

#REZ-2015-0043

BILL NO. Z-15-09-14

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. S-10 (Sec. 5 of Adams 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 C2 (Limited
Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
Wayne, Indiana:

Lot Number 3 in Curdes Homewood Acres, to the City of Fort Wayne, Allen
County, Indiana, as recorded in Plat Record 8, page 46, now vacated under
Resolution of Vacation approved by the City of Fort Wayne Plan Commission on
July 24, 2000 and recorded on September 5, 2000 as Document No. 200054392,
located in the Northeast Quarter of Section 5, Township 30 North, Range 13 East,
Fort Wayne, Indiana.

EXCEPT the following:

Part of Lot Number 3 in Curdes Homewood Acres Addition to the City of Fort
Wayne, Allen County, Indiana, as recorded in Plat Book 8, page 46 in the Office of
the Recorder of Allen County, Indiana.

Beginning at the Northeast corner of Lot Number 3 Curdes Homewood Acres
Addition; thence South along the East line of said Lot Number 3, a distance of 25
feet; thence West parallel to the North line of Lots Numbered 3 and 4, a distance of
261 feet to the West line of Lot Number 4, Curdes Homewood Acres Addition;
thence North along the West line of said Lot Number 4, a distance of 25 feet to the
Northwest corner of Lot Number 4, Curdes Homewood Acres Addition; thence East
along the North line of Lot Number 4 and Lot Number 3, a distance of 261 feet to the
Point of Beginning and containing 6525 square feet, more or less.

and the symbols of the City of Fort Wayne Zoning Map No. S-10 (Sec. 5 of Adams
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-2015-0043
Bill Number: Z-15-09-14
Council District: 1-Tom Smith

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 R3-Multiple Family Residential to C2-Limited Commercial

Location: 4306-4312 Lake Avenue

Reason for Request: To use the existing commercial structure for a sign design, sales and printing business.

Applicant: Greg Boley

Property Owner: Greg Boley

Related Petitions: none

Effect of Passage: Property is being purchased to relocate an existing sign business to the existing commercial structure.

Effect of Non-Passage: The property will remain zoned for multiple family development and further use of the commercial structure may require additional approval from the Board of Zoning Appeals.

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant GREG BOLEY
Address P.O. BOX 152 CONVOY OH.
City CONVOY State OHIO Zip 45832
Telephone 260-450-1756 E-mail signsintimeinc@frontier.com

Contact Person
Contact Person SAME AS ABOVE
Address _____
City _____ State _____ Zip _____
Telephone _____ E-mail _____

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 4306-4312 LAKE AVENUE
Present Zoning R-3 Proposed Zoning C2 Acreage to be rezoned 1.82 +/-
Proposed density _____ units per acre
Township name Wayne Township section # _____
Purpose of rezoning (attach additional page if necessary) _____
Sewer provider City Water provider City

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

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.

GREGORY A. BOLEY [Signature] 9-1-15
(printed name of applicant) (signature of applicant) (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 <u>9/1/15</u>	Receipt No. <u>118905</u>	Hearing Date <u>10/12/15</u>	Petition No. <u>REZ-2015-0043</u>
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EXHIBIT "A"

Legal Description

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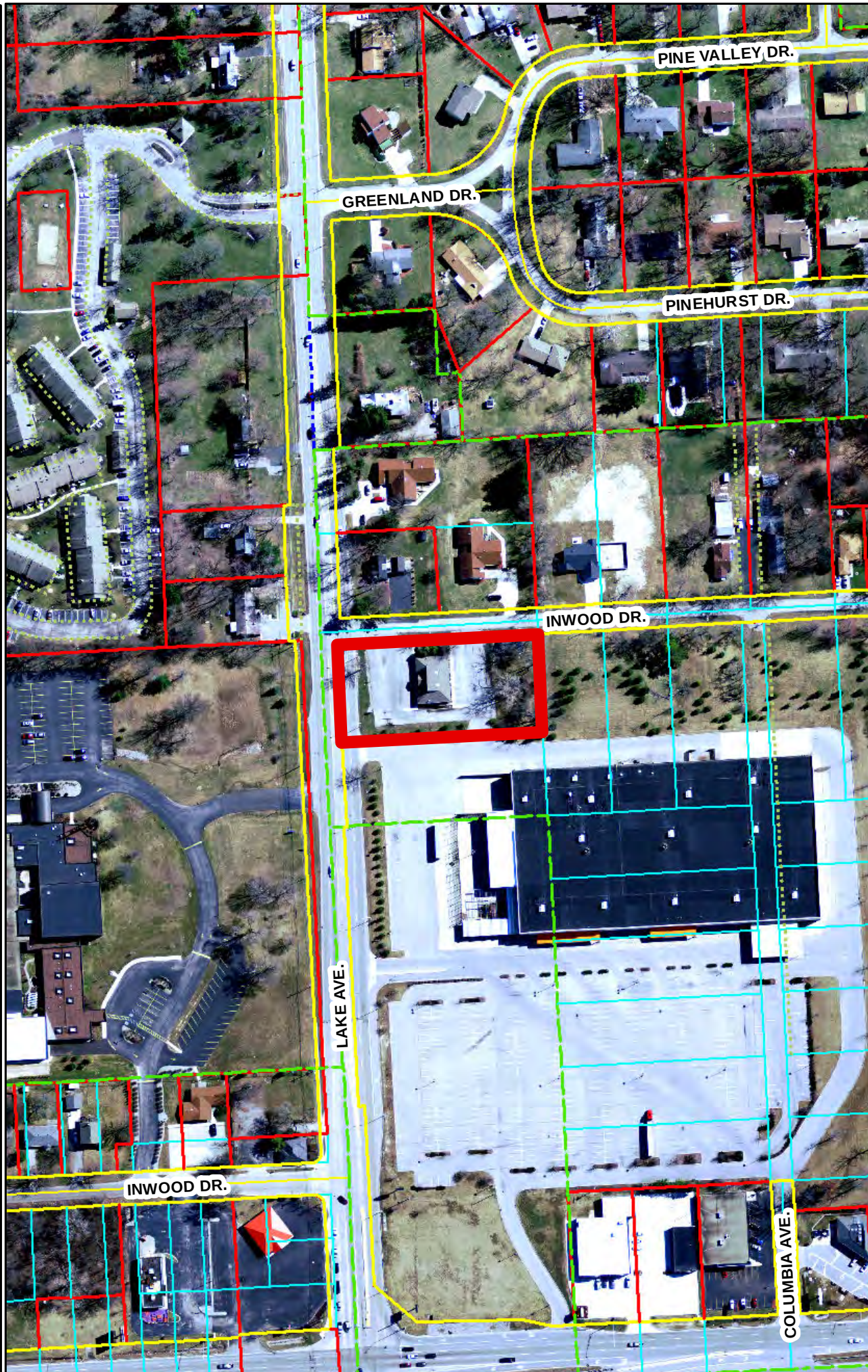
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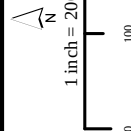


Project boundaries represented by bold colored lines are for representational purposes only.

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

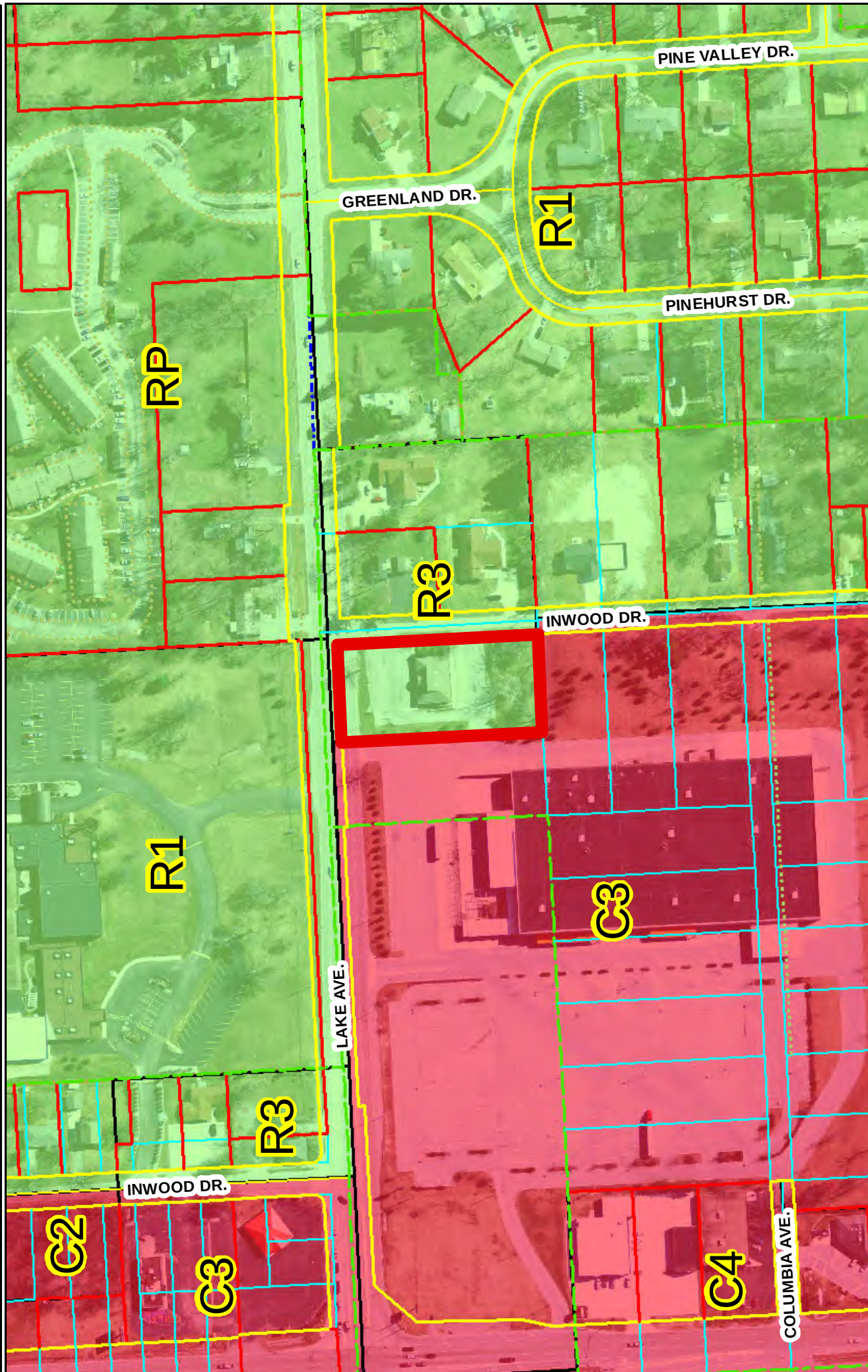
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

Date: 9/4/2015





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1 inch = 200 feet
0 100 200 Feet