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City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2013-0136
Bill Number: Z-13-10-12
Council District: 5 – Geoff Paddock

Introduction Date: October 22, 2013

Plan Commission
Public Hearing Date: November 4, 2013

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

Synopsis of Ordinance: To rezone approximately 0.57 acres of property from R2-Attached Single Family and Two Family Residential to IN2-General Industrial.

Location: The western portion of 1025 Osage Street, Lots 4, 5, 6, and 7 of Rockhill Heirs Addition, Block 24

Reason for Request: To bring the current use of the property into compliance and to match the zoning for the remainder of the industrial property.

Applicant: Lefebvere, Inc.

Property Owners: Lefebvere, Inc.

Related Petitions: Eventual Site Plan Review Routing for new building adjacent to this property

Effect of Passage: Property will be rezoned to IN2-General Industrial, which will allow the existing storage taking place on the site. It appears the site has been used for industrial uses since the 1980's.

Effect of Non-Passage: The property will remain zoned R2-Attached Single Family and Two Family Residential and the existing use will be in violation of the zoning ordinance. Expansion of the existing business will be hindered.

Department of Planning Services Rezoning Petition Application

Applicant	Applicant <u>LEFEBVRE, INC.</u>		
	Address <u>1025 OSAGE STREET</u>		
	City <u>FORT WAYNE</u>	State <u>INDIANA</u>	Zip <u>46808</u>
	Telephone <u>260-422-1264</u>	Fax <u>260-422-6968</u>	E-mail <u>info@lefebvreinc.com</u>

Property Ownership	Property Owner <u>LEFEBVRE, INC.</u>		
	Address <u>1025 OSAGE STREET</u>		
	City <u>FORT WAYNE</u>	State <u>INDIANA</u>	Zip <u>46808</u>
	Telephone <u>260-422-1264</u>	Fax <u>260-422-6968</u>	E-mail <u>info@lefebvreinc.com</u>

Contact Person	Contact Person <u>KENNETH NORD</u>			<u>C E & M ARCHITECTS</u>		
	Address <u>116 W. RUDISILL BLVD.</u>					
	City <u>FORT WAYNE</u>		State <u>INDIANA</u>		Zip <u>46807</u>	
	Telephone <u>260-744-2781</u>		Fax <u>260-422-6968</u>		E-mail <u>knord@cemincorp.com</u>	

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 1025 OSAGE STREET

Present Zoning R-2 Proposed Zoning IN-2 Acreage to be rezoned 0.568

Proposed density NOT APPLICABLE units per acre

Township name Eel River Township section # 3

Purpose of rezoning (attach additional page if necessary) TO HAVE THE SAME ZONING FOR THE ENTIRE PROPERTY.

Sewer provider NOT APPLICABLE Water provider NOT APPLICABLE

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.

<u>Steve Lefebvre</u>	<u>[Signature]</u>	<u>10/1/13</u>
(printed name of applicant)	(signature of applicant)	(date)
<u>Steve Lefebvre</u>	<u>[Signature]</u>	<u>10/1/13</u>
(printed name of property owner)	(signature of property owner)	(date)
<u> </u>	<u> </u>	<u> </u>
(printed name of property owner)	(signature of property owner)	(date)
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(printed name of property owner)	(signature of property owner)	(date)

Received	Receipt No.	Hearing Date	Petition No.
2/13	113235		

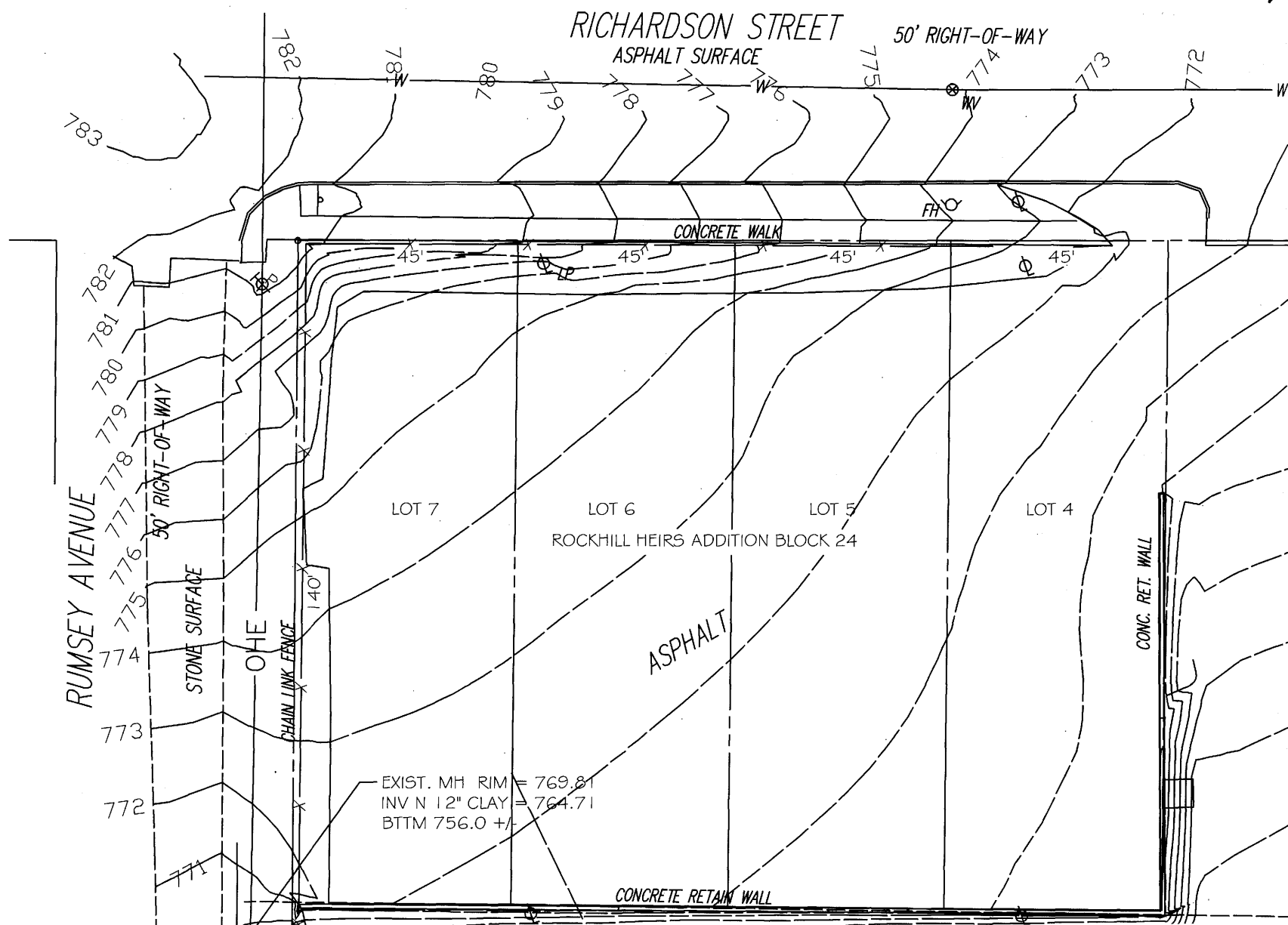
Rez-2013-0136

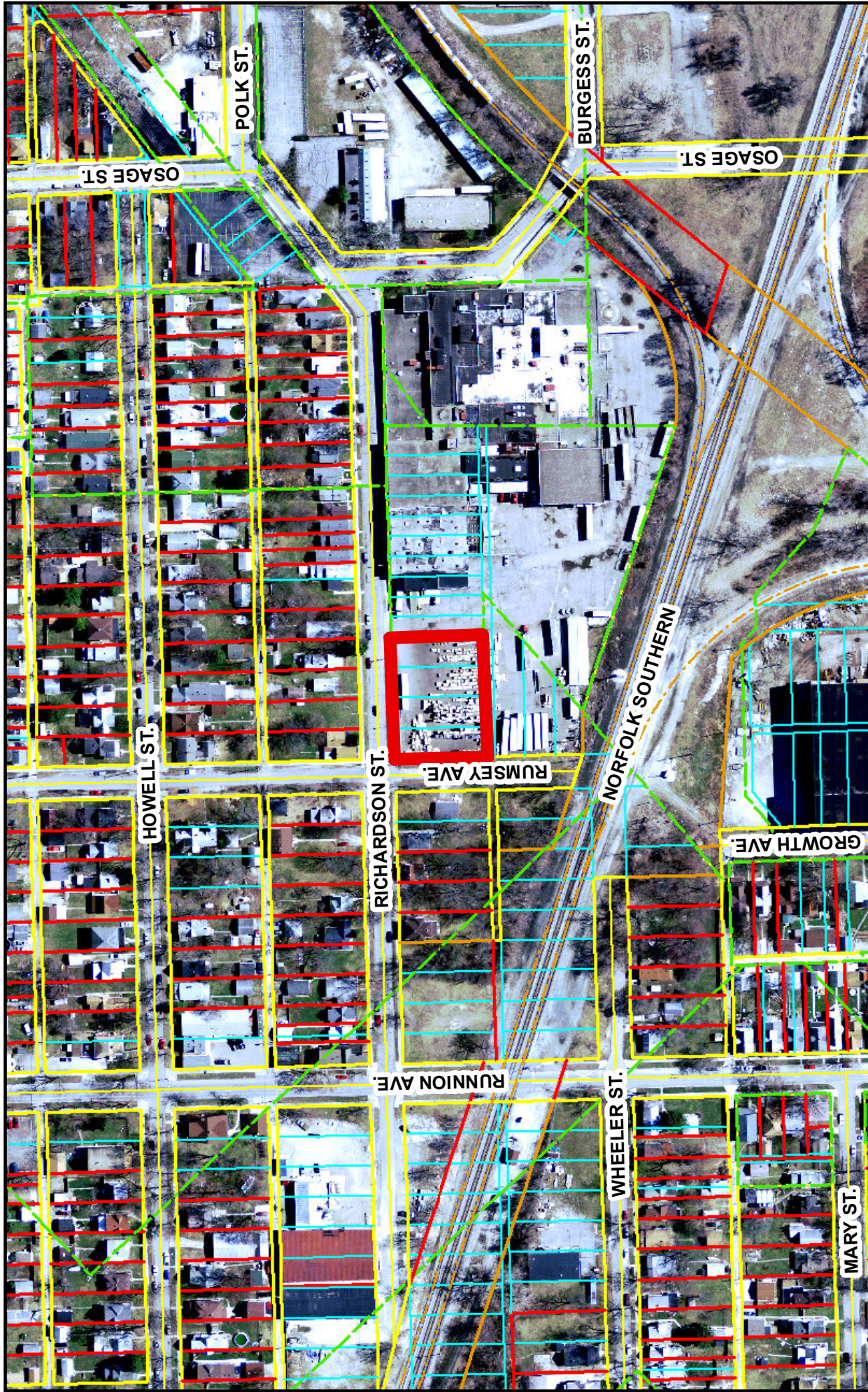
LEGAL DESCRIPTION FOR REZONING:

LOTS 4, 5, & 7 OF ROCKHILL HEIRS ADDITION, BLOCK 24.

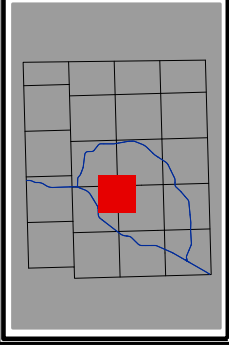


Kenneth W. Nord
10/2/13





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

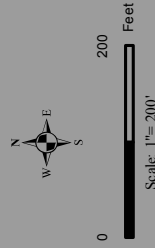


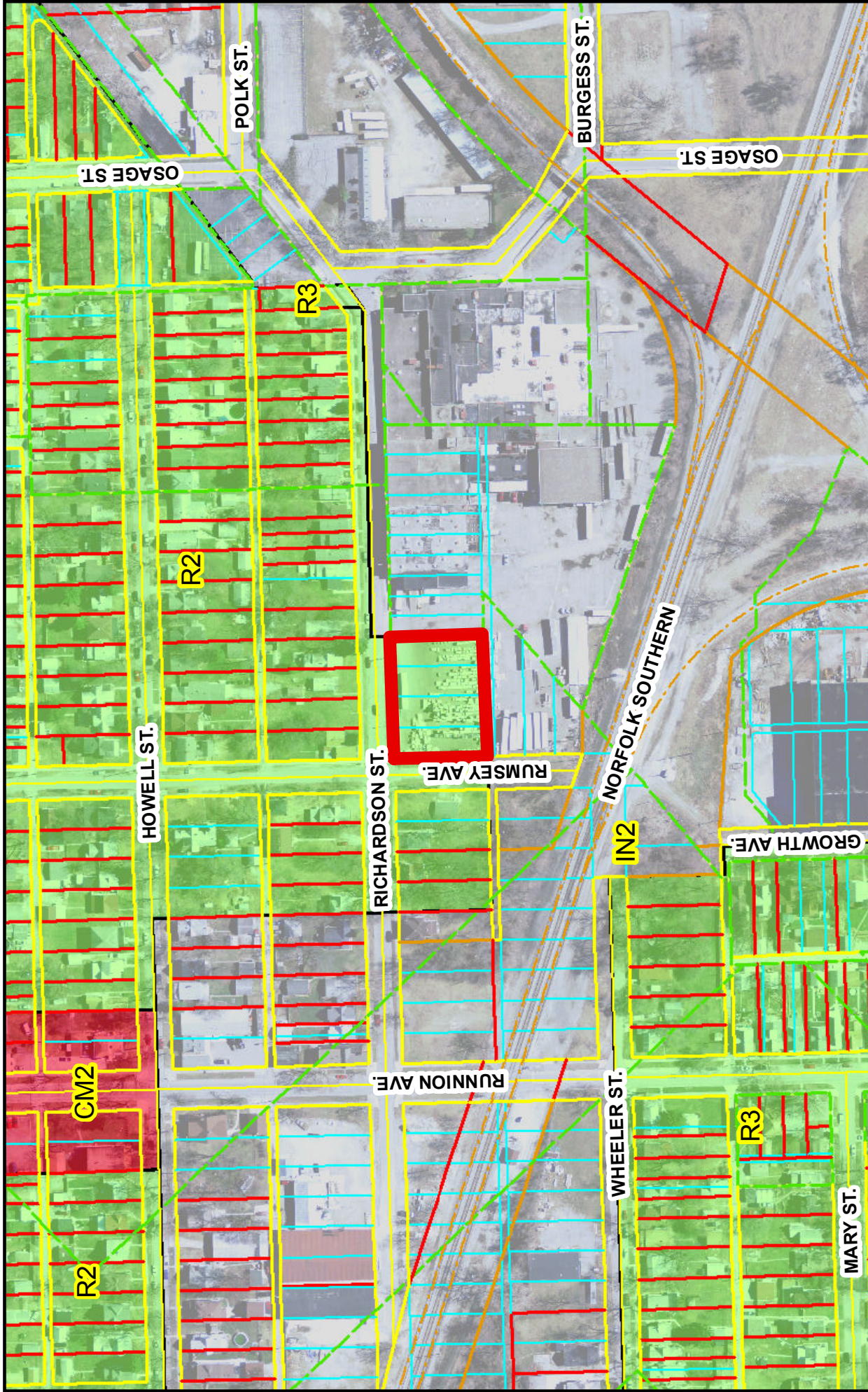
Rezoning Petition REZ-2013-0126

Printed: October 14, 2013
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 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photo: Spring 2006 / Contours: 1999

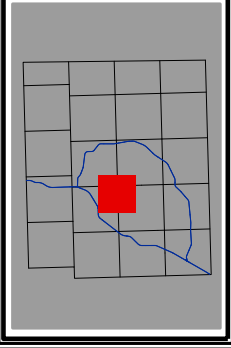


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Rezoning Petition REZ-2013-0126

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