

**Department of Planning Services
Development Plan and Plat Application**

Project Name BLUESTONE TOWNHOUSES

Applicant
 Applicant JIM MUTTON - JRM REALTY LLC
 Address 5612 ILLINOIS ROAD
 City FORT WAYNE State IN Zip 46804
 Telephone 260-432-9438 E-mail jim@muttonpower.com

Contact Person
 Contact Person Kevin McDermit - Lougheed & Associates
 Address 1017 S HADLEY ROAD
 City FORT WAYNE State IN Zip 46804
 Telephone 260-432-3665 E-mail krmcdermit@comcast.net

All staff correspondence will be sent only to the designated contact person.

Arch./Eng. Or Surveyor
 Arch./Eng./Surveyor Kevin McDermit - Lougheed & Associates
 Address 1017 S Hadley Road
 City Fort Wayne State IN Zip 46804
 Telephone 260-432-3665 E-mail krmcdermit@comcast.net

Request
 Allen County Planning Jurisdiction City of Fort Wayne Planning Jurisdiction
 Requesting approval of a: primary amended primary secondary amended secondary
 residential development plan commercial development plan industrial development plan
 plat minor plat

Development Address 7754 SCOTTWOOD CT & 4415, 4423 DICKE ROAD
 Size of development (lots) 1 (units) 48 (acreage) 5.69 ACRES
 Building height (primary structures) 30' MAX (accessory structures) _____
 Building Sq. Ft. (primary structures) 3,900 TO 10,400 SF (accessory structures) _____
 Present Zoning R2 / AR Total acreage of site 5.69 ACRES
 Township name ABOITE Township section # 24
 Sewer provider AQUA INDIANA Water provider CITY OF FORT WAYNE
 Proposed Streets: Public and county/city maintained Private and privately maintained

Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application. For applicable filing fees and site plan/plat number of copies please refer to checklist.

- Applicable filing fees (check payable to the Allen County Treasurer)
- Applicable number of copies of site plan or plat (plans **must be folded**, and no larger than 24 x 36)
- Applicable number of landscaping plans
- Applicable required civil engineering sets
- One copy of plan in electronic form (11 x 17 in PDF)
- Applicable number of copies of the Certified Legal Description and Boundary Survey
- Application signed by property owner(s)
- Waiver request application (if applicable)
- Proposed restrictive covenants (if applicable)

I/We understand and agree, upon execution and submission of 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.

Jim Mutton
 (printed name of applicant) *Jim Mutton*
 (signature of applicant) 12.31.20
 (date)

Nicholas A. Wheeler
 (printed name of property owner) *Nicholas A. Wheeler*
 (signature of property owner) 12-31-20
 (date)

Received <u>2021</u>	Receipt No. <u>135910</u>	Hearing Date <u>02/08/2021</u>	Petition No. <u>PDP - 2021 - 0001</u>
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**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Jim Mutton - JRM Realty LLC
 Address 5612 Illinois Road
 City Fort Wayne State IN Zip 46804
 Telephone 260-432-9438 E-mail jim@muttonpower.com

Contact Person
 Contact Person Kevin McDermit - Lougheed & Associates
 Address 1017 S Hadley Road
 City Fort Wayne State IN Zip 46804
 Telephone 260-432-3665 E-mail krmcdermit@comcast.net

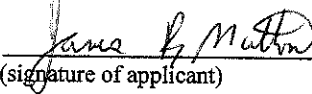
All staff correspondence will be sent only to the designated contact person.

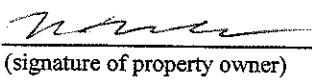
Request
 Allen County Planning Jurisdiction City of Fort Wayne Planning Jurisdiction
 Address of the property 4511 Dicke Road
 Present Zoning R2/AR Proposed Zoning R3 Acreage to be rezoned 5.69
 Proposed density 8.4 units per acre
 Township name Aboite Township section # 24
 Purpose of rezoning (attach additional page if necessary) For the development of residential townhouse units
 Sewer provider Aqua Indiana Water provider 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 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 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.

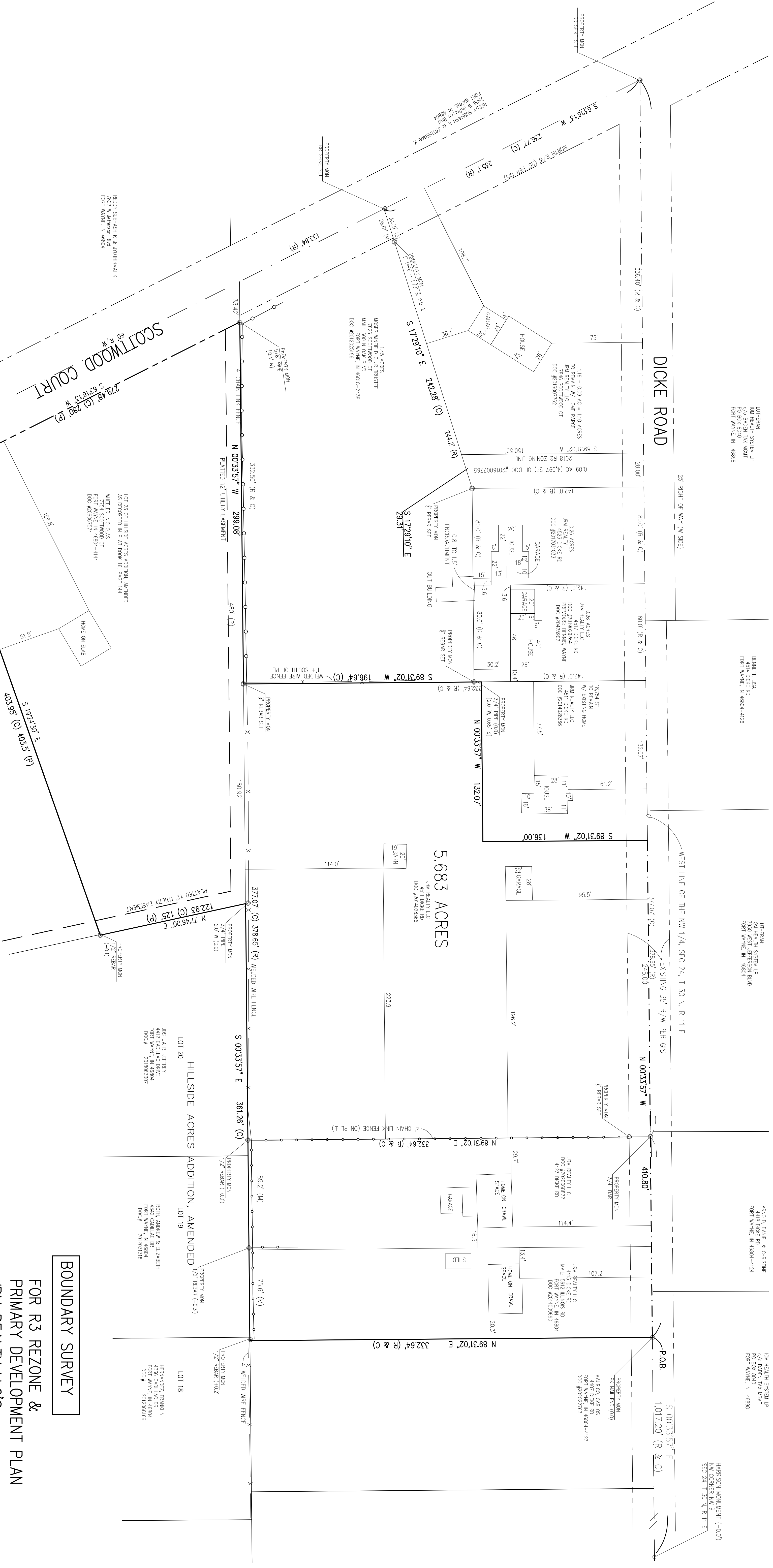
Jim Mutton
 (printed name of applicant)  (signature of applicant) 12-31-20 (date)

Nicholas A. Wheeler
 (printed name of property owner)  (signature of property owner) 12-31-20 (date)

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

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

Received <u>01/05/2021</u>	Receipt No. <u>135970</u>	Hearing Date <u>02/08/2021</u>	Petition No. <u>REZ - 2021 - 0001</u>
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LEGAL DESCRIPTION
JRM REALTY LLCS R3 MULTI-FAMILY PROJECT & R3 REZONE
 Port of the Northwest Quarter of Section 24, Township 30 North, Range 11 East, Allen County, Indiana, described as follows:

Commencing at an Allen County Survey referenced Horizon Monument at the Northwest corner of the Northwest Quarter of said Section 24; thence South 0 degrees 33 minutes 57 seconds East based on Indiana East Store Pipe Coordinate System (NAD83) (2011), on the west line of said Northwest Quarter, 1,017.20 feet to the Point of Beginning of the Northwest corner of a 0.573-acre parcel described in Document #201-4009690 as found in the Office of the Recorder of Allen County, Indiana; thence North 89 degrees 31 minutes 02 seconds East, on the North line of said 0.573-acre parcel, being parallel with the North line of said Northwest Quarter, 332.44 feet to the Northeast corner thereof; thence South 00 degrees 33 minutes 57 seconds East, on the East line of said 0.573-acre parcel and the Southerly extension thereof, being parallel with the West line of said Northwest Quarter, 361.26 feet to a point on the North line of Lot 23 of Hillside Acres Addition, amended, as recorded in Plat Book 14, page 144; thence North 77 degrees 46 minutes 00 seconds East, on the North line of said Lot 23, a distance of 483.95 feet; 483.5 feet shall to the Southerly corner of said Lot 23, being on the Northwest-right-of-way line of Scottwood Court; thence South 53 degrees 16 minutes 13 seconds, West of said Northwest-right-of-way line, 278.48 feet; 278 feet shall to the Southerly corner of said Lot 23; thence North 00 degrees 33 minutes 57 seconds West, on the West line of said Lot 23, a distance of 292.98 feet to the North corner of a 1.46-acre parcel described in Document #201-2825196; thence South 89 degrees 31 minutes 02 seconds West, on the North line of said 1.46-acre parcel, being parallel with the North line of said Northwest Quarter, 796.64 feet; thence North 30 degrees 33 minutes 57 seconds West, parallel with and 136.00 feet East of the West line of said Northwest Quarter, 132.07 feet; thence South 89 degrees 31 minutes 02 seconds West, parallel with the North line of said Northwest Quarter, 136.00 feet to a point on the West line of said Northwest Quarter; thence North 00 degrees 33 minutes 57 seconds West, on said West line, 410.80 feet to the Point of Beginning, comprising **5.683 acres**, more or less, and subject to easements and rights of way of record.

LOT 22
 SHARKE B. BEISING
 7720 SCOTTWOOD COURT
 FORT WAYNE, IN 46804
 DOC # 202024950

LOT 21
 WHEELER WINDLING
 7724 SCOTTWOOD CT
 FORT WAYNE, IN 46804-4144
 DOC # 2020087514

LOT 20
 JOSHUA B. JEFFERY
 4412 COLLINS DRIVE
 FORT WAYNE, IN 46804
 DOC # 202031318

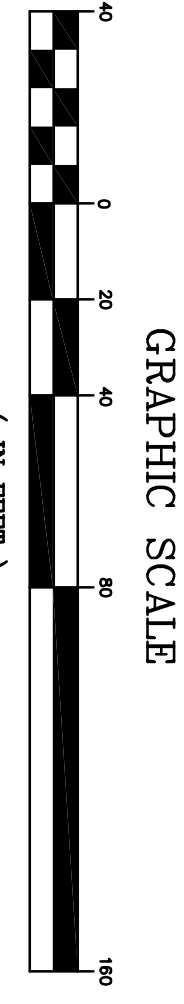
LOT 18
 ROYAL ANDREW & ELIZABETH
 4326 COLLINS DR
 FORT WAYNE, IN 46804
 DOC # 202008868

LOT 19
 REEDY SUSHASH K & JYOTHISMA K
 FORT WAYNE, IN 46804

LOT 18
 ROYAL ANDREW & ELIZABETH
 4326 COLLINS DR
 FORT WAYNE, IN 46804
 DOC # 202008868

LOT 19
 REEDY SUSHASH K & JYOTHISMA K
 FORT WAYNE, IN 46804

LOT 20
 JOSHUA B. JEFFERY
 4412 COLLINS DRIVE
 FORT WAYNE, IN 46804
 DOC # 202031318



GRAPHIC SCALE

- PROPERTY DIMENSION LEGEND
- M MEASURED
 - R RECORDED
 - C CALCULATED
 - P PLATTED INFORMATION

PREPARED FOR
JRM REALTY LLC
JIM MUTTON, MEMBER
 5612 ILLINOIS ROAD
 FORT WAYNE, IN 46804
 260 432-9438

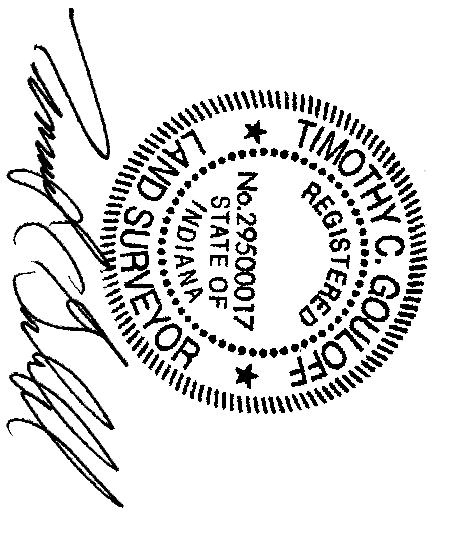
BOUNDARY SURVEY

FOR R3 REZONE &
 PRIMARY DEVELOPMENT PLAN
JRM REALTY LLC'S
BLUESTONE TOWNHOUSES' PROJECT

SURVEYOR:
GOULOFF — JORDAN
SURVEYING AND DESIGN, INC.
 1133 BROADWAY
 FORT WAYNE, IN 46802
 PH (260) 424-5362 FAX (260) 424-4916

Field work completed: 4-10-2016; 8-9-2018; 12-23-2020
 This survey was performed wholly by me or under my direct supervision and to the best of my knowledge and belief was executed according to survey requirements in Title 86S IAC 1-12
 For the exclusive use of:
JRM REALTY LLC
 Date: DECEMBER 31, 2020
 Job No. 201609055

Note: This survey reflects above ground indicators of utilities and information therefrom. It is not the purpose of this survey to determine the location of utilities in the area, in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, from the information available. The surveyor has not physically located underground utilities.



LEGAL DESCRIPTION

JRM REALTY LLC'S 2021 MULTI-FAMILY PROJECT & R3 REZONE

Part of the Northwest Quarter of Section 24, Township 30 North, Range 11 East, Allen County, Indiana, described as follows:

Commencing at an Allen County Surveyor referenced Harrison Monument at the Northwest corner of the Northwest Quarter of said Section 24; thence South 00 degrees 33 minutes 57 seconds East (based on Indiana East State Plane Coordinate System (NAD83')(2011)), on the West line of said Northwest Quarter, 1,017.20 feet to the **Point of Beginning** at the Northwest corner of a 0.573-acre parcel described in Document #2014009690 as found in the Office of the Recorder of Allen County, Indiana; thence North 89 degrees 31 minutes 02 seconds East, on the North line of said 0.573-acre parcel, being parallel with the North line of said Northwest Quarter, 332.64 feet to the Northeast corner thereof; thence South 00 degrees 33 minutes 57 seconds East, on the East line of said 0.573-acre parcel and the Southerly extension thereof, being parallel with the West line of said Northwest Quarter, 361.26 feet to a point on the North line of Lot 23 of Hillside Acres Addition, Amended, as recorded in Plat Book 16, page 144; thence North 77 degree 46 minutes 00 seconds East, on the North line of said Lot 23, a distance of 122.93 feet to the Northeasterly corner thereof; thence South 19 degree 24 minutes 30 seconds East, on the East line of said Lot 23, a distance a 403.95 feet (403.5 feet plat) to the Southeasterly corner of said Lot 23, being on the Northwesterly right-of-way line of Scottwood Court; thence South 63 degrees 16 minutes 13 seconds, West, on said Northwesterly right-of-way line, 279.48 feet (280 feet plat) to the Southwest corner of said Lot 23; thence North 00 degrees 33 minutes 57 seconds West, on the West line of said Lot 23, a distance of 299.08 feet to the Northeast corner of a 1.45-acre parcel described in Document #2012025196; thence South 89 degrees 31 minutes 02 seconds West, on the North line of said 1.45-acre parcel, being parallel with the North line of said Northwest Quarter, 196.64 feet; thence North 00 degrees 33 minutes 57 seconds West, parallel with and 136.00 feet East of the West line of said Northwest Quarter, 132.07 feet; thence South 89 degrees 31 minutes 02 seconds West, parallel with the North line of said Northwest Quarter, 136.00 feet to a point on the West line of said Northwest Quarter; thence North 00 degrees 33 minutes 57 seconds West, on said West line, 410.80 feet to the Point of Beginning, containing **5.683 acres**, more or less, and subject to easements and rights of way of record.

