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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-2013-0162
Bill Number: Z-13-11-11
Council District: 5-Geoff Paddock

Introduction Date: November 26, 2013

Plan Commission
Public Hearing Date: December 9, 2013

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

Synopsis of Ordinance: To rezone approximately 0.28 acres of property from R2-Attached Single Family and Two Family Residential to CM2-Limited Retail and Commercial

Location: The existing asphalt parking lot east of 2836 South Clinton.

Reason for Request: To allow the existing parking lot to be used for a new retail use in an existing building at 2836 South Clinton.

Applicant: Cornelius Key

Property Owner: Cornelius Key

Related Petitions: Vacation Petition VALY-2013-0166

Effect of Passage: Property will be rezoned to CM2-Limited Retail and Commercial to allow the existing asphalt parking lot to be used in conjunction with the existing commercial building for a new retail venture.

Effect of Non-Passage: The property will remain zoned R2- Attached Single Family and Two Family Residential and the existing lot will not be permitted to be used as a legal parking lot for the planned redevelopment of the existing building at 2836 South Calhoun.

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Cornelius Key
Address 9310 Wallen Court
City Fort Wayne State IN Zip 46825
Telephone _____ Fax _____ E-mail _____

Property Ownership
Property Owner Cornelius Key
Address 9310 Wallen Court
City Fort Wayne State IN Zip 46825
Telephone _____ Fax _____ E-mail _____

Contact Person
Contact Person Kelty Tappy Design, Inc. / Matthew G. Kelty
Address 116 East Berry Street, Suite 700
City Fort Wayne State IN Zip 46802
Telephone 260/426-7770 Fax 260/426-7772 E-mail matt@keltytappy.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 2834 and 2836 South Clinton Street (contiguous lots)
Present Zoning R2 Proposed Zoning CM2 Acreage to be rezoned 0.14 + 0.14 (TOTAL 0.282)
Proposed density 0 (off street parking) units per acre
Township name Wayne ☒ Township section # 0143012
Purpose of rezoning (attach additional page if necessary) These lots are already paved and have previously been used for parking. The request for re-zoning is to bring the anticipated activity into compliance with the requirements of the Dept. of Planning Services.
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
☒ 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 Rezonings 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.

Cornelius Key Cornelius Key 11/6/2013
(printed name of applicant) (signature of applicant) (date)

Cornelius Key Cornelius Key 11/6/2013
(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.
11/6/13	113562	12/9/13	

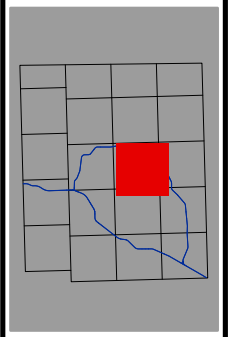
RC2-2013-0162

Legal Description for 2834 and 2836 South Clinton Street

SP 82.5 feet X 150 feet south of Lot 15, McLachlin's Addition to Mech except the east 2 feet for street.



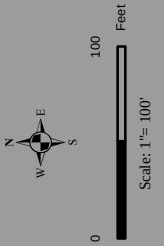
This map is for representational purposes only - Boundaries identified by bold colored lines represent the general location of the proposed project

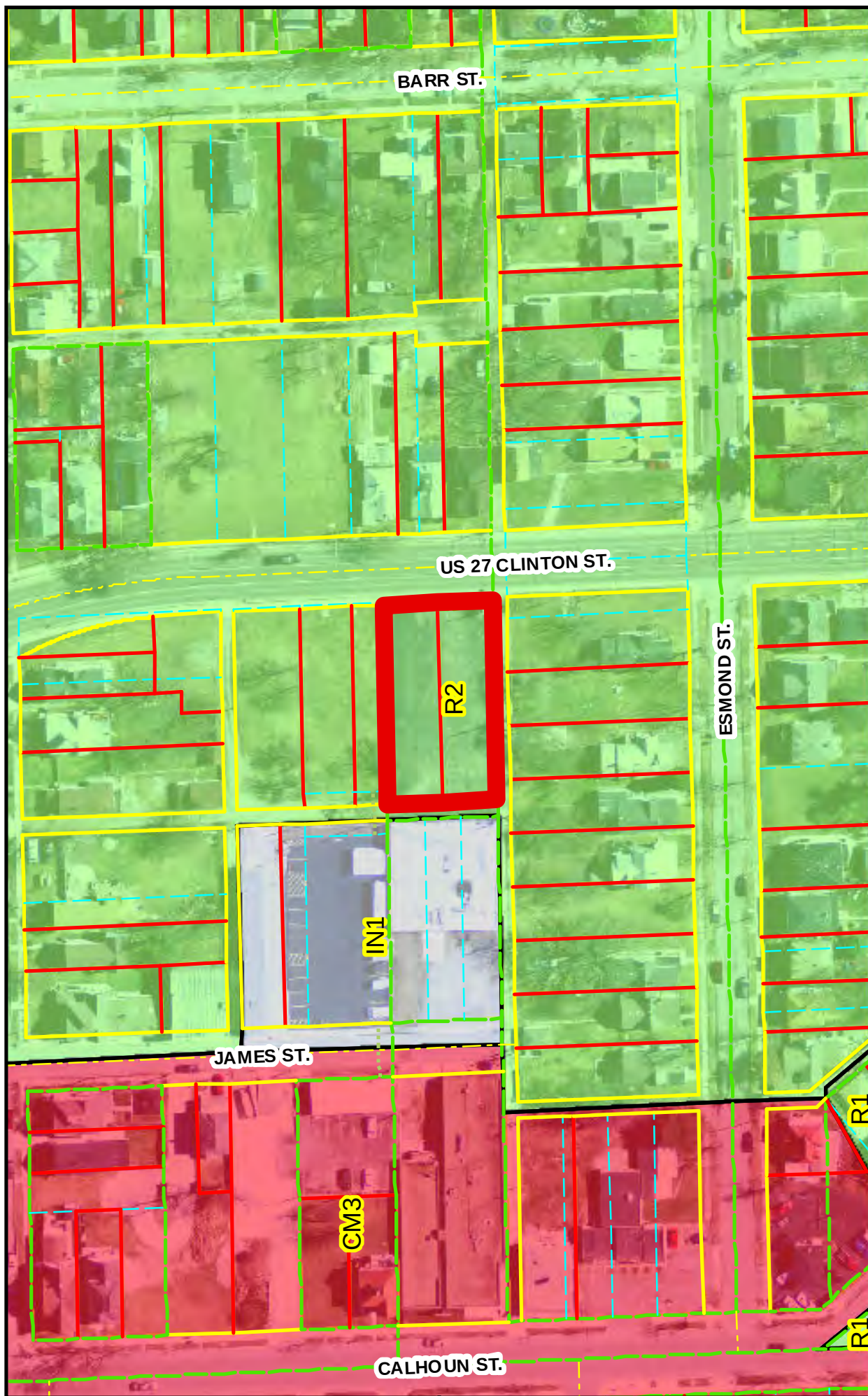


Rezoning Petition REZ-2013-0162

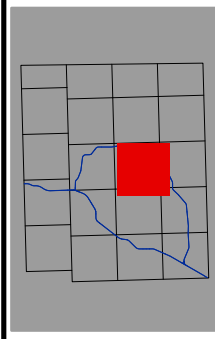
Printed: November 5, 2013
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 North American Datum 1983
 State Plane Coordinate System, North Zone East

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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 REZ-2013-0162

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