

#1276

BILL NO. Z-12-05-02

Deed Book: 6A  
Page: 6

**ZONING MAP ORDINANCE NO. Z-\_\_\_\_\_**

**AN ORDINANCE amending the City of Fort Wayne  
Zoning Map No. L-03 (Sec. 11 of Wayne 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 Residential) District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

Beginning at the intersection of the center line of South Wayne Avenue with the center line of Meyer Avenue; thence easterly a distance of approximately 388.8 feet along the center line of Meyer Avenue to a point situated on the center line of Meyer Avenue and its intersection with the southward projection of the centerline for a 12-foot alley separating lot 3 from lots 1 and 2 of the J.F.W. Meyer Addition; thence north on this projection line approximately 25 feet to the intersection of the centerline of said alley with the north right of way of Meyer Avenue; thence northerly along the centerline of said alley a distance of approximately 146.88 feet to its intersection with the centerline for an east-west alley bordering the north property lines of lots 3 through 10 of the J.F.W. Meyer subdivision; thence westward along the centerline of said alley approximately 358.8 feet to its intersection with the east right of way of South Wayne Avenue; thence westward along the projection of this right of way line approximately 30 feet to its intersection with the centerline of South Wayne Avenue; thence southward along the centerline of South Wayne Avenue a distance of approximately 171 feet to the point of the beginning and totaling about 1.5 acres more or less.

and the symbols of the City of Fort Wayne Zoning Map No. L-03 (Sec. 11 of Wayne Township), as established by Section 157.201(B) 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**

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**Department of Planning Services**

Title of Ordinance: Zoning Map Amendment  
Case Number: 1276/12  
Bill Number: Z-12-05-02  
Council District: 5 – Geoff Paddock

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Introduction Date: May 8, 2012

Plan Commission  
Public Hearing Date: May 14, 2012

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

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Synopsis of Ordinance: To rezone approximately 1.5 acres comprised of 8 lots from R2-Attached  
Single Family and Two Family Residential to R1-Single Family Residential  
as part of a neighborhood downzone request from the Creighton-Home  
Neighborhood.

Location: Lots 3-10 in JFW Meyer’s Addition, including the properties at 522 through  
612 Meyer Avenue.

Reason for Request: This petition is a Residential Downzoning, a tool of the planning  
department to allow neighborhood associations to downzone large areas to a  
lower, less intensive zoning district.

Applicant: Creighton-Home Neighborhood, initiated by the Fort Wayne Plan  
Commission

Property Owners: multiple - see file

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Related Petitions: none

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Effect of Passage: Property will be downzoned to R1-Single Family Residential which will help  
fulfill the policies of the Comprehensive Plan, such as **“In R2 and R3 zoning  
districts where the predominant land use is still single family residential,  
discourage the further subdividing of single-family homes to two-family  
or multiple family structures.”**

Effect of Non-Passage: The property will remain zoned R2-Attached Single Family and Two Family  
Residential, allowing single-family homes to continue to be subdivided,  
which is in conflict with some of the policies of the Packard Area Planning  
Alliance Community Development Action Plan, as this area of Meyer Avenue  
was specifically designated for residential downzoning in the plan.

**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant Fort Wayne Plan Commission / Creighton-Home  
 Address 200 E Berry, Suite 150  
 City Fort Wayne State IN Zip 46802  
 Telephone 449-7607 Fax \_\_\_\_\_ E-mail \_\_\_\_\_

**Property Ownership**  
 Property Owner See attached petition -  
 Address 522-612 Meyer Avenue  
 City Fort Wayne State IN Zip 46806  
 Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

**Contact Person**  
 Contact Person Bruce Johnson or Sherese Fortriede  
 Address 200 E Berry St, 310  
 City Fort Wayne State IN Zip 46802  
 Telephone 427-1127 Fax 427-1132 E-mail \_\_\_\_\_

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

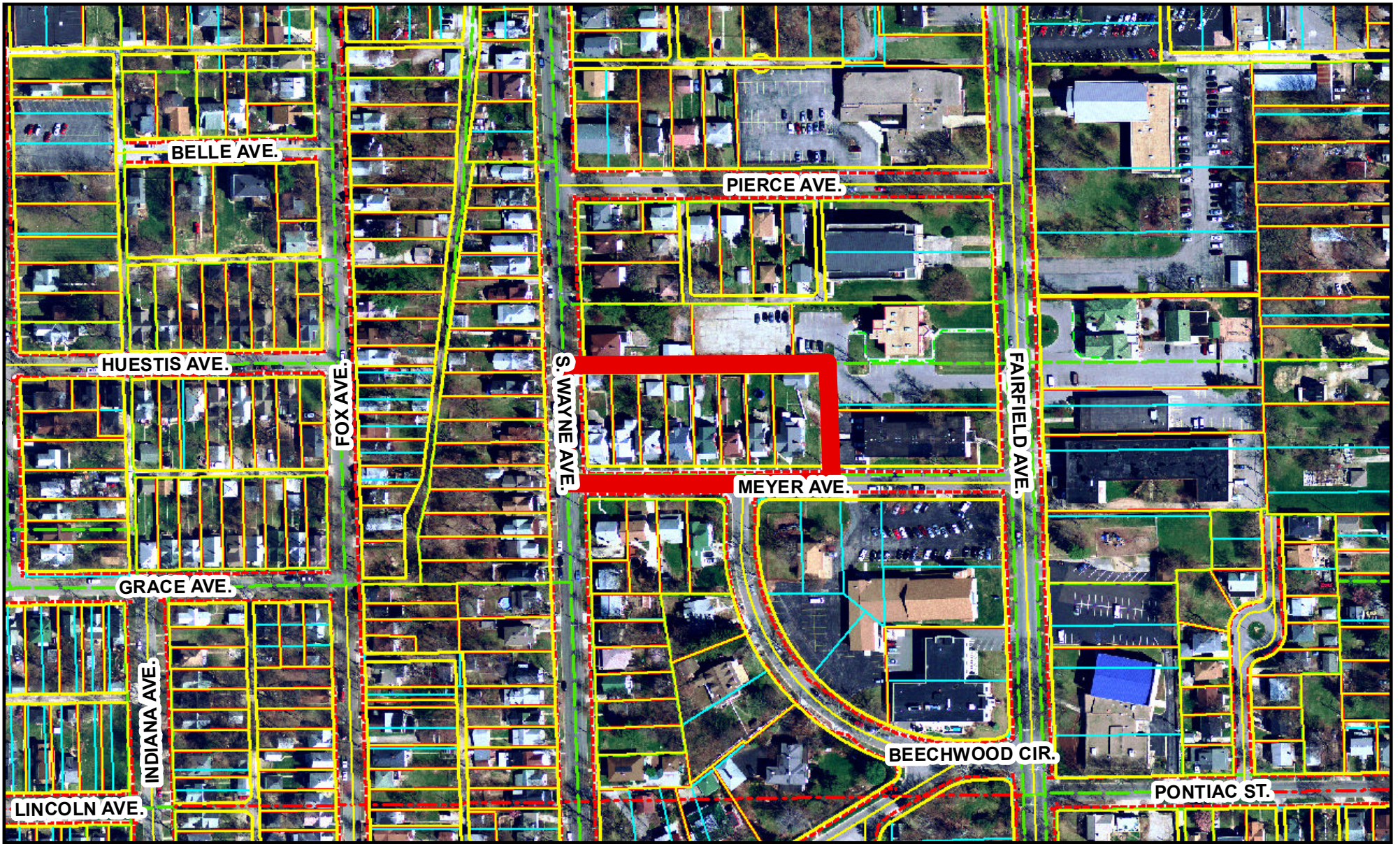
**Request**  
 Allen County Planning Jurisdiction  City of Fort Wayne Planning Jurisdiction  
 Address of the property 522-612 Meyer Ave / LOTS 3-10 JFW Meyers  
 Present Zoning R2 Proposed Zoning R1 Acreage to be rezoned 1.5 Subdivision Addition  
 Proposed density \_\_\_\_\_ units per acre  
 Township name Wayne Township section # 11  
 Purpose of rezoning (attach additional page if necessary) Better conformance w/ existing land uses & implementation of PAPA CDAP  
 Sewer provider City Water provider City

**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~~ N/A Neighborhood Downzoning  
 Applicable number of surveys showing area to be rezoned (plans must be folded)  
 Legal Description of parcel to be rezoned - See Above  
 ~~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.

\_\_\_\_\_  
 (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 <u>4/2/12</u>	Receipt No. <u>N/A</u>	Hearing Date <u>5/12/12</u>	Petition No. <u>1276/12</u>
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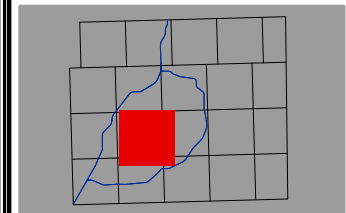
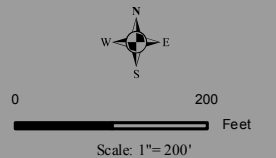


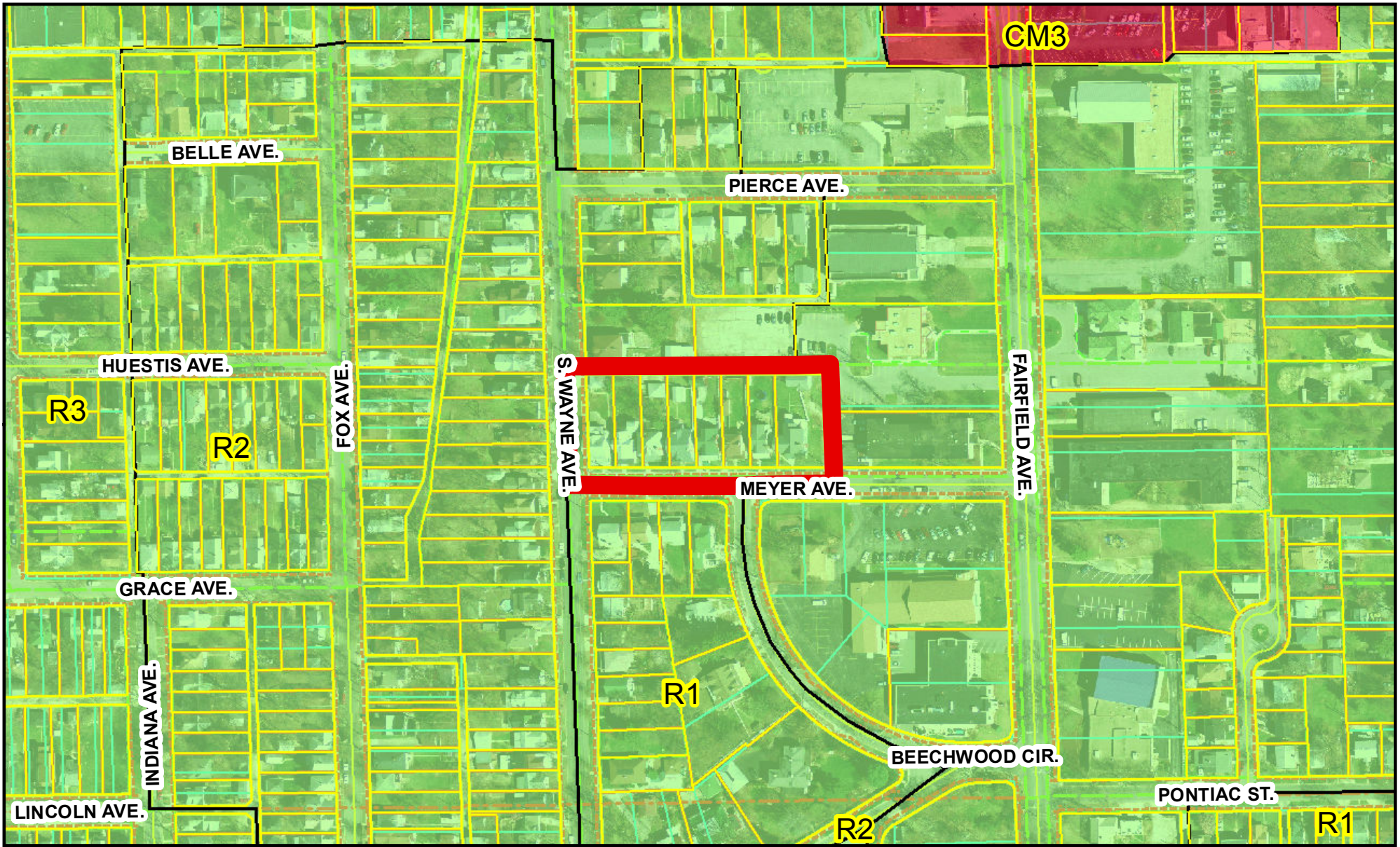
This map is for representational purposes only - Boundaries identified by bold colored lines represent the general location of the proposed project

### Rezoning Petition 1276/12

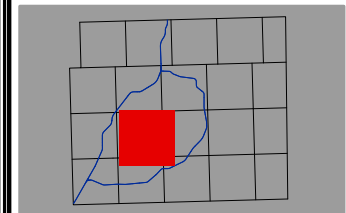
Printed: April 17, 2012  
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 North American Datum 1983  
 State Plane Coordinate System, Indiana East  
 Photos: Spring 2006 / Contours: 1999

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### Rezoning Petition 1276/12

Printed: April 17, 2012  
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 Feet

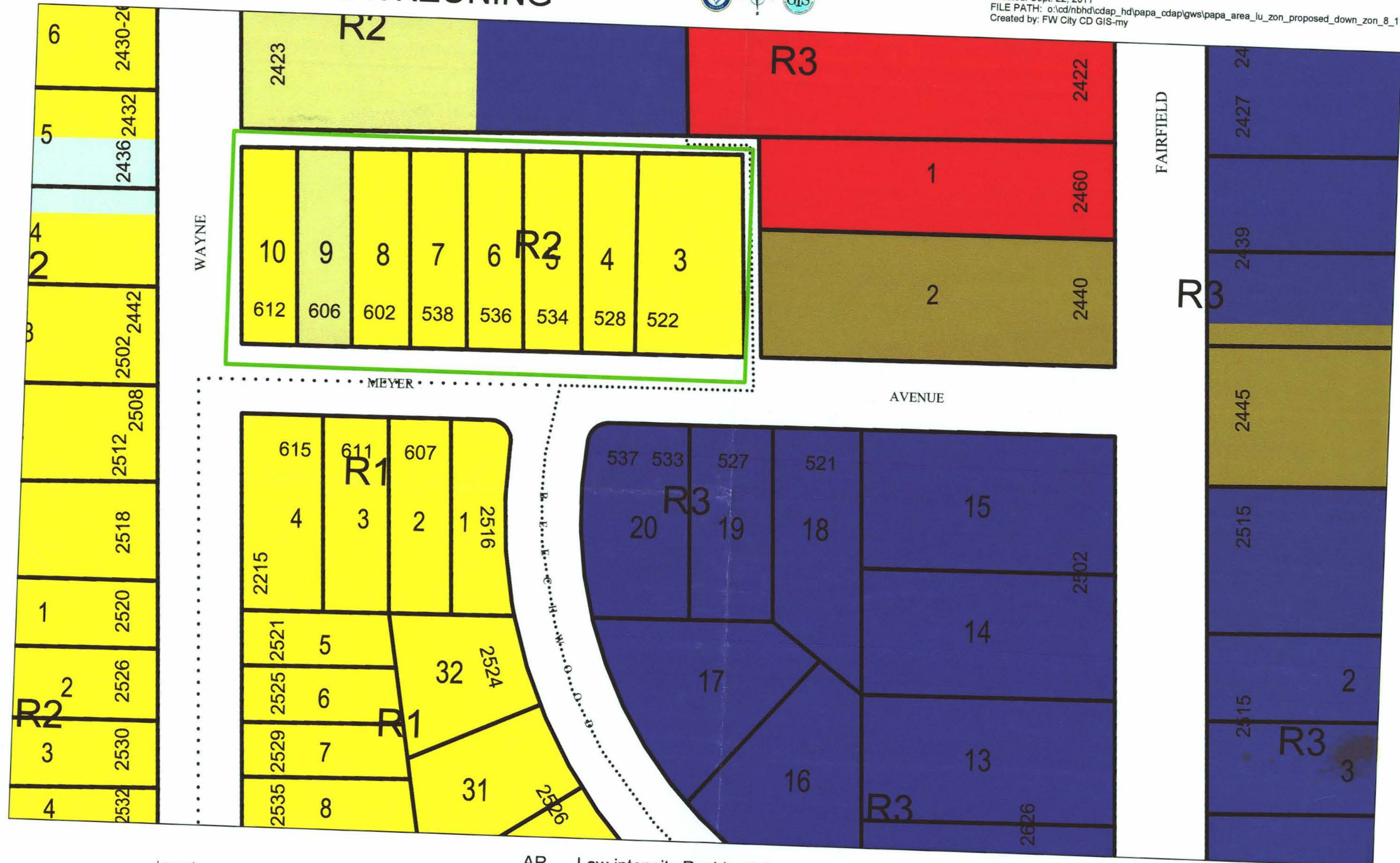
Scale: 1" = 200'

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# MEYER AVENUE DOWNZONING



Created: Sept. 22, 2011  
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 Created by: FW City CD GIS-my



Legend

	Creighton Home zoning		Multi-Family Residential
	Land Use		Industrial
	Commercial		Park
	Institutional		Transportation
	Single Family Residential		Commercial Parking
	Two-Family Residential		Vacant
			Proposed Downzoning to R1

AR	Low intensity Residential
R1	Single Family Residential
R2	Attached Single Family & Two Family Residential
R3	Multiple Family residential
RP	Planned residential
CM1	Professional Office & Personal Service
CM2	Limited Retail & Commercial
CM3	General Commercial
CM4	Intensive Commercial
CM5A	Central Downtown District

CM5B	Downtown Edge District
MR1	Manufactured Residential Subdivision
MR2	Manufactured Home Park
SC1	Neighborhood Shopping Center
SC2	Community Shopping Center
SC3	Metropolitan Shopping Center
SC4	Regional Shopping Center
IN1	Limited Industrial
IN2	General Industrial
IN3	Heavy Industrial



# Petition for Residential Downzoning

Community Development  
 Citizens Square  
 200 E. Berry Street  
 Fort Wayne, IN 46802  
 Ph. # 260-427-1140

I/We the undersigned, do hereby petition to downzone a portion of the Creeighton - Home Neighborhood located in Wayne Township in the City of Fort Wayne, Indiana, by reclassifying from zoning designation from R2 to R1. (Single Family Residential) The undersigned, do hereby certify that I am/we are the owner(s) of the property included in this petition and support the down-zoning to R1.

PROP ADD	STREET	OWNER NAME	OWNER MAILING ADDRESS	CITY, STATE, ZIP	SIGNATURE	DATE	PARCEL NUMBER	CURRENT ZONING	PROPOSED ZONING
612	Meyer Avenue	Crone Darrell L. and Katherine E.	612 Meyer Avenue	Fort Wayne, IN 46807	<i>Darrell L. Crone Katherine E. Crone</i>	<i>12/24/11</i>	021211377006000074	R2	R1
606	Meyer Avenue	Martin, John M.	11218 Dell Lock Way	Fort Wayne, IN 46814			021211377007000074	R2	R1
602	Meyer Avenue	Gedeon, Edward A.	602 Meyer Avenue	Fort Wayne, IN 46807	<i>Ed Gedeon</i>	<i>12/10/11</i>	021211377008000074	R2	R1
538	Meyer Avenue	Hill, Benjamin J	538 Meyer Avenue	Fort Wayne, IN 46807	<i>Benjamin Hill</i>	<i>12/10/11</i>	021211377009000074	R2	R1
536	Meyer Avenue	Brune, Aaron B. & Barbara C.	536 Meyer Avenue	Fort Wayne, IN 46807	<i>Barbara C. Brune</i>	<i>3-19-12</i>	021211377010000074	R2	R1
534	Meyer Avenue	Diaz, Ramiro Guzman & Nino	534 Meyer Avenue	Fort Wayne, IN 46807	<i>Ramiro Guzman Diaz</i>	<i>3-28-12</i>	021211377011000074	R2	R1
528	Meyer Avenue	Garvin, Ted	6022 Adams Center Road	Fort Wayne, IN 46816			021211377012000074	R2	R1
522	Meyer Avenue	<i>Blue</i> Chapin, Robyn C.	522 Meyer Avenue	Fort Wayne, IN 46807	<i>Robyn C. Blue</i>	<i>3-13-12</i>	021211377013000074	R2	R1

PACKARD AREA PLANNING ALLIANCE  
 ZONING AND LAND USE - PROPOSED DOWN ZONING AREAS

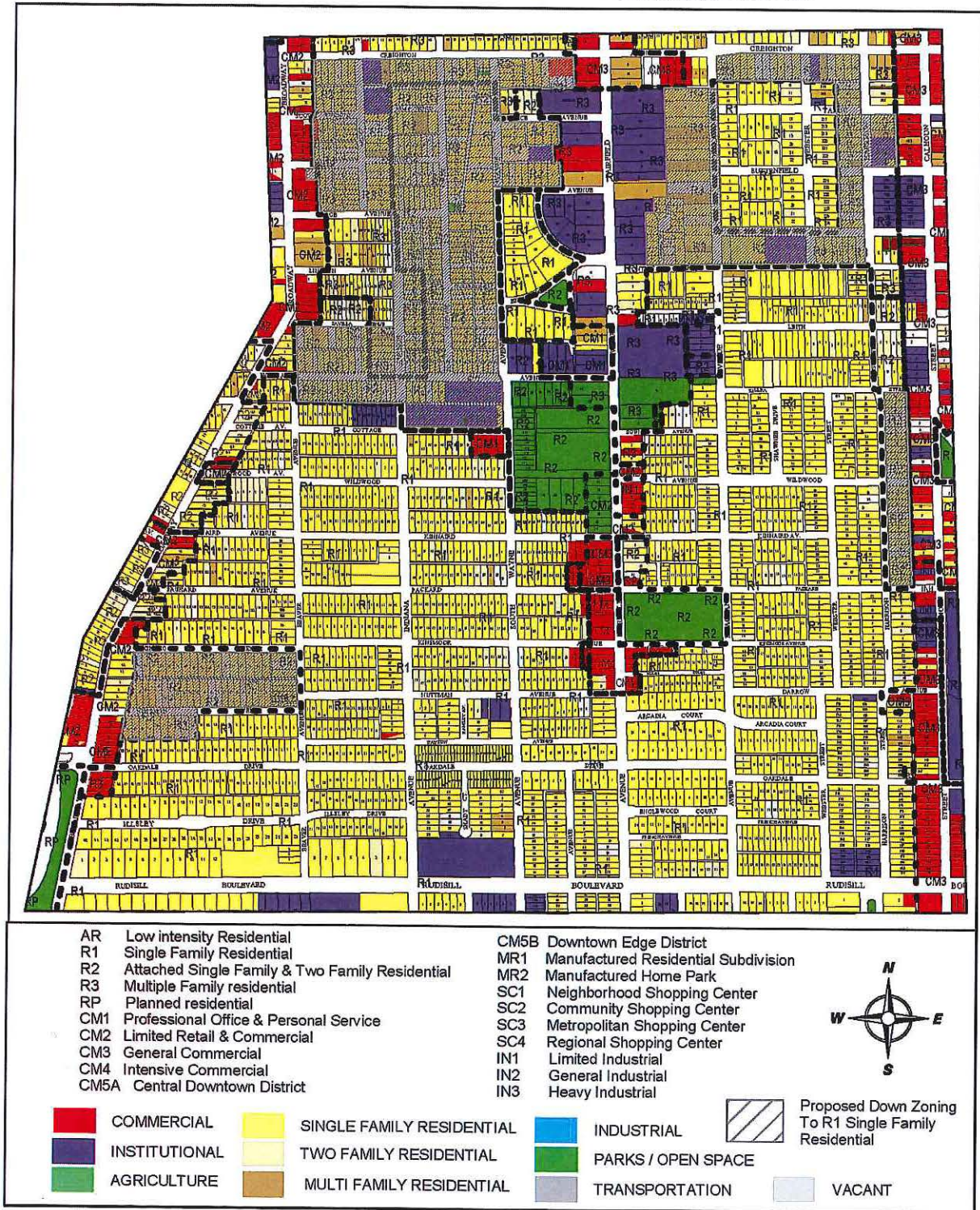


Figure 5