

#REZ-2015-0036

BILL NO. Z-15-09-01

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. V-18 (Sec. 34 of Saint Joseph 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 tract of land located within the fractional Northwest Quarter of Section 34,
Township 31 North, Range 13 East, Allen County, Indiana, more particularly
described as follows:

Commencing at the Northwest corner of the Northwest Quarter of Section 34,
Township 31 North, Range 13 East, Allen County, Indiana; thence South 00 degrees
46 minutes West, 708.35 feet; thence South 89 degrees, 14 minutes East, 792.21 feet;
thence South 35 degrees 27 minutes East 342.92 feet to the Point of Beginning for
the tract herein described; thence North 54 degrees 31 minutes East 200 feet to the
West Right-of-Way line of Simcoe Drive; thence South 35 degrees 27 minutes East
along the West Right-of-Way line of Simcoe Drive 200 feet to the centerline of East
State Boulevard; thence South 54 degrees 31 minutes West along said centerline 200
feet; thence North 35 degrees 27 minutes West 200 feet to the Point of Beginning
containing 0.92 acres, more or less subject to road rights-of-way and easements.

and the symbols of the City of Fort Wayne Zoning Map No. V-18 (Sec. 34 of Saint Joseph
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-2015-0036
Bill Number: Z-15-09-01
Council District: 1-Tom Smith

Introduction Date: September 8, 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 0.92 acres of property from R3-Multiple Family
Residential to C1-Professional Office and Personal Services

Location: 6633 East State Boulevard.

Reason for Request: To bring the zoning of the property into compliance with the existing
office use.

Applicant: Ron Kohart

Property Owner: Ron Kohart

Related Petitions: none

Effect of Passage: Property will be rezoned to the C1-Professional Office and Personal
Services zoning district which will allow the existing office uses. The
building has housed a retail or office use since its construction.

Effect of Non-Passage: The property will remain zoned for multiple family development, which
does not match the current and historical use of the property. The
existing office building is permitted through a Board of Zoning Appeals
approval.

Department of Planning Services
Rezoning Petition Application

Applicant
Applicant 6633 E. STATE, LLC
Address 2311 FOREST GLADE
City FORT WAYNE State IN Zip 46845
Telephone 260.433.7007 E-mail RONKOHART@GMAIL.COM

Contact Person
Contact Person RON KOHART
Address 2311 FOREST GLADE
City FORT WAYNE State IN Zip 46845
Telephone 260.433.7007 E-mail RONKOHART@GMAIL.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 6633 E. STATE BLVD
Present Zoning R-3 Proposed Zoning C-1 Acreage to be rezoned 0.92
Proposed density _____ units per acre
Township name ST. JOSEPH Township section # 34
Purpose of rezoning (attach additional page if necessary) To bring the property into conformity with it's use.
Sewer provider YES Water provider YES

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.

RONALD KOHART
(printed name of applicant)

Ronald Kohart
(signature of applicant)

7/24/2015
(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)

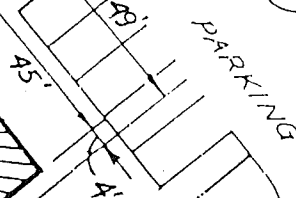
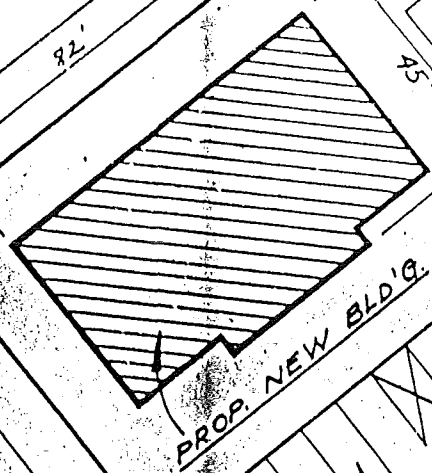
(date)

Received	Receipt No.	Hearing Date	Petition No.
<u>7/24/15</u>	<u>118504</u>	<u>9/14/2015</u>	<u>REZ-2015-0036</u>

BLACKHAWK FOREST APT'S.
RS-2

BLACKHAWK FOREST APT'S.
RS-2

SHACOE DRIVE



160'

EAST ST. BLVD.

GEORGETOWN SHOPPING CENTER
RS-2



CERTIFICATE OF SURVEY

OFFICE OF:

JOHN R. DONOVAN

REGISTERED PROFESSIONAL CIVIL ENGINEER No. 9173 INDIANA

REGISTERED LAND SURVEYOR No. 9921 INDIANA

FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit: A tract of land located within the fractional Northwest Quarter of Section 34, Township 31 North, Range 13 East, Allen County, Indiana, more particularly described as follows:

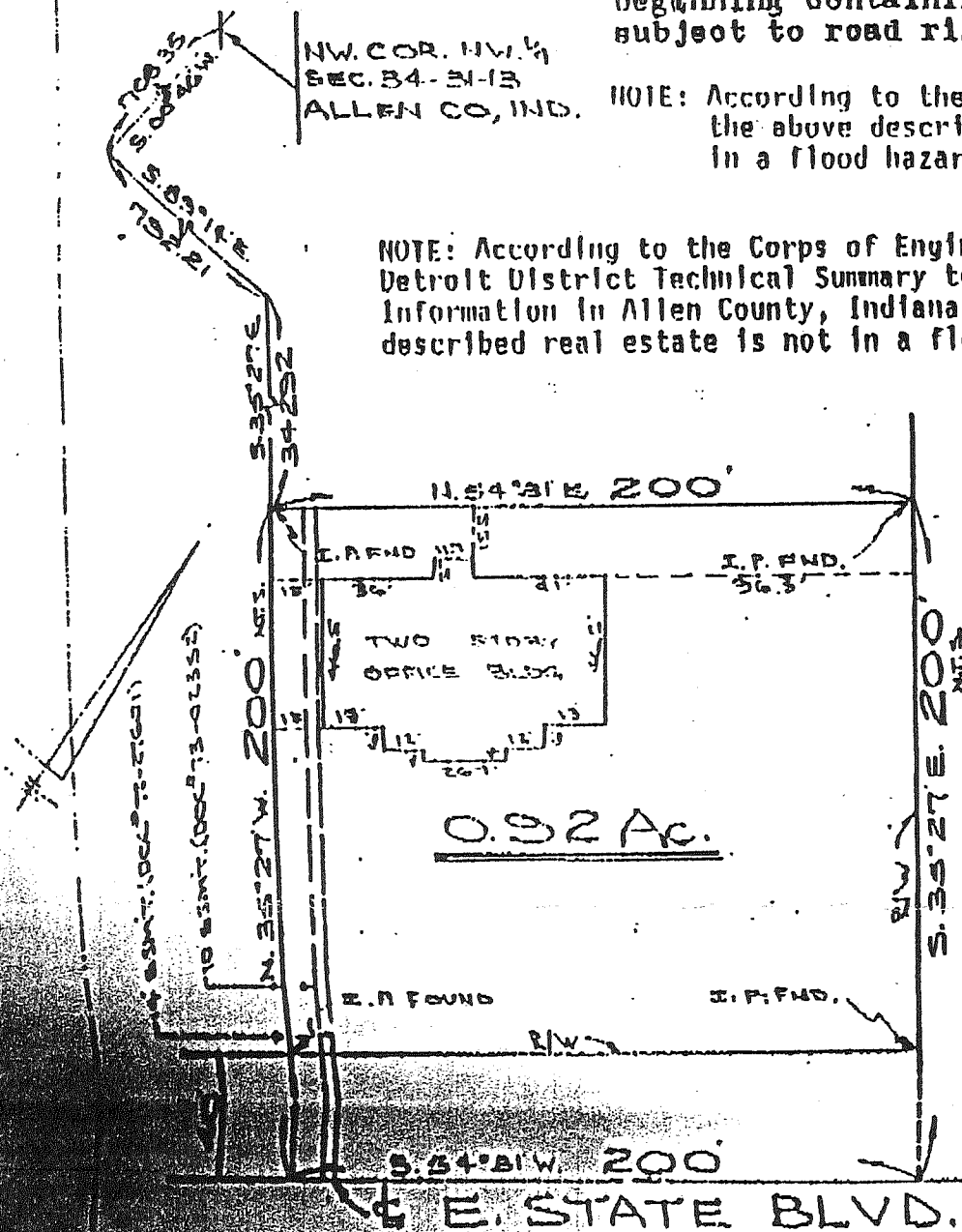
Commencing at the northwest corner of the Northwest Quarter of Sec. 34, Township 31 North, Range 13 East, Allen County, Indiana; thence south 00 deg. 46 min. west, 708.35 feet; thence south 89 deg. 14 min. E. 792.21 feet; thence south 35 deg. 27 min. east 342.92 feet to the point of beginning for the tract herein described; thence north 54 deg. 31 min. east 200 feet to the west right of way line of Simcoe Drive; thence south 35 deg. 27 min. east along the west right of way line of Simcoe Drive 200 feet to the centerline of East State Boulevard; thence south 54 deg. 31 min. west along said centerline, 200 feet; thence north 35 deg. 27 min. west, 200 feet to the point of beginning containing 0.92 acres, more or less subject to road rights of way and easements.

NOTE: According to the FIA Flood Hazard Boundary Maps, the above described real estate is not located in a flood hazard area.

NOTE: According to the Corps of Engineers, U.S. Army's Detroit District Technical Summary to Flood Plain Information in Allen County, Indiana, the above described real estate is not in a flood prone area.

NOTE: Property described in Document #72-24014 does not conflict with the above described real estate.

Easement described in Document #72-27603 do not affect the above real estate.



SIMCOE DR.

RE-CERTIFIED 11-16-81

RE-CERTIFIED 11-26-75

FOR SHIVE-HOWARD-DALACA CO.

11-00
7-7-72
REV. 5-5-72
REV. 11-26-75
REV. 12-18-76
REV. 11-16-81



Rezoning Petition REZ-2015-0036



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.

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

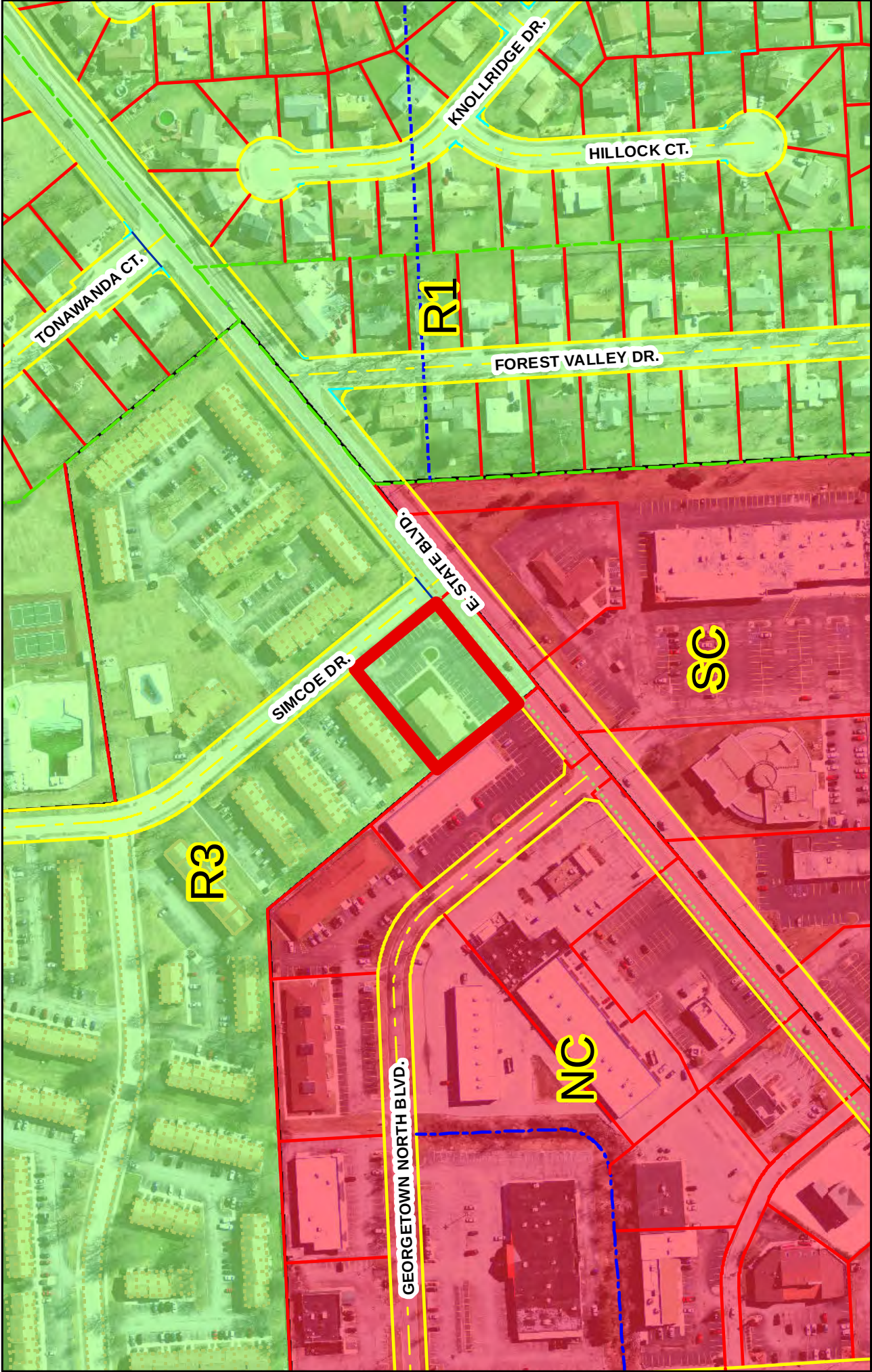
Date: 8/25/2015



1 inch = 200 feet

0 100 200 Feet

Rezoning Petition REZ-2015-0036



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

© 2004 Board of Commissioners of the County of Allen
 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: 8/25/2015



1 inch = 200 feet

