

#1270

BILL NO. Z-12-04-20

ORDINANCE NO. Z-_____

AN ORDINANCE amending Zoning Map Ordinance Z-7-12

WHEREAS, Common Council previously passed Ordinance Z-7-12, an amendment to the City of Fort Wayne Zoning Map No. J-35 (Sec. 34 of St. Wayne Township) to designate the area R3 (Multiple Family Residential);

WHEREAS, the zoning designation provided in Ordinance Z-7-12 was incorrect; and the zoning designation for Ordinance Z-7-12 is RP (Planned Residential).

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

SECTION 1. That the zoning designation for Ordinance Z-7-12 is hereby amended and approved.

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: 1270/12
Bill Number: Z-12-04-20
Council District: 4 – Mitch Harper

Introduction Date: April 24, 2012

Council Pass/Fail: May 8, 2012

Synopsis of Ordinance: To amend Ordinance Z-7-12 to the correct multiple family zoning designation of RP-Planned Residential from R3-Multiple Family Residential

Related Petitions: Primary Development Plan, Preston Dean Villas

Effect of Passage: Ordinance Z-7-12, Rezoning Petition 1270/12 contained an error in the heading. The ordinance read “R3-Planned Multiple Family Residential” where it should have read “RP-Planned Residential”. All other paperwork for this project, including legal notices, courtesy letters and public notice signs were correctly identified with RP zoning. The only incident of the incorrect zoning was on the ordinance itself. This rezoning was for the Keller Development senior apartments at Reservation Drive and Bluffton Road. The public hearing presentation correctly identified the proposed zoning and there was no opposition to the project.

Effect of Non-Passage: The Plan Commission recommended approval to RP-Planned Residential and the Council discussion and approval was for an RP designation, as presented by staff. The project can still proceed under the R3 designation but this will not be consistent with how the project was presented to the Plan Commission, Council and the public.