

1 along the North line extended of Waterswolde, Section C, as recorded in Allen
2 County Plat Book 24, page 86 to a crimped Iron Pipe in the Northeast corner of Lot
3 #52 therein; Thence South 87 Degrees 04 Minutes 53 Seconds West, a distance of
4 880.63 feet along the North line of said Waterswolde, Section C, and along the North
5 line of Waterswolde, Section B, as recorded in Allen County Plat Book 20, page 126,
6 to a #4 Rebar stake in the most Northerly corner of Lot #39 therein; Thence South 59
7 Degrees 29 Minutes 26 Seconds West, a distance of 198.69 feet along the Northerly
8 line of said Lot #39 to a ½ inch square Iron Rod in the Northwest corner thereof;
9 Thence South 78 Degrees 06 Minutes 15 Seconds West, a distance of 257.48 feet
10 along the North line of said Waterswolde, Section B, to a Rebar stake with cap
11 (Brown 0037); Thence North 03 Degrees 00 Minutes 15 Seconds West, a distance of
12 440.88 feet along the East line of Saddle Brook, Section I, as recorded in Allen
13 County Document No. 200079277 (Plat Cabinet D, page 86); Thence continuing
14 along the centerline of the Water's Drain with the following courses and distances:
15 North 81 Degrees 28 Minutes 15 Seconds East for 323.29 feet, North 70 Degrees 46
16 Minutes 15 Seconds East for 484.50 feet, North 63 Degrees 17 Minutes 15 Seconds
17 East for 106.00 feet, North 53 Degrees 33 Minutes 15 Seconds East for 126.30 feet,
18 and North 33 Degrees 02 Minutes 15 Seconds East for 264.57 feet; Thence North 87
19 Degrees 57 Minutes 27 Seconds East, a distance of 56.08 feet along the South line of
20 the County of Allen tract referenced above to a Rebar stake with cap (FIRM 0042);
21 Thence North 49 Degrees 16 Minutes 32 Seconds East, a distance of 42.08 feet along
22 the South line of said County of Allen tract to a #4 Rebar stake; Thence North 87
23 Degrees 57 Minutes 27 Seconds East, a distance of 70.22 feet along the South line of
24 said County of Allen tract to the **POINT OF BEGINNING**, said tract containing
25 21.033 Acres, more or less, and being subject to all public road rights-of-way and to
26 all easements of record. A survey of said tract being represented by Plat of Survey
27 #31-12-11-13 as prepared by D.A. Brown Engineering Consultants, Inc., 5491
28 County Road 427, PO Box 389, Auburn, Indiana 46706
29
30

and the symbols of the City of Fort Wayne Zoning Map Nos. M50 and N50 (Secs. 11 and 12
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. 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

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**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Junior Achievement Foundation
 Address 601 Noble Drive
 City Fort Wayne State IN Zip 46825
 Telephone 260-484-2543 E-mail lena.yarian@ja.org

Contact Person
 Contact Person Don Steininger
 Address 6914 Woodcroft Lane
 City Fort Wayne State IN Zip 46804
 Telephone 260-438-2030 E-mail don@steindev.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 550 Wallen Road
 Present Zoning RP Proposed Zoning C-1 Acreage to be rezoned 21 acres
 Proposed density N/A units per acre
 Township name Washington Township section # 11&12
 Purpose of rezoning (attach additional page if necessary) To provide for a permanent home for Junior Achievement of Northern Indiana
 Sewer provider City of Ft Wayne Water provider City of Ft 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.

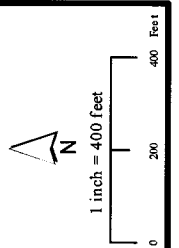
<u>Junior Achievement Foundation</u> (printed name of applicant)	<u>[Signature]</u> (signature of applicant)	<u>10/30/17</u> (date)
<u>Coldwater Village, LLC</u> (printed name of property owner)	<u>[Signature]</u> (signature of property owner)	<u>10-31-17</u> (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

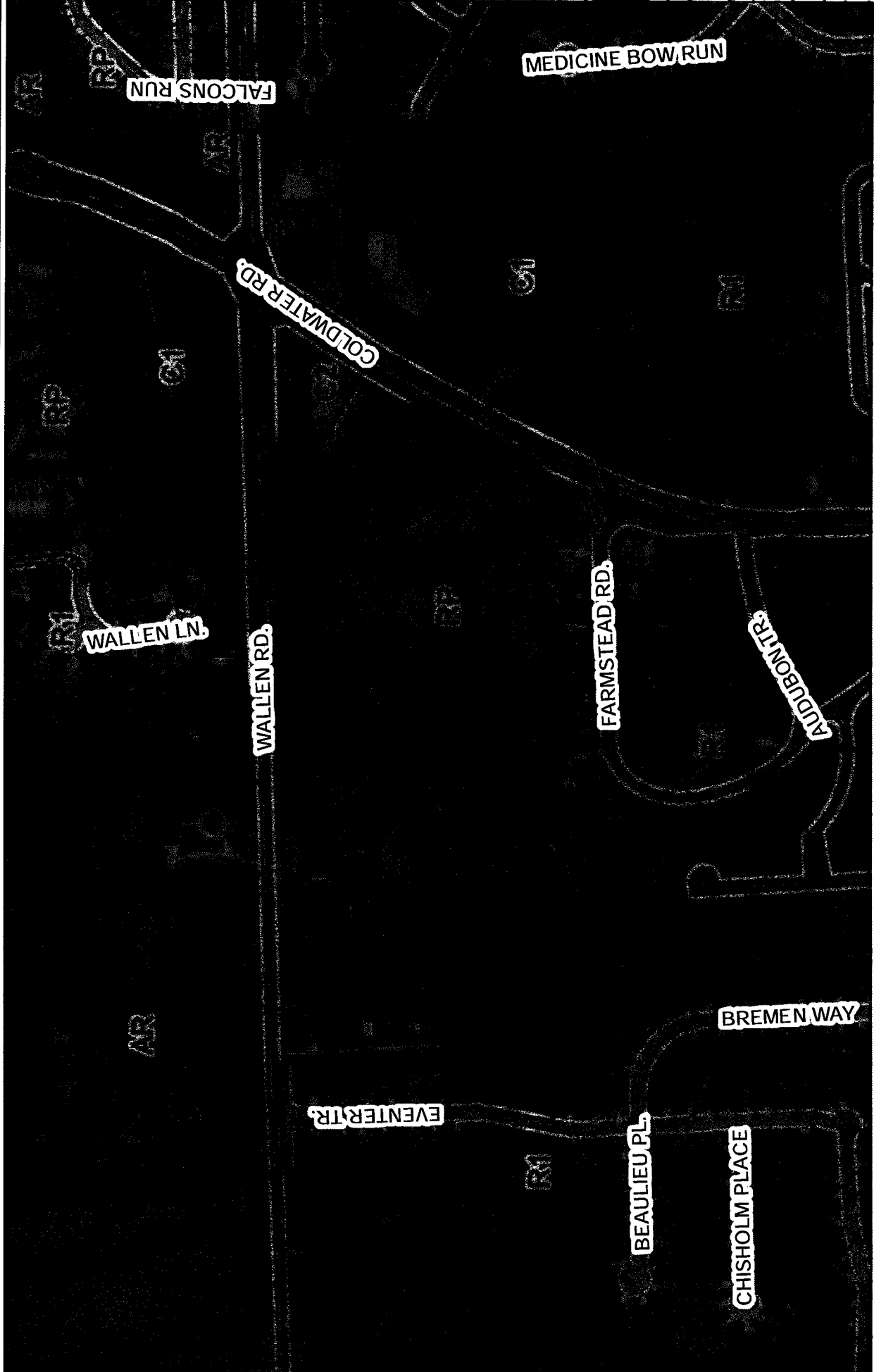
Received	Receipt No.	Hearing Date	Petition No.
11/1/17	125559	11/1/17	222-2017-0053



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: 11/17/2017

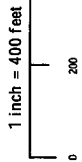
Areas depicted with bold lines are for representational purposes only.





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North American Datum 1983
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Photos and Contours: Spring 2009
Date: 11/17/2017

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

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2017-0053
Bill Number: Z-17-11-19
Council District: 3-Tom Didier

Introduction Date: November 28, 2017

Plan Commission
Public Hearing Date: December 11, 2017 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 21 acres of property from RP-Planned Residential to C1-Professional Office and Personal Services

Location: 550 Wallen Road, including land with frontage on Coldwater Road.

Reason for Request: To rezone property for the development of a new Junior Achievement facility.

Applicant: Junior Achievement Foundation

Property Owners: Junior Achievement Foundation and Coldwater Village, LLC

Related Petitions: Primary Development Plan, Junior Achievement

Effect of Passage: Property will be rezoned to the C1-Professional Office and Personal Services District, which is the appropriate zoning district for a new community facility and offices.

Effect of Non-Passage: The site will remain zoned RP-Multiple Family Residential and may be developed as such. The proposed use may be available as a Board of Zoning Appeals approved Special Use.

BILL NO. Z-17-11-19

REPORT OF COMMITTEE ON REGULATIONS

January 9, 2018

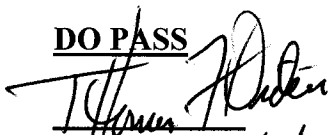
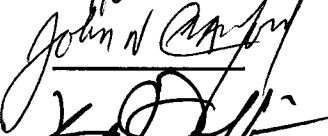
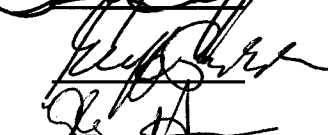

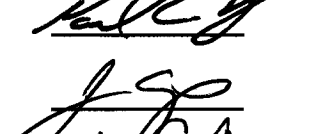
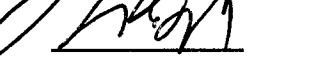
Thomas Didier Chair

Paul Ensley Co-Chair

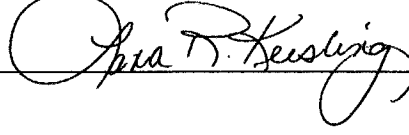
All Council Members

An Ordinance amending the City of Fort Wayne Zoning Map Nos. M-50 and N-50
(Secs. 11 and 12 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**

<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>	<u>NO REC</u>
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: December 11, 2017

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

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: January 9, 2018




 LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Zoning Ordinance No. Z-17-11-19 on the 9th day of January, 2018

ATTEST:



 LANA R. KEESLING
 CITY CLERK



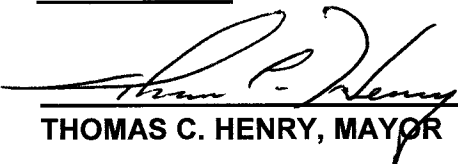
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th of January 2018, at the hour of 8:55 o'clock A.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 10th day of JANUARY 2017, at the hour of 1:00 O'clock PM E.S.T.



 THOMAS C. HENRY, MAYOR