

#REZ-2014-0102

BILL NO. Z-14-12-01

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. E-03 (Sec. 7 of Wayne 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 an C1
(Professional Offices and Personal Services) District under the terms of Chapter 157 Title
XV of the Code of the City of Fort Wayne, Indiana:

Per Document Number 2009053238 in the Office of the Recorder of Allen County,
Indiana:

1.60 acres of land in the Southeast $\frac{1}{4}$ of Section 7, Township 30 North, Range 12
East, in Allen County, Indiana, more particularly described as follows, to wit:
Beginning at a point located 125 feet South 89 degrees 53 minutes West and 345 feet
North of the Southeast corner of the aforesaid $\frac{1}{4}$ of Section 7, Township 30 North,
Range 12 East; thence South 79 degrees 45 minutes West, a distance of 230 feet;
thence North a distance of 286.3 feet to the South line of U.S. Highway 24 in the
aforesaid Section, Township and Range; thence in a Northeasterly direction along
the South line of said U.S. Highway 24, a distance of 238.5 feet; thence South a
distance of 327 feet to the place of beginning, containing 1.60 acres of land, more or
less, in Allen County, Indiana.

and the symbols of the City of Fort Wayne Zoning Map No. E-03 (Sec. 7 of Wayne
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: REZ-2014-0102
Bill Number: Z-14-12-01
Council District: 4 – Mitch Harper

Introduction Date: December 9, 2014

Plan Commission
Public Hearing Date: December 8, 2014

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

Synopsis of Ordinance: To rezone approximately 1.60 acres of property from R1-Single Family Residential to C1-Professional Office and Personal Services with a Written Commitment

Location: 5323 West Jefferson Boulevard

Reason for Request: To allow the conversion of an existing house to a medical office building, with a possible future expansion.

Applicant: Dr. Muhammod Ahmad

Property Owner: 5323 W. Jefferson Blvd., LLC

Related Petitions: Primary Development Plan, Dr. Ahmad Medical Clinic

Effect of Passage: Property will be rezoned to C1-Professional Office and Personal Services and the applicant may convert the existing house into a medical office.

Effect of Non-Passage: The property will remain zoned R1-Single Family Residential and may continue to be used for single family purposes.

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Dr. Muhammod Ahmad
Address 117 Eagle Cliff Cove
City Huntertown State IN Zip 46748
Telephone 260-750-4710 E-mail doctorzchoice@hotmail.com

Contact Person
Contact Person Thomas B. Trent, Esq./Rothberg Logan & Warsco LLP
Address 505 E. Washington Blvd.
City Fort Wayne State IN Zip 46859
Telephone 260-422-9454 E-mail ttrent@rlwlawfirm.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 5323 W. Jefferson Blvd., Fort Wayne, IN 46804
Present Zoning R1 Proposed Zoning C1 Acreage to be rezoned 1.6 acres
Proposed density 1 units per acre
Township name 12 - Wayne Township section # 7
Purpose of rezoning (attach additional page if necessary) The purpose of the rezoning is to enable Applicant to operate a medical facility/clinic on the subject property.
Sewer provider City - FW Water provider City - FW (well-current)

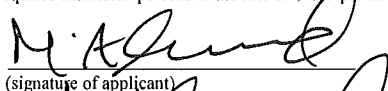
Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements.

- ☒ 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 Rezoning Only **-N/A**

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 \$0.88 per notice and a public notice fee of \$50.00 per Indiana code.

Dr. Muhammod Ahmad

(printed name of applicant)



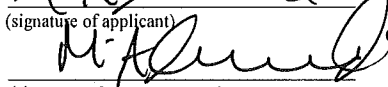
(signature of applicant)

11/5/2014

(date)

5323 W. Jefferson Blvd. L.L.C.

(printed name of property owner)



(signature of property owner)

11/5/2014

(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>11/5/14</u>	<u>116652</u>	<u>12/8/14</u>	<u>Rez-2014-0102</u>

Primary Development Plan For

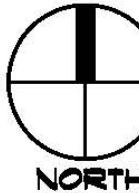
Dr. Ahmad Medical Clinic

5323 West Jefferson Boulevard
Fort Wayne, Indiana

Project Civil Engineer/Land Surveyor

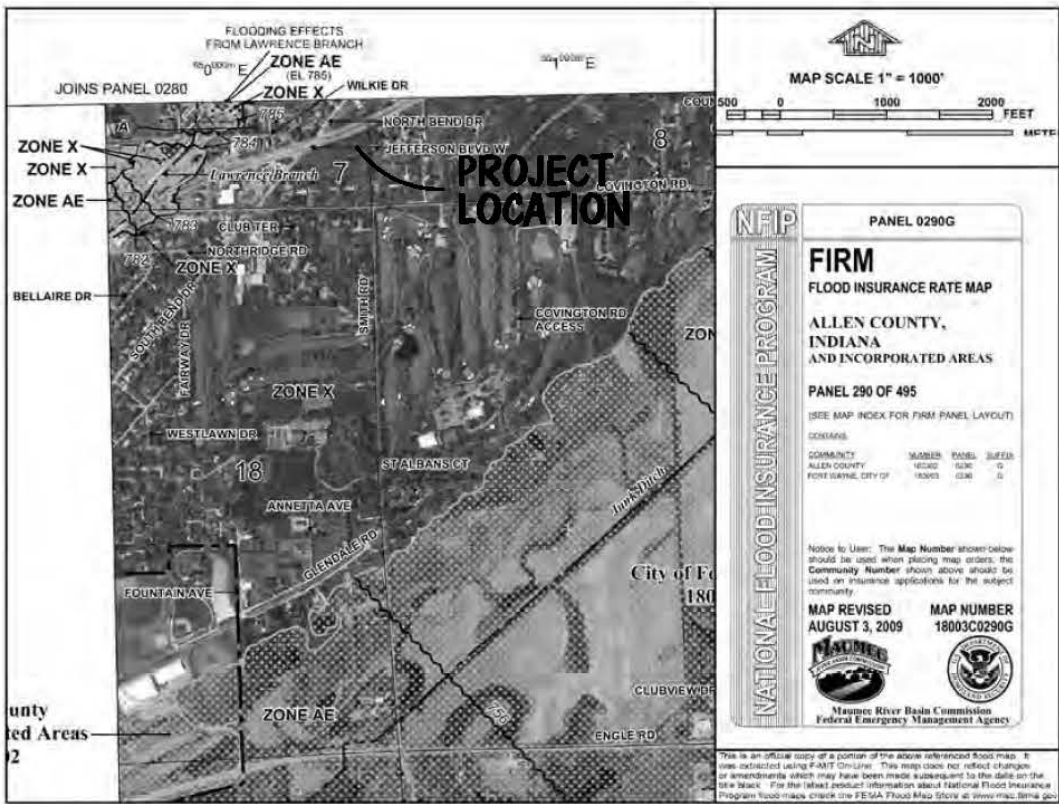
 ForeSight Consulting, LLC
1910 St. Joe Center Road, Suite 51
Fort Wayne, Indiana 46825
Phone: 260.484.9900
Fax: 260.484.9980



 **SITE LOCATION MAP**
NOT TO SCALE



 **SITE ZONING MAP**
NOT TO SCALE



ForeSight Consulting, LLC
Civil Engineering ~ Land Surveying
Serving Northeast Indiana
1910 St. Joe Center Road, Suite #51
Fort Wayne, Indiana 46825
260.484.9900 phone
260.484.9980 fax
www.foresight-consulting.biz



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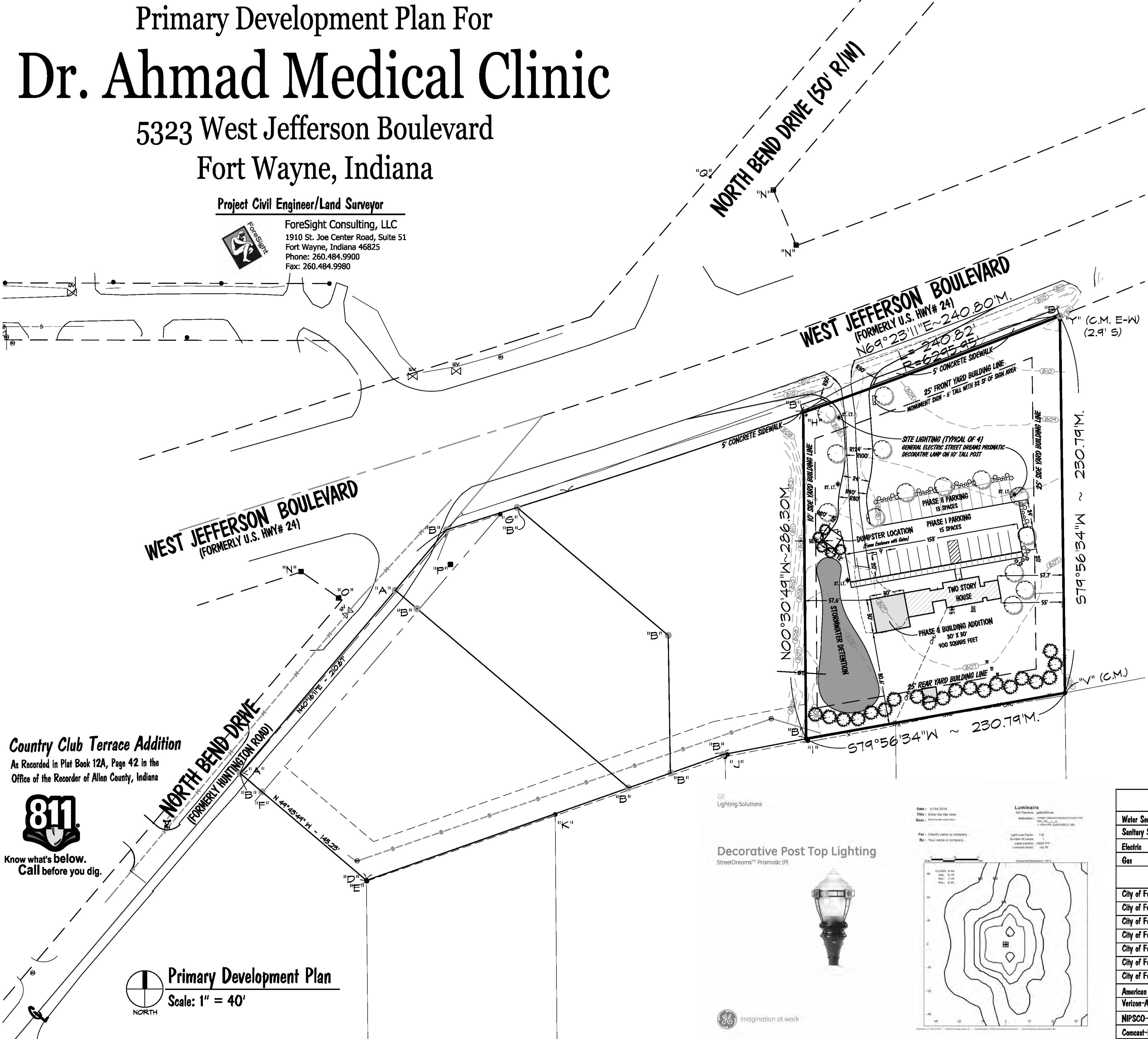
Performed for:

Primary Development Plan For:
Dr. Ahmad Medical Clinic
5323 West Jefferson Boulevard
Fort Wayne, Indiana 46804

Drawing Revisions
DEVELOPMENT PLAN REVIEW MEETING COMMENTS
TRB ~ 120114

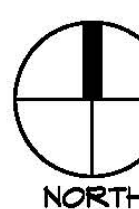
Commission Number
141520
Date
November 5th, 2014
Title
Primary Development Plan
Sheet Number

PD1

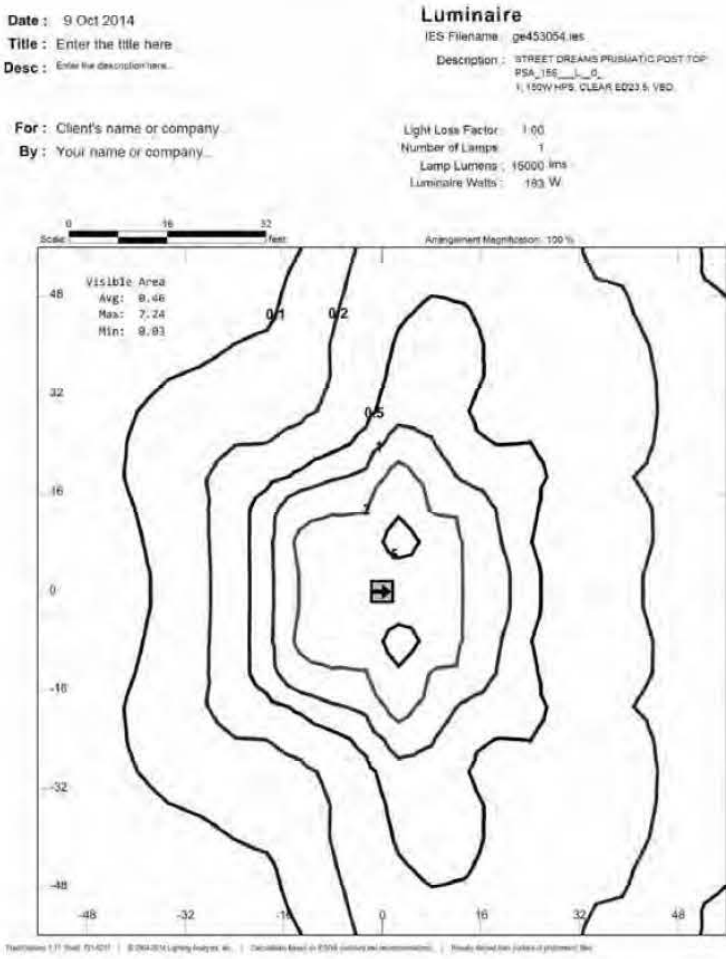


Country Club Terrace Addition
As Recorded in Plat Book 12A, Page 42 in the
Office of the Recorder of Allen County, Indiana



 **Primary Development Plan**
Scale: 1" = 40'

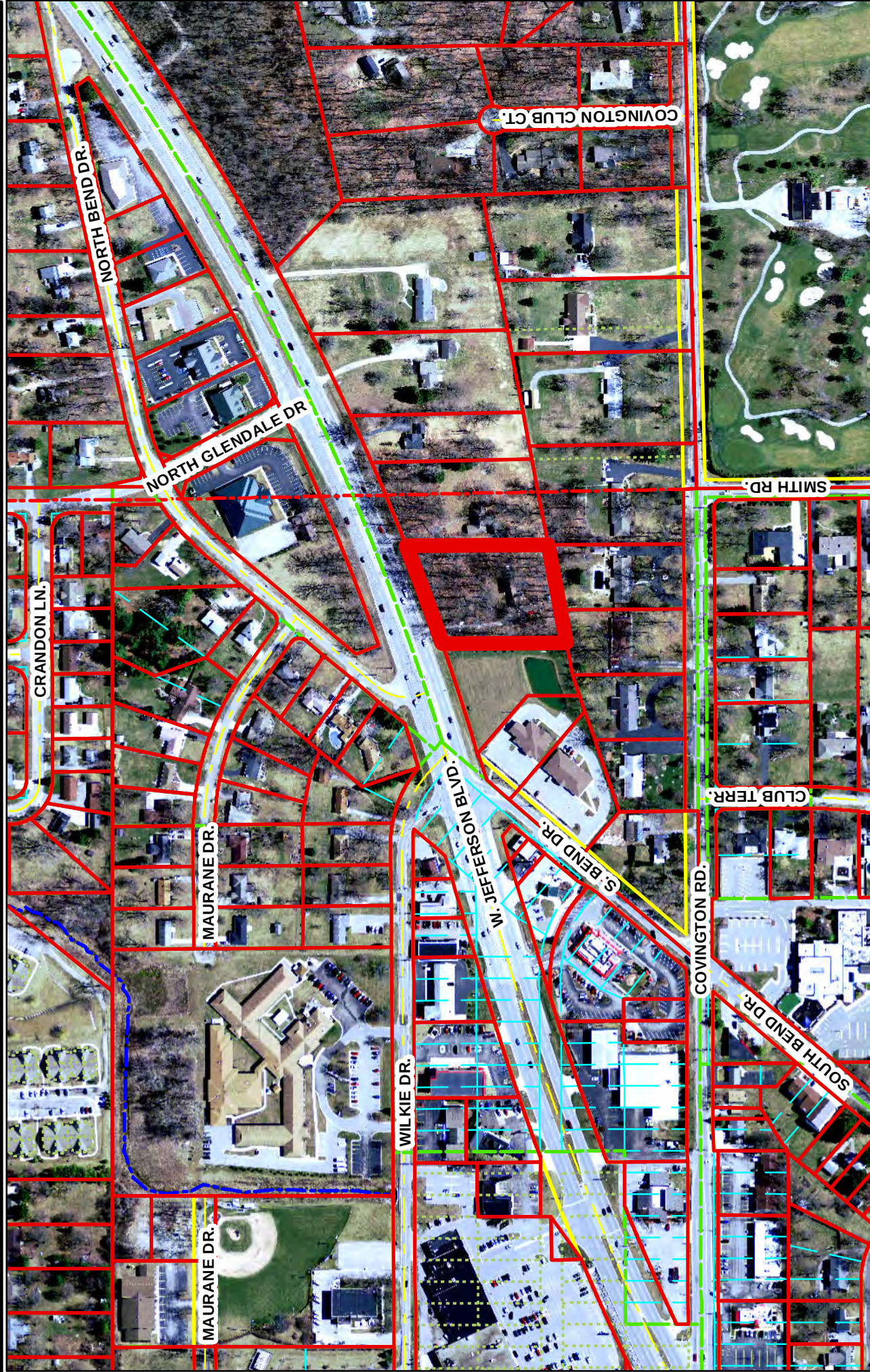
GE Lighting Solutions
Decorative Post Top Lighting
StreetDreams™ Prismatic (P)



Existing Utility Provider Information	
Water Service	City of Fort Wayne
Sanitary Sewer Service	City of Fort Wayne
Electric	American Electric Power
Gas	NIPSCO
Contact Information	
City of Fort Wayne Department of Land Use Management-Michelle Wood	260-427-1129
City of Fort Wayne Fire Department-Marsha Black	260-427-1168
City of Fort Wayne Now Water and Sewer Engineering-Carolyn Bokern	260-427-1161
City of Fort Wayne Sewer Engineering Department-Lisa Ramos	260-427-5064
City of Fort Wayne Stormwater Engineering Department-Patrick Joley	260-427-5064
City of Fort Wayne Water Engineering Department-Rick Seals	260-427-5064
City of Fort Wayne Traffic Engineering Department-Kyle Wining	260-427-1172
American Electric Power-Karen Palmer	260-408-1863
Verizon-Amy Heitzman	260-461-3325
NIPSCO-Mike Pruitt	260-439-1408
Comcast-Dawn Leonhardt	765-449-3811



Rezoning Petition REZ-2014-0102 and Primary Development Plan - Dr. Ahmad Medical Office



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

Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

Date: 11/24/2014

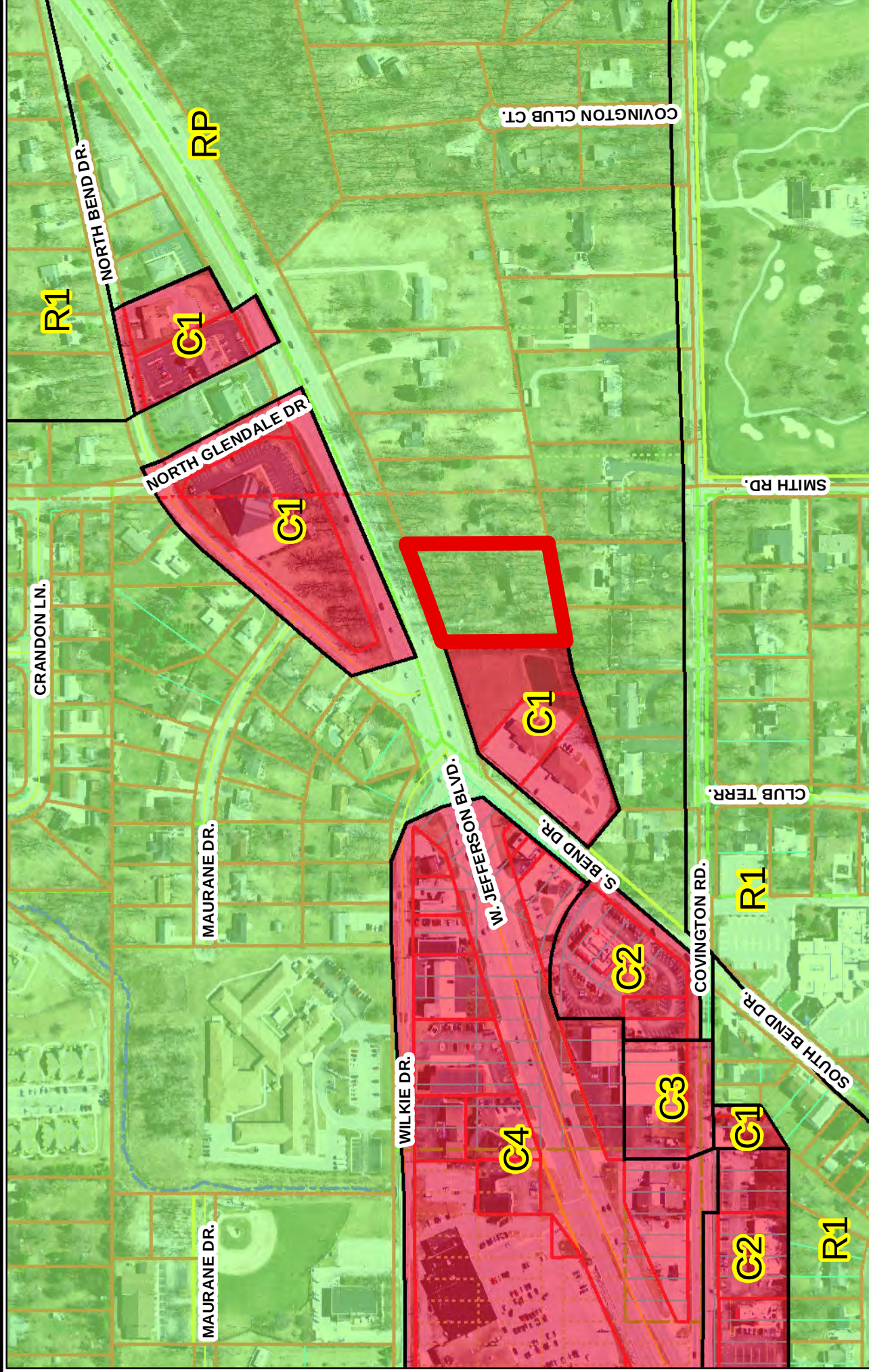


1 inch = 300 feet

0 150 300 Feet



Rezoning Petition REZ-2014-0102 and Primary Development Plan - Dr. Ahmad Medical Office



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