

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2013-0104
Bill Number: Z-13-08-20
Council District: 2 – Russ Jehl

Introduction Date: August 27, 2013

Plan Commission
Public Hearing Date: September 9, 2013

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

Synopsis of Ordinance: To rezone approximately 15 acres of property from R2-Attached Single Family and Two-Family Residential and R3-Multiple Family Residential to R1-Single Family Residential

Location: Within the Northside Neighborhood, bounded approximately by Elmwood Avenue and Tennessee Venue on the north, California Avenue on the east, Lake Avenue on the south and Tecumseh Street on the West.

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: Northside Neighborhood Association, initiated by the Fort Wayne Plan Commission

Property Owners: various, see file

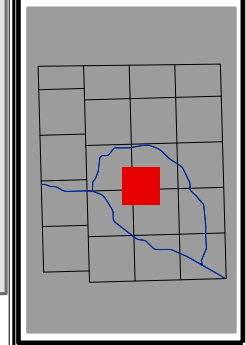
Related Petitions: None

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 and R3-Multiple Family Residential, allowing single-family homes to continue to be subdivided, which is in conflict with some of the policies of the Northside Community Development Action Plan, which call for **“Work with City Planning to identify areas within the Northside neighborhood that would benefit from downzoning to an R1 zoning classification: Initiate a residential downzoning petition process in accordance with Plan Commission requirements.”**



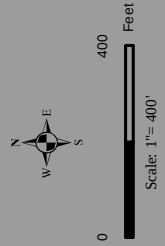
This map is for representational purposes only - Boundaries identified by bold colored lines represent the general location of the proposed project

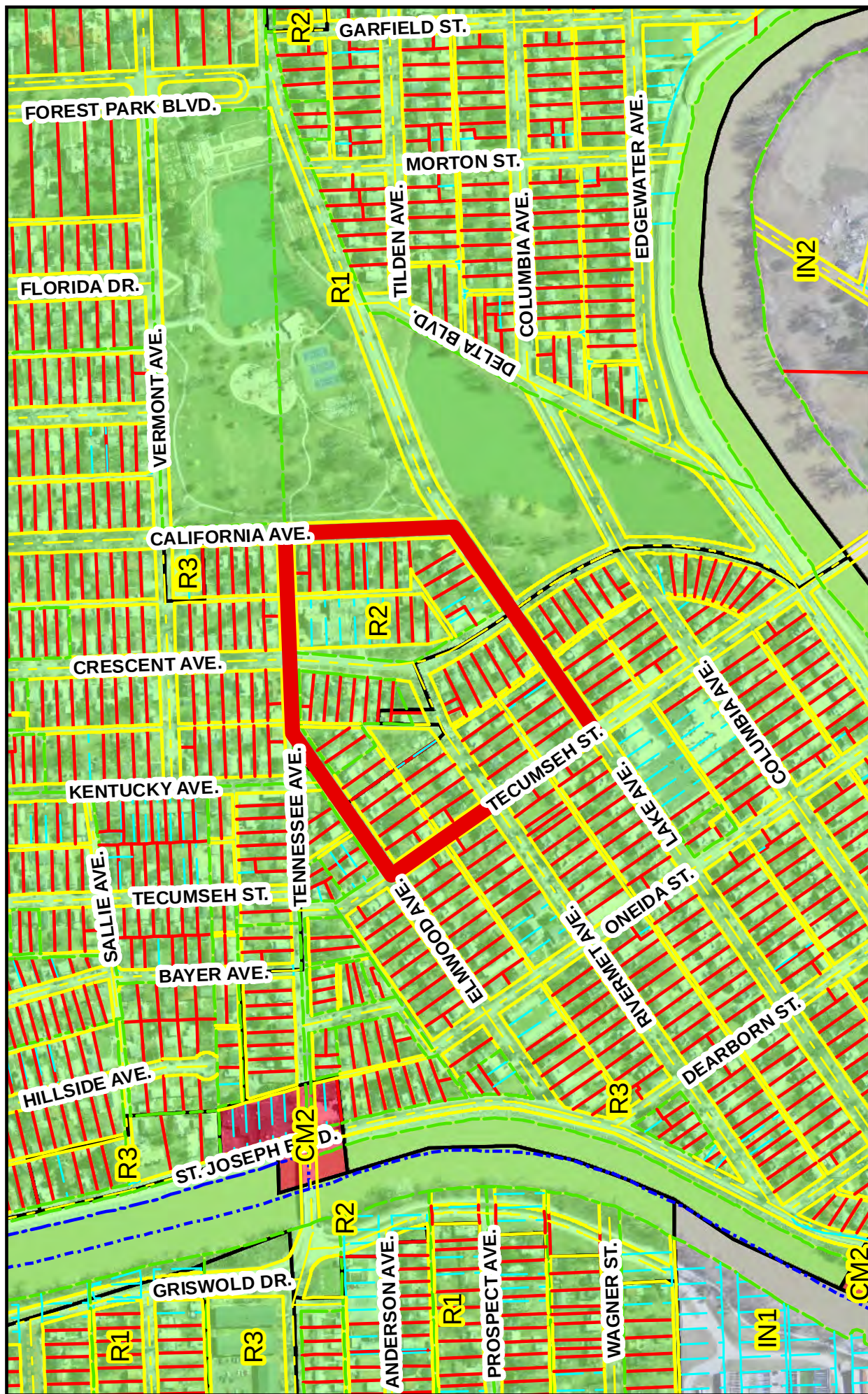


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 State Plane Coordinate System, Indiana East
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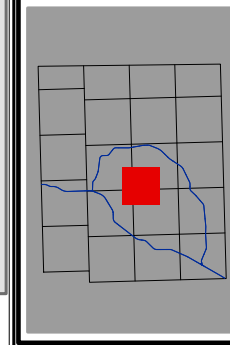
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Rezoning Petition REZ-2013-0104





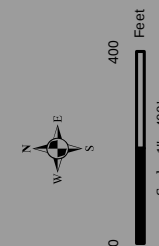
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Rezoning Petition REZ-2013-0104



**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Fort Wayne Plan Commission
Address 200 East Berry Street, Suite 150
City Fort Wayne State Indiana Zip 46802
Telephone 260-449-7607 Fax _____ E-mail _____

Property Ownership
Property Owner Various - See File
Address _____
City _____ State _____ Zip _____
Telephone _____ Fax _____ E-mail _____

Contact Person
Contact Person City of Fort Wayne Community Development
Address 200 East Berry Street, Suite 320
City Fort Wayne State Indiana Zip 46802
Telephone _____ Fax _____ 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 Various - See File
Present Zoning R2 & R3 Proposed Zoning R1 Acreage to be rezoned ~ 15
Proposed density _____ units per acre
Township name Wayne Township section # 1
Purpose of rezoning (attach additional page if necessary) Downzone a portion of the North S
Sewer provider Fort Wayne Water provider 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.

_____ (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 8/7/13	Receipt No. N/A	Hearing Date	Petition No.
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9/9/13 Rez-2013-0104