

1 #REZ-2023-0017

2 BILL NO. Z-23-04-17

3 ZONING MAP ORDINANCE NO. Z- 14-23

4 AN ORDINANCE amending the City of Fort Wayne
5 Zoning Map No. X-10 (Sec. 02 of Adams 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 R3
9 (Multiple Family Residential) District under the terms of Chapter 157 Title XV of the Code of
10 the City of Fort Wayne, Indiana:

11 **TRACT "A":** (part of a tract described in Document Number 990030179)

12 Part of the Fractional Northwest Quarter of Section 2, Township 30 North, Range 13 East,
13 Allen County, Indiana, based on an original survey by Joseph R. Herendeen, Indiana
14 Professional Surveyor Number LS20900190 of Sauer Land Surveying, Inc., Survey No.
15 KYNTA-000, dated April 3, 2023, and being more particularly described as follows, to-wit:

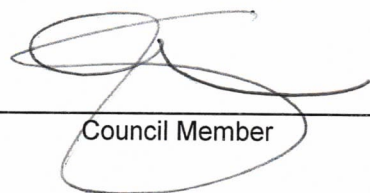
16 Commencing at the North closing Quarter corner of Section 2, being marked by a #5 rebar;
17 thence South 87 degrees 29 minutes 32 seconds West (GPS grid bearing and basis of all
18 bearings in this description), on and along the North line of said Fractional Northwest
19 Quarter, a distance of 61.72 feet to a #5 rebar at the South Quarter corner of Section 35,
20 Township 31 North, Range 13 East; thence South 87 degrees 19 minutes 43 seconds West,
21 continuing on and along said North line, a distance of 1063.20 feet to a steel bar at the
22 Northwest corner of a 111.77 acre base tract of real estate described in a deed to Thomas A.
23 Meyer and Debra A. Meyer in Document Number 990030179 in the Office of the Recorder
24 of Allen County, Indiana; thence South 02 degrees 44 minutes 17 seconds East, on and along
25 the West line of said 111.77 acre base tract, a distance of 739.34 feet to the point of
26 intersection of said West line with the centerline of Bohrer Drain, this being the true point of
27 beginning; thence Southeasterly, on and along said centerline, as defined the by the
28 following courses and distances: South 46 degrees 44 minutes 27 seconds East, a distance of
29 18.06 feet; thence South 40 degrees 02 minutes 55 seconds East, a distance of 86.95 feet;
30 thence South 43 degrees 38 minutes 00 seconds East, a distance of 56.54 feet; thence South
51 degrees 24 minutes 52 seconds East, a distance of 59.68 feet; thence South 54 degrees 26
minutes 43 seconds East, a distance of 203.35 feet; thence South 62 degrees 54 minutes 57
seconds East, a distance of 48.37 feet; thence South 51 degrees 30 minutes 00 seconds East,
a distance of 240.18 feet; thence South 64 degrees 29 minutes 14 seconds East, a distance of
60.37 feet; thence South 57 degrees 07 minutes 37 seconds East, a distance of 180.24 feet;
thence South 73 degrees 11 minutes 15 seconds East, a distance of 280.76 feet; thence South
52 degrees 22 minutes 07 seconds East, a distance of 47.39 feet; thence South 35 degrees 41
minutes 28 seconds East, a distance of 130.01 feet; thence South 19 degrees 08 minutes 01
seconds East, a distance of 60.43 feet; thence South 28 degrees 23 minutes 26 seconds East,
a distance of 18.60 feet; thence South 41 degrees 03 minutes 40 seconds East, a distance of
5.17 feet to the point of intersection of said centerline with the East line of said Fractional

1 Northwest Quarter; thence South 02 degrees 52 minutes 04 seconds East, on and along said
2 East line, a distance of 623.44 feet to a survey nail at the point of intersection of said East
3 line with the centerline of North River Road; thence Westerly, on and along said centerline,
4 as defined by the arc of a non-tangent circular curve to the left having a radius of 600.00
5 feet, an arc distance of 278.27 feet, being subtended by a long chord having a length of
6 275.78 feet and a bearing of South 80 degrees 24 minutes 11 seconds West to the point of
7 tangency; thence South 67 degrees 07 minutes 00 seconds West, continuing on and along
8 said centerline and tangent with said curve, a distance of 525.78 feet to a survey nail at the
9 Southeast corner of a 2.285 acre tract of real estate described in a deed to Suzanne Macon in
10 Document Number 2020028482 in the Office of said Recorder; thence North 01 degrees 51
11 minutes 38 seconds West, on and along the East line of said 2.285 acre tract, a distance of
12 231.47 feet to a #5 rebar at the Northeast corner thereof; thence South 82 degrees 54 minutes
13 53 seconds West, on and along the North line of said 2.285 acre tract, a distance of 367.28
14 feet to a #5 rebar at the Northwest corner thereof, being a point on the West line of said
15 111.77 acre base tract; thence North 02 degrees 44 minutes 17 seconds West, on and along
16 said West line, a distance of 1552.58 feet to the true point of beginning, containing 29.447
17 acres of land, subject to legal right-of-way for North River Road, and subject to all
18 easements of record.


19 and the symbols of the City of Fort Wayne Zoning Map No. X-10 (Sec. 02 of Adams
20 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
21 Wayne, Indiana is hereby changed accordingly.

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

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

28 
29 _____
30 Council Member

APPROVED AS TO FORM AND LEGALITY:

31 
32 _____
33 Malak Heiny, City Attorney

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2023-0017
Bill Number: Z-23-04-17
Council District: 1-Paul Ensley

Introduction Date: April 25, 2023
Plan Commission
Public Hearing Date: May 8, 2023 (not heard by Council)
Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

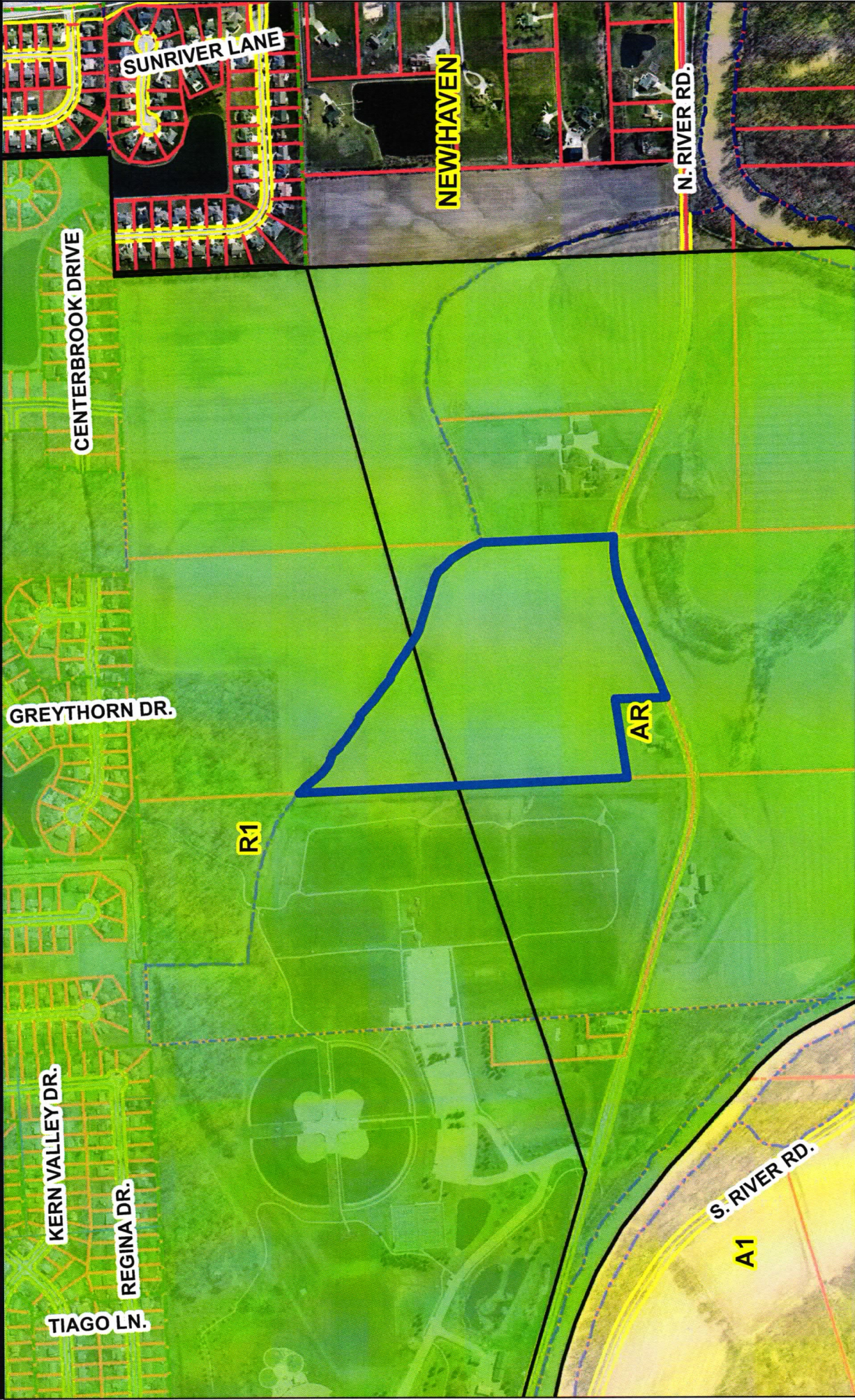
Synopsis of Ordinance: To rezone approximately 29.5 acres from AR/Low Intensity Residential and R1/Single Family Residential to R3/Multiple Family Residential
Location: 8300 to 8500 blocks of North River Road, adjacent to Kreager Park
Reason for Request: To allow for a 140-unit/lot townhome and single family development.
Applicant: Zion Real Estate and Development
Property Owner: Debra Meyer

Related Petitions: Primary Development Plan, Kayenta Subdivision

Effect of Passage: Property will be rezoned to the R3/Multiple Family Residential zoning district, which permits a variety of housing types.
Effect of Non-Passage: The property will remain zoned R1/Single Family Residential and AR/Low Intensity Residential and the AR portion may not be platted into a subdivision; attached townhomes are not permitted at all in R1 or AR.

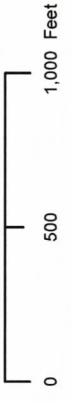


Rezoning Petition REZ-2023-0017 and Primary Plat PP-2023-0008 - Kayenta



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.

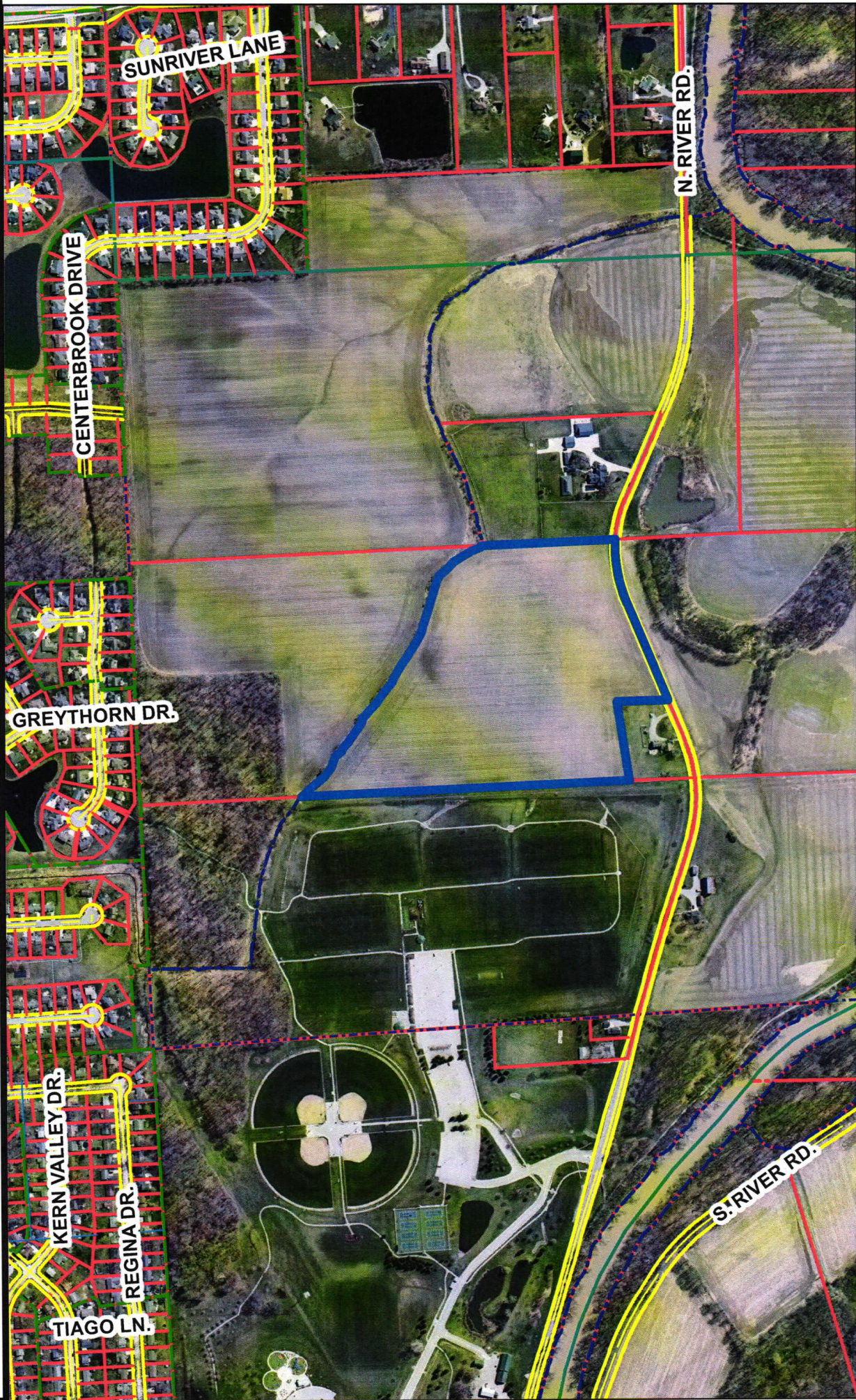
© 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 4/12/2023



1 inch = 600 feet

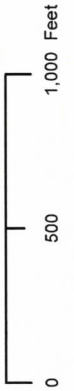


Rezoning Petition REZ-2023-0017 and Primary Plat PP-2023-0008 - Kayenta

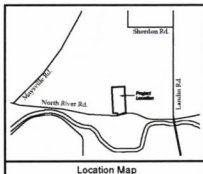


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© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 4/12/2023



1 inch = 600 feet



Primary Plat of:

KAYENTA

A subdivision of part of the Fractional Northwest Quarter of Section 2,
Township 30 North, Range 13 East, Allen County, Indiana.

Developer:
Zion Real Estate & Development Co.
5620 Thimlar Road
New Haven, IN 46774
Tel: (260) 438-2524

Surveyor:
Sauer Land Surveying, Inc.
14033 Illinois Road, Suite C
Fort Wayne, IN 46814
Tel: 260/469-3300



Part of the Fractional Northwest Quarter of Section 2, Township 30 North, Range 13 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the North closing Quarter corner of Section 2, being marked by a #5 rebar, thence South 87 degrees 29 minutes 32 seconds West (GPS grid bearing and basis of all bearings in this description), on and along the North line of said Fractional Northwest Quarter, a distance of 61.72 feet to a #5 rebar at the South Quarter corner of Section 33, Township 31 North, Range 13 East, thence South 87 degrees 19 minutes 43 seconds West, continuing on and along said North line, a distance of 1003.20 feet to a steel bar at the Northwest corner of a 111.77 acre base tract of real estate described in a deed to Thomas A. Meyer and Debra A. Meyer as Document Number 990008179 in the Office of the Recorder of Allen County, Indiana, thence South 02 degrees 44 minutes 17 seconds East, on and along the West line of said 111.77 acre base tract, a distance of 739.34 feet to the point of intersection of said West line with the centerline of Bolander Drive, this being the true point of beginning, thence Southwesterly, on and along said centerline, as defined by the following courses and distances:

South 46 degrees 44 minutes 27 seconds East, a distance of 18.05 feet, thence South 40 degrees 02 minutes 55 seconds East, a distance of 86.95 feet, thence South 43 degrees 38 minutes 00 seconds East, a distance of 56.54 feet, thence South 31 degrees 24 minutes 32 seconds East, a distance of 59.68 feet, thence South 54 degrees 20 minutes 43 seconds East, a distance of 203.35 feet, thence South 62 degrees 54 minutes 37 seconds East, a distance of 48.37 feet, thence South 51 degrees 30 minutes 00 seconds East, a distance of 240.18 feet, thence South 49 degrees 29 minutes 14 seconds East, a distance of 60.37 feet, thence South 57 degrees 07 minutes 37 seconds East, a distance of 180.24 feet, thence South 73 degrees 11 minutes 15 seconds East, a distance of 280.70 feet, thence South 32 degrees 22 minutes 07 seconds East, a distance of 47.39 feet, thence South 35 degrees 41 minutes 28 seconds East, a distance of 130.01 feet, thence South 19 degrees 08 minutes 01 seconds East, a distance of 60.43 feet, thence South 28 degrees 23 minutes 26 seconds East, a distance of 18.60 feet, thence South 41 degrees 03 minutes 40 seconds East, a distance of 5.17 feet to the point of intersection of said centerline with the East line of said Fractional Northwest Quarter, thence South 02 degrees 52 minutes 04 seconds East, on and along said East line, a distance of 623.44 feet to a survey nail at the point of intersection of said East line with the centerline of North River Road, thence Westerly, on and along said centerline, as defined by the arc of a non-tangent circular curve to the left having a radius of 600.00 feet, an arc distance of 278.27 feet, being subdivided by a long chord having a length of 273.78 feet and a bearing of South 80 degrees 24 minutes 11 seconds West to the point of tangency, thence South 67 degrees 07 minutes 00 seconds West, continuing on and along said centerline and tangent with said curve, a distance of 325.78 feet to a survey nail at the Southeast corner of a 2.283 acre tract of real estate described in a deed to Suzanne Maxon in Document Number 2020028482 in the Office of said Recorder, thence North 01 degree 51 minutes 38 seconds West, on and along the East line of said 2.283 acre tract, a distance of 231.47 feet to a #5 rebar at the Northeast corner thereof, thence South 82 degrees 54 minutes 23 seconds West, on and along the North line of said 2.283 acre tract, a distance of 367.28 feet to a #5 rebar at the Northwest corner thereof, being a point on the West line of said 111.77 acre base tract, thence North 02 degrees 44 minutes 17 seconds West, on and along said West line, a distance of 1552.38 feet to the true point of beginning, containing 29.447 acres of land, subject to legal right-of-way for North River Road, and subject to all encumbrances of record.

KAYENTA LOT AREAS

LOT AREA	LOT AREA	LOT AREA
1 4811	31 3000	61 3000
2 4811	32 3000	62 3000
3 4811	33 3000	63 3000
4 4811	34 3000	64 3000
5 4811	35 3000	65 3000
6 4811	36 3000	66 3000
7 4811	37 3000	67 3000
8 4811	38 3000	68 3000
9 4811	39 3000	69 3000
10 3984	40 3000	70 3000
11 4811	41 3000	71 3000
12 4811	42 3000	72 3000
13 4811	43 3000	73 3000
14 4811	44 3000	74 3000
15 4811	45 3000	75 3000
16 4811	46 3000	76 3000
17 4811	47 3000	77 3000
18 4811	48 3000	78 3000
19 4811	49 3000	79 3000
20 4811	50 3000	80 3000
21 4811	51 3000	81 3000
22 4811	52 3000	82 3000
23 4811	53 3000	83 3000
24 4811	54 3000	84 3000
25 4811	55 3000	85 3000
26 4811	56 3000	86 3000
27 4811	57 3000	87 3000
28 4811	58 3000	88 3000
29 4811	59 3000	89 3000
30 4811	60 3000	90 3000
31 4811	61 3000	91 3000
32 4811	62 3000	92 3000
33 4811	63 3000	93 3000
34 4811	64 3000	94 3000
35 4811	65 3000	95 3000
36 4811	66 3000	96 3000
37 4811	67 3000	97 3000
38 4811	68 3000	98 3000
39 4811	69 3000	99 3000
40 4811	70 3000	100 3000
41 4811	71 3000	101 3000
42 4811	72 3000	102 3000
43 4811	73 3000	103 3000
44 4811	74 3000	104 3000
45 4811	75 3000	105 3000
46 4811	76 3000	106 3000
47 4811	77 3000	107 3000
48 4811	78 3000	108 3000
49 4811	79 3000	109 3000
50 4811	80 3000	110 3000
51 4811	81 3000	111 3000
52 4811	82 3000	112 3000
53 4811	83 3000	113 3000
54 4811	84 3000	114 3000
55 4811	85 3000	115 3000
56 4811	86 3000	116 3000
57 4811	87 3000	117 3000
58 4811	88 3000	118 3000
59 4811	89 3000	119 3000
60 4811	90 3000	120 3000
61 4811	91 3000	121 3000
62 4811	92 3000	122 3000
63 4811	93 3000	123 3000
64 4811	94 3000	124 3000
65 4811	95 3000	125 3000
66 4811	96 3000	126 3000
67 4811	97 3000	127 3000
68 4811	98 3000	128 3000
69 4811	99 3000	129 3000
70 4811	100 3000	130 3000
71 4811	101 3000	131 3000
72 4811	102 3000	132 3000
73 4811	103 3000	133 3000
74 4811	104 3000	134 3000
75 4811	105 3000	135 3000
76 4811	106 3000	136 3000
77 4811	107 3000	137 3000
78 4811	108 3000	138 3000
79 4811	109 3000	139 3000
80 4811	110 3000	140 3000
81 4811	111 3000	141 3000
82 4811	112 3000	142 3000
83 4811	113 3000	143 3000
84 4811	114 3000	144 3000
85 4811	115 3000	145 3000
86 4811	116 3000	146 3000
87 4811	117 3000	147 3000
88 4811	118 3000	148 3000
89 4811	119 3000	149 3000
90 4811	120 3000	150 3000
91 4811	121 3000	151 3000
92 4811	122 3000	152 3000
93 4811	123 3000	153 3000
94 4811	124 3000	154 3000
95 4811	125 3000	155 3000
96 4811	126 3000	156 3000
97 4811	127 3000	157 3000
98 4811	128 3000	158 3000
99 4811	129 3000	159 3000
100 4811	130 3000	160 3000

KAYENTA TOWNHOMES LOT AREAS

LOT AREA	LOT AREA	LOT AREA
1 4811	31 3000	61 3000
2 4811	32 3000	62 3000
3 4811	33 3000	63 3000
4 4811	34 3000	64 3000
5 4811	35 3000	65 3000
6 4811	36 3000	66 3000
7 4811	37 3000	67 3000
8 4811	38 3000	68 3000
9 4811	39 3000	69 3000
10 3984	40 3000	70 3000
11 4811	41 3000	71 3000
12 4811	42 3000	72 3000
13 4811	43 3000	73 3000
14 4811	44 3000	74 3000
15 4811	45 3000	75 3000
16 4811	46 3000	76 3000
17 4811	47 3000	77 3000
18 4811	48 3000	78 3000
19 4811	49 3000	79 3000
20 4811	50 3000	80 3000
21 4811	51 3000	81 3000
22 4811	52 3000	82 3000
23 4811	53 3000	83 3000
24 4811	54 3000	84 3000
25 4811	55 3000	85 3000
26 4811	56 3000	86 3000
27 4811	57 3000	87 3000
28 4811	58 3000	88 3000
29 4811	59 3000	89 3000
30 4811	60 3000	90 3000
31 4811	61 3000	91 3000
32 4811	62 3000	92 3000
33 4811	63 3000	93 3000
34 4811	64 3000	94 3000
35 4811	65 3000	95 3000
36 4811	66 3000	96 3000
37 4811	67 3000	97 3000
38 4811	68 3000	98 3000
39 4811	69 3000	99 3000
40 4811	70 3000	100 3000
41 4811	71 3000	101 3000
42 4811	72 3000	102 3000
43 4811	73 3000	103 3000
44 4811	74 3000	104 3000
45 4811	75 3000	105 3000
46 4811	76 3000	106 3000
47 4811	77 3000	107 3000
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49 4811	79 3000	109 3000
50 4811	80 3000	110 3000
51 4811	81 3000	111 3000
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64 4811	94 3000	124 3000
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69 4811	99 3000	129 3000
70 4811	100 3000	130 3000
71 4811	101 3000	131 3000
72 4811	102 3000	132 3000
73 4811	103 3000	133 3000
74 4811	104 3000	134 3000
75 4811	105 3000	135 3000
76 4811	106 3000	136 3000
77 4811	107 3000	137 3000
78 4811	108 3000	138 3000
79 4811	109 3000	139 3000
80 4811	110 3000	140 3000
81 4811	111 3000	141 3000
82 4811	112 3000	142 3000
83 4811	113 3000	143 3000
84 4811	114 3000	144 3000
85 4811	115 3000	145 3000
86 4811	116 3000	146 3000
87 4811	117 3000	147 3000
88 4811	118 3000	148 3000
89 4811	119 3000	149 3000
90 4811	120 3000	150 3000
91 4811	121 3000	151 3000
92 4811	122 3000	152 3000
93 4811	123 3000	153 3000
94 4811	124 3000	154 3000
95 4811	125 3000	155 3000
96 4811	126 3000	156 3000
97 4811	127 3000	157 3000
98 4811	128 3000	158 3000
99 4811	129 3000	159 3000
100 4811	130 3000	160 3000

KAYENTA TOWNHOMES
LOTS 33-141
MULTI-FAMILY TOWNHOME DEVELOPMENT

Symbol Legend

- #5 Rebar
- Iron Pin
- Iron Stake
- Iron Nail
- Proposed Lot
- Proposed Street Light
- Proposed Street Marker
- Proposed Storm Sewer
- Proposed Water Line
- Safety Utility Marker
- Safety Storm Sewer
- Safety Water Line

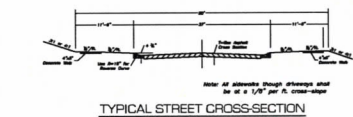


SCALE IN FEET:
0 100 200

Original Map Scale: 1"=100'
Date: April 3, 2023
REV: April 9, 2023
REV: April 19, 2023

Notes:

1. All Building lines shown herein are 25 feet.
2. All fence post encumbrances are 30 foot Utility Encumbrances unless noted otherwise.
3. All new yard encumbrances are 10 foot Utility & Surface Drainage Encumbrances unless noted otherwise.
4. U.A.S.D.E. shows Utility & Surface Drainage Encumbrances.



CENTERLINE CURVE TABLE

Station	Chord Length	Chord Bearing	Curve Length	Curve Bearing
1+00.00	100.00	S 89° 57' 50" E	100.00	S 89° 57' 50" E
1+100.00	100.00	S 89° 57' 50" E	100.00	S 89° 57' 50" E
1+200.00	100.00	S 89° 57' 50" E	100.00	S 89° 57' 50" E
1+300.00	100.00	S 89° 57' 50" E	100.00	S 89° 57' 50" E
1+400.00	100.00	S 89° 57' 50" E	100.00	S 89° 57' 50" E
1+500.00	100.00	S 89° 57' 50" E	100.00	S 89° 57' 50" E
1+600.00	100.00	S 89° 57' 50" E	100.00	S 89° 57' 50" E
1+700.00	100.00	S 89° 57' 50" E	100.00	S 89° 57' 50" E
1+800.00	100.00	S 89° 57' 50" E	100.00	S 89° 57' 50" E
1+900.00	100.00	S 89° 57' 50" E	100.00	S 89° 57' 50" E
2+000.00	100.00	S 89° 57' 50" E	100.00	S 89° 57' 50" E
2+100.00	100.00	S 89° 57' 50" E	100.00	S 89° 57' 50" E
2+200.00	100.00	S 89° 57' 50" E	100.00	S 89° 57' 50" E
2+300.00	100.00	S 89° 57' 50" E	100.00	S 89° 57' 50" E
2+400.00	100.00	S 89° 57' 50" E	100.00	S 89° 57' 50" E
2+500.00	100.00	S 89° 57'		

FACT SHEET

Case #REZ-2023-0017	Bill # Z-23-04-17	Project Start: May 2023
APPLICANT:	Zion Real Estate and Development	
REQUEST:	Rezone property from AR/Low Intensity Residential and R1/Single Family Residential to R3/Multiple Family Residential and to approve a Primary Plat for a 140-lot townhouse and single-family plat.	
LOCATION:	8500 block of North River Road east of Kreager Park, 1800 feet west of its intersection with Landin Road (Section 2 of Adams Township)	
LAND AREA:	29.447 acres	
PRESENT ZONING:	AR/Low Intensity Residential and R1/Single Family Residential	
PROPOSED ZONING:	R3/Multiple Family Residential	
COUNCIL DISTRICT:	1-Paul Ensley	
SPONSOR:	Fort Wayne Plan Commission	

May 8, 2023 Public Hearing

- Four residents spoke at the hearing with concerns.
- Paul Sauerteig was absent.

May 15, 2023 Business Meeting

Plan Commission Recommendation: DO PASS

A motion was made by Rachel Tobin-Smith and seconded by Ryan Neumeister to return the Ordinance with a Do Pass recommendation to Common Council for their final decision.

7-0 MOTION PASSED

- Tom Freistroffer and Paul Sauerteig were absent.

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
June 2, 2023

PROJECT SUMMARY

Site History:

- The site has been used for agricultural purposes since at least 1938.
- The site has a contingent use approval for a 250-foot tower in 1987, which was either never built or removed.
- The site has a concurrent Board of Zoning Appeals petition to increase the number of lots served by an access point from 100 to 140.

Background:

The petitioner is requesting Plan Commission approval to rezone the area in question from AR/Low-Intensity Residential to R3/Multiple Family Residential. The purpose of the rezone is to permit construction of a single family and townhouse plat. Historically, the site was used for agricultural purposes, with the farmhouse on the southeast corner of the plat (the farmhouse land is not included in the petition). North of the site is vacant ground, which is the site of a concurrent rezone and plat petition: Paso Fino. The Bohrer Drain divides the two development sites. Kreager Park is west of the site and runs the entire border. A low-intensity residence is to the west, which is about 11 acres and includes several accessory buildings. Immediately south of the site is North River Road, with land owned by the Parks Department beyond that.

Similar zoning to R3 is found across Kreager Park in Lake Forest Village, but generally the area contains R1 and AR zoning. While the rezone can support factors of the rezoning criteria, the applicant may want to discuss measures taken to make the associated development compatible with the existing built environment.

The associated primary plat consists of 140 lots, with lots showing various housing, including attached and detached single family residences as well as a townhouse plat, which the Fort Wayne Plan Commission has not seen since 2016. In townhouse plats, the owners retain a small plat of land around their townhouse and share a property line between two party walls. Front and rear yards of 25 feet still apply. Because of the prevalence of storm detention on the front of the site, only one entrance was feasible for the entrance to the plat. Since the zoning ordinance only permits 100 lots, the petitioner will also be presenting a development standards variance petition to the Board of Zoning Appeals this month. As mentioned, storm detention is provided between North River Road and the development, and some storm detention is also provided on the east side of the development side. Single family plats are located on the east side of the plat and are at the lot minimum width of 50 feet. The remainder of the platted lots are reduced to 30 feet with the exception being along cul-de-sacs and around corner lots. The R3 zoning district has a provision to have a minimum of 25 foot lots when there is a non-single-family product, like a two-family or townhouse plat, as shown in this lot. Most of the townhouses are four-family, but two-family structures are also located around cul-de-sacs and in areas where four-family structures could not fit. Three common areas (shown as BLOCK areas in the plat) give access to Kreager Park, which is immediately to the east. A common area divides platted lots and the Bohrer Drain. The lots immediately to the east and west are developed, so no interconnection is needed to either of the sides. The ordinance would require interconnection to the north, where Paso Fino is located. An additional point of interconnection is provided to the north, which ultimately leads to a point of interconnection to Kensington Downs East. Floodplain is present on the site, so the applicant and the engineering professional will need to work with Department of Planning's floodplain manager and other regulatory agencies to successfully achieve the plat. If all is approved, this site will provide a diversity of housing choices with neighborhood amenities like walking paths and access to Kreager Park and the Rivergreenway.

Comprehensive Plan Review:

Future Growth and Development Map, Goals, and Strategies

- The project site is located within the Urban Infill Area; the following Goal and Strategies would be applicable:

LUD1 – Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas

LUD1.3 - Encourage compatible higher density residential and mixed-use development in infill areas that are near public transit routes, employment centers, institutions, and other amenities

LUD 2.2 - Encourage rezoning petitions for properties that are within the Targeted Growth Areas and are contiguous to existing development

LUD4.2 - Encourage the development of zoning along with other tools and incentives to encourage the preservation of floodplains, wetlands, and other environmentally sensitive areas

HN.1.1.3. - Encourage the development of an integrated network of sidewalks, trails, and bike routes within existing and new neighborhoods that will provide safe access to community amenities.

HN.1.1.4. - Promote residential development with compact block structure, a mix of uses and housing types, and active transportation access to nearby jobs, recreation, fresh and nutritious food, and schools as well as connections to nearby neighborhoods.

Overall Land Use Policies

- The following Land Use Policies would be applicable and supportive of this request: **LUD Policy 1** - Support and promote a diversity of housing types within the applicable land use categories defined in this chapter.
LUD Policy 2 - Promote complete neighborhoods through sustainable development, preservation, and growth by encouraging and enhancing mixed use neighborhood areas.

Generalized Future Land Use Map

- The project site is located within the Rural Agricultural designation.

Land Use Related Action Steps

- The following Action Steps would be applicable and supportive of this proposal:
HN1.1.4 - Promote residential development with compact block structure, a mix of uses and housing types, and active transportation access to nearby jobs, recreation, fresh and nutritious food, and schools as well as connections to nearby neighborhoods.

Compatibility Matrix

- The proposal of R3 zoning designation compared to the rural agricultural designation can Potentially compatible in or adjacent to this Generalized Future Land Use Category with additional mitigation/consideration (i.e. written commitments, building design, enhanced landscaping, enhanced access and connectivity such as trails/sidewalks, shared access points/roads, street interconnections, etc.

Other applicable plans: none

PUBLIC HEARING SUMMARY:

Presenter: Tom Trent, representing the applicant, presented the request as outlined above. Mr. Trent discussed how the proposal meets the goals and policies of the Comprehensive Plan. He stated there is a need and desire for more housing choices in complete neighborhoods. Construction traffic will be kept to North River Road as much as possible.

Public Comments:

Kathy Haines, Rothbury Lane – Not opposed to project but concerned about traffic entering North River Road.
John McGauley, Grand Forest Court – Concerned about construction traffic and impacts from tree removal – dust, etc.

Lisa Greene, Savona Court – Concerns include construction traffic and flooding.

Bob Granger, Grand Forest Court – Concerned about drainage.

Closing Comments:

Mr. Trent reiterated that the majority of construction traffic will come from North River Road and there is a farm culvert in place now that will allow equipment to reach the site before the final bridge is built. Stub streets were constructed in Kensington Downs to encourage interconnectivity.

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

Rezoning Petition REZ-2023-0017

APPLICANT: Zion Real Estate and Development
REQUEST: Rezone property from AR/Low Intensity Residential and R1/Single Family Residential to R3/Multiple Family Residential for a 140-lot townhouse and single-family plat.
LOCATION: 8500 block of North River Road east of Kreager Park, 1800 feet west of its intersection with Landin Road (Section 2 of Adams Township)
LAND AREA: 29.447 acres
PRESENT ZONING: AR/Low Intensity Residential and R1/Single Family Residential
PROPOSED ZONING: R3/Multiple Family Residential

The Plan Commission recommends that Rezoning Petition REZ-2023-0017 be returned to Council, 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. The R3/ Multiple Family Residential zoning will continue the precedent of residential development in the northeast quadrant of the City. This proposal will provide adequate transition between Kreager Park and the low intensity east of the site.
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. Development will be routed to applicable agencies to mitigate impact on the current conditions in the area. The proposed development will compliment Kreager Park and will provide connectivity between the park, neighborhoods, and existing development in the general area.
3. Approval is consistent with the preservation of property values in the area. This proposal will allow investment into a currently vacant property.
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. Efforts to mitigate impacts of the mapped floodplain will be undertaken with the associated development.

These findings approved by the Fort Wayne Plan Commission on May 15, 2023.



Benjamin J. Roussel
Executive Director
Secretary to the Commission

BILL NO. Z-23-04-17

REPORT OF COMMITTEE ON REGULATIONS

June 6, 2023

Tom Freistroffer Chair

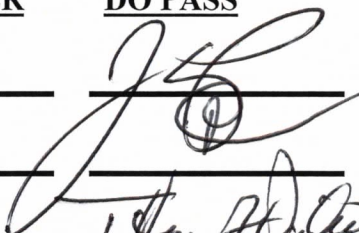
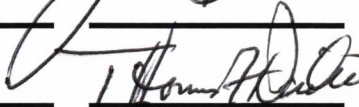
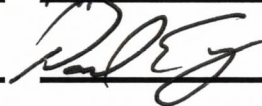
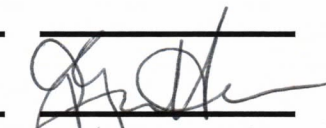



Sharon Tucker Co-Chair

All Council Members

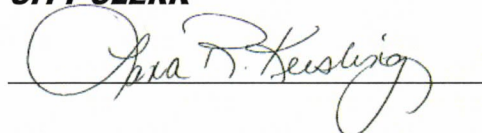
An Ordinance amending the City of Fort Wayne Zoning Map No. X-10 (Sec. 02 of Adams Township)

To rezone approximately 29.5 acres from AR/Low Intensity Residential and R1/Single Family Residential to R3/Multiple Family Residential at the 8300 to 8500 blocks of North River Road, adjacent to Kreager Park to allow for a 140-unit/lot townhome and single family development

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

<u>COUNCIL MEMBER</u>	<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>
ARP			
CHAMBERS			
DIDIER			
ENSLEY			
FREISTROFFER			
HINES			
JEHL			
PADDOCK			
TUCKER			

**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: N/A

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: June 6, 2023



 LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as
 General Ordinance No. Z-23-04-17 on the 6th day of June, 2023

ATTEST:



 LANA R. KEESLING
 CITY CLERK



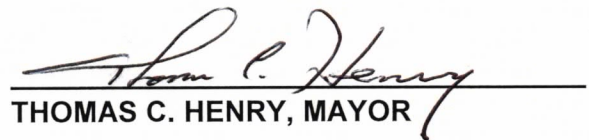
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 7th
 of June 2023, at the hour of 10:00 o'clock A.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 9TH day of June 2023, at the
 hour of 10:00 o'clock AM E.S.T.



 THOMAS C. HENRY, MAYOR

FORT WAYNE, INDIANA
RECEIVED
 JUN 09 2023
 LANA R. KEESLING
 CITY CLERK