

#1265

BILL NO. Z-11-12-01

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. P-58 (Sec. 6 of St. 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 a CM1
(Professional Offices and Personal Services) District under the terms of Chapter 157 Title
XV of the Code of the City of Fort Wayne, Indiana:

RECORD DESCRIPTION: (as described in Deed Record 411, page 441)

Part of the Northwest Fractional 1/4 of Section 6, Township 31 North, Range 13
East, in Allen County, Indiana, in particular described as follows, to-wit:

Commencing on the East line of the said Fractional 1/4 Section, at a point situated
351.5 feet North of the said Section Center; thence North on the East line of said 1/4
Section, 352.0 feet; thence West and parallel to the South line of the said 1/4 Section,
221.0 feet to the centerline of the public highway, known as the Auburn Road;
thence Southwesterly along the said Road center line, 364.93 feet; thence East and
parallel to the South line of said Quarter Section, 367.20 feet to the point of
beginning, containing Two and Twenty-five hundredths (2.25) Acres of land, more
or less, in Allen County, Indiana, except all legal roads and highways.

EXCEPTING THEREFROM: (as described in Document Number 930014170)

A part of the Fractional Northwest Quarter of section 6, Township 31 North, Range
13 East, Allen County, Indiana, described as follows: Commencing at the southeast
corner of said fractional quarter section; thence North 2 degrees 51 minutes 01
second West 682.05 feet (683.5 feet deduced by D.R. 411, page 441) along the east
line of said fractional quarter section to the northeast corner of the owners' land;
thence south 88 degrees 03 minutes 32 seconds West 170.56 feet along the north line
of the owners' land to the point of beginning of this description; thence South 34
degrees 15 minutes 52 seconds West 147.90 feet to the southeastern boundary of
Auburn Road; thence North 22 degrees 33 minutes 41 seconds East 131.15 feet
along the boundary of said Auburn Road to the north line of the owners' land; thence
North 88 degrees 03 minutes 32 seconds East 32.97 feet along said north line to the
point of beginning and containing 0.045 acres, more or less.

and the symbols of the City of Fort Wayne Zoning Map No. P-58 (Sec. 6 of St. 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. 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

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: 1265/11
Bill Number: Z-11-12-01
Council District: 2

Introduction Date: December 13, 2011

Plan Commission
Public Hearing Date: December 12, 2011

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

Synopsis of Ordinance: To rezone approximately 2.11 acres of property from AR-Low Intensity
Residential to CM1-Professional Offices and Personal Services

Location: 9816 Auburn Road

Reason for Request: To allow for redevelopment of the site with approximately 10,250 square feet
of office space, including a new office for Herber Dentistry.

Applicant: LZJ, Inc.

Property Owner: Louise A. Hoffman

Related Petitions: Primary Development Plan, Herber Dentistry

Effect of Passage: Property will be rezoned to CM1 – Professional Offices and Personal
Services, which will allow a new dentist office, as well all other permitted
CM1 uses.

Effect of Non-Passage: The property will remain zoned AR-Low Intensity Residential and may
continue as a single-family residence.

Department of Planning Services Rezoning Petition Application

Applicant LZJ, inc.
Address _____
City FW **State** IN **Zip** 46825
Telephone _____ **Fax** _____ **E-mail** _____

Property Owner _____
Address _____
City _____ **State** _____ **Zip** _____
Telephone _____ **Fax** _____ **E-mail** _____

Contact Person Jeff Thomas
Address 1020 E DuPont Road
City FW **State** IN **Zip** 46825
Telephone 260-489-2000 **Fax** 260-489-8974 **E-mail** _____

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

☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property 9816 Auburn Road
Present Zoning AR **Proposed Zoning** CMI **Acreage to be rezoned** 2.25
Proposed density N/A units per acre
Township name _____ **Township section #** _____
Purpose of rezoning (attach additional page if necessary) _____

Sewer provider City Utilities **Water provider** City Utilities

Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application. Please contact staff for applicable filing fees and plan/survey submittal requirements.
☐ Applicable filing fee
☐ Applicable number of surveys showing area to be rezoned (plans must be related)
☐ 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.

John J. Herber, III
 (printed name of applicant)

[Signature]
 (signature of applicant)

10/5/11
 (date)

Louise Hoffman
 (printed name of property owner)

[Signature]
 (signature of property owner)

10-6-11
 (date)

 (printed name of property owner)

 (signature of property owner)

 (date)

 (printed name of property owner)

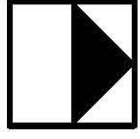
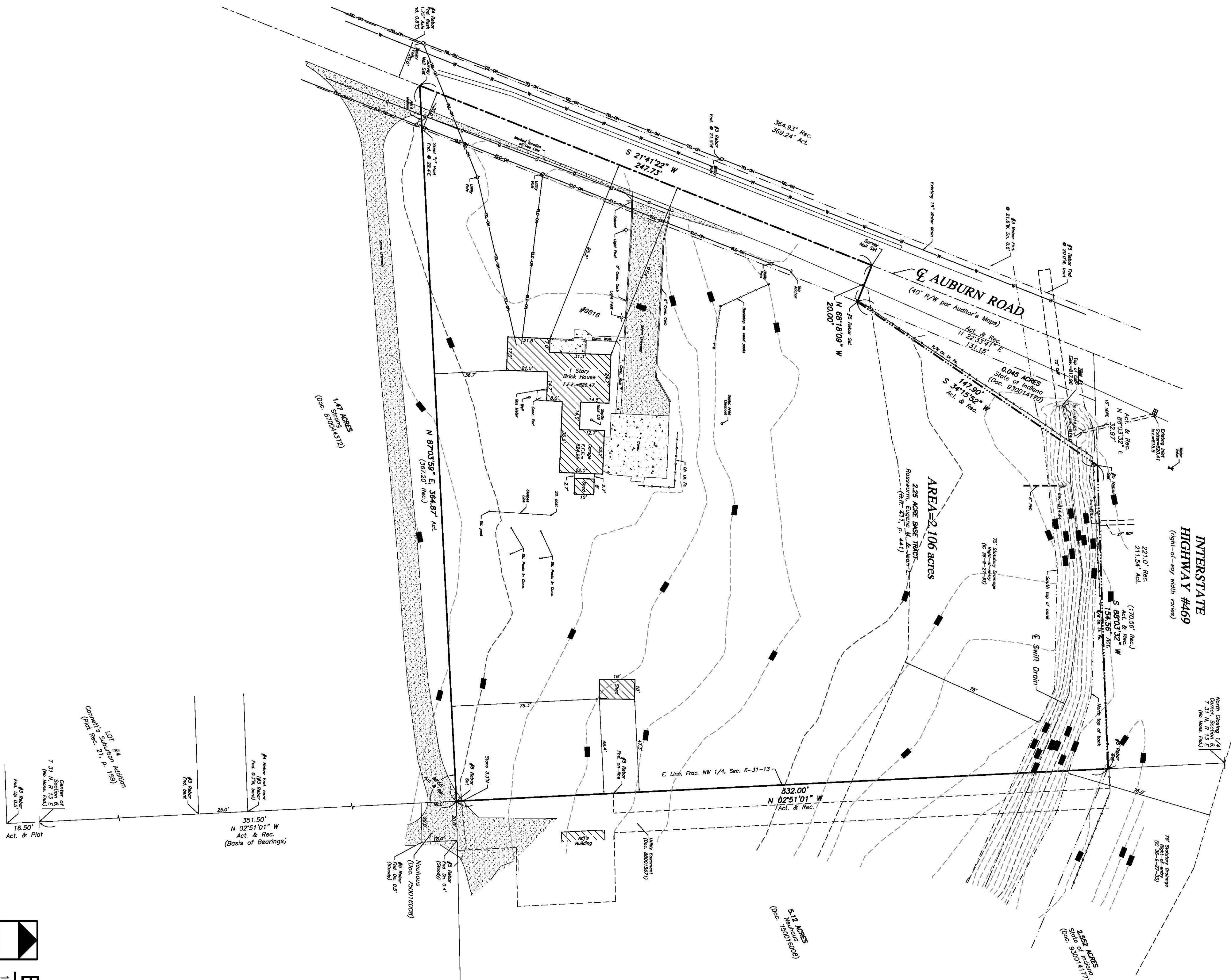
 (signature of property owner)

 (date)

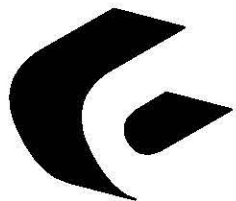
Received	Receipt No.	Hearing Date	Petition No.
<u>10/11/11</u>	<u>106761</u>	<u>11/14/11</u>	<u>1264</u>

11/3/11 12/12/11 REZ-2011-6055
1265

PLAT OF SURVEY



EXISTING SITE CONDITIONS
1" = 30'



UNTHANK
DESIGN GROUP
5900 Vandeventer Drive
Fort Wayne, IN 46814
ph 402.423.3300 fax 402.423.3377

Sauer
Land
Surveying
Inc.

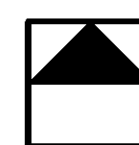
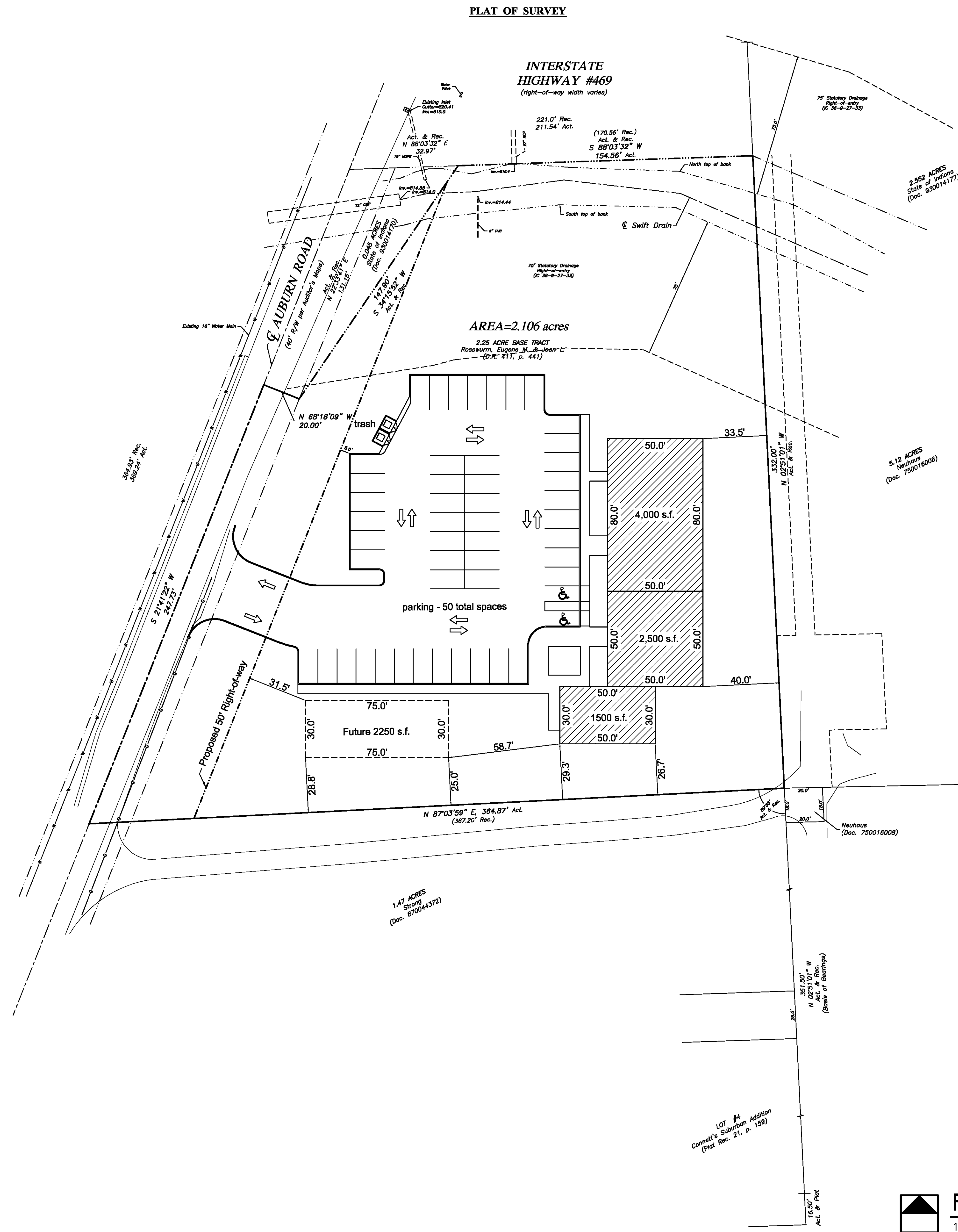
John C. Sauer, LS
Joseph R. Herendeen, LS
14033 Illiole Road, Suite C
Fort Wayne, IN 46814
Tel 800/468-3500 Fax 468-3501

Note that this site plan study drawing is intended to communicate a schematic information, i.e. - property lines, setbacks, easements, etc., may be based on best available information. The drawing does not include independent verification of all property boundaries. Unthank Design Group is not responsible for construction details, engineering details, regulatory approval, or construction documents.

NEW OFFICE FOR DR. JOHN HERBER
FORT WAYNE, INDIANA

Date: November 15, 2011

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PROPOSED SITE PLAN

$$1'' = 30'$$


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Note that this site plan study drawing is intended to communicate a schematic layout of site elements only. Background information, i.e., property lines, setbacks, easements, etc., may be based on best available data or assumptions. Not A Survey

Further development of this plan must include independent verification of all property constraints and design parameters illustrated. Unthank Design Group is not responsible for construction details, engineering decisions, regulatory approval, etc., normally associated with design development and/or construction documents.

NEW OFFICE FOR DR. JOHN HERBER
FORT WAYNE, INDIANA

Date: November 15, 2011



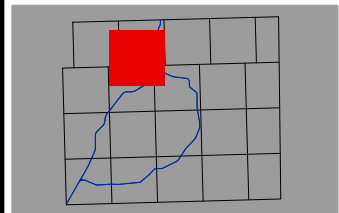
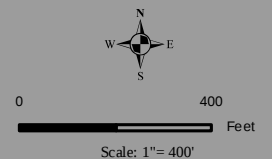
This map is for representational purposes only - Boundaries identified by bold colored lines represent the general location of the proposed project

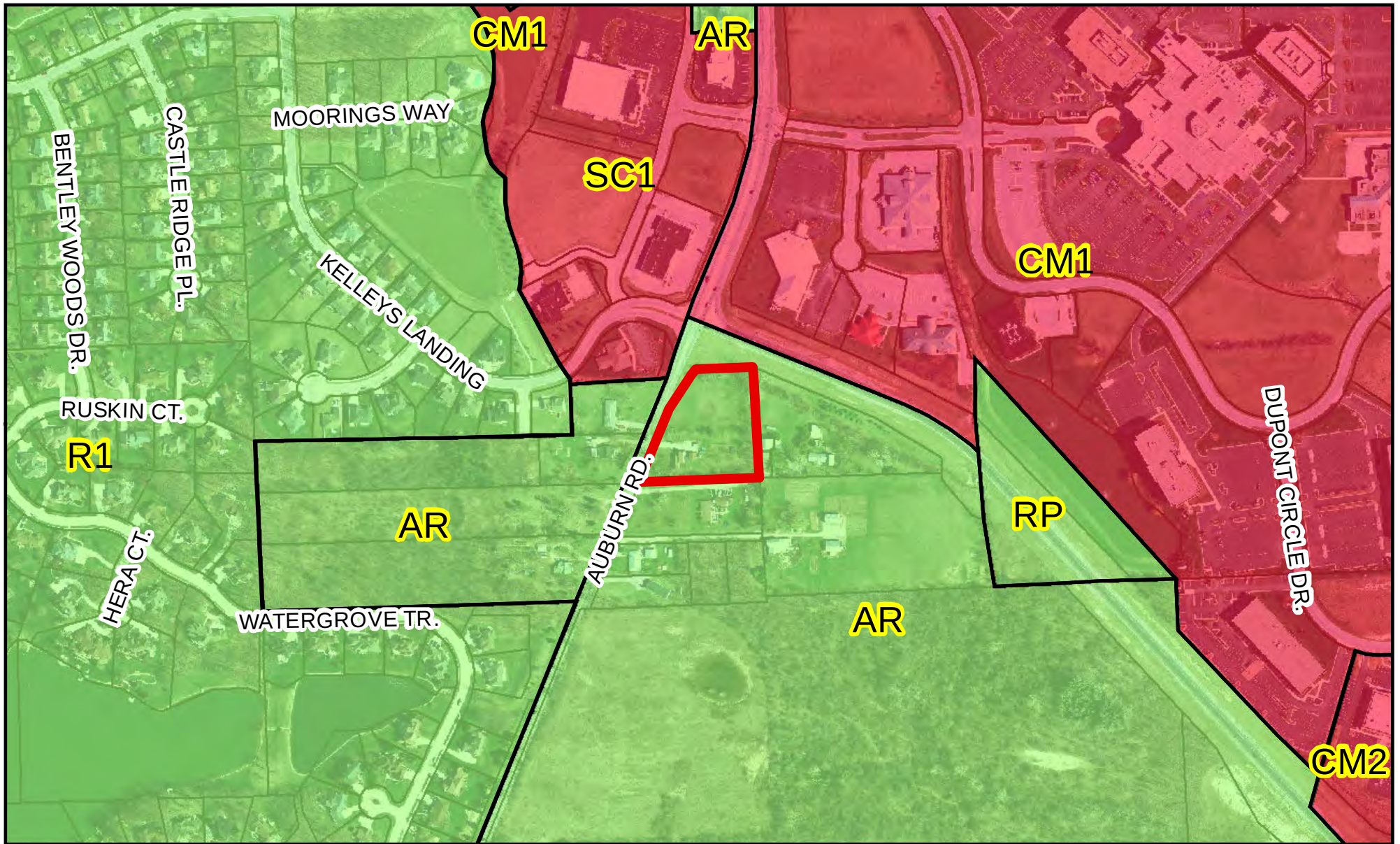
Rezoning Petition 1265/11
Primary Development Plan - Herber Dentistry



Printed: December 1, 2011
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 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos: Spring 2006 / Contours: 1999

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Rezoning Petition 1265/11
Primary Development Plan - Herber Dentistry



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