

1 #REZ-2019-0072

2 BILL NO. Z-19-11-16

3
4 ZONING MAP ORDINANCE NO. Z- 4-20

5 AN ORDINANCE amending the City of Fort Wayne
6 Zoning Map No. B-02 (Sec. 12 of Aboite Township)

7
8 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
INDIANA:

9 SECTION 1. That the area described as follows is hereby designated an RP
10 (Planned Residential) District under the terms of Chapter 157 Title XV of the Code of the
11 City of Fort Wayne, Indiana:

12 PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH,
13 RANGE 11 EAST, ALLEN COUNTY, INDIANA AND BEING FURTHER A PART OF THE
14 LANDS OF THE HOMESTEAD WILSON, LLC AS DESCRIBED IN DOCUMENT NUMBER
2015060910 IN THE RECORDS OF THE RECORDER OF ALLEN COUNTY, INDIANA AND
MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

15 TO ARRIVE AT THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST
16 CORNER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH,
17 RANGE 11 EAST, ALLEN COUNTY, INDIANA; THENCE SOUTH 88 DEGREES 43
18 MINUTES 06 SECONDS WEST (BASIS OF BEARINGS IS INDIANA STATE PLANE
COORDINATE SYSTEM, EAST ZONE, GRID) ALONG THE NORTH LINE OF SAID
19 NORTHWEST QUARTER, A DISTANCE OF 1346.67 FEET (1346.3 FEET, 1346.43 FEET,
1346.79 FEET RECORDED) TO THE NORTHEAST CORNER OF THE WEST HALF OF
20 SAID NORTHWEST QUARTER; THENCE SOUTH 0 DEGREES 04 MINUTES 23
21 SECONDS EAST ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST
22 QUARTER, A DISTANCE OF 65.63 FEET TO THE SOUTH RIGHT OF WAY OF A PUBLIC
ROAD KNOWN AS ILLINOIS ROAD (STATE ROAD NO. 14) AS DESCRIBED IN
23 DOCUMENT NUMBER; THENCE CONTINUING SOUTH 0 DEGREES 04 MINUTES 23
24 SECONDS EAST ALONG THE LINE AFORESAID AS COINCIDENT WITH THE WEST
25 LINE OF THE PLAT OF COVINGTON DELLS ADDITION AS RECORDED IN PLAT BOOK
20, PAGES 38-39, A DISTANCE OF 520.23 FEET TO THE POINT OF BEGINNING
26 INITIALLY REFERRED TO; THENCE CONTINUING SOUTH 0 DEGREES 04 MINUTES 23
27 SECONDS EAST ALONG THE LINES AFORESAID, A DISTANCE OF 632.64 FEET TO
28 THE NORTHEAST CORNER OF THE LANDS OF KIMBERLY V. TRAN AS DESCRIBED IN
DOCUMENT NUMBER 2016062075.; THENCE SOUTH 88 DEGREES 56 MINUTES 36
29 SECONDS WEST ALONG THE NORTH LINE OF SAID KIMBERLY V. TRAN, A DISTANCE
30 OF 669.75 FEET (670 FEET, DEED) TO THE NORTHWEST CORNER THEREOF AS
SITUATED ON THE EAST LINE OF THE LANDS OF INVERNESS CENTRE
APARTMENTS LIMITED PARTNERSHIP AS RECORDED IN DOCUMENT NUMBER
202068610 AS COINCIDENT WITH THE EAST LINE OF A DEVELOPMENT KNOWN AS
INVERNESS CENTRE AS RECORDED IN DOCUMENT NUMBER 201080763; THENCE
NORTH 0 DEGREES 05 MINUTES 05 SECONDS WEST ALONG THE LINES AFORESAID
AND THE EAST LINE OF THE LANDS OF ORAL AND MAXILLOFACIAL SURGERY
ASSOCIATES HOLDINGS, LLP AS RECORDED IN DOCUMENT NUMBER 2015046679

1 AND THE EAST LINE OF FWDC BUILDING COMPANY, LLC AS RECORDED IN
2 DOCUMENT NUMBER 2008051591 AS, A DISTANCE OF 582.02 FEET; THENCE SOUTH
3 63 DEGREES 08 MINUTES 13 SECONDS EAST, A DISTANCE OF 219.80 FEET;
4 THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF
5 212.0 FEET, A DISTANCE OF 40.88 FEET, THE CHORD OF WHICH BEARS NORTH 26
6 DEGREES 55 MINUTES 39 SECONDS EAST, 40.82 FEET; THENCE NORTH 32
7 DEGREES 27 MINUTES 08 SECONDS EAST, A DISTANCE OF 3.82 FEET; THENCE
8 NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF
9 188.0 FEET, A DISTANCE OF 75.12 FEET, THE CHORD OF WHICH BEARS NORTH 43
10 DEGREES 53 MINUTES 57 SECONDS EAST, 74.62 FEET TO A POINT OF REVERSE
11 CURVE; THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT
12 HAVING A RADIUS OF 512.0 FEET, A DISTANCE OF 105.52 FEET THE CHORD OF
13 WHICH BEARS NORTH 49 DEGREES 26 MINUTES 31 SECONDS EAST, 105.33 FEET;
14 THENCE NORTH 89 DEGREES 55 MINUTES 37 SECONDS EAST, A DISTANCE OF
15 321.31 FEET TO THE POINT OF BEGINNING, CONTAINING 9.07 ACRES OF LAND,
16 MORE OR LESS.

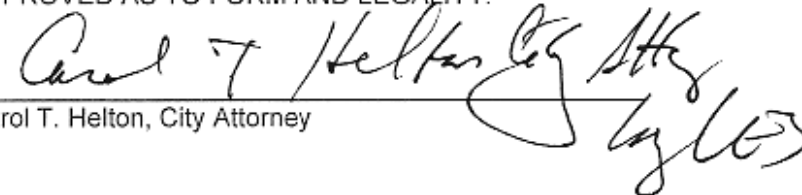
17 and the symbols of the City of Fort Wayne Zoning Map No. B-02 (Sec. 12 of Aboite
18 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
19 Wayne, Indiana is hereby changed accordingly.

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

24 SECTION 3. That this Ordinance shall be in full force and effect from and after its
25 passage and approval by the Mayor.

26 
27 Council Member

28 APPROVED AS TO FORM AND LEGALITY:

29 
30 Carol T. Helton, City Attorney

1 #REZ-2019-0073

2 BILL NO. Z-19-11-17

3
4 ZONING MAP ORDINANCE NO. Z-_____

5 AN ORDINANCE amending the City of Fort Wayne
6 Zoning Map No. B-02 (Sec. 12 of Aboite Township)

7
8 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
INDIANA:

9 SECTION 1. That the area described as follows is hereby designated a C1
10 (Professional Office and Personal Services) District under the terms of Chapter 157 Title XV
11 of the Code of the City of Fort Wayne, Indiana:

12 PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH,
13 RANGE 11 EAST, ALLEN COUNTY, INDIANA AND BEING FURTHER A PART OF THE
14 LANDS OF THE HOMESTEAD WILSON, LLC AS DESCRIBED IN DOCUMENT NUMBER
2015060910 IN THE RECORDS OF THE RECORDER OF ALLEN COUNTY, INDIANA AND
MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

15 TO ARRIVE AT THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST
16 CORNER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH,
17 RANGE 11 EAST, ALLEN COUNTY, INDIANA; THENCE SOUTH 88 DEGREES 43
18 MINUTES 06 SECONDS WEST (BASIS OF BEARINGS IS INDIANA STATE PLANE
COORDINATE SYSTEM, EAST ZONE, GRID) ALONG THE NORTH LINE OF SAID
19 NORTHWEST QUARTER, A DISTANCE OF 1346.67 FEET (1346.3 FEET, 1346.43 FEET,
1346.79 FEET RECORDED) TO THE NORTHEAST CORNER OF THE WEST HALF OF
20 SAID NORTHWEST QUARTER; THENCE SOUTH 0 DEGREES 04 MINUTES 23
21 SECONDS EAST ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST
QUARTER, A DISTANCE OF 65.63 TO THE SOUTH RIGHT OF WAY OF A PUBLIC ROAD
22 KNOWN AS ILLINOIS ROAD (STATE ROAD NO. 14) AS DESCRIBED IN DOCUMENT
NUMBER 207019601 TO THE POINT OF BEGINNING INITIALLY REFERRED TO;
23 THENCE CONTINUING SOUTH 0 DEGREES 04 MINUTES 23 SECONDS EAST ALONG
THE LINE AFORESAID AS COINCIDENT WITH THE WEST LINE OF THE PLAT OF
24 COVINGTON DELLS ADDITION AS RECORDED IN PLAT BOOK 20, PAGE 38, A
DISTANCE OF 520.23 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 37 SECONDS
25 WEST, A DISTANCE OF 321.31 FEET; THENCE NORTH 42 DEGREES 23 MINUTES 28
26 SECONDS EAST, A DISTANCE OF 32.27 FEET; THENCE NORTHEASTERLY ALONG A
CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 212.0 FEET, A DISTANCE OF
27 140.61 FEET, THE CHORD OF WHICH BEARS NORTH 19 DEGREES 03 MINUTES 18
28 SECONDS EAST, 138.05 FEET; THENCE NORTH 0 DEGREES 03 MINUTES 14
SECONDS EAST, A DISTANCE OF 131.64 FEET; THENCE NORTH 89 DEGREES 57
29 MINUTES 55 SECONDS WEST, A DISTANCE OF 17.33 FEET TO THE SOUTHEAST
30 CORNER OF THE LANDS OF MEV ILLINOIS LLC AS DESCRIBED IN DOCUMENT
NUMBER 2019013205; THENCE NORTH 0 DEGREES 05 MINUTES 52 SECONDS WEST
ALONG THE EAST LINE OF THE LANDS OF MEV ILLINOIS LLC, A DISTANCE OF 229.08
FEET TO THE NORTHEAST CORNER THEREOF AS SITUATED ON THE SOUTHERLY
RIGHT OF WAY OF A PUBLIC ROAD KNOWN AS ILLINOIS ROAD (STATE ROAD NO.

1 14) AS DESCRIBED IN DOCUMENT NUMBER 207019601; THENCE SOUTH 88
2 DEGREES 25 MINUTES 09 SECONDS EAST ALONG SAID RIGHT OF WAY, A
3 DISTANCE OF 9.54 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY,
4 NORTH 88 DEGREES 43 MINUTES 06 SECONDS EAST, A DISTANCE OF 261.94 FEET
5 TO THE POINT OF BEGINNING, CONTAINING 3.18 ACRES OF LAND, MORE OR LESS.

6 and the symbols of the City of Fort Wayne Zoning Map No. B-02 (Sec. 12 of Aboite
7 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
8 Wayne, Indiana is hereby changed accordingly.

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

13 SECTION 3. That this Ordinance shall be in full force and effect from and after its
14 passage and approval by the Mayor.

15
16
17 _____
Council Member

18 APPROVED AS TO FORM AND LEGALITY:

19
20 _____
Carol T. Helton, City Attorney
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30

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant THE HOMESTEAD WILSON, LLC
 Address 6435 WEST JEFFERSON BOULEVARD #136
 City FORT WAYNE State INDIANA Zip 46804
 Telephone 841-928-9440 E-mail aprealty@live.com

Contact Person
 Contact Person PETER G. MALLERS, ESQ. OF BEERS MALLERS BACKS & SALIN, LLP
 Address 110 WEST BERRY STREET, SUITE 1100
 City FORT WAYNE State INDIANA Zip 46802
 Telephone 260-426-9706 E-mail pgmallers@beersmallers.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 7621 ILLINOIS ROAD, FORT WAYNE, INDIANA
 Present Zoning AR Proposed Zoning RP Acreage to be rezoned APPROX 9.07 AS SET FORTH ON ATTACHED EXHIBIT "A"
 Proposed density _____ units per acre
 Township name ABOITE Township section # 30
 Purpose of rezoning (attach additional page if necessary) TO DEVELOP THIS 9.07 ACRE SITE FOR MULTI-FAMILY PURPOSES
 Sewer provider CITY Water provider CITY

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 plans/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

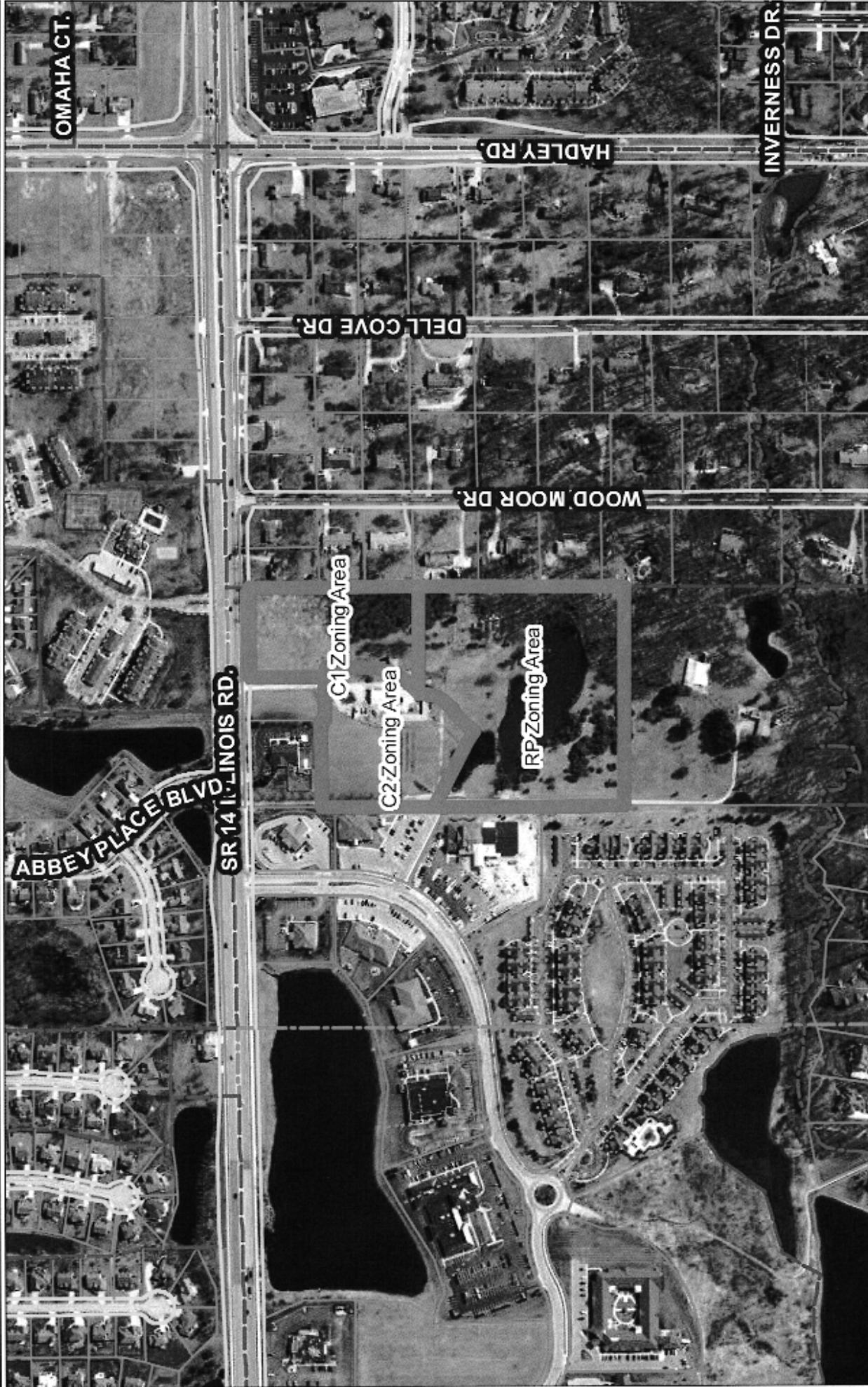
I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Allen County Plan Commission as these 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.

THE HOMESTEAD WILSON, LLC By: _____ 11/1/19
 (printed name of applicant) Jana Wilson (signature of applicant) (date)
THE HOMESTEAD WILSON, LLC By: _____ 11/1/19
 (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.
11-5-19	132823	12-9-19	REZ-2019-0072



Rezoning Petitions REZ-2019-0070, 0072, 0073 and Primary Development Plan PDP-2019-0056 - Inverness Park

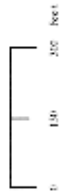


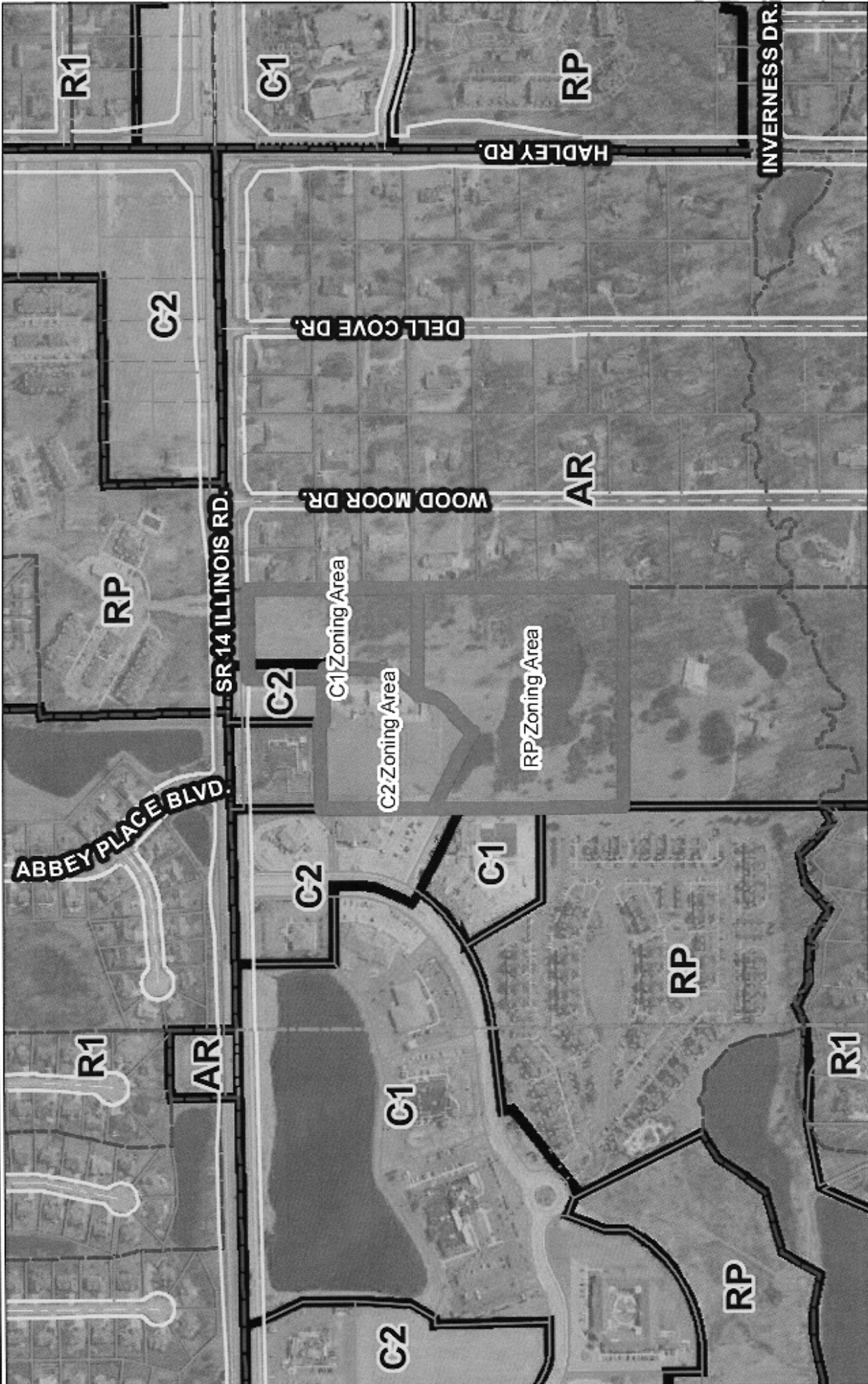
Although these accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2019 Board of Commissioners of the County of Allen, North American Datum 1983
State Plane Coordinate System, Texas East
Projected Coordinate System 2589
Date: 11/1/2019



1 inch = 400 Feet





All work and source credits have been completed in the preparation of this map. No warranty is made as to the accuracy of the information contained herein and the user assumes all liability resulting from any use of the information.

© 2014 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Date of Creation: Spring 2019
 Date: 11/1/2019

1 inch = 400 feet
 0 100 200 Feet

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FACT SHEET

Case #REZ-2019-0072 Bill # Z-19-11-16 Project Start: November 2019

APPLICANT:	The Homestead Wilson, LLC
REQUEST:	To rezone property from AR/Low Intensity Residential to RP/Planned Residential for a mixed-use development.
LOCATION:	The site is located on the south side of the 7600 block of West State Road 14 (Illinois Road), east of Inverness Center and Sherwin Williams and west of Covington Dells subdivision. (Section 12 of Aboite Township)
LAND AREA:	Approximately 15.5 acres for overall development Approximately 9.0 acres for RP
PRESENT ZONING:	AR/Low Intensity Residential
PROPOSED ZONING:	RP/Planned Residential
COUNCIL DISTRICT:	4-Jason Arp
ASSOCIATED PROJECTS:	Primary Development Plan, Inverness Park, REZ-2019-0070, and 0073
SPONSOR:	City of Fort Wayne Plan Commission

9 December 2019 Public Hearing

- The adjacent neighborhood board spoke in support.
- Billy Davenport was absent.

16 December 2019 – Business Meeting

Plan Commission Recommendation: DO PASS with a Written Commitment

A motion was made by Billy Davenport and seconded by Justin Shurley to return the ordinance with a Do Pass recommendation with a Written Commitment to Common Council for their final decision.

8-0 MOTION PASSED

- Judi Wire was absent.

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
January 8, 2020

Reviewed by:



Kimberly R. Bowman, AICP
Executive Director
Secretary to the Commission

PROJECT SUMMARY for REZ-2019-0070, REZ-2019-0072 and REZ-2019-0073

The petitioner, The Homestead Wilson LLC, is requesting three rezoning petitions and a primary development plan for a mixed-use development. Approximately 3.4 acres of real estate is proposed to be rezoned to C2/Limited Commercial for three outlots in the northwest corner, adjacent to Inverness Centre, Aboite Animal Hospital, and the new Sherwin Williams. Approximately 3.1 acres of land is proposed to be rezoned to C1/Professional Office and Personal Services for three outlots along the Illinois Road/State Road 14 frontage, adjacent to Covington Dells neighborhood. The remaining 9.0 acres in the southern half of the property is proposed to be zoned RP/Planned Residential. The Illinois Road corridor has experienced a transitioning of the remaining metes and bounds properties to office or commercial zoning, to support the decades of single family development along the corridor. Existing zoning on either side consists of AR/Low Intensity Residential, C1/Professional Office and Personal Services, C2/Limited Commercial, and RP/Planned Residential.

The rezoning proposals can be supportive by the following goals and policies of the Comprehensive Plan:

- LU3.** Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure;
- LU5.D** Encourage development proposals that provide housing, designed to allow adequate pedestrian and bicycle access, in close proximity to existing neighborhood commercial, civic, institutional and other similar uses.
- LU6.** Encourage carefully planned sustainable growth and coordinated development by encouraging mixed land uses.
- LU6.C** Encourage the conversion of vacant or underutilized properties into compatible mixed-use development areas.
- LU6.D** Support carefully planned, coordinated, compatible mixed-use development.
- LU8.** Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.

A Written Commitment has been submitted after meeting with the Covington Dells neighborhood association.

The development plan consists of commercial outlots, office outlots, and a residential community. The primary development plan does not show any specific users or buildings for the proposed commercial property, just outlots as typically shown on primary development plans for shopping centers or office developments. The design of each outlot would be under the review of the Zoning Ordinance standards. No waiver of any development standard has been requested. Primary access is from Illinois Road, from the shared drive with Sherwin Williams. This private street continues to the south through the development and ends in a cul-de-sac. Two access points are provided to Inverness Center for future connections. A private drive continues to serve the homestead to the south. Sidewalks are proposed on both sides of all streets. There is a wooded area with a pond that will remain and redesigned to serve as detention also. A trail will go around the pond and through the natural area.

The residential portion of Inverness Park does not have specific plans but the proposal allows for up to 34 units, likely in duplexes and quadplexes with a maximum height of 25 feet. The applicant wants to leave the design open to meet market demand. A Written Commitment could be useful to shape the type and intensity of the residential development, as well as screening and buffering. The plans show a six foot high fence along Covington Dells and shrubs and trees where there are no existing trees to remain. Landscaping to meet the ordinance is proposed around the perimeter of the property.

PUBLIC HEARING SUMMARY:

Presenter: Pete Mallers, representing the Homestead Wilson, I.L.C, presented the proposal to the Plan Commission, as outlined above.

Public Comments:

Sam Rocke, Covington Dells Board President – spoke in favor of the project, mostly concerned with lighting and landscaping, and have agreed to the use restrictions in the Written Commitment.

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

Rezoning Petition REZ-2019-0072

APPLICANT: The Homestead Wilson, LLC
REQUEST: To rezone property from AR/Low Intensity Residential to RP/Planned Residential for a mixed-use development.
LOCATION: The site is located on the south side of the 7600 block of West State Road 14 (Illinois Road), east of Inverness Center and Sherwin Williams and west of Covington Dells subdivision. (Section 12 of Aboite Township)
LAND AREA: Approximately 15.5 acres for overall development
Approximately 9.0 acres for RP
PRESENT ZONING: AR/Low Intensity Residential
PROPOSED ZONING: RP/Planned Residential


In preparing and considering proposals for rezoning, I.C. 36-7-4-603 states that the Plan Commission and legislative body shall pay reasonable regard to:

- (1) the comprehensive plan;
- (2) current conditions and the character of current structures and uses in each district;
- (3) the most desirable use for which the land in each district is adapted;
- (4) the conservation of property values throughout the jurisdiction; and
- (5) responsible development and growth.

The Plan Commission recommends that Rezoning Petition REZ-2019-0072 be returned to Council, with a Written Commitment, with a "Do Pass" recommendation after considering the following:

1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. This proposal will provide residential infill development using the existing infrastructure of the development. The zoning will allow for a variety of densities and for aging in place.
2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. Site plan and architectural review from the Plan Commission and staff will ensure a compatible development that complements the area.
3. Approval is consistent with the preservation of property values in the area. This proposal will allow reinvestment into a currently vacant property. High quality development that is well screened will increase property values throughout the area.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Review by City engineering departments indicates that the site can be developed for the proposed uses and adequate infrastructure is available to service the site.

These findings approved by the Fort Wayne Plan Commission on December 16, 2019.



Kimberly R. Bowman, AICP
Executive Director
Secretary to the Commission

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant THE HOMESTEAD WILSON, LLC
 Address 6435 WEST JEFFERSON BOULEVARD #136
 City FORT WAYNE State INDIANA Zip 46804
 Telephone 841-928-9440 E-mail aprealty@live.com

Contact Person
 Contact Person PETER G. MALLERS, ESQ. OF BEERS MALLERS BACKS & SALIN, LLP
 Address 110 WEST BERRY STREET, SUITE 1100
 City FORT WAYNE State INDIANA Zip 46802
 Telephone 260-426-9706 E-mail pgmallers@beersmallers.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 7621 ILLINOIS ROAD, FORT WAYNE, INDIANA
 Present Zoning AR Proposed Zoning RP Acreage to be rezoned APPROX 9.07 AS SET FORTH ON ATTACHED EXHIBIT "A"
 Proposed density _____ units per acre
 Township name ABOITE Township section # 30
 Purpose of rezoning (attach additional page if necessary) TO DEVELOP THIS 9.07 ACRE SITE FOR MULTI-FAMILY PURPOSES
 Sewer provider CITY Water provider CITY

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.

THE HOMESTEAD WILSON, LLC By: _____ 11/1/19
 (printed name of applicant) Jana Wilson (signature of applicant) (date)
THE HOMESTEAD WILSON, LLC By: _____ 11/1/19
 (printed name of property owner) _____ (signature of property owner) (date)
 _____ (signature of property owner) _____ (date)
 _____ (signature of property owner) _____ (date)

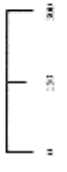
Received	Receipt No.	Hearing Date	Petition No.
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Rezoning Petitions REZ-2019-0070, 0072, 0073 and Primary Development Plan PDP-2019-0056 - Inverness Park



1 inch = 400 feet

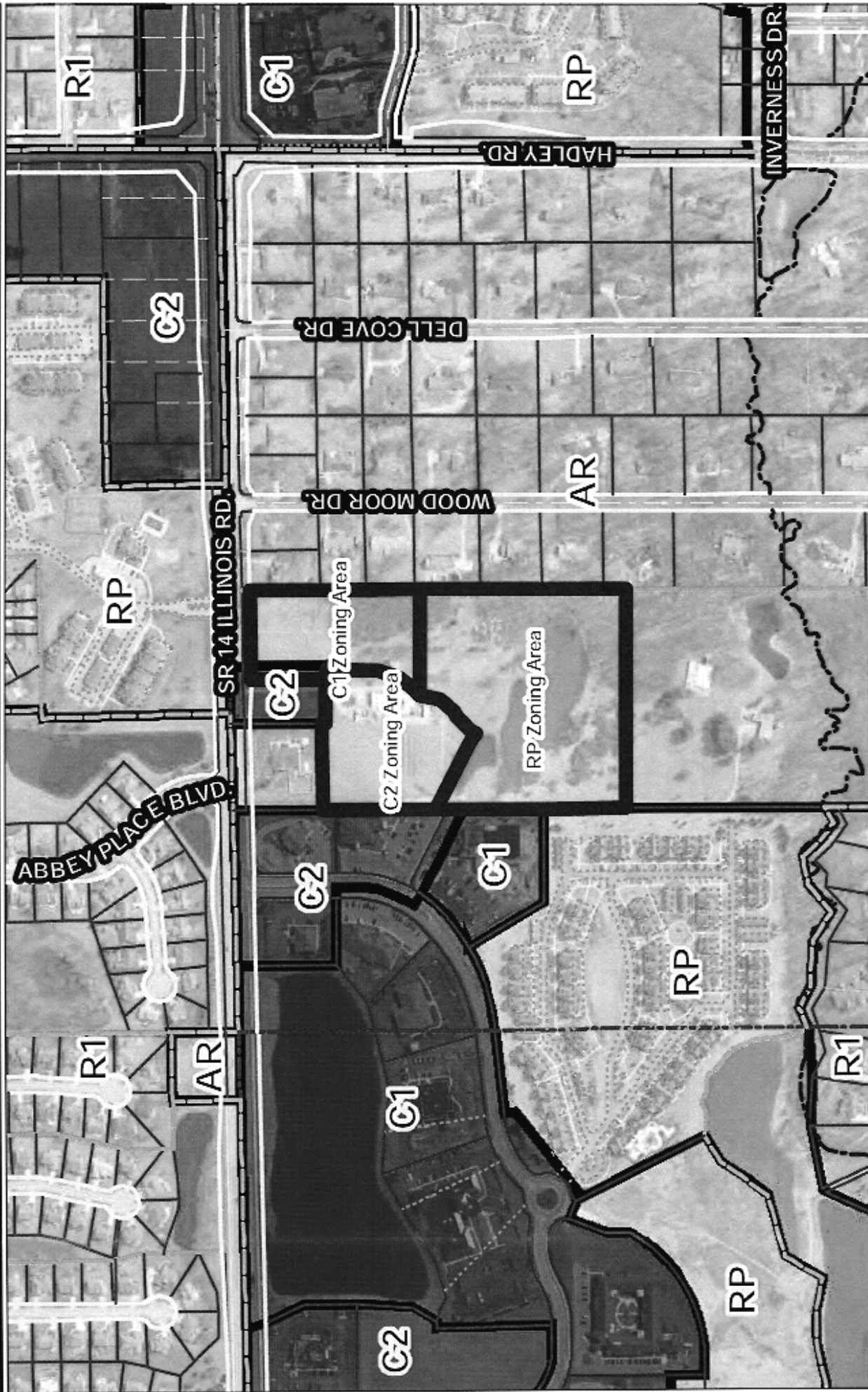


Although these rezoning petitions have been prepared in the contemplation of this report, Allier County does not warrant or guarantee the accuracy of its information as related herein and Allier County and all liability, including those arising or otherwise, in this report.

©2019 Board of Commissioners of the County of Allier
 Scott A. Koenig, Clerk
 Seal: Park County Seal System, 30000 East
 Pleasanton Court, Spring 2019
 Date: 11/10/2019

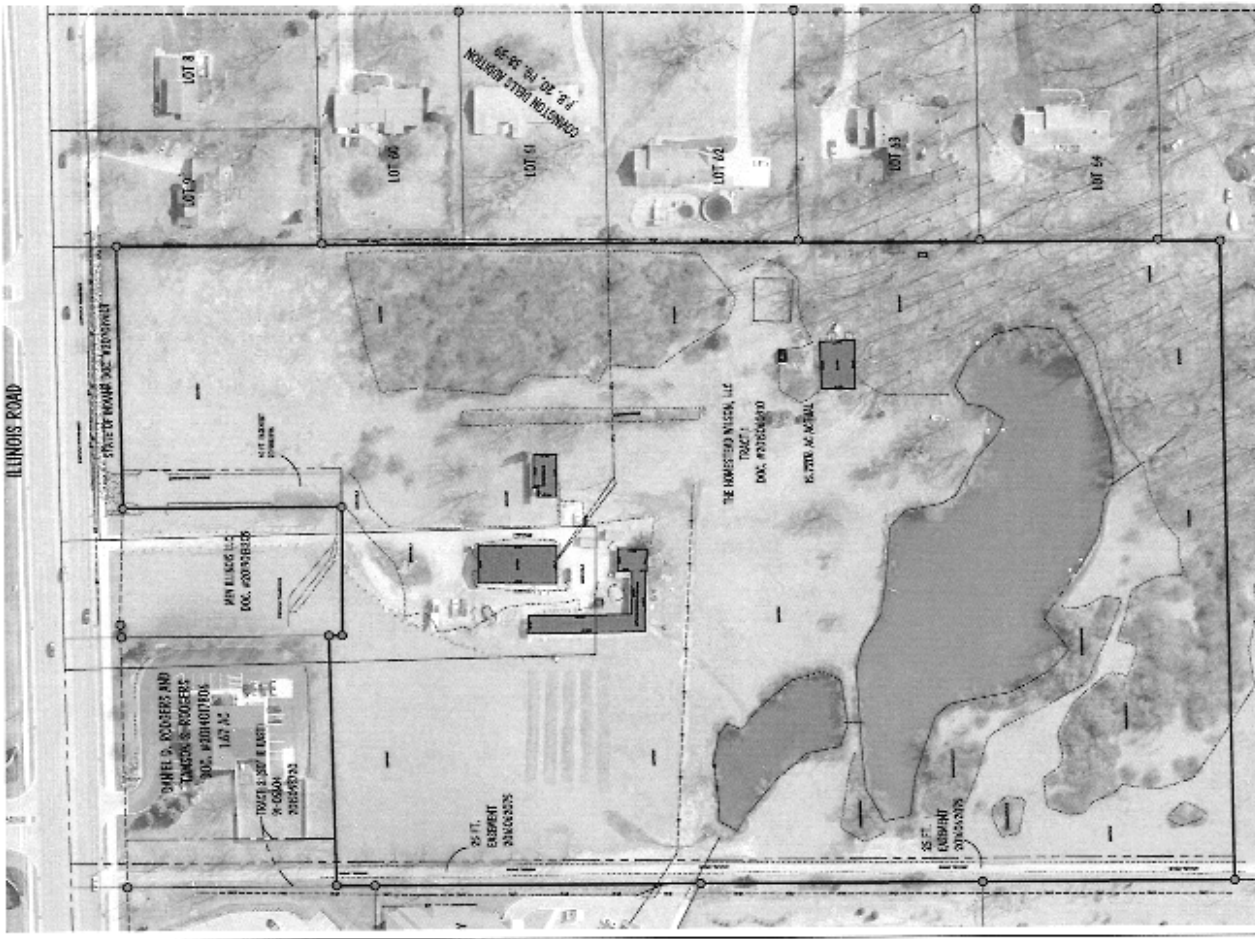


Rezoning Petitions REZ-2019-0070, 0072, 0073 and Primary Development Plan PDP-2019-0056 - Inverness Park



All data shown herein are for informational purposes only. The City of Inverness is not responsible for any errors or omissions in this map. The City of Inverness is not responsible for any errors or omissions in this map. The City of Inverness is not responsible for any errors or omissions in this map. The City of Inverness is not responsible for any errors or omissions in this map.

© 2019 City of Inverness, Illinois
 Keith Anderson, Mayor
 Jeffery J. Anderson, City Clerk
 Professional Engineer, PE #001234567
 Date: 11/15/2019



Easements & Improvements Detail
 SCALE: 1" = 60'
 NORTH



Flood Insurance Rate Map
 NOT TO SCALE
 NORTH

Professional Surveyor's Report

1. A PROFESSIONAL SURVEYOR HAS BEEN ENGAGED TO CONDUCT A SURVEY OF THE LAND DESCRIBED IN THE TITLE OF THIS REPORT. THE SURVEY WAS CONDUCTED ON THE DATE INDICATED IN THE TITLE OF THIS REPORT. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, STATE OF ILLINOIS.

2. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, STATE OF ILLINOIS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, STATE OF ILLINOIS.

3. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, STATE OF ILLINOIS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, STATE OF ILLINOIS.

Professional Surveyor's Certificate

I, the undersigned, being a duly licensed Professional Surveyor in the State of Illinois, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my records, and that the same is a true and correct copy of the original survey as the same appears in my records, and that the same is a true and correct copy of the original survey as the same appears in my records.

Professional Surveyor's Certificate

I, the undersigned, being a duly licensed Professional Surveyor in the State of Illinois, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my records, and that the same is a true and correct copy of the original survey as the same appears in my records, and that the same is a true and correct copy of the original survey as the same appears in my records.

Professional Surveyor's Certificate

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ForeSight Consulting, LLC
 PROFESSIONAL ENGINEERS & SURVEYORS
 1010 S. 200th Street, Suite 100
 Fort Wayne, Indiana 46825
 219.746.9200
 219.746.9201
 www.fscllc.com



EXPERIENCE. INNOVATION. RESULTS.

Performed for:

The Wilson Homestead
 Part of the Northwest 1/4 of Section 12,
 Township 30 North, Range 11 East,
 7821 Illinois Rd, Fort Wayne, IN 46824

Dwight Ranker
 Certified Mapper
 192800
 2019
 November 4th, 2019

\$1.2
 SHEET 2 OF 2

WRITTEN COMMITMENT

This Written Commitment ("Commitment"), dated as of this _____ day of _____, 2019, is made by The Homestead Wilson, LLC ("Applicant" and "Owner").

RECITALS

- A. By virtue of that certain Deed dated _____, and recorded on _____, as Document No. _____ in the Office of the Recorder of Allen County, Indiana, Owner, is the owner in fee simple of certain real estate located in Allen County, Indiana, which is legally described in the addendum attached to this Commitment as Exhibit "A" ("Real Estate").
- B. On November 5, 2019, the Applicant applied to the City of Fort Wayne Plan Commission (the "Commission") to rezone the real estate to C1, C2 and RP and to seek approval of a primary development plan to develop the real estate pursuant to the plan filed with the primary development plan application.
- C. Pursuant to Ind. Code §36-7-4-1015 and the City of Fort Wayne Zoning Ordinance, the Commission may require an owner of real estate to make a Written Commitment concerning the use or development of the real property as part of an application for rezoning and primary development plan.

COMMITMENT

Owner agrees and consents to the following written commitments which shall govern the Real Estate:

1. **STATEMENT OF COMMITMENTS.** In addition to the Conditions of Approval contained in the Commission's decision approving REZ-2019-0070, REZ-2019-0072, REZ-2019-0073 and PDP-2019-0056, which decisions are on record at the Commission's office, the Owner shall abide by the following commitments:
 - a. The following specific uses otherwise permitted in a C1 zoning district are hereby prohibited:

- Assisted Living Facility	- Homeless/Emergency Shelter
- Blood Bank	- Hospital
- Blood or Plasma Donor Facility	- Multi-Family Complex
- Commissioning/Lodging House	- Nursing Home
- Correctional Services Facility	- Rehabilitation Facility
- Dormitory	- Residential Facility for Homeless Individuals
- Fraternity House	- Sorority House
- Funeral Home	- Townhouse Complex
- Group Residential Facility (large)	- Treatment Center
- Group Residential Facility (small)	- Wind Energy Conversion System (micro)

b. The following specific uses otherwise permitted in a C2 zoning district are hereby prohibited:

- Animal Kennel
- Arcade
- Assisted Living Facility
- Bait Sales
- Billiard or Pool Hall
- Bingo Establishment
- Blood Bank
- Bowling Alley
- Campus Housing
- Cigarette/Tobacco/Cigar Store
- Convenience Store
- Correctional Services Facility
- Dating Service
- Dormitory
- Driving Instruction
- Firework Sales
- Fraternity House
- Funeral Home
- Group Homes (large)
- Group Homes (small)
- Homeless/Emergency Shelter
- Hospital
- Hotel
- Laundry Mat/Coin Operated Laundry
- Micro or Mini Brewery Brewpub
- Motel
- Movie and Game Sales and Rental
- Multi-Family Complex
- Package Liquor Store
- Reception/Banquet Hall
- Rehabilitation Facility
- Rescue Mission
- Residential Facility for Homeless Individuals
- Restaurant, with Drive-Thru
- Skating Rink
- Sorority House
- Swim Club
- Tattoo Establishment
- Television Station
- Tennis Club
- Theater
- Townhouse Complex
- Treatment Center
- Wind Energy Conversion System (micro)

c. Building and site lighting and signage shall be per the requirements of the City of Fort Wayne Zoning Ordinance (the "Ordinance") and, specifically, lighting shall be 90% downward directed lighting with full cutoff features.

d. In addition to landscaping required by the Ordinance, a 25 foot landscape buffer shall be created on the east side of the Real Estate from the north property line south to the existing wooded area in the southeast corner of the Real Estate. In addition, a 6 foot high solid wooden fence shall be installed along the east, south and southwest sides of the Real Estate that border residential properties, not including the existing wooded area in the southwest corner of the Real Estate.

e. The residential portion of the Real Estate shall be limited to 40 units, which shall be comprised of either single family or duplex units, unless otherwise approved by the Commission.

f. This approval shall lapse and be subject to revocation if construction has not started on the Real Estate pursuant to the approved develop plan within twenty-four (24) months of the date of approval by the Commission.

g. The Commission hereby grants to the Fort Wayne Zoning Administrator or his/her designated staff authority upon written request to consider an extension of any Commission-approved condition, for a period not to exceed twelve (12) months.

2. **BINDING EFFECT, MODIFICATION, TERMINATION.** This Commitment shall run with the Real Estate, and shall be binding upon Owner, each subsequent owner of the Real Estate and each other person acquiring an interest in the Real Estate, unless this Commitment is modified or terminated. The Recitals are incorporated herein by reference and are expressly made a part of this Commitment. This Commitment may be modified or terminated in accordance with IC §36-7-4-1015 and only by a decision of the Commission following a public hearing held by the Commission following a public hearing held by the Commission wherein notice has been given as provided by the Commission rules of procedure.
3. **RECORDING.** Owner shall, at its own expense, record this Commitment with the Allen County Recorder and shall provide two (2) copies of the recorded Commitment to the City of Fort Wayne Zoning Administrator.
4. **ENFORCEMENT.** The Commission shall have the option (but not the obligation) to enforce this Commitment, at law or in equity, in the event of a breach of an obligation on this Commitment; and in the event such enforcement action is commenced, the Zoning Administrator of Commission (as applicable) shall have the remedies allowed by the Ordinance (or the ordinance governing Real Estate at the time of the enforcement action) and IC §36-7-4-1015, which remedies shall be cumulative not exclusive. A violation of this Commitment shall be deemed a violation of the Ordinance, or the ordinance governing the Real Estate at time of the violation; provided, however, that nothing in this Commitment shall be construed as giving any person the right to compel enforcement of it by the Zoning Administrator or Commission, or any successor agency having jurisdiction over the Real Estate.
5. **AMENDMENT OR TERMINATION.** This Commitment may be amended or terminated upon application by the Owner of the Real Estate, and only with the prior written consent of all owners of the Real Estate, and following a public hearing to consider said amendment or termination. In addition, after a violation of this Commitment, and after notice has been issued to the Owner and a public hearing is held by the Commission, the Commission may revoke the Approval and terminate this Commitment.
6. **PERMITS.** No permits shall be issued under the City of Fort Wayne Ordinance by the Zoning Administrator until this Commitment is recorded with the Allen County Recorder and a recorded and executed copy of the Commitment is delivered to the Zoning Administrator and the Commission.
7. **GOVERNING LAW.** This Commitment, including the restrictions and covenants hereunder, shall be governed by the laws of the State of Indiana.
8. **SEVERABILITY.** Each covenant or restriction contained in any paragraph of this Commitment shall be severable and separate, and if any court shall rule that any particular restriction or covenant is unenforceable, such ruling shall not affect the enforceability of any other restriction or covenant under this Commitment, and such other restriction or covenant shall be enforced.
9. **EFFECTIVE DATE.** This Commitment shall be effective upon the date on which this Commitment is recorded in the Office of the Recorder of Allen County, Indiana.
10. **STATUTORY AUTHORITY.** This Commitment is made pursuant to IC §36-7-4-1015.

IN WITNESS WHEREOF, the undersigned has caused this Commitment to be executed the day and year first written above.

THE HOMESTEAD WILSON, LLC

By: _____

Printed Name: _____

Title: _____

STATE OF INDIANA)
)§
COUNTY OF ALLEN)

Before me, the undersigned Notary Public in and for said County and State, this _____ day of _____, 2019, personally appeared THE HOMESTEAD WILSON, LLC by its Manager, _____, the above named Applicant, and acknowledged the execution of the foregoing Commitment.

WITNESS my hand and Notarial Seal.

Notary Public

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: PETER G. MALLERS

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2019-0072
Bill Number: Z-19-11-16
Council District: 4-Jason Arp

Introduction Date: November 26, 2019
Plan Commission
Public Hearing Date: December 9, 2019 (not heard by Council)
Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance: To rezone approximately 9.1 acres from AR/Low Intensity Residential to RP/Planned Residential.
Location: 7621 Illinois Road
Reason for Request: To allow for multiple family residential as part of a larger mixed-use development.
Applicant: The Homestead Wilson, LLC
Property Owner: The Homestead Wilson, LLC

Related Petitions: Primary Development Plan, Inverness Park

Effect of Passage: Property will be rezoned to the RP/Planned Residential district which will allow for multiple family residential development.

Effect of Non-Passage: The property will remain zoned AR/Low Intensity Residential and may develop with agricultural or single family uses.

BILL NO. Z-19-11-16

REPORT OF COMMITTEE ON REGULATIONS

January 14, 2020

Tom Freistroffer Chair



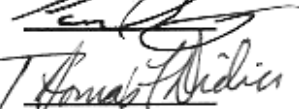
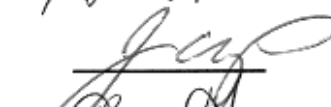



Glynn Hines Co-Chair

All Council Members

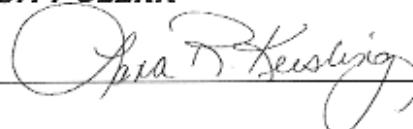
An Ordinance amending the City of Fort Wayne Zoning Map No. B-02 (Sec. 12 of Aboite Township)

To rezone approximately 9.1 acres from AR/Low Intensity Residential to RP/Planned Residential at 7621 Illinois Road to allow for multiple family residential as part of a larger mixed-use development

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 9, 2019

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

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

Read the third time in full and on motion by Councilperson Freistroffer, 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"/>
CHAMBERS	<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"/>
TUCKER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATED: January 14, 2020



 LANA R. KEESLING, CITY CLERK

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

Zoning Ordinance No. Z-19-11-16 on the 14th day of January, 2020

ATTEST:



 LANA R. KEESLING
 CITY CLERK



 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th of January 2020, at the hour of 9:20 o'clock A.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 15TH day of JANUARY 2020, at the hour of 10:00 o'clock AM . E.S.T.



 THOMAS C. HENRY, MAYOR

