

#1297

BILL NO. Z-12-09-08

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. K-46 (Sec. 10 of Washington 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:

PARCEL 1 RECORD LEGAL DESCRIPTION (DOC. #92-059670)

EAST 117 FEET OF WEST 317 FEET OF LOT 1 HOLLYWOOD ACRES TO FORT
WAYNE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE
71, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA.
EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE: BEGINNING
AT A POINT ON THE SOUTH BOUNDARY OF SAID LOT NUMBERED 1 AT A POINT 200
FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH PARALLEL
TO THE WEST LINE OF SAID LOT A DISTANCE OF 15 FEET; THENCE SOUTH 88
DEGREES 47 MINUTES 38 SECONDS EAST 117.03 FEET; THENCE SOUTH 12.54 FEET
TO THE SOUTH BOUNDARY OF SAID LOT; THENCE WEST 117 FEET TO THE PLACE
OF BEGINNING CONTAINING (1,611.09 SQ. FT.) OR 0.037 ACRES OF LAND MORE OR
LESS; TOGETHER WITH:

PARCEL 2 RECORD LEGAL DESCRIPTION (DOC. #2010061744)

PARCEL 1

THE EAST 100 FEET OF THE WEST 417 FEET OF LOT NUMBERED ONE (1) IN
HOLLYWOOD ACRES ADDITION, TOGETHER WITH THE WEST 75 FEET OF THE EAST
233 FEET OF LOT NUMBER ONE (1) IN HOLLYWOOD ACRES ADDITION, ALL AS
RECORDED IN THE PLAT THEREOF IN THE OFFICE OF THE RECORDER OF ALLEN
COUNTY, INDIANA. EXCEPT THAT PART OF THE WEST 115 FEET OF THE EAST 233
FEET OF SAID LOT NUMBERED ONE (1) TAKEN FOR RIGHT-OF-WAY PURPOSES AND
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A
POINT 158 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT NUMBERED ONE
(1); THENCE WEST ALONG THE SOUTH BOUNDARY OF SAID LOT NUMBERED ONE
(1), 175 FEET; THENCE NORTH 12.54 FEET; THENCE SOUTH 88 DEGREES 47
MINUTES 38 SECONDS EAST, 175.04 FEET; THENCE SOUTH 8.86 FEET TO THE
POINT OF BEGINNING, CONTAINING 1882.5 SQUARE FEET OF LAND (0.0432 ACRES
OF LAND) MORE OR LESS; TOGETHER WITH:

PARCEL II

THE EAST 158 FEET OF LOT NUMBERED ONE (1), IN HOLLYWOOD ACRES OF FORT
WAYNE, AS RECORDED IN PLAT RECORD 7, PAGE 71; EXCEPT THAT PORTION

DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT
NUMBERED ONE (1); THENCE WEST ALONG SOUTH BOUNDARY OF SAID LOT, 158
FEET; THENCE NORTH 8.86 FEET; THENCE SOUTH 88 DEGREES 47 MINUTES 38
SECONDS EAST 158.03 FEET TO THE EAST BOUNDARY OF SAID LOT; THENCE
SOUTH 5.56 FEET TO THE PLACE OF BEGINNING.

and the symbols of the City of Fort Wayne Zoning Map No. K-46 (Sec. 10 of Washington
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: 1297/12
Bill Number: Z-12-09-08
Council District: 3 – Tom Didier

Introduction Date: September 25, 2012

Plan Commission
Public Hearing Date: October 8, 2012

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

Synopsis of Ordinance: To rezone approximately 1.71 acres of property from R1-Single Family Residential to CM1-Professional Offices and Personal Services

Location: The area is located on the north side of West Cook Road, east of Woodbine Drive, including the properties 1028 through 1128 West Cook Road.

Reason for Request: The applicant seeks to locate a chiropractic business to three of the subject properties. This petition also includes an additional residential property at West Cook and Woodbine.

Applicant: Edgewood Chiropractic Center

Property Owners: B & B Concepts and Denver Calhoun

Related Petitions: Primary Development Plan, Edgewood Chiropractic Center

Effect of Passage: Property will be rezoned to the CM1-Professional Offices and Personal Services district, which will allow for medical office uses.

Effect of Non-Passage: The property will remain zoned R1-Single Family Residential and may be used for residential uses, plus remain in use as permitted by the Board of Zoning Appeals. There have been BZA approvals on this property since 1992.

Department of Planning Services
Rezoning Petition Application

Applicant	Applicant	Edgewood Chiropractic Center		
	Address	1114 West Cook Road		
	City	Fort Wayne	State	Indiana
	Zip	46825		
	Telephone	(260) 483-5588	Fax	
	E-mail	chiroboggs@msn.com		

Property Ownership	Property Owner	B & B Concepts and Denver Calhoun		
	Address	1114 West Cook Road and 1126 West Cook Road		
	City	Fort Wayne	State	Indiana
	Zip	46825		
	Telephone	(260) 483-5588	Fax	(260) 489-1819
	E-mail	chiroboggs@msn.com		

Contact Person	Contact Person	Mark Reinhard - Engineering Resources Inc.		
	Address	9835 Auburn Road		
	City	Fort Wayne	State	Indiana
	Zip	46825		
	Telephone	(260) 490-1025	Fax	(260) 490-1026
	E-mail	mark@engineeringresourcesinc.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 1114 and 1126 West Cook Road, Ft. Wayne, IN 46825					
	Present Zoning	R1	Proposed Zoning	CM1	Acreage to be rezoned	1.71 acres
	Proposed density	1 units per acre				
	Township name	Washington	Township section #	WS10		
	Purpose of rezoning (attach additional page if necessary) Edgewood Chiropractic Center proposes to combine existing lots, zoned R1, and re-zone to CM1. Also included in the rezoning is the property to the west (1126 W. Cook) as requested by the City staff.					
	Sewer provider	City of Fort Wayne	Water provider	City of Fort Wayne		

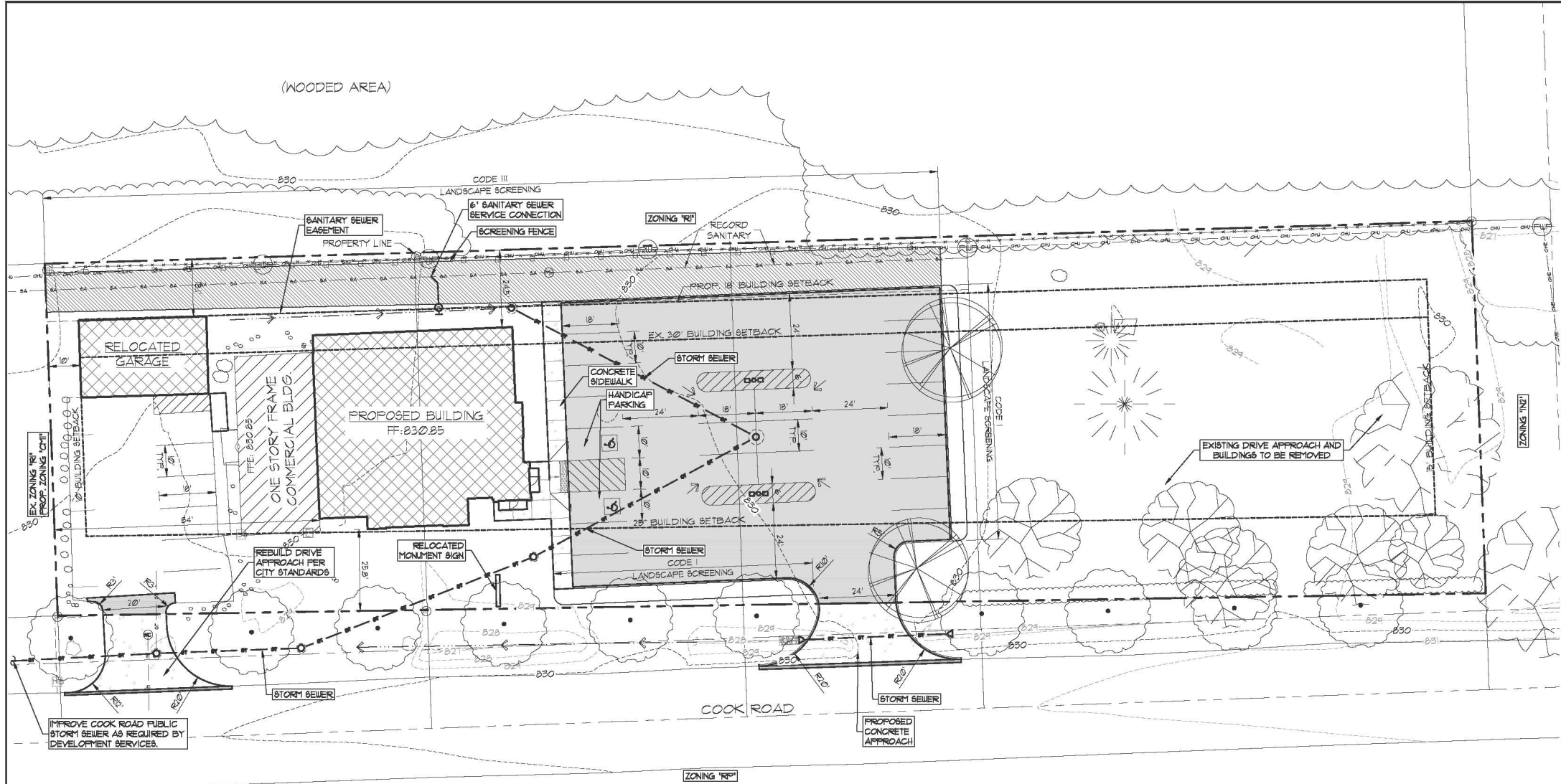
Filing Requirements	Applications will not be accepted unless the following filing requirements are submitted with this application. Please contact staff for applicable filing fees and plan/survey submittal requirements.				
	☒	Applicable filing fee			
	☒	Applicable number of surveys showing area to be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

Trenton Boggs	Trenton Boggs	9.4.12
(printed name of applicant)	(signature of applicant)	(date)
Trenton Boggs (B+B Concepts LLC)	Trenton Boggs	9.4.12
(printed name of property owner)	(signature of property owner)	(date)
Denver Calhoun	DENVER CALHOUN	9-4-12
(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.
9/15/12	109521	10/8/12	1297/12

REZ-2012-0091



PRIMARY DEVELOPMENT PLAN
SCALE: 1" = 20'

NOTE:
A WAIVER IS BEING REQUESTED FOR REAR BUILDING SETBACK

OWNER
B AND B CONCEPTS
1114 WEST COOK ROAD
FORT WAYNE, IN 46825
PH: (260) 483-5588
CONTACT: DR. TRENTON BOGGS
DR. CHRISTINA BOLINGER
EMAIL: chiroboggs@men.com

ENGINEER
ENGINEERING RESOURCES, INC.
9835 AUBURN RD.
FORT WAYNE, IN 46825
PH: (260) 490-1025
FAX: (260) 490-1026
CONTACT: DEREK FREDERICKSON
EMAIL: derek@engineeringresourcesinc.com

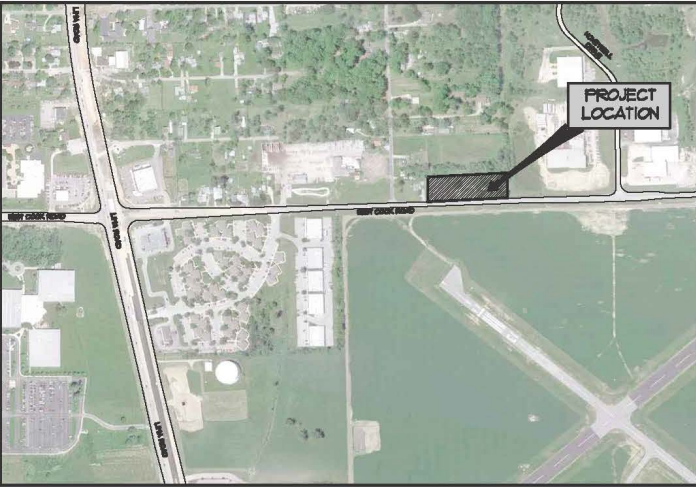
SURVEYOR
BERTSCH-FRANK & ASSOCIATES, LLC
4630 W. JEFFERSON BLVD. #6
FORT WAYNE, IN 46804
PH: (260) 459-9393
FAX: (260) 459-9303
CONTACT: MATT BERTSCH
EMAIL: info@bertschfrank.com

FLOOD INSURANCE RATE MAP (FIRM):
ALLEN COUNTY, INDIANA AND INCORPORATED AREAS
FIRM MAP NUMBERS: 18003C0110G AND 18003C0163G
PANELS 110 AND 169 OF 495
DATED AUGUST 3, 2009
ZONE 'X' OTHER AREAS

BUILDING INFORMATION	
PROPOSED BUILDING FLOOR SQUARE FOOTAGE	3,800 SF
EXISTING BUILDING FLOOR SQUARE FOOTAGE	1,400 SF
PROPOSED BUILDING HEIGHT	28'-00"
ALLOWED BUILDING HEIGHT	35'-00"

LOT INFORMATION	
CURRENT ZONING	RI
PROPOSED ZONING	CM1
CURRENT USE	CHIROPRACTIC OFFICE
PROPOSED USE	CHIROPRACTIC OFFICE
DISTURBED AREA	0.92 ± AC

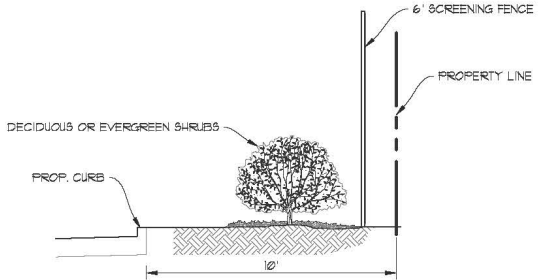
PARKING SUMMARY		
6 SPACES PER DOCTOR & 1 SPACE PER EMPLOYEE	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED
2 DOCTORS / 8 EMPLOYEES	20 SPACES	28 SPACES



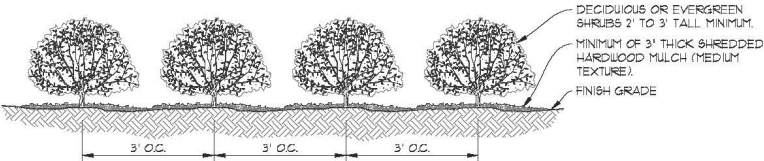
LOCATION MAP
SCALE: NOT TO SCALE

- PROPOSED LEGEND:**
- STORM INLET
 - STORM MANHOLE
 - SANITARY CLEANOUT
 - SIGN
 - HANDICAP SYMBOL
 - LIGHT POLE
 - MONUMENT SIGN
 - STORM SEWER
 - SANITARY SEWER
 - FENCE

- LAYOUT LEGEND:**
- PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE
- LANDSCAPE LEGEND:**
- CODE I LANDSCAPE SCREENING PARKING LOT LANDSCAPE SCREENING PLANTING AREAS (MIN. 2' MATURE HT.)
 - CODE III LANDSCAPE SCREENING SOLID FENCE AND EVERGREEN OR DECIDUOUS SHRUBS
 - SHADE TREE FOR PARKING LOT REQUIREMENT PER CITY OF FORT WAYNE LANDSCAPE CODE
 - STREET TREE TO MEET THE CITY OF FORT WAYNE STREET TREE REQUIREMENT



1 TYPICAL CODE III LANDSCAPING
SCALE: NONE



2 TYPICAL CODE I LANDSCAPING
SCALE: NONE

200 East Main Street - Suite 600
Fort Wayne, Indiana 46802
PH 260.422.4241
FX 260.422.4847

designcollaborative.com

ENGINEERING
Resources, Inc.

9835 Auburn Road, Fort Wayne, IN 46825
PH (260) 490-1025 Fax (260) 490-1026
www.engineeringresourcesinc.com

CERTIFICATION



All concepts, ideas, designs, plans and details shown on this document are the sole property of Design Collaborative, Inc., and shall not be used for any purpose without their expressed written consent. The owner shall be permitted to retain copies for information and reference.

Edgewood Chiropractic Center

1114 West Cook Road
Fort Wayne, Indiana

REVISION DATE BY

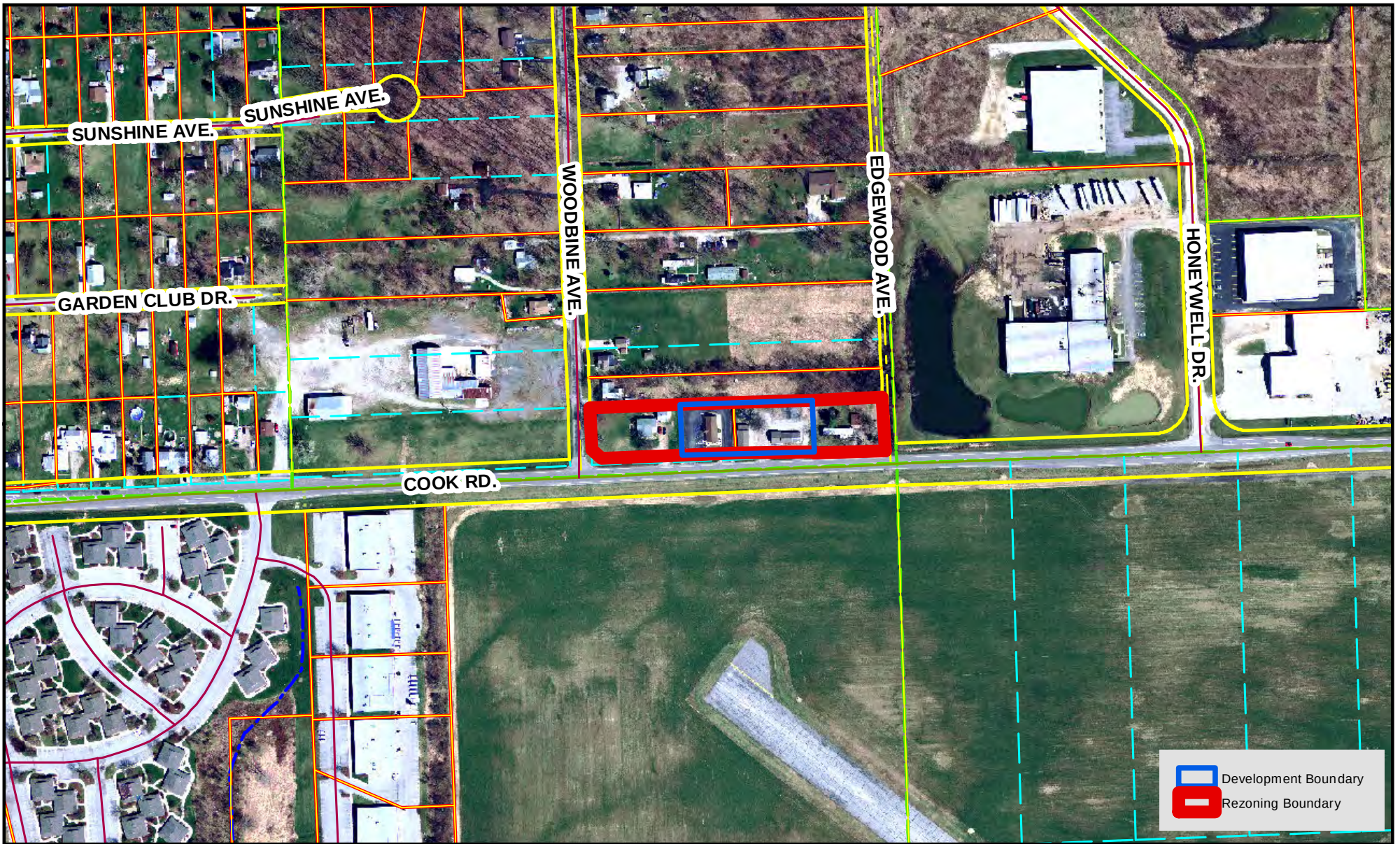
DATE PROJECT
09-05-2012

TITLE

PRIMARY DEVELOPMENT

SHEET

PD-1



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

Rezoning Petition 1297/12 and Primary Development Plan - Edgewood Chiropractic

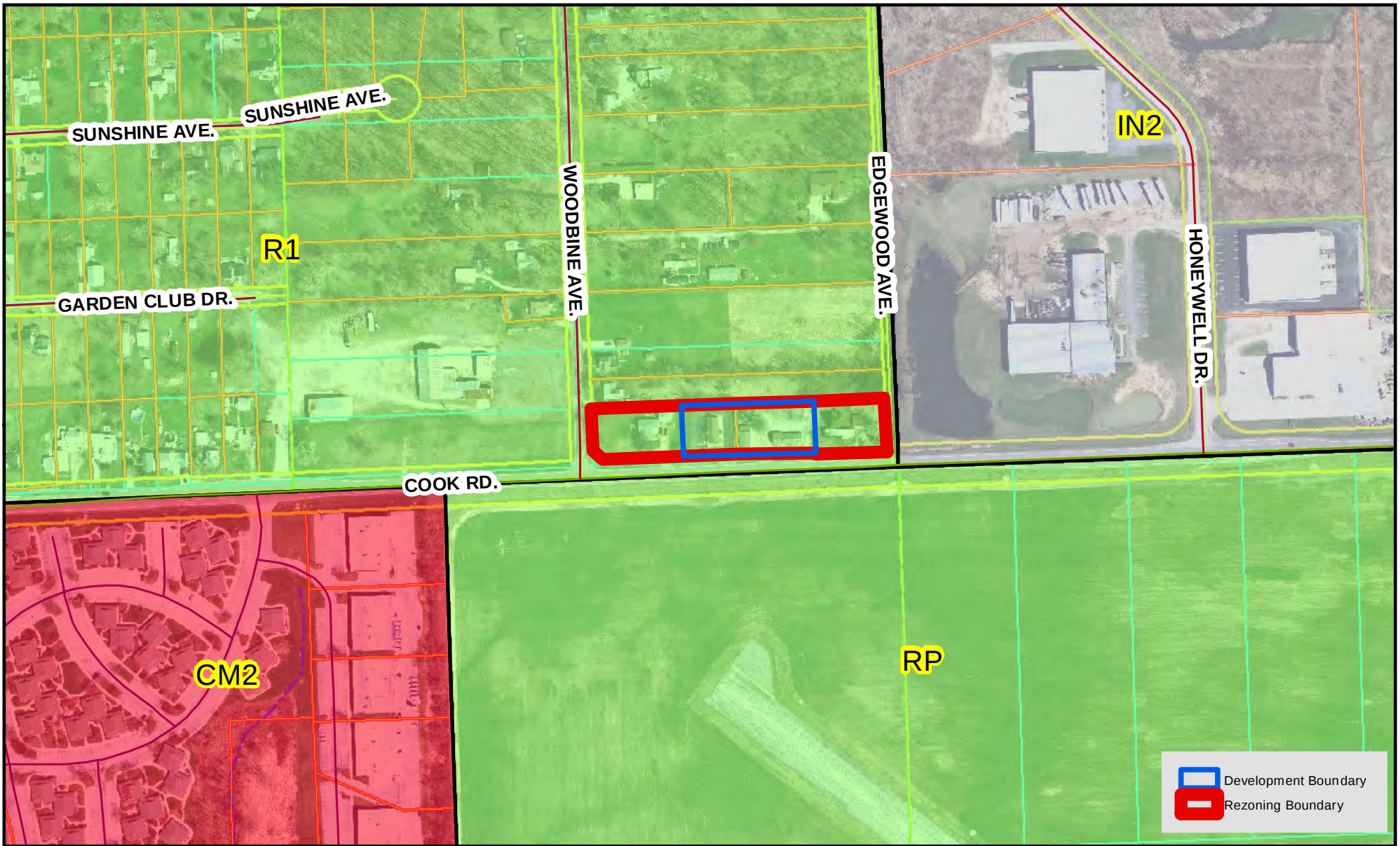


Printed: September 19, 2012
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 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos: Spring 2006 / Contours: 1999

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0 300
 Feet
 Scale: 1"= 300'



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Rezoning Petition 1297/12 and Primary Development Plan - Edgewood Chiropractic



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