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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-2014-0099
Bill Number: Z-14-10-18
Council District: 2 – Russ Jehl

Introduction Date: October 28, 2014

Plan Commission
Public Hearing Date: November 10, 2014

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

Synopsis of Ordinance: To rezone approximately 0.15 acres of property from R1-Single Family Residential to C3-General Commercial

Location: 1130 East State Boulevard

Reason for Request: To rezone an existing parking lot to include in the redevelopment of a bank site into a gas station.

Applicant: Lassus Brothers Oil

Property Owner: Lassus Brothers Oil

Related Petitions: Primary Development Plan, Lassus State and Crescent

Effect of Passage: Property will be rezoned to C3-General Commercial to allow the existing parking lot to be used for a new gas station on the property immediately north.

Effect of Non-Passage: The property will remain zoned R1-Single Family Residential. The existing parking lot may not be used to serve the proposed gas station on the adjacent property.

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Lassus Bros Oil Inc
Address 1800 Magnavox Way
City Fort Wayne State IN Zip 46804
Telephone 260-436-0340 E-mail lassust@lassus.com

Contact Person
Contact Person Phillip A Troyer Inc
Address 1510 W Ludwig Rd
City Fort Wayne State IN Zip 46825
Telephone 260-489-2810 E-mail phil@patroyer.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 1130 E. State Blvd
Present Zoning R-1 Proposed Zoning C-3 Acreage to be rezoned 0.151
Proposed density n.a. units per acre
Township name Washington Township section # _____
Purpose of rezoning (attach additional page if necessary) Combine existing Parking with existing bank improvements for new Convenience Store
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 refer to checklist 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.

Todd Lassus

(printed name of applicant)

Todd Lassus
(signature of applicant)

9-22-2014
(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	Receipt No.	Hearing Date	Petition No.
<u>10/1/14</u>	<u>116235</u>	<u>11/10/14</u>	<u>Re2-2014-0099</u>

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Rezoning Petition Application**

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Todd Lassus

(printed name of applicant)

(signature of applicant)

(date)

Michael Royal
(printed name of property owner)

[Signature]
(signature of property owner)

9/23/14
(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.
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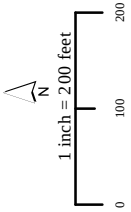
Rezoning Petition REZ-2014-0099 and Primary Development Plan - Lassus East State Blvd and Crescent Ave



Project boundaries represented by bold colored lines are for representational purposes only.

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State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

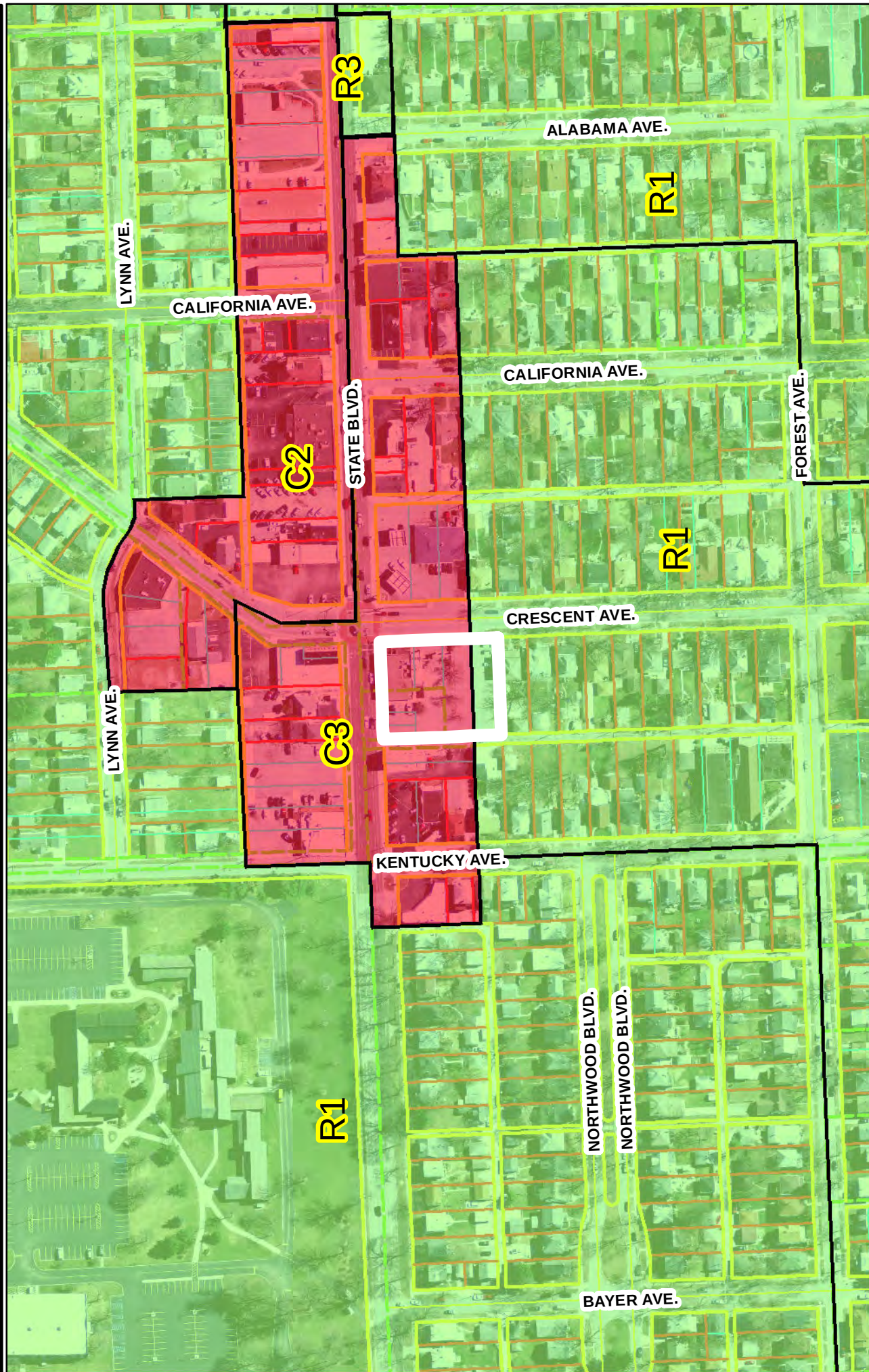
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Date: 10/20/2014



Rezoning Petition REZ-2014-0099 and Primary Development Plan - Lassus East State Blvd and Crescent Ave



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