

#REZ-2015-0041

BILL NO. Z-15-09-13

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. K-46 (Sec. 10 of Washington 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 C1
(Professional Office and Personal Services) District under the terms of Chapter 157 Title XV
of the Code of the City of Fort Wayne, Indiana:

A portion of the lands of Susan Riddle per Document No. 2014017904 as recorded in
the Office of the Recorder of Allen County, Indiana, and being a part of the South
Half of Lot No. 2 of Hollywood Acres per Plat Book 7B, Page 71, also recorded in
the Office of the Recorder of Allen County, Indiana, more particularly described as
follows:

Commencing at the Southwest corner of Lot No. 2 of said Hollywood Acres; thence
North 88 degrees 17 minutes 22 seconds East along the South Line of Lot No. 2
(basis of bearing and bearings to follow) 200.00 feet to the Point of Beginning of this
description; thence North 2 degrees 5 minutes 46 seconds West 65.24 feet to the
North Line of the South Half of said Lot No. 2; thence North 88 degrees 17 minutes
22 seconds East on and along said North Line 451.98 feet to the East line of said Lot
No. 2; thence South 2 degrees 8 minutes 1 second East on and along said East Line
65.24 feet to the Southeast corner of said Lot No. 2; thence South 88 degrees 17
minutes 22 seconds West on and along the South Line of said Lot No. 2 452.02 feet
to the point of beginning. Containing 0.677 acres, more or less.

Part of Parent Parcel Tax I.D. No. 02-07-10-478-012.000-073

and the symbols of the City of Fort Wayne Zoning Map No. K-46 (Sec. 10 of Washington
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-2015-0041
Bill Number: Z-15-09-13
Council District: 3-Tom Didier

Introduction Date: September 22, 2015

Plan Commission
Public Hearing Date: October 12, 2015

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

Synopsis of Ordinance: To rezone approximately 0.67 acres of property from R1-Single Family Residential to C1-Professional Office and Personal Services

Location: The eastern 455 feet of 7420 Woodbine Avenue

Reason for Request: To bring the zoning of the property into compliance with the remaining property owned by the applicant and to relocate a structure on the property.

Applicant: Edgewood Chiropractic Center

Property Owner: William and L. Jean Webster

Related Petitions: Primary Development Plan, Edgewood Chiropractic Center

Effect of Passage: Property is being purchased to add to the Edgewood Chiropractic Center at 1114 West Cook Road. The applicant intends to relocate an existing garage on the subject property.

Effect of Non-Passage: The property will remain zoned for single family development.

Department of Planning Services
Rezoning Petition Application

Applicant **Edgewood Chiropractic Center**
Address **1114 West Cook Road**
City **Fort Wayne** State **IN** Zip **46825**
Telephone **260-483-5588** E-mail **chiroboggs@msn.com**

Contact Person **Mark Reinhard - Engineering Resources Inc.**
Address **11020 Diebold Road**
City **Fort Wayne** State **IN** Zip **46845**
Telephone **260-451-9740** E-mail **mark@eri.consulting**

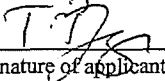
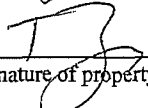
All staff correspondence will be sent only to the designated contact person.

☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property **7420 Woodbine Ave., Fort Wayne IN 46825**
Present Zoning **R1** Proposed Zoning **C1** Acreage to be rezoned **1.35**
Proposed density **1** units per acre
Township name **Washington** Township section # **WS10**
Purpose of rezoning (attach additional page if necessary) **Edgewood Chiropractic Center proposes to rezone portion of existing lot to C1 for property to have commercial use with 1114 West Cook Road parcel.**
Sewer provider **City of Fort Wayne** Water provider **City of Fort Wayne**

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.

- Filing 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>B + B Concepts LLC</u> (printed name of applicant)	<u></u> (signature of applicant)	<u>8.31.15</u> (date)
<u>B + B Concepts LLC</u> (printed name of property owner)	<u></u> (signature of property owner)	<u>8.31.15</u> (date)
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Received 9/1/15	Receipt No. 118915	Hearing Date 10-12-15	Petition No. REZ - 2015 - 0041
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Exhibit "A"

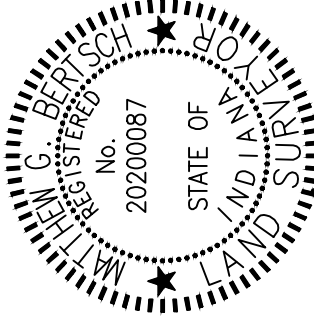
Proposed Re-zoning Area Description

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Part of Parent Parcel Tax I.D. No. 02-07-10-478-012.000-073

This description was prepared for Engineering Resources, Inc. by Bertsch-Frank & Associates, LLC, and certified by Matthew G. Bertsch, P.L.S. Indiana Registered Land Surveyor No. 20200087.



Matthew G. Bertsch

Matthew G. Bertsch, P.L.S.
Indiana Registered Land Surveyor No. 20200087

BF BERTSCH-FRANK EST. 2004 LAND PLANNING 811 LAWRENCE DRIVE FORT WAYNE, IN 46804 LAND SURVEYING TELEPHONE: (260) 459-9393 FACSIMILE: (260) 459-9303	Susan Riddle Exhibit "A" Edgewood Chiropractic Center Proposed Re-zoning Area City of Fort Wayne	<table><tr><th colspan="2">REVISIONS</th></tr><tr><th>MARK</th><th>DESCRIPTION</th></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>	REVISIONS		MARK	DESCRIPTION									<table><tr><td>CAD FILE:</td><td>12378Rezone.dwg</td></tr><tr><td>DRAWN BY:</td><td>ARF</td></tr><tr><td>CHECKED BY:</td><td>MGB</td></tr><tr><td>DATE:</td><td>8/31/2015</td></tr><tr><td>PRJCT. NO.:</td><td>12378.100</td></tr></table>	CAD FILE:	12378Rezone.dwg	DRAWN BY:	ARF	CHECKED BY:	MGB	DATE:	8/31/2015	PRJCT. NO.:	12378.100
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Edgewood Chiropractic Center
1114 West Cook Road
Fort Wayne, Indiana

REVISION	DATE	BY
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DATE	PROJECT
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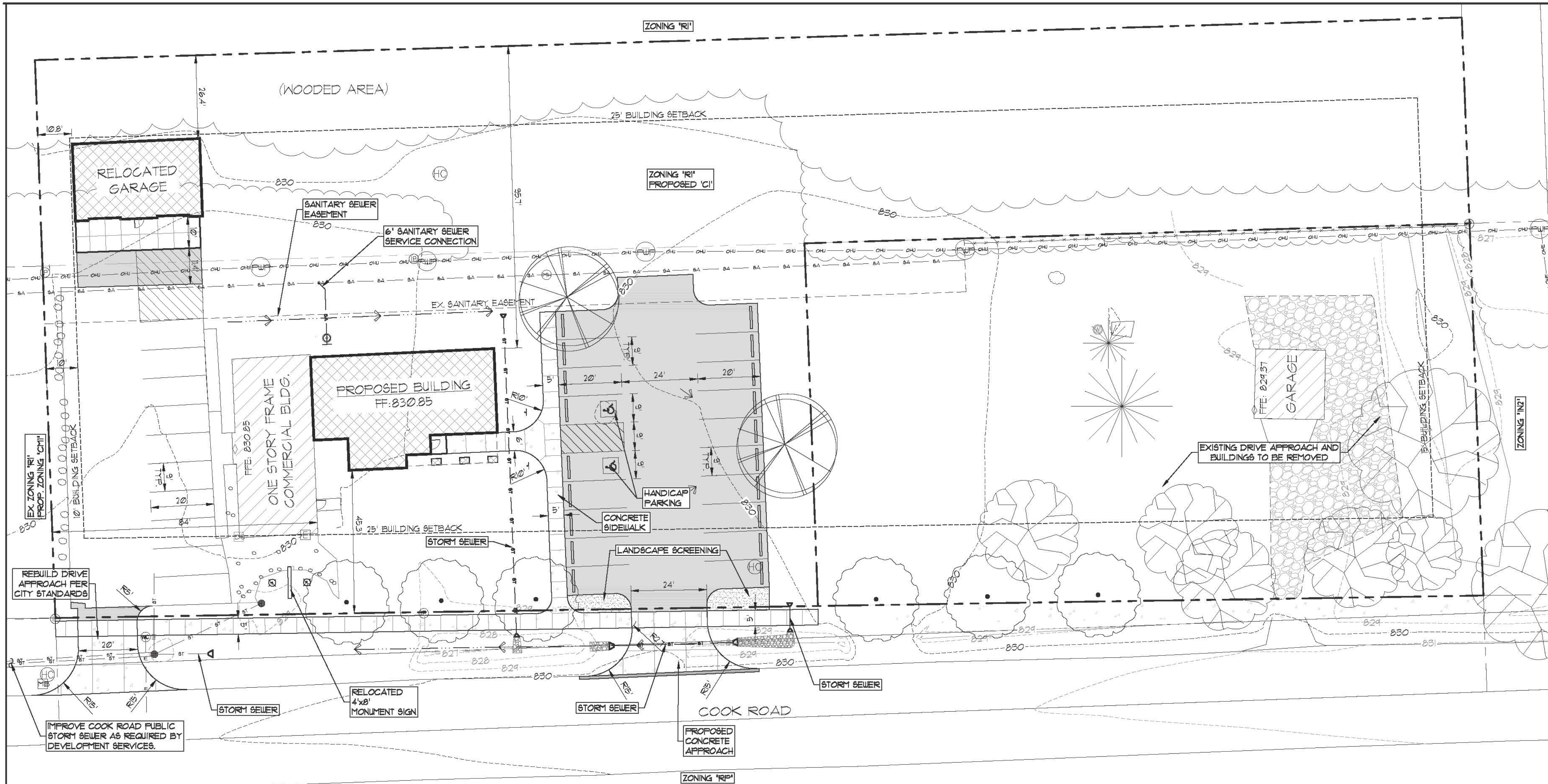
09-01-2015

TITLE -

PRIMARY DEVELOPMENT

MEET —

PD-1



PRIMARY DEVELOPMENT PLAN

SCALE: 1" = 20'

PROPOSED LEGEND:

- | | | | |
|---|-------------------|---|----------------|
|  | STORM INLET |  | STORM SEWER |
|  | STORM MANHOLE |  | SANITARY SEWER |
|  | SANITARY CLEANOUT | | |
|  | SIGN | | |
|  | HANDICAP SYMBOL | | |
|  | MONUMENT SIGN | | |

LAYOUT LEGEND:

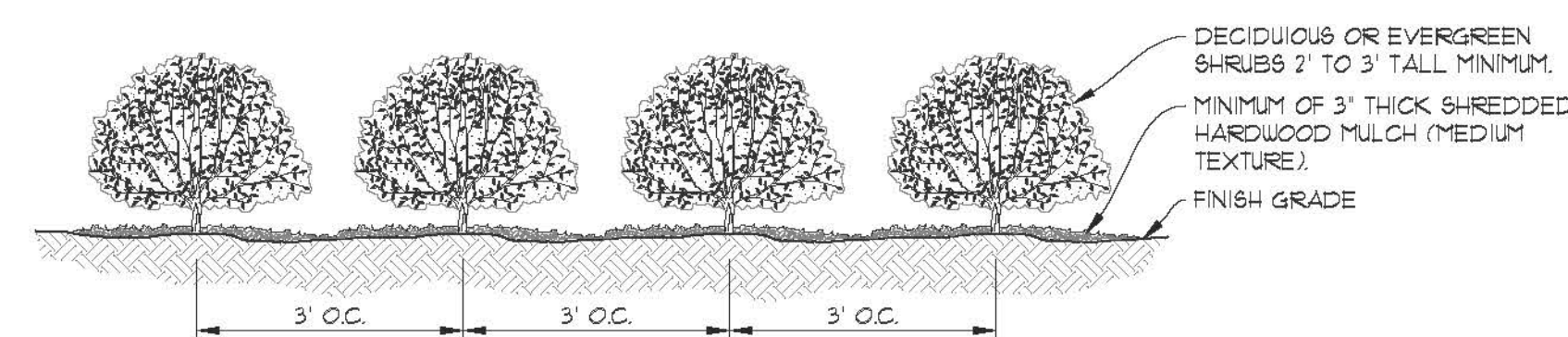
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE

LANDSCAPE LEGEND:

- PARKING LOT LANDSCAPE SCREENING PLANTING AREAS (MIN. 2 MATURE HT.)
- SHADE TREE FOR PARKING LOT REQUIREMENT PER CITY OF FORT WAYNE LANDSCAPE CODE.
- STREET TREE TO MEET THE CITY OF FORT WAYNE STREET TREE REQUIREMENT.

LANDSCAPING SCREENING

SCALE: NONE



LOCATION MAP

SCALE: NOT TO SCALE



FLOOD INSURANCE RATE MAP (FIRM):

ALLEN COUNTY, INDIANA AND INCORPORATED AREAS
FIRM MAP NUMBERS: 18003C0170G AND 18003C0169G
PANELS 170 AND 169 OF 495
DATED AUGUST 3, 2009
ZONE 'X' OTHER AREAS

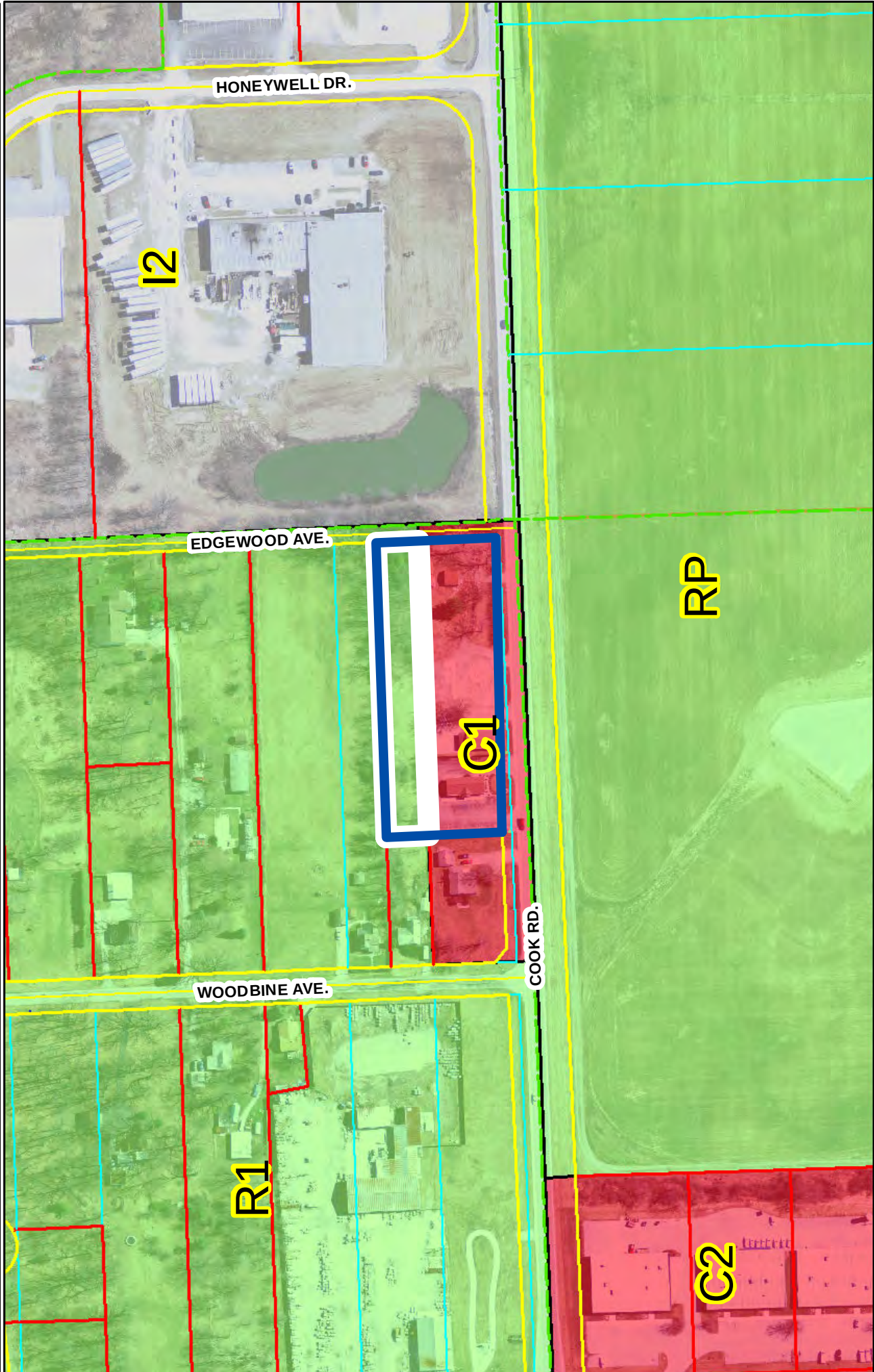
BUILDING INFORMATION	
PROPOSED BUILDING FLOOR SQUARE FOOTAGE	1,761 SF
EXISTING BUILDING FLOOR SQUARE FOOTAGE	1,400 SF
PROPOSED BUILDING HEIGHT	28'-00"
ALLOWED BUILDING HEIGHT	35'-00"

LOT INFORMATION	
CURRENT ZONING	RI / CI
PROPOSED ZONING	CI
CURRENT USE	CHIROPRACTIC OFFICE
PROPOSED USE	CHIROPRACTIC OFFICE
DISTURBED AREA	0.90± AC

PARKING SUMMARY		
6 SPACES PER DOCTOR & 1 SPACE PER EMPLOYEE	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED
2 DOCTORS / 8 EMPLOYEES	20 SPACES	29 SPACES



Rezoning Petition REZ-2015-0041 and Primary Development Plan - Edgewood Chiropractic Care Center

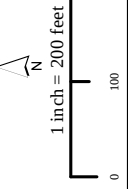


Project boundaries represented by bold colored lines are for representational purposes only.

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

Date: 9/4/2015





Rezoning Petition REZ-2015-0041 and Primary Development Plan - Edgewood Chiropractic Care Center



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