

#1287

BILL NO. Z-12-07-19

Plat Record: 17

Page: 44

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 Office and Personal Service) District under the terms of Chapter 157 Title XV
of the Code of the City of Fort Wayne, Indiana:

Lot Number 1 in Reinig's Suburban Addition, as recorded in Plat Record 17, page
44, in the Office of the Recorder of Allen County, Indiana, containing 0.89 acres of
land, 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: 1287/12
Bill Number: Z-12-07-19
Council District: 2 – Russell Jehl

Introduction Date: July 24, 2012

Plan Commission
Public Hearing Date: August 13, 2012

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

Synopsis of Ordinance: To rezone approximately 0.89 acres of property from AR-Low Intensity Residential to CM1-Professional Offices and Personal Services

Location: 1810 East Dupont Road. Property is adjacent to and east of the Kingston at Dupont nursing facility.

Reason for Request: To allow for future expansion of Kingston at Dupont.

Applicant: Kingston at Dupont, LLC

Property Owner: WT Management Company, Inc.

Related Petitions: none

Effect of Passage: Property will be rezoned to CM1-Professional Offices and Personal Services, which will allow for the expansion of Kingston at Dupont, as well as all other permitted office and personal service uses.

Effect of Non-Passage: The property will remain zoned AR-Low Intensity Residential and may develop with single family housing or low intensity agricultural uses.

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Kingston at Dupont
Address 1716 E Dupont Road
City Fort Wayne State Indiana Zip 46825
Telephone 260-490-5111 Fax 260-490-5112 E-mail _____

Property Ownership
Property Owner WT Management
Address 1810 E. Dupont Road
City Fort Wayne State Indiana Zip 46825
Telephone 419-247-2824 Fax _____ E-mail _____

Contact Person
Contact Person April Smucker
Address One Seagate, Suite 1960
City Toledo State Oh Zip 43604
Telephone 419-206-2253 Fax _____ E-mail asmucker@kingstonhealthcare.com

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 1810 E. DUPONT Rd
Present Zoning AR Proposed Zoning CMI Acreage to be rezoned 0.89
Proposed density _____ units per acre
Township name St. Joseph Township section # _____
Purpose of rezoning (attach additional page if necessary) for acquisition purchase and to provide continuum zoning of one Kingston site. Potential parking or building expansion
Sewer provider fu Water provider fu

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 folded)
☒ 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.

APRIL SMUCKER April Smucker 6/27/12
(printed name of applicant) (signature of applicant) (date)
LARRY NIRSCHL, TREAS Larry Nirschl 6/28/12
(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)

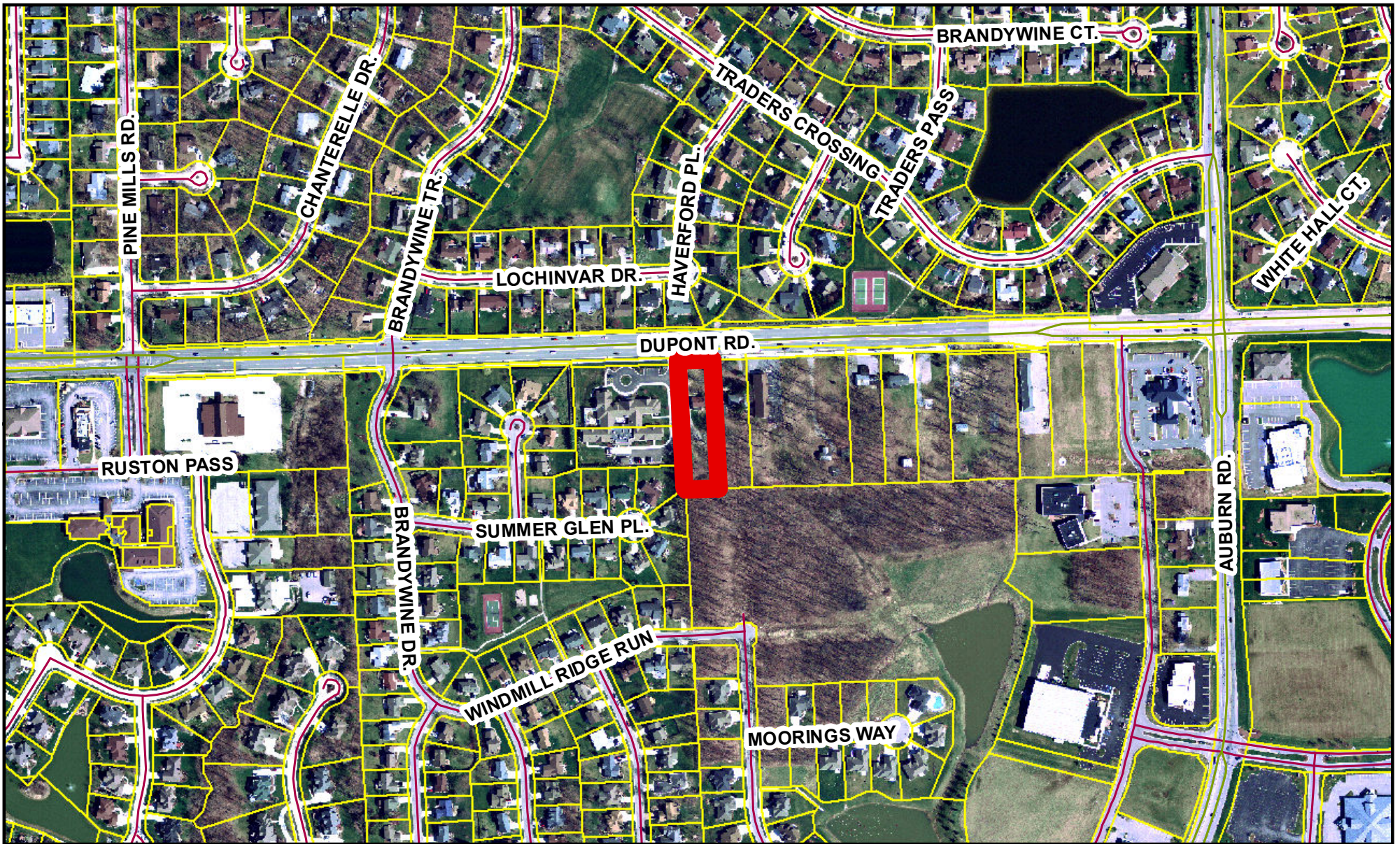
Received	Receipt No.	Hearing Date	Petition No.
<u>7/15/12</u>	<u>108812</u>	<u>8/13/12</u>	<u>1287/12</u>

Rez-2012-0067

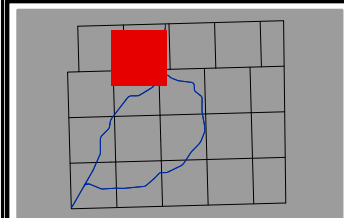
Legal Description

1810 E Dupont Road

Lot Number 1 in Reinig's Suburban Addition, as recorded in Plat Record 17, Page 44 in the office of the Recorder of Allen County, Indiana.



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



Rezoning Petition 1287/12

Printed: July 19, 2012

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North American Datum 1983

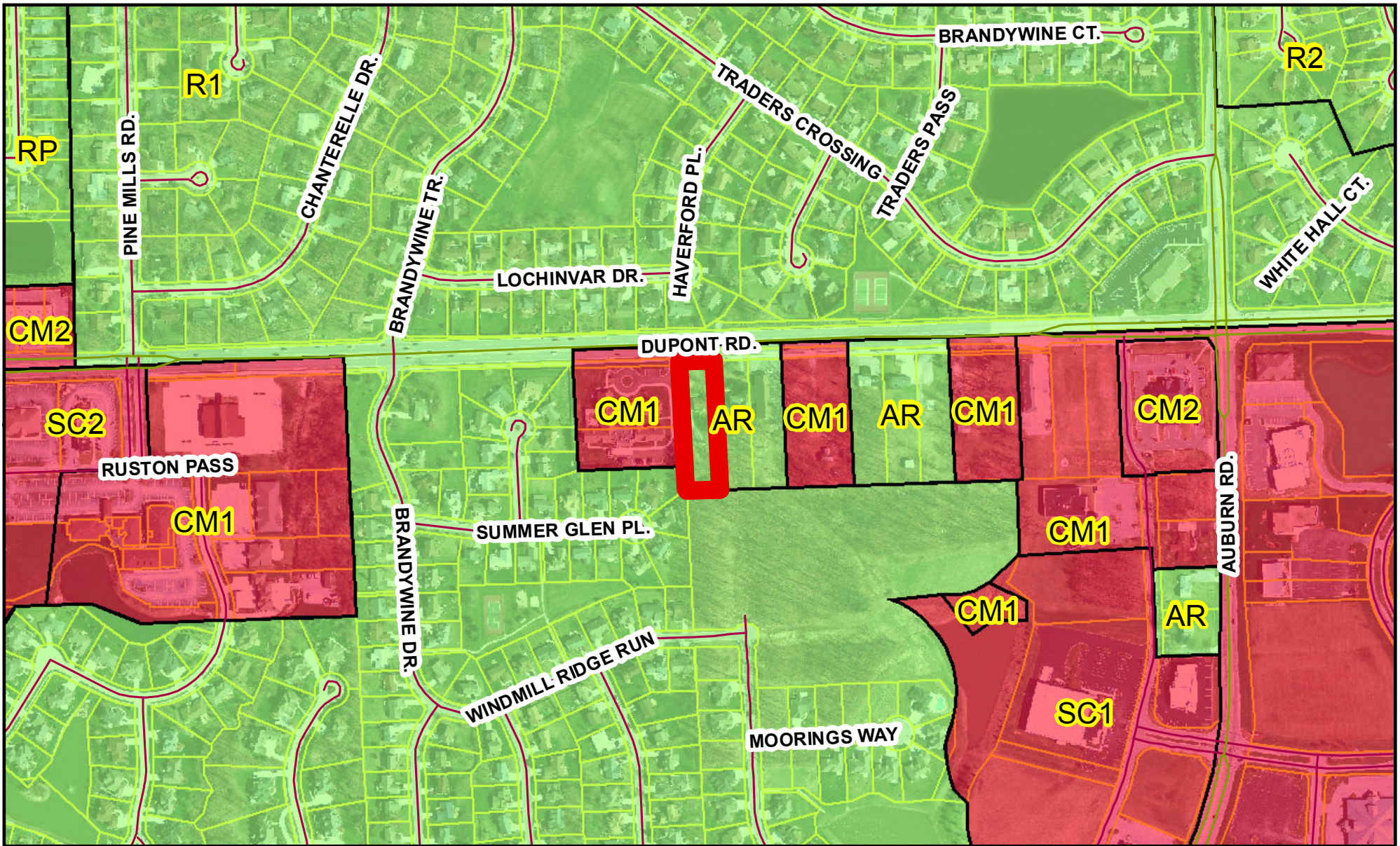
State Plane Coordinate System, Indiana East
Photos: Spring 2006 / Contours: 1999

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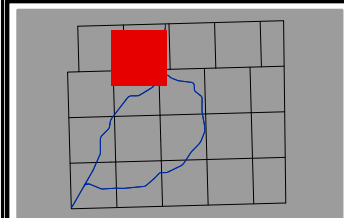


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Scale: 1"=400'



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