

1 #REZ-2016-0042

2 BILL NO. Z-16-11-13

3 ZONING MAP ORDINANCE NO. Z-1-17

4 AN ORDINANCE amending the City of Fort Wayne
5 Zoning Map No. K-58 (Sec. 3 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 I1 (Limited
9 Industrial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
10 Wayne, Indiana:

11 Part of Lots Numbered 4 and 5 in Rousseau's Out Lots in the South Half of the Northeast
12 Quarter of Section 3, Township 31 North, Range 12 East, Allen County, Indiana, according
13 to the recorded plat thereof as recorded in Plat Record 7, page 50, in the Office of the Recorder
14 of Allen County, Indiana, being more particularly described as follows, to-wit:

15 Beginning at the Southwest corner of said Lot Number 4, being marked by a survey nail;
16 thence North 87 degrees 58 minutes 17 seconds East (GPS grid bearing and basis of all
17 bearings in this description), on and along the South line of said Lot Number 4, being within
18 the right-of-way of West Till Road, distance of 267.72 feet to a survey nail; thence North 02
19 degrees 01 minutes 43 seconds West, a distance of 239.00 feet to a #5 rebar; thence North 63
20 degrees 41 minutes 26 seconds East, a distance of 156.00 feet to a #5 rebar on the East line
21 of said Lot Number 4; thence North 02 degrees 01 minutes 57 seconds West, on and along
22 said East line, a distance of 34.00 feet to a #5 rebar; thence North 55 degrees 47 minutes 32
23 seconds East, a distance of 487.27 feet to a #5 rebar on the East line of said Lot Number 5;
24 thence North 02 degrees 02 minutes 19 seconds West, on and along said East line, a distance
25 of 469.50 feet to a #5 rebar at the Northeast corner thereof; thence South 89 degrees 19
26 minutes 12 seconds West, on and along the North line of said Lots Numbered 5 and 4, a
27 distance of 822.20 feet to a #5 rebar at the Northwest corner of said Lot Number 4; thence
28 South 02 degrees 00 minutes 49 seconds East, on and along the West line of said Lot
29 Number 4, a distance of 1085.50 feet to the point of beginning, containing 15.000 acres of
30 land, subject to legal right-of-way for West Till Road, and subject to all easements of record.
This description is based on an original survey by Sauer Land Surveying, Inc., Survey No.
118-108"A", dated June 3, 2016.

and the symbols of the City of Fort Wayne Zoning Map No. K-58 (Sec. 3 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.


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SECTION 2. If a written commitment is a condition of the Plan Commission's recommendation for the adoption of the rezoning, or if a written commitment is modified and approved by the Common Council as part of the zone map amendment, that written commitment is hereby approved and is hereby incorporated by reference.

SECTION 3. 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

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Springmill Woods Development, LLC
 Address 9430 Lima Road
 City Fort Wayne State IN Zip 46818
 Telephone 260/489-4433 E-mail 9430@lanciahomes.com

Contact Person
 Contact Person Jim Lancia
 Address same
 City _____ State _____ Zip _____
 Telephone _____ E-mail _____

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

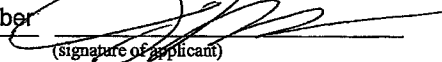
Request
 Allen County Planning Jurisdiction City of Fort Wayne Planning Jurisdiction
 Address of the property 1500 block of West Till Road
 Present Zoning R1 Proposed Zoning R3 Acreage to be rezoned 15.000 acres
 Proposed density 6.7 u/a units per acre
 Township name Washington Township section # 3
 Purpose of rezoning (attach additional page if necessary) To develop a 101 unit single family attached residential subdivision.

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.

James J. Lancia, Authorized Member  4/1/16
 (printed name of applicant) (signature of applicant) (date)

same _____
 (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.
11-1-16	122488	12-5-16	RE2-2016-0092

Rezoning Petition REZ-2016-0042 and Primary Plat PP-2016-0018 - Hyde Park

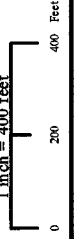


Project boundaries represented by bold colored lines are for representational purposes only.

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

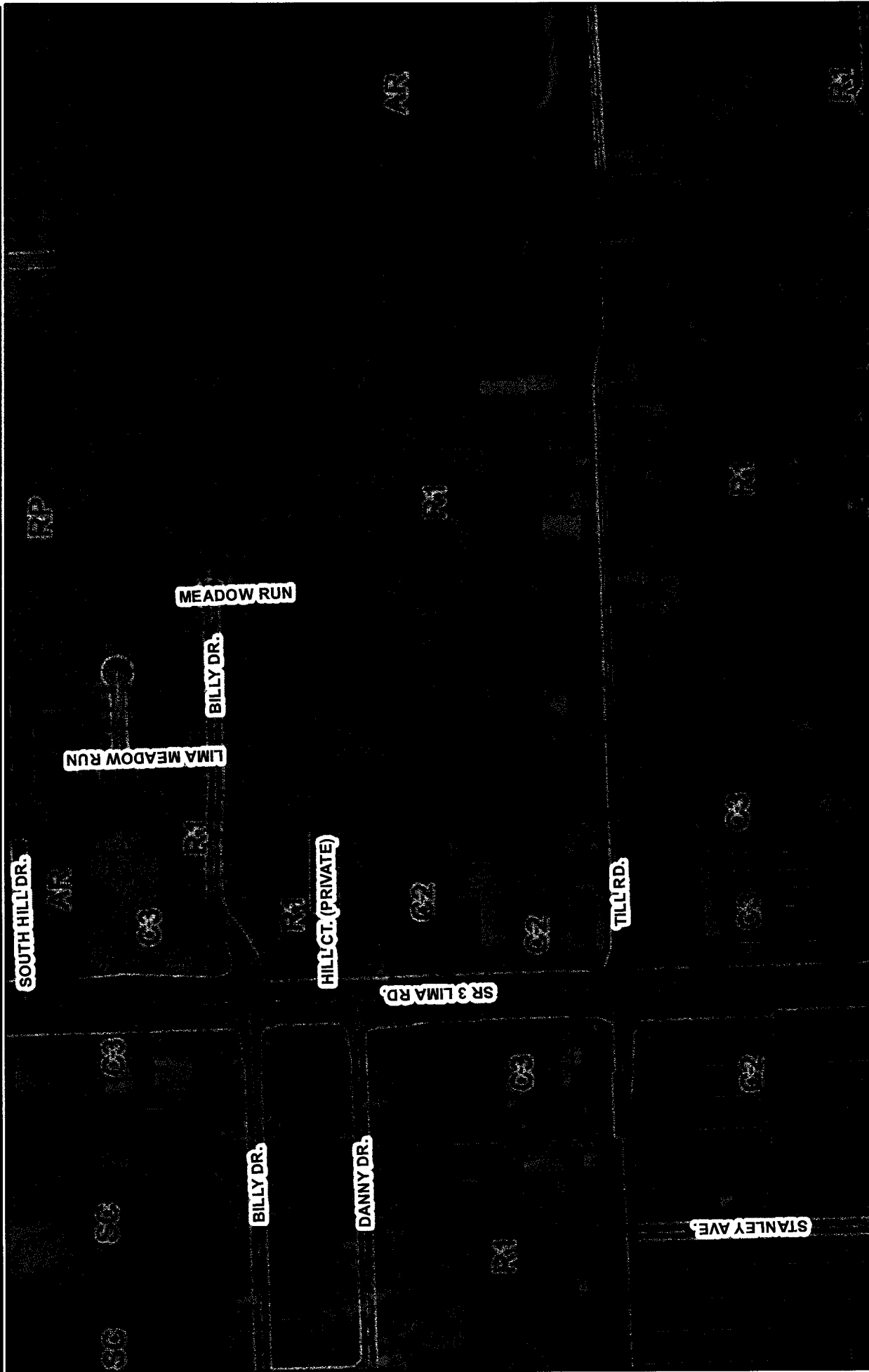
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

Date: 11/14/2016





Rezoning Petition REZ-2016-0042 and Primary Plat PP-2016-0018 - Hyde Park

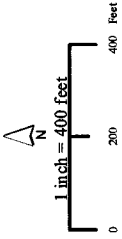


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© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

Date: 11/7/2016



City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2016-0042
Bill Number: Z-16-11-13
Council District: 3-Tom Didier

Introduction Date: November 22, 2016

Plan Commission
Public Hearing Date: December 5, 2016 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 15.00 acres of property from R1-Single Family Residential to R3-Multiple Family Residential.

Location: 1100 to 1500 blocks of West Till Road

Reason for Request: To develop a plat with 101 attached single family townhomes.

Applicant: Springmill Woods Development, LLC

Property Owner: James Lancia

Related Petitions: Primary Plat, Hyde Park

Effect of Passage: Property will be rezoned to the R3-Multiple Family Residential zoning district, which will allow the property to be developed as an attached single family plat.

Effect of Non-Passage: The property will remain zoned R1-Single Family Residential. The property can be developed with detached single family homes, but not with attached townhomes.

BILL NO. Z-16-11-13

REPORT OF COMMITTEE ON REGULATIONS

January 10, 2017

John Crawford Chair

Michael Barranda Co-Chair

All Council Members

An Ordinance amending the City of Fort Wayne Zoning Map No. K-58 (Sec. 3 of Washington Township)

Part of Lots 4 and 5 in Rousseau's Out Lots in the South Half of the Northeast Quarter of Section 3, Township 31 North, Range 12 East, Allen County, Indiana

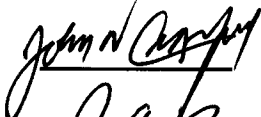
COMMITTEE ON FINANCE HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

DO PASS

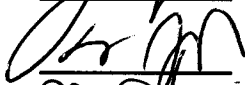
DO NOT PASS

ABSTAIN

NO REC











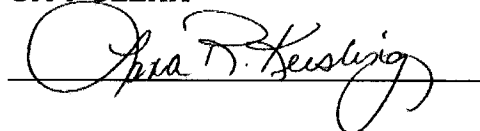






LANA R. KEESLING

CITY CLERK



Public Hearing Date: December 5, 2016

Read the first time in full and on motion by Councilman Freistroffer.

Read the second time by title and referred to the Regulations Committee.

Read the third time in full and on motion by Councilman Crawford, 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: January 10, 2017



 LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as
 Zoning Ordinance No. Z-16-11-13 on the 10th day of January, 2017

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 January 2017, at the hour of 9:30 o'clock P.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 11TH day of JANUARY
 2016, at the hour of 1:30 O'clock PM E.S.T.



 THOMAS C. HENRY, MAYOR