOES NOT INCLUDE 1624 RECKEWEG ROAD 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

Thomas Didier
Sam

Jeff Baller
John

James
John
Steve
Martin

Mitch

SANDRA E. KENNEDY
CITY CLERK