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#REZ-2016-0009

BILL NO. Z-16-03-16

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. V-10 (Sec. 3 of Adams Township)**

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

SECTION 1. That the area described as follows is hereby designated an I2
(General Industrial) District under the terms of Chapter 157 Title XV of the Code of the City
of Fort Wayne, Indiana:

PARCEL I:

Part of Kercheval Reserve in part of the Northwest Quarter of Section 3, Township
30 North, Range 13 East, in Allen County, Indiana, described as follows, to-wit:

Beginning at a point on the West line of Kercheval Reserve approximately 330 feet
South of the North line of said Quarter Section, said point being the Southwest
corner of Lot Number 242 in Lake Forest, Section V; thence East a distance of 408.5
feet to a point; thence South 39 degrees 12 minutes East and along the Southwest
lines of Lots 246, 247, and 248 in Lake Forest Section V, a distance of 164.6 feet to
a point; thence South 46 degrees one minute West a distance of 710 feet to a point in
the West line of Kercheval Reserve; thence North 0 degrees 32 minutes West along
the West line of Kercheval Reserve approximately 626 feet to the point of beginning
containing 4.0 acres, more or less.

PARCEL II:

Lot Number 248 in Lake Forest Addition, Section V, as recorded in Plat Record 29,
pages 41-42, in the Office of the Recorder of Allen County, Indiana.

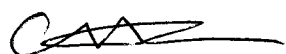
and the symbols of the City of Fort Wayne Zoning Map No. V-10 (Sec. 3 of Adams
Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
Wayne, Indiana is hereby changed accordingly.

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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-2016-0009
Bill Number: Z-16-03-16
Council District: 1-Paul Ensley

Introduction Date: March 22, 2016

Plan Commission
Public Hearing Date: April 11, 2016

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

Synopsis of Ordinance: To rezone approximately 4.36 acres of property from R1-Single Family
Residential to RP-Planned Residential

Location: 1203 Lake Forest Drive

Reason for Request: To expand the existing Lake Forest apartment complex.

Applicant: Jehl Apartments LLC

Property Owner: Stephen J. Jehl

Related Petitions: Primary Development Plan, Lake Forest Village Apartments

Effect of Passage: Property will be rezoned to the RP-Planned Residential zoning district
which allow expansion of the existing adjacent apartments.

Effect of Non-Passage: The property will remain zoned for single-family residential development.
The site was formally used as a neighborhood pool, which has been
abandoned.

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Jehl Apartments, LLC
 Address 6834 Lake Forest Village Circle
 City Fort Wayne State IN Zip 46825
 Telephone 260/627-4194 E-mail (Steve Jehl) sjehl@aol.com

Contact Person
 Contact Person Kelty Tappy Design, Inc.
 Address 116 East Berry Street, Suite 700
 City Fort Wayne State IN Zip 46802
 Telephone 260/426-7770 E-mail (Matt Kelty) matt@kelytappy.com

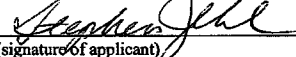
All staff correspondence will be sent only to the designated contact person.

Request
 Allen County Planning Jurisdiction City of Fort Wayne Planning Jurisdiction
 Address of the property 1203 Lake Forest Drive
 Present Zoning R1 Proposed Zoning RP Acreage to be rezoned approx. 4.36 ac
 Proposed density Twelve duplex residential structures (5.5 units/acre) units per acre
 Township name Adams Township Township section # _____
 Purpose of rezoning (attach additional page if necessary) Rezoning petition will permit the construction of twelve new duplex residential units in an area that already features numerous similar developments.
 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.

<u>Stephen J, Jehl</u> (printed name of applicant)	 (signature of applicant)	<u>3-1-2016</u> (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	Receipt No.	Hearing Date	Petition No.
3/1/16	20150	4/11/16	Rez-2016-0009

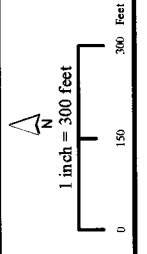


Project boundaries represented by bold colored lines are for representational purposes only.

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

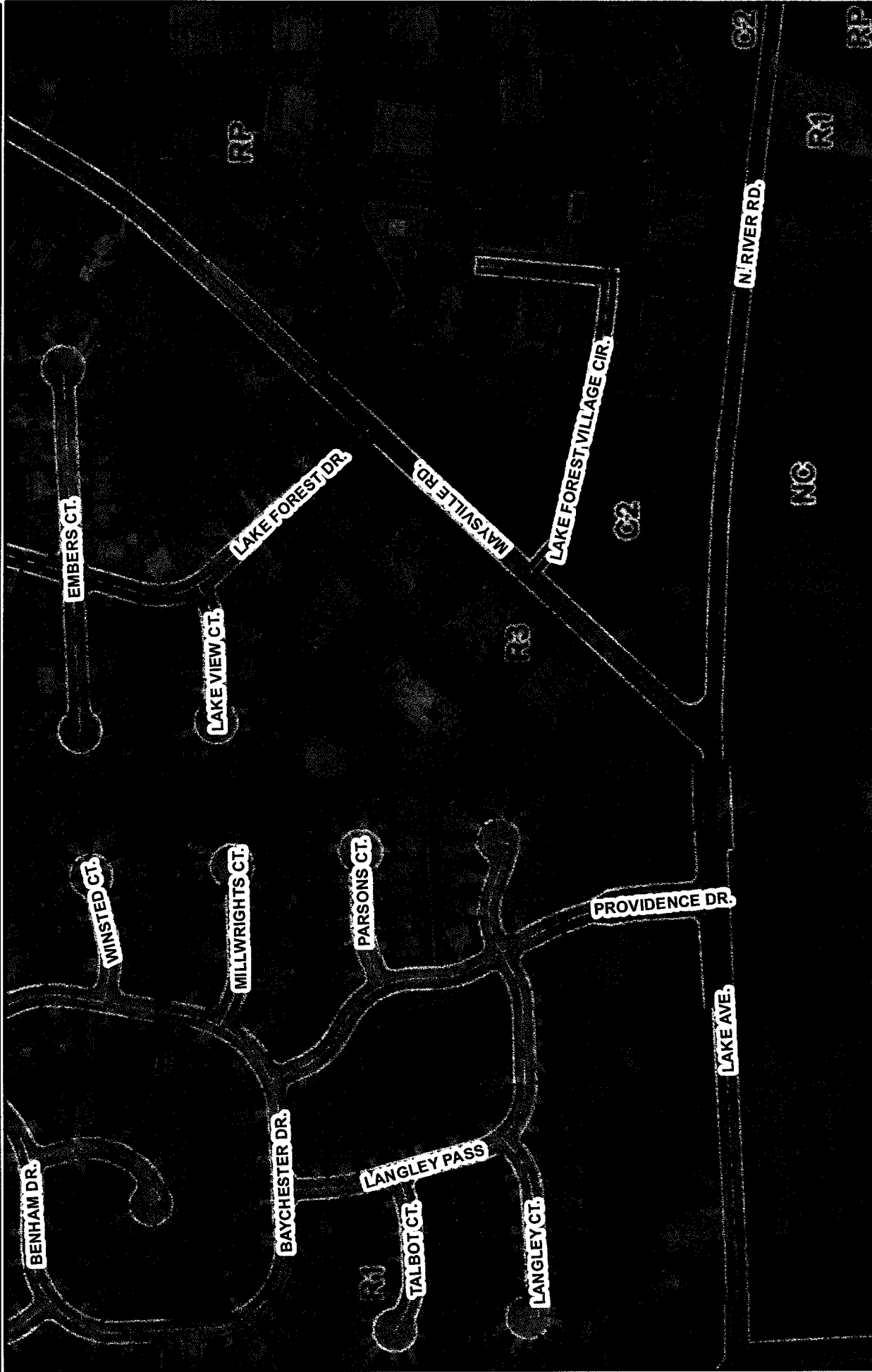
© 2004 Board of Commissioners of the County of Allen
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009

Date: 3/15/2016





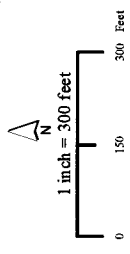
Rezoning Petition REZ-2016-0009 and Primary Development Plan - Lake Forest Village Section 7



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

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 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009

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Date: 3/15/2016

Public Hearing Date, if applicable N/A.

Read the first time in full and on motion by Councilman 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>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
ARP	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BARRANDA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRAWFORD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DIDIER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENSLEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HINES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATED: May 10, 2016



LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as
 Zoning No. Z-16-03-16 on the 10th day of May, 2016

ATTEST:



LANA R. KEESLING
CITY CLERK



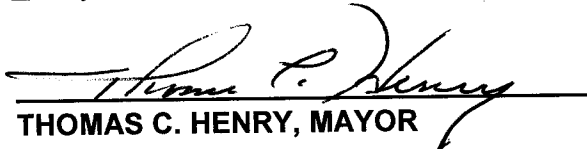
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 11th
 of May 2016, at the hour of 9:45 o'clock A.M. E.S.T.



LANA R. KEESLING, CITY CLERK

Approved and signed by me this 11TH day of MAY
 2016, at the hour of 11:00 O'clock AM . E.S.T.



THOMAS C. HENRY, MAYOR

BILL NO. Z-16-03-16

REPORT OF COMMITTEE ON REGULATIONS

MAY 3, 2016

*Tom Didier, Chair
Tom Freistroffer, Co-Chair
All Council Members*

An Ordinance amending the City of Fort Wayne Zoning Map No. V-10
(Sec.3 of Adams Township)

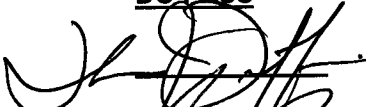

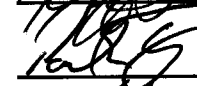
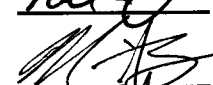
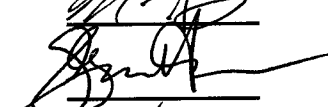
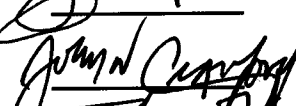
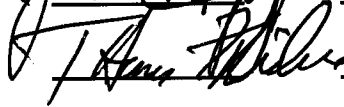
COMMITTEE ON REGULATIONS HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said ordinance

DO PASS

DO NOT PASS

ABSTAIN

NO REC

	_____	_____	_____
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LANA R. KEESLING
CITY CLERK

