

1 #REZ-2020-0040

2 BILL NO. Z-20-10-34

3  
4 ZONING MAP ORDINANCE NO. Z-Withdrawn

5 AN ORDINANCE amending the City of Fort Wayne  
6 Zoning Map No. R-27 (Sec. 29 of Adams Township)

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

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

12 A part of the South Half of the Southwest Quarter of Section 29, Township 30 North,  
13 Range 13 East, Adams Civil Township, Allen County, Indiana, also being a tract of land  
14 conveyed to Richard Gustav Wiehe, Jr. by Document 2013063530, all recorded  
documents in this description are recorded in the Office of the Recorder of Allen County,  
and more particularly described as follows:

15 Commencing at the South Quarter corner of said Section 29, being marked by an  
16 INDOT Type "B" Monument; thence South 88 degrees 55 minutes 14 seconds West,  
17 being the basis of all bearings this description, on and along the South line of said  
18 Southwest Quarter, a distance of 339.71 feet to the Point of Beginning, also being the  
19 intersection of the West Top of Bank of the Trier Ditch and said South line, being  
20 marked by a mag nail with an identification disk stamped "T-E INC FIRM #0070"; thence  
21 continuing South 88 degrees 55 minutes 14 seconds West, on and along said South  
22 line, a distance of 938.07 feet to a mag nail with an identification disk stamped "T-E INC  
23 FIRM #0070"; thence North 00 degrees 35 minutes 25 seconds West, a distance of  
840.03 feet to a 5/8-inch diameter rebar with an identification cap stamped "T-E INC  
24 FIRM #0070"; thence North 88 degrees 55 minutes 14 seconds East, a distance of  
944.77 feet to the West Top of Bank of the Trier Ditch, being marked by a 5/8-inch  
25 diameter rebar with an identification cap stamped "T-E INC FIRM #0070"; thence South  
26 00 degrees 07 minutes 59 seconds East, on and along said West Top of Bank, a  
27 distance of 840.11 feet to the Point of Beginning, containing 18.154 acres more or less,  
28 being subject to and/or together with all easements and rights-of-way of record.

29 and the symbols of the City of Fort Wayne Zoning Map No. R-27 (Sec. 29 of Adams  
30 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.

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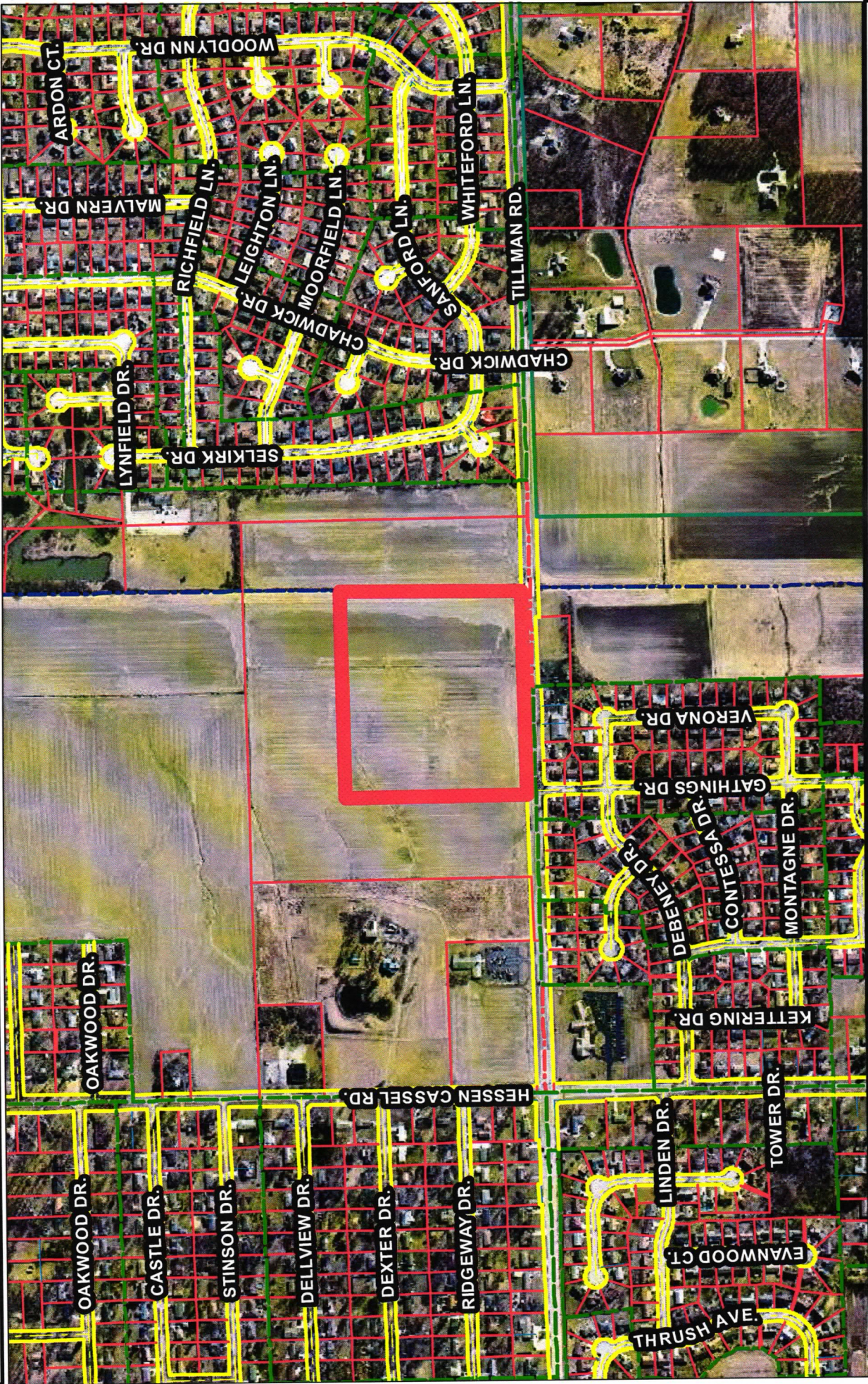
Council Member

APPROVED AS TO FORM AND LEGALITY:

  
\_\_\_\_\_  
Carol T. Helton, City Attorney



Rezoning Petition REZ-2020-0040 and Primary Development Plan PDP-2020-0028 - Roosevelt Pointe



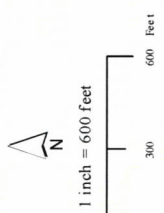
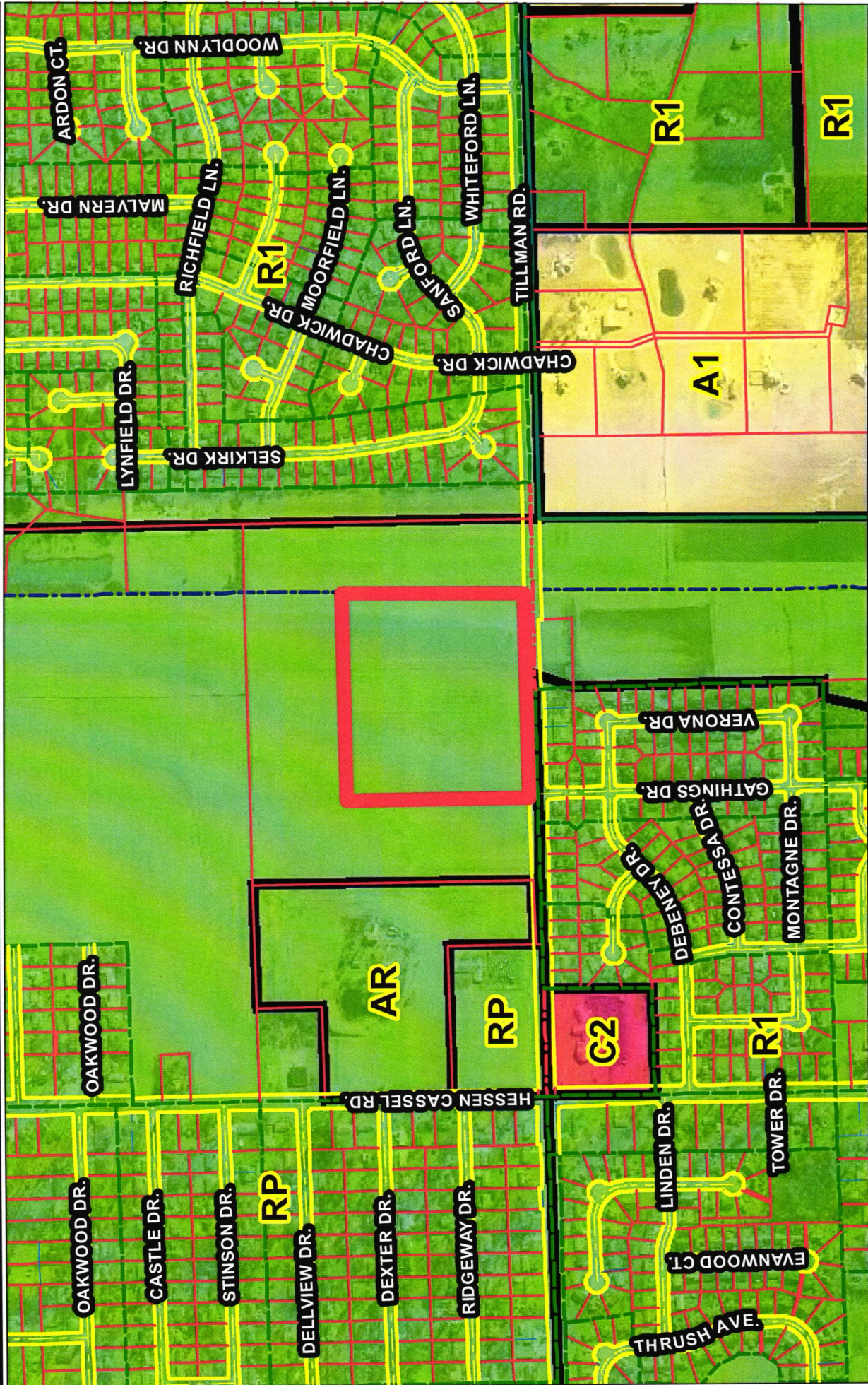
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1 inch = 600 Feet



Rezoning Petition REZ-2020-0040 and Primary Development Plan PDP-2020-0028 - Roosevelt Pointe



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©2004 Board of Commissioners of the County of Allen  
 North American Datum of 1983  
 State Plane Coordinate System, Indiana East  
 Photo and Contour Survey 2009  
 Date: 10/19/2020

**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant 4 Life Investments  
 Address 3472 Stellhorn Road  
 City Fort Wayne State IN Zip 46815  
 Telephone 260-969-2709 E-mail jerrystarks@4lifeinvestmentsinc.com

**Contact Person**  
 Contact Person T-E Incorporated c/o Justin Hoffman  
 Address 8620 Bluffton Road  
 City Fort Wayne State IN Zip 46809  
 Telephone 260-489-5541 E-mail jhoffman@t-inc.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 3700 Block of Tillman Road  
 Present Zoning RP Proposed Zoning NC Acreage to be rezoned 18.154  
 Proposed density 1.5 units per acre  
 Township name Adams Township section # 29  
 Purpose of rezoning (attach additional page if necessary) To align the land zoning with the proposed use.  
 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.

<u>4 Life Investments Inc</u> (printed name of applicant)	<u>Jerry Starks</u> (signature of applicant)	<u>10/5/2020</u> (date)
<u>Richard Wiehre</u> (printed name of property owner)	<u>Richard Wiehre</u> (signature of property owner)	<u>10/5/2020</u> (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

Received <u>10/6/20</u>	Receipt No. <u>135452</u>	Hearing Date <u>11-9-2020</u>	Petition No. <u>REZ-2020-0040</u>
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Scale: as shown

Job No.: 201112

Checked By: ALC

Drawn By: ZJE

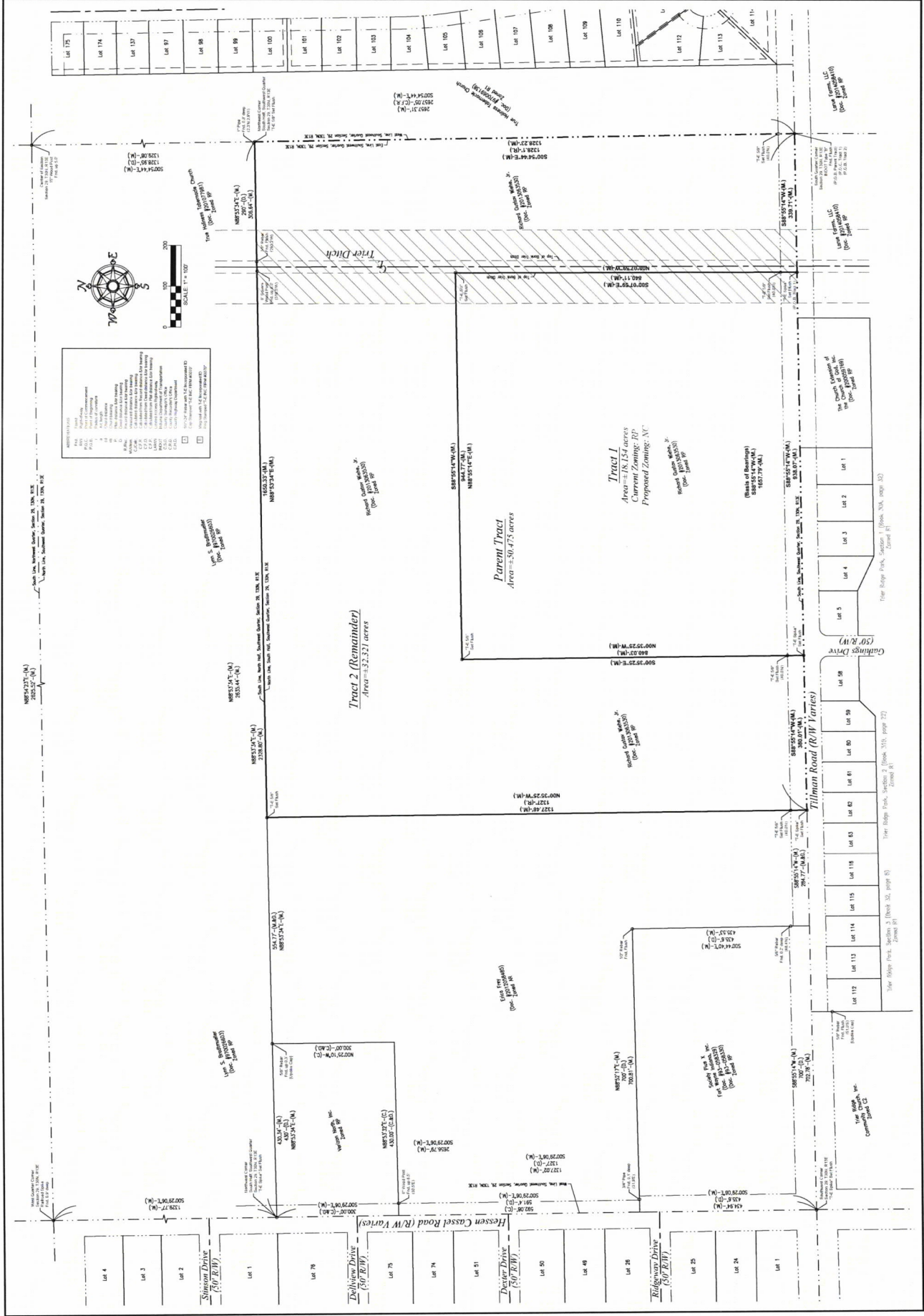
Date: 10/05/2020

**Title** B65 I.A.C.-Rile 12 Boundary Survey  
 Part of the south half of the Southwest Quarter of Section 29 Township 50 North Range 12 East, Adams Civil Township, Allen County, Indiana  
 4197 Arroyo Spooks  
 Tiltman Road

Date	No.	Revision

The surveyor, engineer, plans and maps are hereby incorporated into this plat and shall be a part hereof. The surveyor, engineer, plans and maps are hereby incorporated into this plat and shall be a part hereof. The surveyor, engineer, plans and maps are hereby incorporated into this plat and shall be a part hereof.

INCORPORATED  
 T-E INCORPORATED  
 8620 Bluffton Road  
 Fort Wayne, IN 46809  
 Phone (764) 883-4141  
 Fax (764) 883-1114  
 Email: TE@T-EINC.COM





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

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**Department of Planning Services**

Title of Ordinance: Zoning Map Amendment  
Case Number: REZ-2020-0040  
Bill Number: Z-20-10-34  
Council District: 6-Sharon Tucker

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Introduction Date: October 27, 2020  
  
Plan Commission  
Public Hearing Date: November 9, 2020 (not heard by Council)  
  
Next Council Action: Ordinance will return to Council after recommendation by the  
Plan Commission

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Synopsis of Ordinance: To rezone approximately 18 acres from RP/Planned Residential to  
NC/Neighborhood Center.  
  
Location: 3700 block of Tillman Road  
  
Reason for Request: For approval of a 12-lot neighborhood commercial development.  
  
Applicant: 4 Life Investments  
  
Property Owner: Richard Wiehe

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Related Petitions: Primary Development Plan, Roosevelt Pointe

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Effect of Passage: Property will be rezoned to the NC/Neighborhood Center zoning district,  
which will allow the currently vacant parcel to be developed with  
commercial outlots.  
  
Effect of Non-Passage: The property will remain zoned residential and may be developed for  
single, two-family or multiple family residential purposes.