

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

#REZ-2021-0023

BILL NO. Z-21-05-11

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. P-58 (Sec. 6 of Saint Joseph Township)**

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

SECTION 1. That the area described as follows is hereby designated an R1 (Single Family) District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

Part of the Northwest Quarter of Section 6, Township 31 North, Range 13 East of the Second Principal Meridian, St. Joseph Township in Allen County, Indiana, based on an original survey by Brett R. Miller, Indiana Professional Surveyor Number 20300059 of Miller Land Surveying, Inc. Survey No. 20025409, dated March 13, 2020 and being more particularly described as follows:

Commencing at a bronze plug at the intersection of the North line of the Northeast Quarter of said Section 6 with the centerline of Auburn Road; thence South 00 degrees 34 minutes 00 seconds West (deed bearing and basis of bearings to follow), a distance of 972.36 (Deed) along said centerline to the South line of existing 0.61 acre tract described in Document Number 2016055311 in the Office of the Recorder of Allen County, Indiana; thence South 89 degrees 10 minutes 14 seconds West, a distance of 194.78 feet (Deed) along said South line to the East line of an existing 1.74 acre tract described in Document Number 2015046727 in the Office of the Recorder; thence North 01 degrees 08 minutes 08 seconds West, a distance of 540.93 feet (Deed) along said East line to the South line of Reinig's Subdivision as shown in Plat Book 17, Page 44 in the Office of said recorder; thence South 89 degrees 46 minutes 05 seconds West a distance of 408.30 feet along said South line to a 5/8" steel rebar with a "Karst" identification cap on the West line of existing 1.863 acre tract described in Document Number 2018009959 in the Office of said Recorder; thence South 00 degrees 13 minutes 55 seconds East , a distance of 190.99 feet (Deed) along said West line to a 5/8" steel rebar at the point of curvature of a tangent curve, concave to the West, having a radius of 180.00 feet (Deed); thence Southerly along said curve and along said West line a distance of 19.04 feet, having a central angle of 06 degrees 03 minutes 41 seconds, and a chord of 19.03 feet bearing South 03 degrees 16 minutes 35 seconds West to the POINT OF BEGINNING; thence continuing Southerly along said curve and along said West line, a distance of 13.98

1 feet, having a central angle of 04 degrees 26 minutes 54 seconds, and a chord of
2 13.97 feet bearing South 08 degrees 31 minutes 53 seconds West to a 5/8" steel rebar
3 with a "Karst" identification cap on the Westerly line of an existing 1.749 acre tract
4 described in Document Number 205068004 in the Office of said Recorder, also
5 being the point of compound curvature of a non-tangent curve, concave to the West,
6 having a radius of 167.94 feet (Deed); thence Southwesterly along said curve and
7 along said Westerly line a distance of 89.81 feet (Deed), having a central angle of 30
8 degrees 38 minutes 26 seconds (Deed), a chord of 88.74 feet bearing South 24
9 degrees 39 minutes 58 seconds West (Deed) to a 5/8" steel rebar with a "Karst"
10 identification cap; thence South 51 degrees 03 minutes 45 seconds East, a distance of
11 100.86 feet (Deed) along said Westerly line to a 5/8" steel rebar with a "Karst"
12 identification cap; thence South 00 degrees 00 minutes 00 seconds West, a distance
13 of 63.44 feet (Deed) along said Westerly line to a 5/8" steel rebar with a "Karst"
14 identification cap on the Westerly line of an existing 3.251 acre tract described in
15 Document Number 202017902 in the Office of said Recorder; thence South 16
16 degrees 51 minutes 11 seconds West (South 16 degrees 54 minutes 12 seconds West
17 Deed), a distance of 137.76 feet (137.38 Deed) along said West line to a 5/8" steel
18 rebar with a "Miller Firm #0095" identification cap; thence South 20 degrees 34
19 minutes 22 seconds West, a distance of 239.10 feet (Deed) along said West line and
20 along the West line of an existing 0.430 acre tract described in Document Number
21 203095796 in the Office of said Recorder to a 5/8" steel rebar with a "Miller Firm
22 #0095" identification cap; thence South 42 degrees 55 minutes 35 seconds West, a
23 distance of 96.80 (Deed) along said West line and along the West line of an existing
24 2.592 acre tract described in Document Number 205068007 in the Office of said
25 Recorder to a 5/8" steel rebar; thence South 25 degrees 39 minutes 26 seconds West
26 (South 25 degrees 33 minutes 11 seconds West Deed), a distance of 52.25 feet (
27 52.46 feet Deed) along said west line to a 5/8" steel rebar with a "Karst"
28 identification cap; thence South 11 degrees 15 minutes 52 seconds West, a distance
29 of 19.44 feet (Deed) along said West line to a 5/8" steel rebar at the point of
30 curvature of a tangent curve, concave to the East, having a radius of 400.00 feet
(Deed); thence Southerly along said curve and along said West line a distance of
29.57 feet (Deed), having a central angle of 04 degrees 14 minutes 08 seconds
(Deed), and a chord of 29.56 feet bearing South 09 degrees 08 minutes 46 seconds
West (Deed) to a 5/8" steel rebar with a "Miller Firm #0095" identification cap on
the Northerly line of Estates of Sandy Pointe Section I as shown in Plat Cabinet "D",
Page 30 in the Office of said recorder; thence North 82 degrees 58 minutes 18
seconds West, a distance of 107.95 feet (Plat) along said Northerly line to a 5/8"
steel rebar with a "Karst" identification cap on an Easterly line of Sandy Pointe
Section II as shown in Plat Cabinet "F", Page 75 in the Office of said Recorder;
thence North 24 degrees 05 minutes 11 seconds East, a distance of 183.19 feet (Plat)
along said Easterly line to a 5/8" steel rebar with a "Karst" identification cap; thence
North 03 degrees 15 minutes 13 seconds East, a distance of 126.90 feet (Plat) along
said Easterly line to a 5/8" steel rebar with a "Karst" identification cap; thence North
36 degrees 12 minutes 25 seconds West, a distance of 310.32 feet along said Easterly
line and said line extended to a 5/8" steel rebar; thence South 54 degrees 06 minutes
54 seconds West, a distance of 42.43 feet to a 5/8" steel rebar at the point of

1 curvature of a tangent curve, concave to the North, having a radius of 175.00 feet;
2 thence Westerly along said curve a distance of 106.58 feet, having a central angle of
3 34 degrees 53 minutes 45 seconds, and a chord of 104.94 feet bearing South 71
4 degrees 33 minutes 46 seconds West to a 5/8" steel rebar; thence South 89 degrees
5 00 minutes 39 seconds West, a distance of 254.96 feet to a 5/8" steel rebar at a point
6 on a non-tangent curve, concave to the West, having a radius of 50.00 feet; thence
7 Northerly along said curve a distance of 26.18 feet, having a central angle of 30
8 degrees 00 minutes 00 seconds, and a chord of 25.88 feet bearing North 14 degrees
9 00 minutes 39 seconds East to a 5/8" steel rebar; thence North 89 degrees 00 minutes
10 39 seconds East, a distance of 248.26 feet to a 5/8" steel rebar at the point of
11 curvature of a tangent curve, concave to the North, having a radius of 150.00 feet;
12 thence Northeasterly along said curve a distance of 91.36 feet, having a central angle
13 of 34 degrees 53 minutes 45 seconds, a chord of 89.95 feet bearing North 71 degrees
14 33 minutes 45 seconds East to a 5/8" steel rebar; thence North 54 degrees 06 minutes
15 54 seconds East, a distance of 186.74 feet to a 5/8" steel rebar at the point of
16 curvature of a tangent curve, concave to the Northwest, having a radius of 150.00
17 feet; thence Northeasterly along said curve a distance of 99.47 feet, having a central
18 angle of 37 degrees 59 minutes 48 seconds, and a chord of 97.66 feet bearing North
19 35 degrees 07 minutes 00 seconds East to a 5/8" steel rebar; thence North 89 degrees
20 46 minutes 05 seconds East, a distance of 231.69 feet to the Point of Beginning.
21 Containing 4.217 acres, more or less. Subject to easements of record.

22
23
24
25
26
27
28
29
30
and the symbols of the City of Fort Wayne Zoning Map No. P-58 (Sec. 6 of Saint Joseph
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.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

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



REZ-2021-0023 and PP-2021-0017 Runners Ridge



1 inch = 400 feet

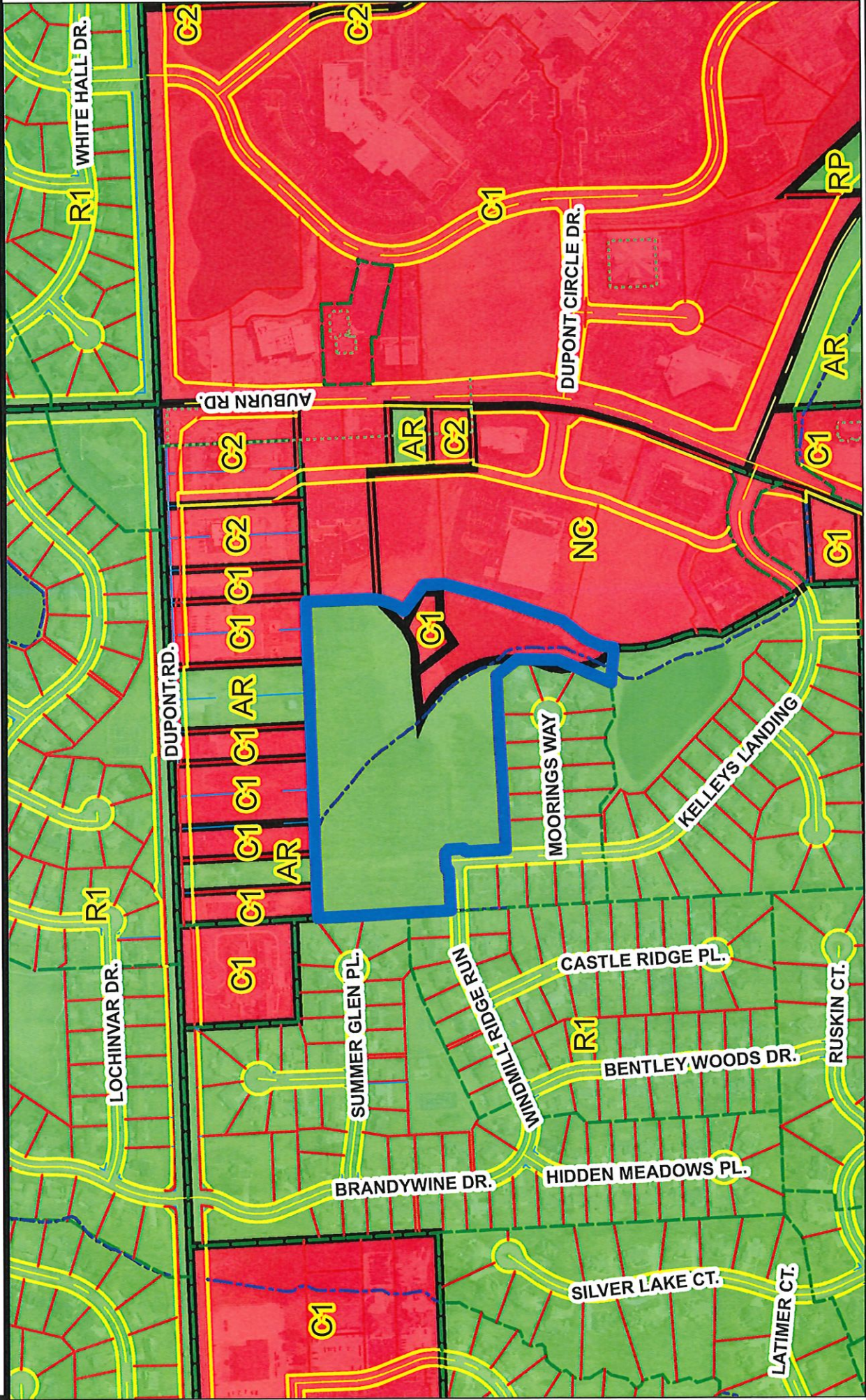


© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 5/18/2021

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.



REZ-2021-0023 and PP-2021-0017 Runners Ridge



1 inch = 400 feet



© 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: 5/18/2021

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.

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant JDM Development, LLC
 Address 5525 State Road 930
 City Fort Wayne State IN Zip 46803
 Telephone 260-466-5065 E-mail don@motorsportsinc.com

Contact Person
 Contact Person Thomas M. Niezer
 Address 215 East Berry Street
 City Fort Wayne State IN Zip 46802
 Telephone 260-423-8898 E-mail tmn@barrettflaw.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 TBD
 Present Zoning C-1; NC Proposed Zoning R-1 Acreage to be rezoned 2.779
 Proposed density _____ units per acre
 Township name St. Joseph Township section # 6
 Purpose of rezoning (attach additional page if necessary) Applicant desires to establish an overall and single zoning classification for an integrated single family residential development for 13.632 acres +/- known as Runners Ridge
 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.

See attached Exhibit "A"

_____ (printed name of applicant)	_____ (signature of applicant)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

Received 5-1-2021	Receipt No. 136987	Hearing Date 6-7-2021	Petition No. REZ-2021-0023
-----------------------------	------------------------------	---------------------------------	--------------------------------------

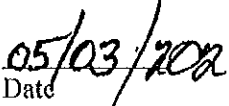
EXHIBIT A

Signature Page

JDM DEVELOPMENT, LLC
Applicant

By:


Donald Ehlerding, Manager


Date

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2021-0023
Bill Number: Z-21-05-11
Council District: 2 – Russell Jehl

Introduction Date: May 25, 2021

Plan Commission
Public Hearing Date: June 7, 2021 (not heard by Council)

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

Synopsis of Ordinance: To rezone 2.8 acres from C1/Professional Office and Personal Services, and NC/Neighborhood Center, to R1/Single Family Residential

Location: North and east of the intersection of Downeys Landing and Windmill Ridge Run, also west of Debrand's on Auburn Park Drive.

Reason for Request: To allow for a single family subdivision of up to 7 lots.

Applicant: JDM Development LLC

Property Owners: JDM Development LLC

Related Petitions: Primary Plat, Runners Ridge

Effect of Passage: Property will be rezoned to a single classification of Single Family Residential, and allow the development of a residential subdivision.

Effect of Non-Passage: The property will remain zoned with a mixture of commercial districts, which lessens the area available for residential development. The commercially zoned area is left over from the Auburn Park development, and is not needed for commercial uses.