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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-2015-0050
Bill Number: Z-15-10-14
Council District: 3-Tom Didier

Introduction Date: October 27, 2015

Plan Commission
Public Hearing Date: November 9, 2015

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

Synopsis of Ordinance: To rezone approximately 10.0 acres of property from R1-Single Family
Residential to AR-Low Intensity Residential

Location: 2010 West Till

Reason for Request: To downzone the property for agricultural uses.

Applicant: Thomas J. Kline

Property Owner: Thomas J. Kline

Related Petitions: none

Effect of Passage: Property will be downzoned the AR-Low Intensity Residential zoning
district which will continue to allow single family residential uses but
which will also allow all the permitted agricultural uses in the AR district.

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

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Thomas J. Kline
Address 2010 West Till Road
City Fort Wayne State IN Zip 46818
Telephone 260 489-5639 Fax _____ E-mail theklines777@yahoo.com

Property Ownership
Property Owner Thomas J. Kline and Nancy V. Kline
Address 2010 West Till Road
City Fort Wayne State IN Zip 46818
Telephone 260 489-5639 Fax _____ E-mail theklines777@yahoo.com

Contact Person
Contact Person Thomas J. Kline
Address 2010 West Till Road
City Fort Wayne State IN Zip 46818
Telephone 260 489-5639 Fax _____ E-mail theklines777@yahoo.com

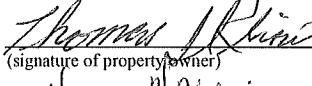
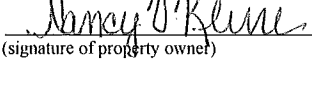
All staff correspondence will be sent only to the designated contact person.

Request
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property 2010 West Till Road
Present Zoning R1 Proposed Zoning AR Acreage to be rezoned 10
Proposed density N/A units per acre
Township name Washington Township section # 3 of 31 North
Purpose of rezoning (attach additional page if necessary) to allow livestock

Sewer provider N/A - (septic) Water provider City of Fort Wayne

Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application. Please contact staff 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.

<u>Thoms J. Kline</u> (printed name of applicant)	<u></u> (signature of applicant)	<u>09-30-2015</u> (date)
<u>Thomas J. Kline</u> (printed name of property owner)	<u></u> (signature of property owner)	<u>09-30-2015</u> (date)
<u>Nancy V. Kline</u> (printed name of property owner)	<u></u> (signature of property owner)	<u>09-30-2015</u> (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

Received <u>9/20/15</u>	Receipt No. <u>119161</u>	Hearing Date <u>11/9/15</u>	Petition No. <u>REZ-2015-0050</u>
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CERTIFICATE OF SURVEY

OFFICE OF:

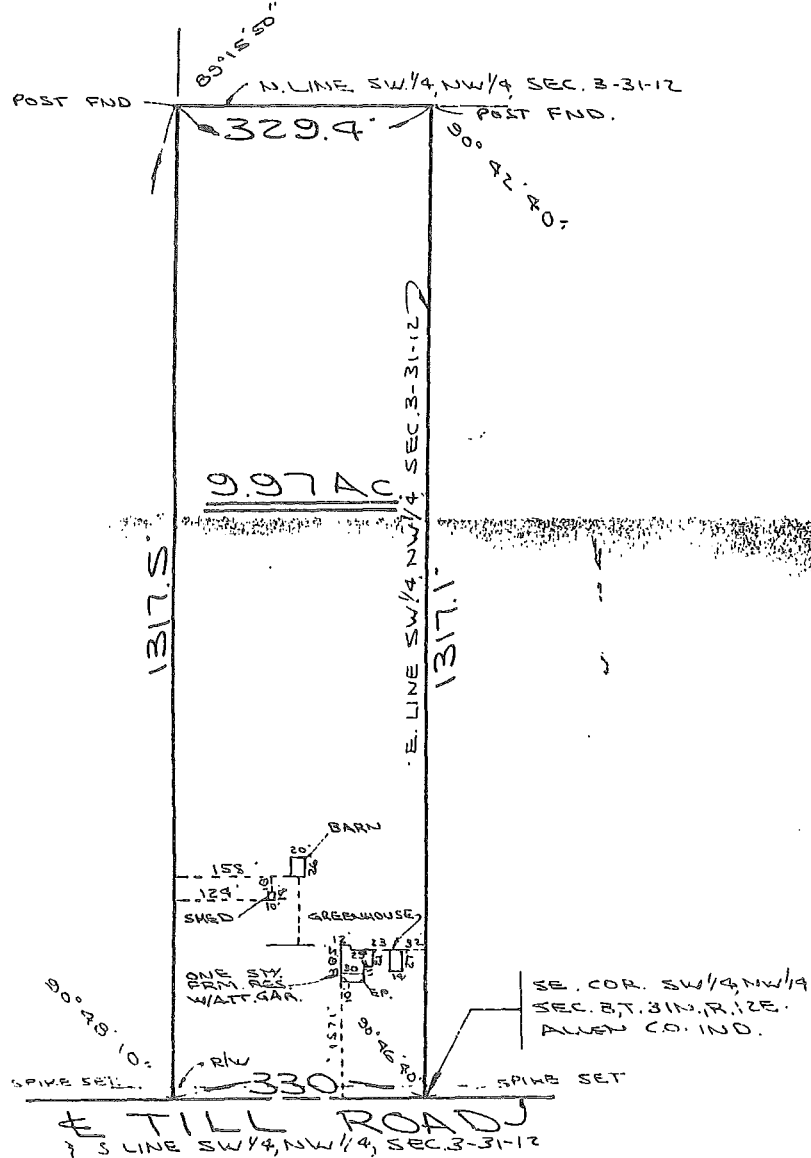
JOHN R. DONOVAN
 REGISTERED PROFESSIONAL CIVIL ENGINEER No. 9173 INDIANA
 REGISTERED LAND SURVEYOR No. 9921 INDIANA
 FORT WAYNE, INDIANA

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:

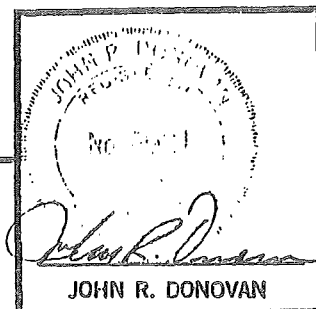
SEE ATTACHED SHEET!



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

JOB FOR: MONTALONE

1" = 200'
 10-31-78



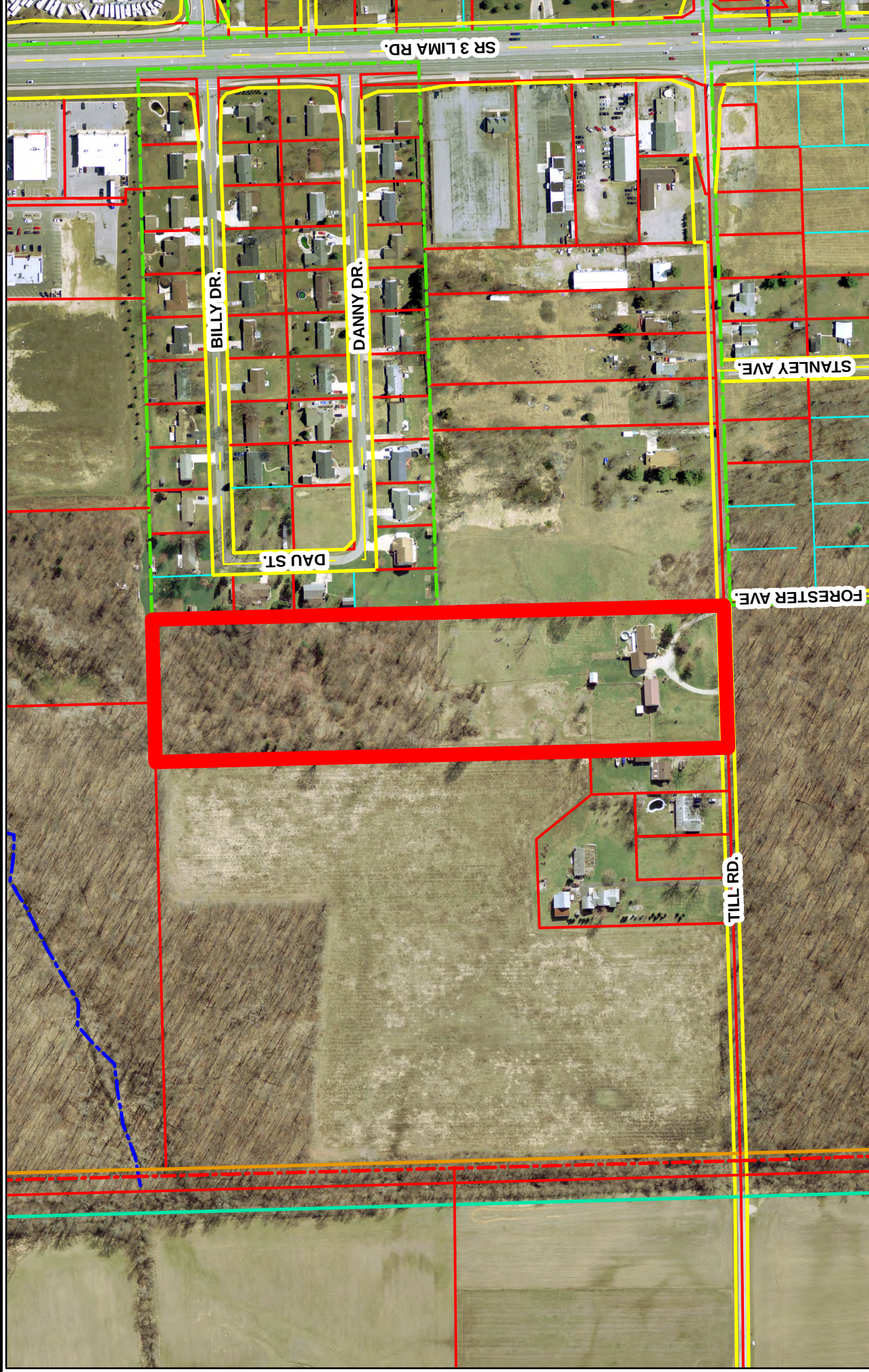
File No.: 200612594

EXHIBIT A

The East 10 acres of the Southwest Quarter of the Northwest Quarter of Section 3 in Township 31 North, Range 12 East in Allen County, Indiana.



Rezoning Petition REZ-2015-0050



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: 10/21/2015

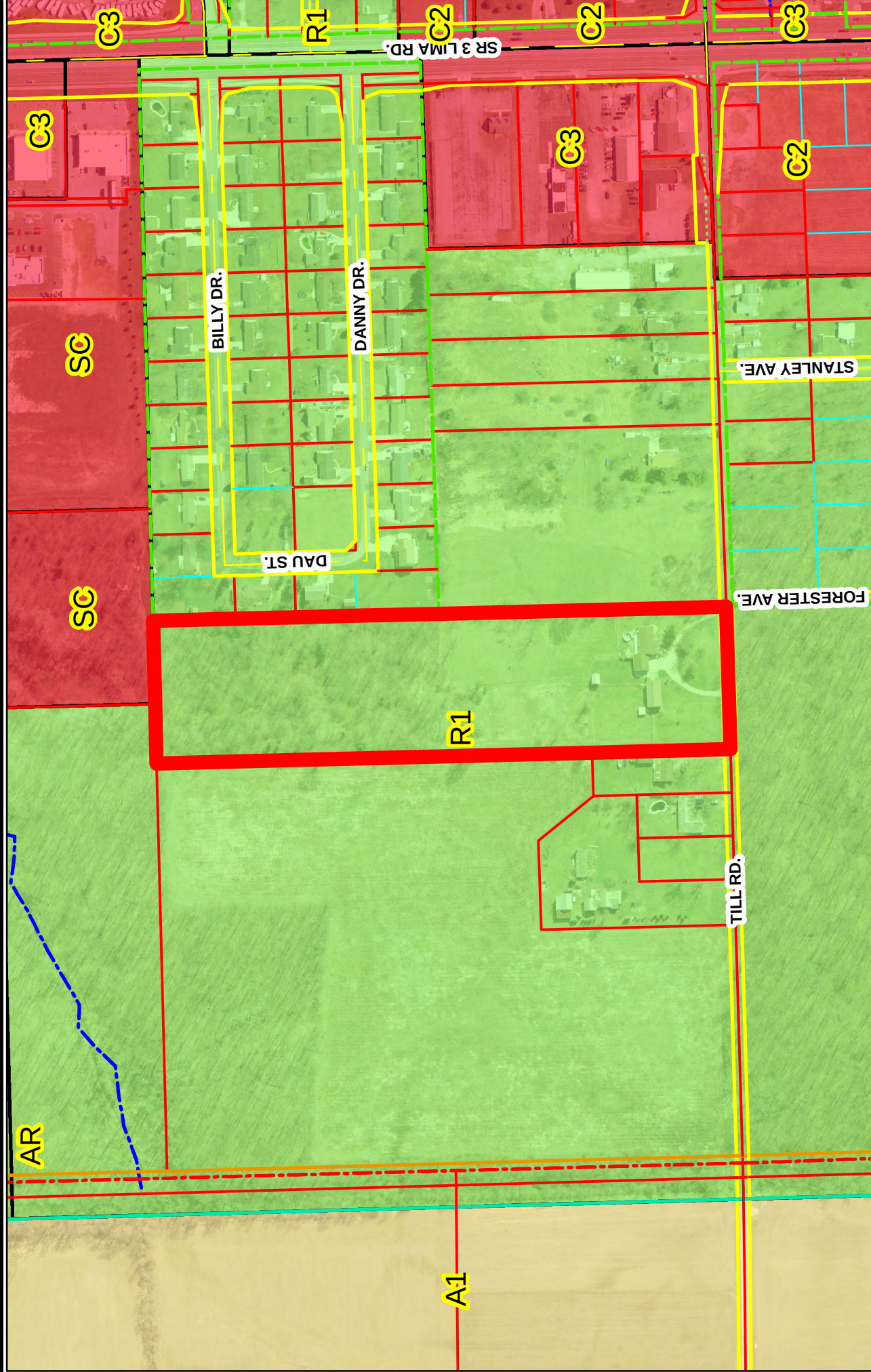


1 inch = 300 feet

0 150 300 Feet



Rezoning Petition REZ-2015-0050



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