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Northeast Quarter of the Northeast Quarter of said Section 17 marking the southwest corner of said Allen County land; thence South 0 degrees 37 minutes 37 seconds East along the west line of the Northeast Quarter of the Northeast Quarter of section 17 a distance of 1,267.72 feet to a bar and cap marking the southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 17; thence South 89 degrees 24 minutes 41 seconds East along the south line of the Northeast Quarter of the Northeast Quarter of said Section 17 a distance of 1,254.88 feet to the point of beginning. Containing 36.25 acres. Subject to any easements or encumbrances of record.


and the symbols of the City of Fort Wayne Zoning Map No. G-42 (Sec. 17 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-2015-0054
Bill Number: Z-15-10-11
Council District: 3-Tom Didier

Introduction Date: October 27, 2015
Plan Commission
Public Hearing Date: November 9, 2015
Next Council Action: Ordinance will return to Council after recommendation by the
Plan Commission

Synopsis of Ordinance: To rezone approximately 36.25 acres of property from MHS-Manufactured Home Subdivision to MHP-Manufactured Home Park
Location: The southwest corner of Cook Road of Huguenard Road.
Reason for Request: To expand the existing Carrington Pointe Manufactured Home Park to a third section.
Applicant: Sun Secured Financing, LLC
Property Owner: Sun Secured Financing, LLC

Related Petitions: Primary Development Plan, Carrington Pointe, Phase 3

Effect of Passage: Property will be rezoned to the MHP- Manufactured Home Park which will allow the property owner to expand the existing park.
Effect of Non-Passage: The property will remain zoned for a Manufactured Home Subdivision, which must be platted and has different setback standards. The proposal is for the property to be developed as one parcel containing rental lots, not to be platted.

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Sun Secured Financing, LLC
 Address 27777 Franklin Road, Suite 200
 City Southfield State MI Zip 48034-8205
 Telephone 248-208-2545 E-mail lshember@suncommunities.com

Contact Person
 Contact Person Matt Schuster w/ Jones Petrie Rafinski
 Address 108 Columbia Street
 City Fort Wayne State IN Zip 46802
 Telephone 574-606-6915 E-mail mschuster@jpr1source.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 7211 Carrington Blvd.
 Present Zoning MHS Proposed Zoning MHP Acreage to be rezoned 36.25
 Proposed density Approx 5 units per acre (Approx 165 plus or minus total units) units per acre
 Township name Washington Township section # 17
 Purpose of rezoning (attach additional page if necessary) To rezone from MHS to MHP to allow for a new mobile home park to develop with approximately 165 plus or minus home sites

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

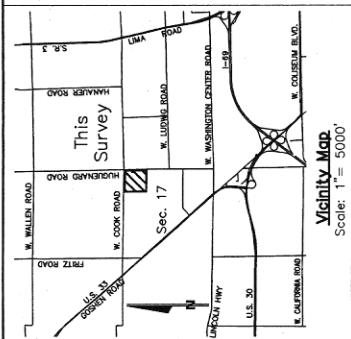
Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements.

- 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 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.

Charles Kreminski Charles Kreminski 10/2/15
 (printed name of applicant) (signature of applicant) (date)
John McLaren - President & COO [Signature] 10/3/2015
 (printed name of property owner) (signature of property owner) (date)
 _____ (signature of property owner) _____ (date)
 _____ (signature of property owner) _____ (date)

Received	Receipt No.	Hearing Date	Petition No.
10/6/15	119236	11/9/15	Rez-2015-0054



Certificate of Survey

A Portion of the Northeast Quarter of Section 17
Township 31 North, Range 12 East, Washington Township, Allen County, Indiana

Record Legal Description (DR 970040492)

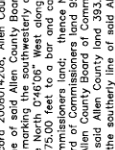
The Northeast Quarter of the Northeast Quarter of Section 17, Township 31 North, Range 12 East, Allen County, Indiana.
Excepting therefrom that part sold to the County of Allen described as follows:
Commencing at the northeast corner of said section; thence South 25.0 feet along the east line of said section to the prolonged south boundary of Cook Road; thence West 25.0 feet along said prolonged south boundary to the point of beginning of this description, which point is located on the east line of said section; thence South 35.0 feet along said boundary to a point 60.0 feet south of the north line of said section; thence Northwesterly 57.0 feet to the south boundary of Cook Road containing 0.018 acres, more or less.
Subject to the following:
An easement for water utility over the south 10 feet of the north 35 feet of the road estate granted to the City of Fort Wayne by instrument recorded July 7, 1994 as Document Number 94-4926; and
The existing 25 foot rights-of-way for Cook and Huguenard Road, as shown on the survey dated July 16, 1997 by Kerry D. Dickmeyer, L.S.

Legal Description (updated)

A part of the Northeast Quarter of the Northeast Quarter of Section 17, Township 31 North, Range 12 East, Allen County, Indiana, containing 36.25 acres, more or less, is hereby surveyed and being more particularly described as follows:
Commencing at a Brass Pin, marking the northeast corner of the Northeast Quarter of said Section 17; thence South 0°44'57" East, said bearing being the basis of bearing of this description with all other bearings herein relative thereto, 1328.29 feet to a mag nail marking the southeast corner of a tract of land conveyed to Allen County by instrument recorded in Deed Record 201042366, Allen County Recorder; thence North 89°24'41" West, along the south line of said Allen County land 50.01 feet to a bar and cap marking the southeast corner of a tract of land conveyed to Allen County by instrument recorded in Deed Record 201042366, Allen County Recorder; thence North 0°44'57" West along the west line of said Allen County land 727.23 feet to a bar and cap marking the southeast corner of a tract of land conveyed to the Allen County Board of Commissioners, by instrument recorded in Deed Record 2008014208, Allen County Recorder; thence North 0°44'57" West along the west line of said Allen County land 750.00 feet to a bar and cap marking the southeast corner of said Allen County Board of Commissioners land 108.35 feet to a bar and cap marking the west line of said Allen County Board of Commissioners land; thence North 0°44'57" West along the west line of said Allen County Board of Commissioners land 95.00 feet to a bar and cap marking the northeast corner of said Allen County Board of Commissioners land; thence North 0°44'57" West along the west line of said Allen County Board of Commissioners land 28.61 feet to a bar and cap; thence North 89°26'00" West along the south line of said Allen County land 1222.16 feet to a bar and cap on the west line of the Northeast Quarter of the Northeast Quarter of said Section 17 marking the southwest corner of said Allen County land; thence North 89°24'41" East along the south line of the Northeast Quarter of the Northeast Quarter of said Section 17 a distance of 1267.72 feet to a bar and cap marking the southwest corner of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of said Section 17; thence South 89°24'41" East along the south line of the Northeast Quarter of the Northeast Quarter of said Section 17 a distance of 1264.68 feet to the point of beginning.
Containing 36.25 acres.
Subject to any easements or encumbrances of record.

Surveyor's Report

In accordance with Title 865, Article 1, Chapter 12, of the Indiana Administrative Code ("Rule 12"), the following observations and opinions are submitted regarding the result of (A) the location of the lines and corners established on this survey as a result of (B) the relationship of the record description used on adjacent parcels, (C) the relationship of the lines of the subject tract with adjacent parcels, (D) the relative positional accuracy of the measurements.
The relative positional accuracy of the corners of the subject lot established in this survey meets the requirements for an URBAN survey as defined in IAC 865.
Comments: The purpose of this survey is to reduce the limits of that tract described by instrument recorded in Deed Record 970040492, Allen County Recorder, and to stake and describe portions of said tract, described hereon as Parcel A.
The theory of location:
All corner monuments recovered were accepted in place except as shown.
Basis of bearing: This survey is Indiana State Plane Coordinate, GPS derived. Various current bearing systems; the record bearings were not shown on this survey drawing.
The following previous surveys and plats were referenced:
--A boundary survey performed by Dickmeyer & Associates, of Cornington Point, Phase III, dated 10/25/2000. This is a survey of the subject parcel and it was retraced to verify noted dimensions. The distances noted were used to establish the west and south lines of the subject parcel.
The north line of the northeast Quarter was established using found monuments on the northeast corner of the northeast Quarter. The east line of the northeast Quarter was established using found monuments at the northeast and southeast corners of the northeast Quarter of Section 17. The south and west lines were established using distance properties to the south. When extended south, the established west line (par distance) fell within 0.1 feet of the referenced (and found) steel post near the southwest corner of Edward Estates, LLC land.
Two easements (both described in Deed Record 201015634) are shown on the survey that are surface drainage easements. The west easement plots 120 feet west of an existing 36 inch concrete pipe that lies under Cook Road.



- ### Legend
- Monument Recovered
 - Set rebar and cap
 - △ PK Nail set
 - (m) Record dimension
 - (M) Measured dimension
 - FL Mon. flush with ground
 - 0.1' Elev. of Mon. above ground (Typ.)

Notes:
Current User: Vacant
Current Zoning: MHS
(Manufactured Home Subdivision)
No sidewalks currently on the parcel

Due to the possibility and costliness of reference measurements, estimated uncertainty: 0.1'
Due to peculiarities or omissions of reference measurements, estimated uncertainty: 120'
Due to clarity or ambiguity of the record descriptions, estimated uncertainty: 120' (drainage easement)

This property is not located within the floodplain as per information obtained from Flood Insurance Rate Map, National Flood Insurance Program, Community-Panel Number 18003001655, Dated 8/3/2009.
The field work was completed on 7/31/2015.
Date of Plat of Map: 10/03/2015.

I, Jones P. Mueser, Registered Land Surveyor, licensed in accordance with the laws and statutes in the State of Indiana, hereby certify to Sun Secured Financing, LLC that the attached plat represents a survey done by me or under my supervision. In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code.
Sun Secured Financing LLC
DR 204034828

Parcel A
36.25 Acres
Sun Secured Financing LLC
DR 204034828

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JR JONES PETRIE RAFFNSKI
REGISTERED LAND SURVEYOR
No. 9700002
STATE OF INDIANA
10/13/2015

Sun Secured Financing, LLC
27777 Franklin Road, Suite 200
Southfield, MI 48034

Sun Communities OLP
27777 Franklin Road, Suite 200
Southfield, MI 48034-8205

SCALE: 1" = 200'
DATE: 10/03/15
DRAWN BY: Jpm
CHECKED BY: JPM
SURVEYED: 7/31/2015
REF. DOC. NO.: 970040492
JOB NO.: 2015-0160

PROJ: Carrington Point
CERTIFICATE OF SURVEY
DESC: Loc. NE 1/4 Sec 17-31N-12E, Washington Twp
C-1482



Rezoning Petition REZ-2015-0054 and Primary Development Plan - Carrington Pointe Phase III

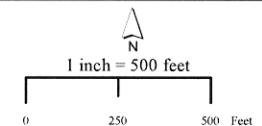


Project boundaries represented by bold colored lines are for representational purposes only.

Although strict accuracy standards have been employed in the compilation of this map, 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.

© 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: 10/21/2015





Rezoning Petition REZ-2015-0054 and Primary Development Plan - Carrington Pointe Phase III



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

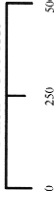
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© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

Date: 10/21/2015



1 inch = 500 feet



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: _____

Angela K Davis
ANGELA K. DAVIS, DEPUTY 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 _____, 2015

Angela K Davis ATTEST:
ANGELA K. DAVIS,
DEPUTY CITY CLERK

John N. Crawford
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the _____ day of _____, 2015, at the hour of _____ o'clock _____ E.S.T.

Angela K Davis
ANGELA K. DAVIS, DEPUTY CITY CLERK

Approved and signed by me this _____ day of _____ 2015, at the hour of _____ o'clock _____ E.S.T.

THOMAS C. HENRY, MAYOR

Public Hearing Date, if applicable 11-9-15

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

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>7</u>	<u> </u>	<u> </u>	<u>2</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: 11-24-15 Michelle D. Chambers
MICHELLE D. CHAMBERS, 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. 2-22-15 on the 24th day of
November, 2015

ATTEST: Michelle D. Chambers John N. Crawford
MICHELLE D. CHAMBERS, CITY CLERK PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 30th day
of November, 2015, at the hour of 12:00 o'clock Pm. E.S.T.

Michelle D. Chambers
MICHELLE D. CHAMBERS, CITY CLERK

Approved and signed by me this 1st day of December
2015, at the hour of 4:00 O'clock Pm. E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR

BILL NO. Z-15-10-11

REPORT OF COMMITTEE ON REGULATIONS

November 24, 2015

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

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. G-42 (Sec. 17 of Washington Township). **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

Martin A. Bender
John W. Campbell
Mitch Harper
Thomas Harper
Tommy Stewart
Tommy Stewart
Tommy Stewart
Tommy Stewart
Tommy Stewart
Tommy Stewart

MICHELLE D. CHAMBERS
CITY CLERK *Michelle D. Chambers*