

1 #REZ-2015-0033

2 BILL NO. Z-15-07-10

3 ZONING MAP ORDINANCE NO. Z-16-15

4 AN ORDINANCE amending the City of Fort Wayne
5 Zoning Map No. L-54 (Sec. 02 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 R1 (Single
9 Family Residential) District under the terms of Chapter 157 Title XV of the Code of the City
10 of Fort Wayne, Indiana:

11 Part of the Northwest Quarter of the Southwest Quarter of Section 2, Township 31
12 North, Range 12 East, Allen County, Indiana, being more particularly described as
follows, to-wit:

13 Commencing at the West Quarter corner of said Section 2, being marked by a #5
14 rebar; thence North 87 degrees 45 minutes 15 seconds East (GPS grid bearing used
15 as the basis for all bearings in this description), on and along the North line of said
16 Southwest Quarter, a distance of 529.67 feet to the Northeast corner of a 2.000 acre
17 parcel, this being the true point of beginning; thence North 87 degrees 45 minutes 15
18 seconds East, continuing on and along said North line, a distance of 392.99 feet to a
19 point; thence South 01 degrees 03 minutes 38 seconds East, a distance of 711.45 feet
20 to a #5 rebar; thence North 88 degrees 56 minutes 22 seconds East, a distance of
21 396.56 feet to a #5 rebar on the East line of the Northwest Quarter of said Southwest
22 Quarter; thence South 02 degrees 08 minutes 41 seconds East, on and along said East
23 line, a distance of 337.47 feet to a #5 rebar at the Northeast corner of a 1.351 acre
24 easement and right-of-way granted to Indiana Michigan Power Company in
25 Document Number 2014026455 in the office of the Recorder of Allen County,
26 Indiana; thence South 86 degrees 05 minutes 06 seconds West, on and along the
27 North line of said 1.351 acre easement and right-of-way and the North line of a 3.152
28 acre easement and right-of-way granted to said Indiana Michigan Power Company in
29 Document Number 2014026453 in the office of said Recorder, a distance of 1307.08
30 feet to a #5 rebar at the Northwest corner of said 3.152 acre easement and right-of-
way, being a point on the West line of the Southwest Quarter; thence North 02
degrees 06 minutes 06 seconds West, on and along said West line, a distance of
424.57 feet to a #5 rebar at the Southwest corner of a 0.267 acre parcel; thence North
87 degrees 51 minutes 47 seconds East, on and along the South line of said 0.267
acre parcel and a 0.180 acre parcel, a distance of 389.69 feet to a #5 rebar at the
Southeast corner of said 0.180 acre parcel; thence North 02 degrees 07 minutes 43
seconds West, on and along the East line of said 0.180 acre parcel, a distance of
50.00 feet to a #5 rebar at the Northeast corner thereof, also being the Southwest

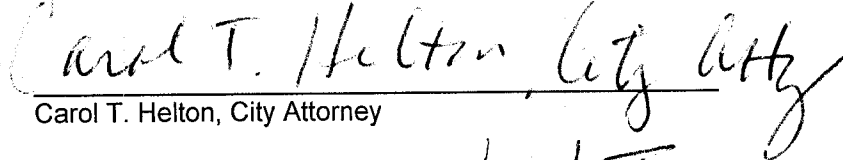
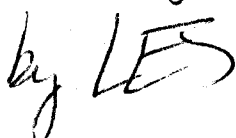
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corner of said 2.000 acre parcel; thence North 87 degrees 51 minutes 47 seconds East, on and along the South line of said 2.000 acre parcel, a distance of 140.24 feet to a #5 rebar at the Southeast corner thereof; thence North 02 degrees 07 minutes 43 seconds West, on and along the East line of said 2.000 acre parcel, a distance of 621.48 feet to the true point of beginning, containing 17.860 acres of land, subject to legal right-of-way for West Till Road, and subject to all easements of record.

and the symbols of the City of Fort Wayne Zoning Map No. L-54 (Sec. 02 of Washington 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


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

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2015-0033
Bill Number: Z-15-07-10
Council District: 3-Tom Didier

Introduction Date: July 28, 2015

Plan Commission
Public Hearing Date: August 10, 2015

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

Synopsis of Ordinance: To rezone approximately 17.9 acres of property from AR-Low Intensity
Residential to R1-Single Family Residential

Location: The 700 to 900 blocks of West Till Road on the south side of the street, south
of Soloman Park.

Reason for Request: To permit the use of the property for a single family subdivision consisting of
57 villaminium lots.

Applicant: QSW Development Corp.

Property Owner: David and Mary Till

Related Petitions: Primary Plat, Stone Gate Villas

Effect of Passage: Property will be rezoned to R1-Single Family Residential which will allow
the property to be platted as a subdivision.

Effect of Non-Passage: The property will remain zoned AR-Low Intensity Residential and may
continue to develop with metes and bounds residential lots and low intensity
agricultural uses. The property cannot be platted under the AR zoning
district.

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant QSW Development Corp.
 Address 10808 LaCabreah Lane
 City Fort Wayne State IN Zip 46845
 Telephone 260-489-7095 E-mail orrin@northeasterngroup.com

Contact Person
 Contact Person Orrin Sessins
 Address same
 City _____ State _____ Zip _____
 Telephone _____ E-mail _____

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 700-900 West Till Road
 Present Zoning AR Proposed Zoning R1 Acreage to be rezoned 17.860
 Proposed density 3.05 lots/acre units per acre
 Township name Washington Township section # 2
 Purpose of rezoning (attach additional page if necessary) To permit a 57 lot Villaminium Plat
 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 refer to checklist 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 Rezonings 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.

Joseph L. Zehr _____
 (printed name of applicant) (signature of applicant) (date)

David E. Till _____
 (printed name of property owner) (signature of property owner) (date)

Mary A. Till _____
 (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.
7-7-15	118406	8/10/15	Rez-2015-0033

Primary Plat of:

STONE GATE VILLAS

A subdivision of part of the Northwest Quarter of the Southwest Quarter of Section 2, Township 31 North, Range 12 East, Allen County, Indiana.

Platting:
 OSW Development Corp.
 10800 La Cabrahe Lane
 Fort Wayne, IN 46845
 Tel: 366/496-7065

Surveyor - Planner:
 Staver Land Surveying, Inc.
 14033 Illinois Road, Suite C
 Fort Wayne, IN 46824
 Tel: 366/496-3380

Symbol Legend

- 1. Subdiv. Boundary
- 2. Block Boundary
- 3. Proposed Right-of-Way
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- 99. Proposed Right-of-Way
- 100. Proposed Right-of-Way

STONE GATE VILLAS DESCRIPTION:

Part of the Northwest Quarter of the Southwest Quarter of Section 2, Township 31 North, Range 12 East, Allen County, Indiana, being more particularly described as follows: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 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 Date: 07/11/15

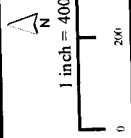
AREA TABLE

Block	Area (Acres)	Area (Sq. Feet)
Block A	1.23	52,300
Block B	1.15	49,800
Block C	1.08	46,800
Block D	1.21	52,300
Block E	1.18	51,300
Block F	1.12	48,300
Block G	1.10	47,300
Block H	1.14	49,300
Block I	1.16	50,300
Block J	1.19	51,300
Block K	1.22	52,300
Block L	1.25	54,300
Block M	1.28	56,300
Block N	1.31	58,300
Block O	1.34	60,300
Block P	1.37	62,300
Block Q	1.40	64,300
Block R	1.43	66,300
Block S	1.46	68,300
Block T	1.49	70,300
Block U	1.52	72,300
Block V	1.55	74,300
Block W	1.58	76,300
Block X	1.61	78,300
Block Y	1.64	80,300
Block Z	1.67	82,300
Block AA	1.70	84,300
Block AB	1.73	86,300
Block AC	1.76	88,300
Block AD	1.79	90,300
Block AE	1.82	92,300
Block AF	1.85	94,300
Block AG	1.88	96,300
Block AH	1.91	98,300
Block AI	1.94	100,300
Block AJ	1.97	102,300
Block AK	2.00	104,300
Block AL	2.03	106,300
Block AM	2.06	108,300
Block AN	2.09	110,300
Block AO	2.12	112,300
Block AP	2.15	114,300
Block AQ	2.18	116,300
Block AR	2.21	118,300
Block AS	2.24	120,300
Block AT	2.27	122,300
Block AU	2.30	124,300
Block AV	2.33	126,300
Block AW	2.36	128,300
Block AX	2.39	130,300
Block AY	2.42	132,300
Block AZ	2.45	134,300
Block BA	2.48	136,300
Block BB	2.51	138,300
Block BC	2.54	140,300
Block BD	2.57	142,300
Block BE	2.60	144,300
Block BF	2.63	146,300
Block BG	2.66	148,300
Block BH	2.69	150,300
Block BI	2.72	152,300
Block BJ	2.75	154,300
Block BK	2.78	156,300
Block BL	2.81	158,300
Block BM	2.84	160,300
Block BN	2.87	162,300
Block BO	2.90	164,300
Block BP	2.93	166,300
Block BQ	2.96	168,300
Block BR	2.99	170,300
Block BS	3.02	172,300
Block BT	3.05	174,300
Block BU	3.08	176,300
Block BV	3.11	178,300
Block BW	3.14	180,300
Block BX	3.17	182,300
Block BY	3.20	184,300
Block BZ	3.23	186,300
Block CA	3.26	188,300
Block CB	3.29	190,300
Block CC	3.32	192,300
Block CD	3.35	194,300
Block CE	3.38	196,300
Block CF	3.41	198,300
Block CG	3.44	200,300
Block CH	3.47	202,300
Block CI	3.50	204,300
Block CJ	3.53	206,300
Block CK	3.56	208,300
Block CL	3.59	210,300
Block CM	3.62	212,300
Block CN	3.65	214,300
Block CO	3.68	216,300
Block CP	3.71	218,300
Block CQ	3.74	220,300
Block CR	3.77	222,300
Block CS	3.80	224,300
Block CT	3.83	226,300
Block CU	3.86	228,300
Block CV	3.89	230,300
Block CW	3.92	232,300
Block CX	3.95	234,300
Block CY	3.98	236,300
Block CZ	4.01	238,300
Block DA	4.04	240,300
Block DB	4.07	242,300
Block DC	4.10	244,300
Block DD	4.13	246,300
Block DE	4.16	248,300
Block DF	4.19	250,300
Block DG	4.22	252,300
Block DH	4.25	254,300
Block DI	4.28	256,300
Block DJ	4.31	258,300
Block DK	4.34	260,300
Block DL	4.37	262,300
Block DM	4.40	264,300
Block DN	4.43	266,300
Block DO	4.46	268,300
Block DP	4.49	270,300
Block DQ	4.52	272,300
Block DR	4.55	274,300
Block DS	4.58	276,300
Block DT	4.61	278,300
Block DU	4.64	280,300
Block DV	4.67	282,300
Block DW	4.70	284,300
Block DX	4.73	286,300
Block DY	4.76	288,300
Block DZ	4.79	290,300
Block EA	4.82	292,300
Block EB	4.85	294,300
Block EC	4.88	296,300
Block ED	4.91	298,300
Block EE	4.94	300,300
Block EF	4.97	302,300
Block EG	5.00	304,300
Block EH	5.03	306,300
Block EI	5.06	308,300
Block EJ	5.09	310,300

Rezoning Petition REZ-2015-0033 and Primary Plat - Stone Gate Villas



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

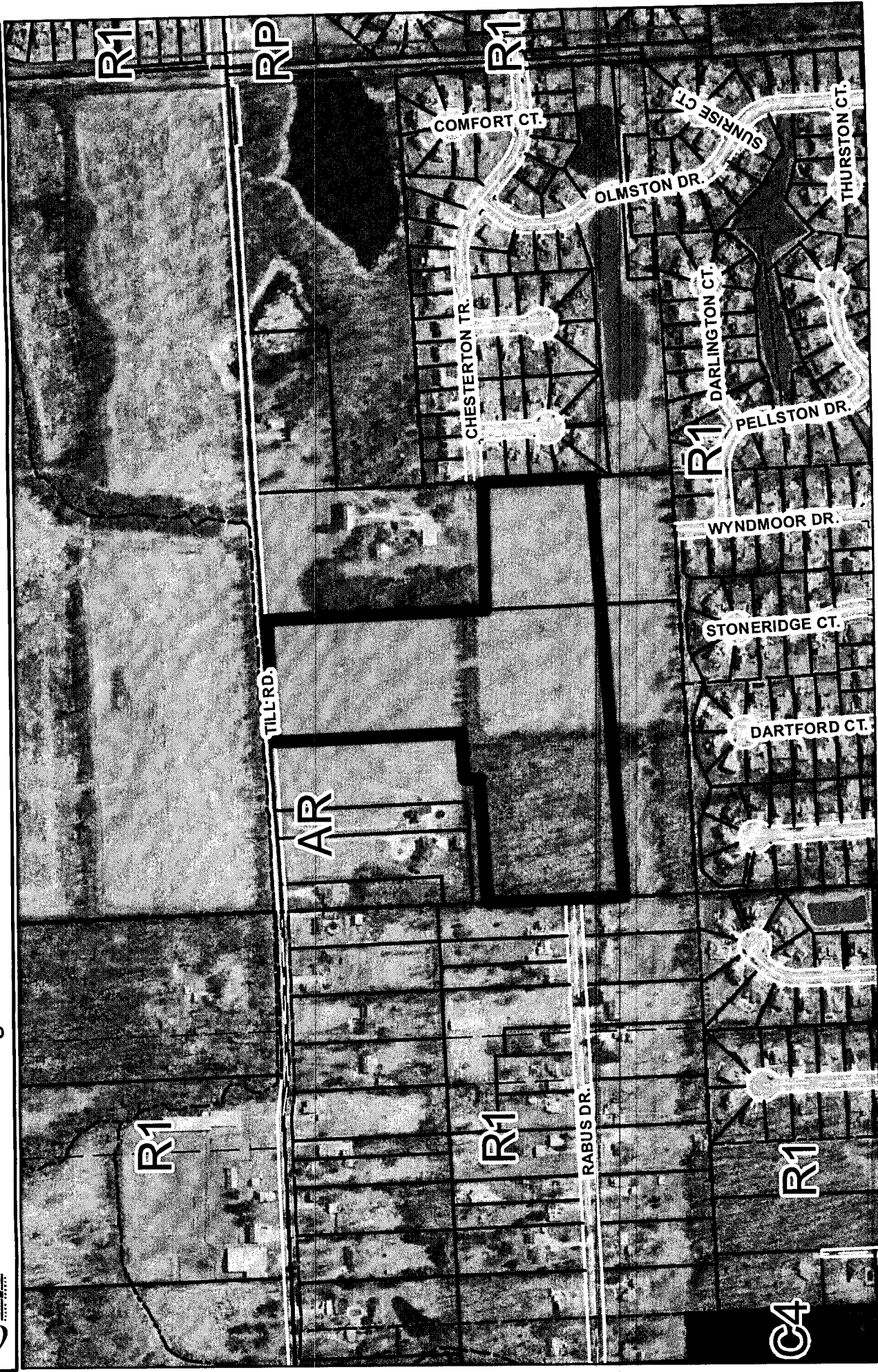


© 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009

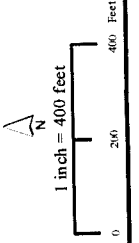
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

Date: 7/20/2015

Resoning Petition REZ-2015-0033 and Primary Plat - Stone Gate Villas



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



Although strict accuracy standards have been employed in the compilation of this map, the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 7/20/2015

Public Hearing Date, if applicable 8-10-15

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, Read the third time in full and on motion by Councilman
Glynn Hines, placed on passage by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>8</u>	_____	_____	<u>1</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: 9-8-15 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-16-15 on the 8th day of
September, 2015

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

John N. Crawford
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 9th day
of September, 2015, at the hour of 3:30 O'clock PM. E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 10th day of September
2015, at the hour of 8:30 O'clock AM. E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR

BILL NO. Z-15-07-10

REPORT OF COMMITTEE ON REGULATIONS

September 8, 2015

*Glynn Hines, Chair
Mitch Harper, Co-Chair
All Council Members*








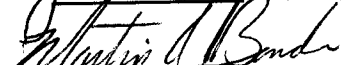

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. L-54 (Sec. 02 of Washington Township). **The location is the 700 to 900 blocks of West Till Road on the south side of the street, south of Soloman Park.**
COMMITTEE ON REGULATIONS HAVE HAD SAID Ordinance under consideration and beg leave to 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**