

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Granite Ridge Builders, Inc.
 Address 1020 Woodland Plaza Run
 City Fort Wayne State IN Zip 46825
 Telephone 260-490-1417 E-mail khartman@graniteridgebuilders.com

Contact Person
 Contact Person Kathy Hartman
 Address _____
 City _____ State _____ Zip _____
 Telephone _____ E-mail _____

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 1500-1900 Block of Simon Road
 Present Zoning A1 Proposed Zoning R1 Acreage to be rezoned _____
 Proposed density 2.1 units per acre
 Township name Perry Township section # 5 & 8
 Purpose of rezoning (attach additional page if necessary) _____
To permit the platting of a 297 lot subdivision named The Lakes of Simon Creek
 Sewer provider Town of Huntertown Water provider Town of Huntertown

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.

Granite Ridge Builders, Inc. Kathy Hartman 12/27/2023
 (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	Receipt No.	Hearing Date	Petition No.
1-2-24	144643	2-15-24	REE-2024-0001

Kirk Johnson _____ 12/23
 (printed name of property owner) (signature of property owner) (date)

Department of Planning Services
Development Plan and Plat Application

Project Name The Lakes of Simon Creek

Applicant
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Address 1020 Woodland Plaza Run
City Fort Wayne State IN Zip 46825
Telephone 260-490-1417 E-mail khartman@graniteridgebuilders.com

Contact Person
Contact Person Kathy Hartman
Address same
City _____ State _____ Zip _____
Telephone _____ E-mail _____

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

Arch./Eng. Or Surveyor
Arch./Eng./Surveyor Joseph R. Herendeen, PS
Address Sauer Land Surveying, Inc. 14033 Illinois Road, Suite C
City Fort Wayne State IN Zip 46814
Telephone 260-469-3300 E-mail joe@sauersurveying.com

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 1500-1900 Block of Simon Road
Size of development (lots) 297 (units) _____ (acreage) 139.185 acres
Building height (primary structures) _____ (accessory structures) _____
Building Sq. Ft. (primary structures) _____ (accessory structures) _____
Present Zoning R1 applied for _____ Total acreage of site 145.328 acres
Township name Perry Township section # 5 & 8
Sewer provider Town of Huntertown Water provider Town of Huntertown
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.

Granite Ridge Builders, Inc.
(printed name of applicant)

Kathleen M. DeAngelo
(signature of applicant)

12/27/2023
(date)

Mark Johnson
(printed name of property owner)

[Signature]
(signature of property owner)

12-21-23
(date)

Received	Receipt No.	Hearing Date	Petition No.
<u>1-2-24</u>	<u>144644</u>	<u>2-15-24</u>	<u>P12- 2024-0001</u>

Primary Plat of:

THE LAKES OF SIMON CREEK

A subdivision of part of the Southwest Quarter of Section 5, together with part of the Northwest Quarter of Section 8, all in Township 32 North, Range 12 East, Allen County, Indiana.

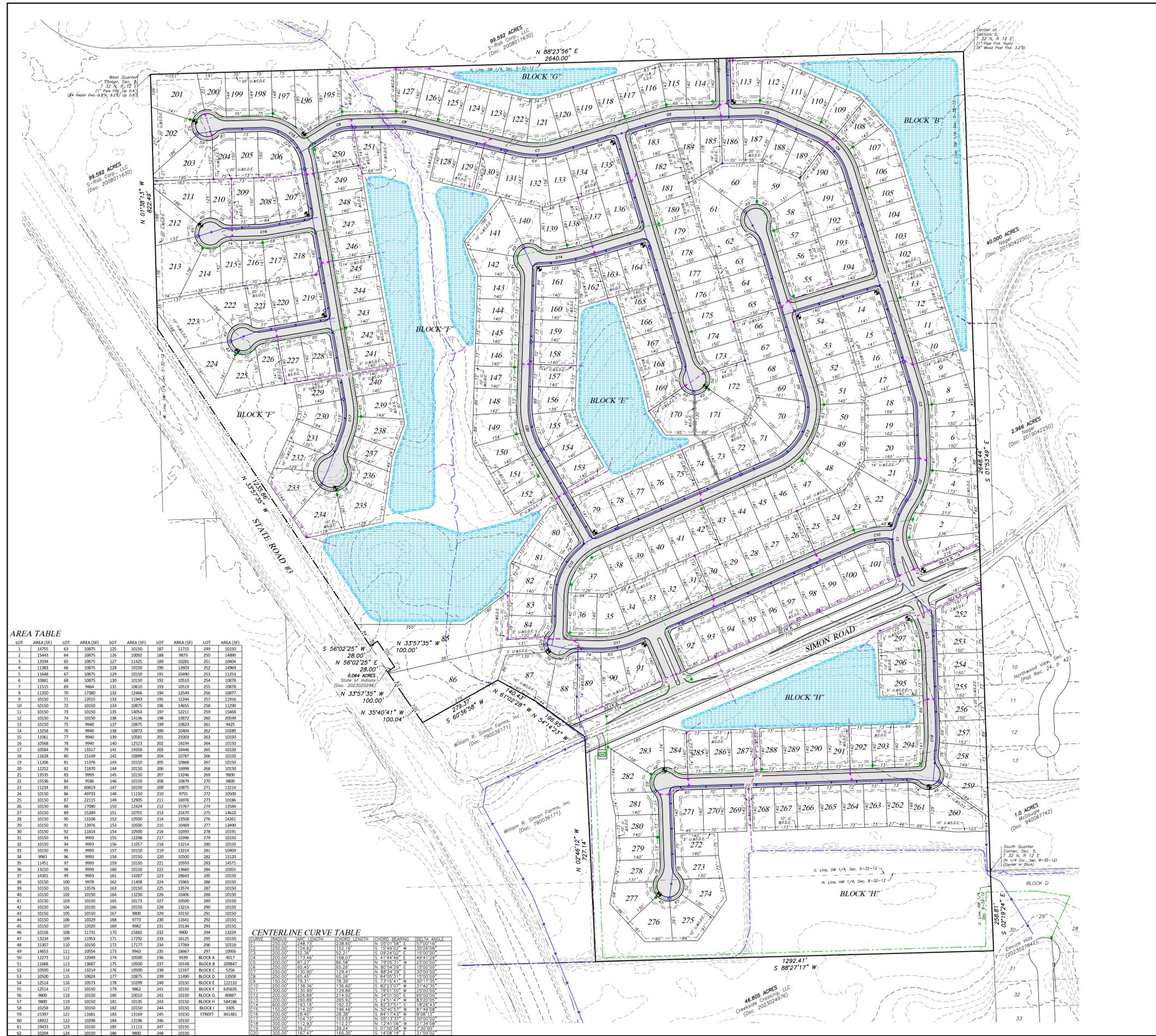
Developer:
Granite Ridge Builders, Inc.
1020 Woodland Plaza Run
Fort Wayne, IN 46825
Tel: 260/490-1417

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

DESCRIPTION:

Part of the Southwest Quarter of Section 5, together with part of the Northwest Quarter of Section 8, all in Township 32 North, Range 12 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Beginning at the Center of said Section 5, being marked by a 1 inch diameter pipe; thence South 01 degrees 53 minutes 49 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the East line of the Southwest Quarter of said Section 5, a distance of 2648.44 feet to the South Quarter corner of said Section 5, also being the North Quarter corner of said Section 8; thence South 02 degrees 19 minutes 24 seconds East, on and along the East line of the Northwest Quarter of said Section 8, a distance of 258.81 feet to a #5 rebar at the Northeast corner of a 46.805 acre tract of real estate described in a deed to Creekside Crossing, LLC, in Document Number 2023024976 in the Office of the Recorder of Allen County, Indiana; thence South 88 degrees 27 minutes 17 seconds West, on and along the North line of said 46.805 acre tract, a distance of 1292.41 feet; thence North 02 degrees 46 minutes 12 seconds West, a distance of 727.14 feet to a survey nail on the centerline of Simon Road; thence North 54 degrees 14 minutes 23 seconds West, a distance of 196.95 feet; thence North 61 degrees 02 minutes 28 seconds West, a distance of 140.43 feet to a #5 rebar; thence South 60 degrees 36 minutes 58 seconds West, a distance of 279.37 feet to a #5 rebar on the Easterly right-of-way line of State Road #3; thence North 33 degrees 40 minutes 41 seconds West, on and along said Easterly right-of-way line, a distance of 100.04 feet; thence North 33 degrees 57 minutes 35 seconds West, continuing on and along said Easterly right-of-way line, a distance of 100.00 feet to the Southwest corner of a 0.064 acre tract of real estate described in a deed to the State of Indiana in Document Number 2023020296 in the Office of said Recorder; thence North 56 degrees 02 minutes 25 seconds East, on and along the South line of said 0.064 acre tract, a distance of 28.00 feet to the Southeast corner thereof; thence North 33 degrees 57 minutes 35 seconds West, on and along the East line of said 0.064 acre tract, a distance of 100.00 feet to the Northeast corner thereof; thence South 56 degrees 02 minutes 25 seconds West, on and along the North line of said 0.064 acre tract, a distance of 28.00 feet to the Northwest corner thereof, being a point on the Easterly right-of-way line of said State Road #3; thence North 33 degrees 57 minutes 35 seconds West, continuing on and along said Easterly right-of-way line, a distance of 1235.86 feet to a #5 rebar at the point of intersection of said Easterly right-of-way line with the West line of the Southwest Quarter of said Section 5; thence North 01 degrees 38 minutes 13 seconds West, on and along said West line, a distance of 822.49 feet to a 1 inch diameter pipe at the West Quarter corner of said Section 5; thence North 88 degrees 27 minutes 17 seconds East, on and along the North line of the Southwest Quarter of said Section 5, a distance of 2640.00 feet to the point of beginning, containing 139.185 acres of land, subject to legal right-of-way for Simon Road, and subject to all easements of record.



AREA TABLE

LOT	AREA (SF)						
1	10755	68	10075	125	10150	187	11715
2	15443	64	10875	126	10990	188	9873
3	13594	65	10875	127	11425	189	10281
4	11383	66	10875	128	10150	190	12603
5	11648	67	10875	129	10150	191	10909
6	10881	68	10875	130	10150	192	10510
7	11515	69	9464	131	10610	193	10519
8	11390	70	17380	132	12466	194	12566
9	10150	71	12015	133	11843	195	12244
10	10150	72	10150	134	10875	196	14665
11	10150	73	10150	135	14054	197	12211
12	10150	74	10150	136	14136	198	10572
13	10150	75	9940	137	10875	199	10823
14	13258	76	9940	138	10872	200	10404
15	11061	77	9940	139	10581	201	21003
16	10568	78	9940	140	10228	202	18194
17	10584	79	13317	141	18938	203	18446
18	11628	80	15149	142	10899	204	10787
19	11286	81	11376	143	10150	205	10868
20	12252	82	11870	144	10150	206	16998
21	13335	83	9993	145	10150	207	13246
22	15336	84	9586	146	10150	208	10879
23	11234	85	60919	147	10150	209	10875
24	10150	86	49733	148	11150	210	9755
25	10150	87	22115	149	12905	211	18976
26	10150	88	17880	150	12424	212	15767
27	10150	89	15389	151	10701	213	21600
28	10150	90	13108	152	10500	214	13508
29	10150	91	13976	153	10500	215	10469
30	10150	92	11814	154	10500	216	10293
31	10150	93	9993	155	12298	217	10396
32	10150	94	9993	156	11057	218	13214
33	10150	95	9993	157	10150	219	13214
34	9983	96	9993	158	10150	220	13214
35	11451	97	9993	159	10150	221	10593
36	13210	98	9993	160	10150	222	13660
37	14381	99	9993	161	14287	223	28643
38	10150	100	9978	162	11408	224	15965
39	10150	101	13576	163	10150	225	13574
40	10150	102	10150	164	11338	226	10496
41	10150	103	10150	165	10173	227	10500
42	10150	104	10150	166	10150	228	13214
43	10150	105	10150	167	9800	229	10150
44	10150	106	10150	168	9773	230	11641
45	10150	107	12001	169	9821	231	10150
46	10156	108	11731	170	15882	232	9900
47	13234	109	11953	171	12792	233	16125
48	15307	110	10150	172	12777	234	17789
49	14653	111	10554	173	9943	235	18667
50	12273	112	12049	174	10500	236	9339
51	11668	113	13687	175	10500	237	10148
52	10500	114	13214	176	10500	238	12367
53	10500	115	10824	177	10875	239	11490
54	12514	116	10573	178	10299	240	10150
55	12514	117	10150	179	9862	241	10150
56	9800	118	10150	180	10150	242	10150
57	9800	119	10150	181	10135	243	10150
58	10258	120	10150	182	10150	244	10150
59	15307	121	11681	183	11681	245	10150
60	18922	122	10298	184	13196	246	10150
61	19433	123	10150	185	11113	247	10150
62	10204	124	10150	186	9800	248	10150

CENTERLINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1000.00	157.08	157.08	S 88°27'17" W	90°
C2	1000.00	157.08	157.08	S 88°27'17" W	90°
C3	1000.00	157.08	157.08	S 88°27'17" W	90°
C4	1000.00	157.08	157.08	S 88°27'17" W	90°
C5	1000.00	157.08	157.08	S 88°27'17" W	90°
C6	1000.00	157.08	157.08	S 88°27'17" W	90°
C7	1000.00	157.08	157.08	S 88°27'17" W	90°
C8	1000.00	157.08	157.08	S 88°27'17" W	90°
C9	1000.00	157.08	157.08	S 88°27'17" W	90°
C10	1000.00	157.08	157.08	S 88°27'17" W	90°
C11	1000.00	157.08	157.08	S 88°27'17" W	90°
C12	1000.00	157.08	157.08	S 88°27'17" W	90°
C13	1000.00	157.08	157.08	S 88°27'17" W	90°
C14	1000.00	157.08	157.08	S 88°27'17" W	90°
C15	1000.00	157.08	157.08	S 88°27'17" W	90°
C16	1000.00	157.08	157.08	S 88°27'17" W	90°
C17	1000.00	157.08	157.08	S 88°27'17" W	90°
C18	1000.00	157.08	157.08	S 88°27'17" W	90°
C19	1000.00	157.08	157.08	S 88°27'17" W	90°
C20	1000.00	157.08	157.08	S 88°27'17" W	90°

Symbol Legend

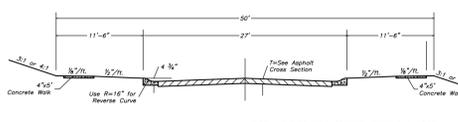
- Inlet
- Manhole
- Fire Hydrant
- Proposed Lake
- Proposed Street Light
- Proposed Sanitary Sewer
- Proposed Storm Sewer
- Proposed Water Lines
- Existing Sanitary Sewer
- Existing Storm Sewer
- Existing Water Lines
- Existing Overhead Electric



SCALE IN FEET:
0 150 300

Original Map Scale: 1"=150'
Date: December 22, 2023

Notes:
All right-of-ways for proposed streets are 50 feet wide.
All cul-de-sacs are 50 foot radii unless noted.
All front yard easements are 25 feet from the proposed right-of-way.
U.S.D.E. denotes Utility & Surface Drainage Easement
All datum herein is NAVD '88 datum.



TYPICAL STREET CROSS-SECTION
Not to Scale

Department of Planning Services

Rezoning Questionnaire

When making recommendations on rezoning requests, the Plan Commission shall pay reasonable regard to the following items. Please describe how this petition satisfies the following:

- (1) The Comprehensive Plan;

This follows the comprehensive plan because it creates housing in an area where housing has been rapidly growing for the last decade.

- (2) Current conditions and the character of current structures and uses in the district;

This is a farm field North of Hometown along State Road #3 in Perry Township. Some structures on this parcel will be removed and some will stay intact. No current adjacent structures will be impacted by this development.

- (3) The most desirable use for which the land in the district is adapted;

This is a field along State Road #3 in Perry Township, a major North-South corridor in Allen County which makes this the most desirable use for this parcel.

- (4) The conservation of property values throughout the jurisdiction;

This development should maintain surrounding property values on neighboring parcels.

- (5) Responsible development and growth.

This fully shows responsible development and growth with this parcel being situated along State Road #3 in an area of high development.

COMPLETE FILING TO INCLUDE:

- Filing Fee
- Complete application signed by property owner*
- Legal description (in Word document format)*
- Boundary/Utility Survey*
- Rezoning Criteria *
- Written Commitment (if applicable)*

**All documents may be digital*

