

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 29
- 30

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2015-0052
Bill Number: Z-15-10-16
Council District: 6-Glynn Hines

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 0.25 acres of property from R1-Single Family Residential and I1-Limited Industrial to C2-Limited Commercial

Location: 1716 East Pontiac, Lots 1 and 2 of D.A. Arnolds Subdivision.

Reason for Request: To expand parking for a commercial property and bring the two lots into one consistent commercial zoning district.

Applicant: Ali Alsunbahi

Property Owner: Ali Alsunbahi

Related Petitions: none

Effect of Passage: Property will be rezoned to the C2-Limited Industrial zoning district which will bring the two separate zoning parcels under one district and allow expansion of the parking lot on the R1 parcel for a new commercial use. This property was the site of King's Barber Shop.

Effect of Non-Passage: The property will remain zoned for industrial use and residential use. The parking will not be able to expand under the R1 zoning.

Department of Planning Services
Rezoning Petition Application

Applicant
Applicant Ali A Alsunbali
Address 1115 9405 99th HICKORY Hills
City Hickory Hills State IL Zip 60457
Telephone 708-425-0261 E-mail _____

Contact Person
Contact Person Jesse Schmuckler
Address 15420 Cubo Rd.
City Spencerville State IN Zip 46788
Telephone 317-740-8783 E-mail Paradise151@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 1776 E Pointe
Present Zoning IR2 Proposed Zoning C2 Acreage to be rezoned _____
Proposed density _____ units per acre
Township name _____ Township section # _____
Purpose of rezoning (attach additional page if necessary)
Rezone Lots 1 & 2 D.A. ARNOLDS
SUBDIVISION
Sewer provider _____ Water provider _____

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 \$500.00
☐ 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 Rezonings 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.

Ali A. Alsunbali [Signature] 10-2-15
(printed name of applicant) (signature of applicant) (date)

(printed name of property owner) (signature of property owner) (date)

Ali A. Alsunbali [Signature] 10-2-15
(printed name of property owner) (signature of property owner) (date)

(printed name of property owner) (signature of property owner) (date)

Received <u>10-6-15</u>	Receipt No. <u>119215</u>	Hearing Date _____	Petition No. <u>REZ-2015-0052</u>
----------------------------	------------------------------	-----------------------	--------------------------------------

D.A. ARNOLDS SUB DIVISION

BEING A SUB-DIVISION OF LOTS 1, 2, 3 AND 4 IN ZARNER'S SUB-DIVISION TO THE CITY OF FORT WAYNE, INDIANA. THE LOTS ARE NUMBERED FROM 1 TO 4 INCLUSIVE AND THE DIMENSIONS ARE MARKED IN FEET AND TENTHS.

SURVEYED AND PLATTED DECEMBER 9 1923

I HEREBY CERTIFY THIS PLAT TO BE CORRECT. *C. Ross Lindemuth* OFFICIAL SEAL

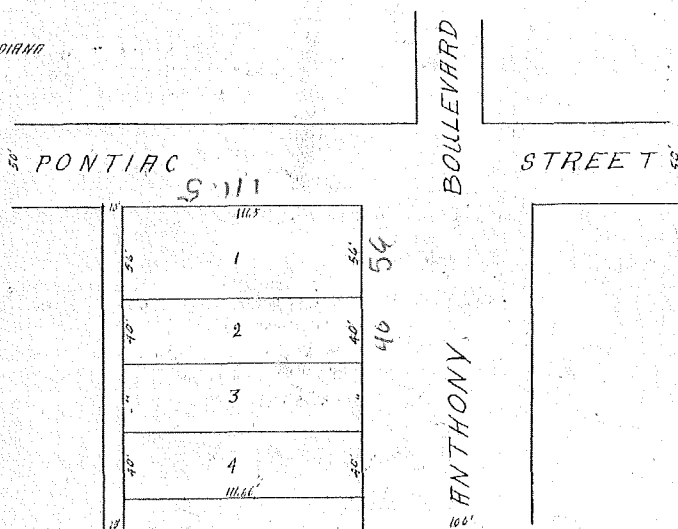
DULY ENTERED FOR TAXATION

Dec 18 1923
John H. Johnson
AUDITOR ALLEN COUNTY INDIANA

APPROVED BY
BOARD OF PARK COMMISSIONER'S

Abe Ackerman
John C. Turner
F. B. Shoaf
Wm J. Pennant

APPROVED
BOARD OF PUBLIC WORKS
John B. Kocks
Otto Bings
Jose Brosius



RECORDED
Dec 18 1923 3.30 PM.
Georgia H. Blume
RECORDER ALLEN COUNTY INDIANA

I THE UNDERSIGNED HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY.

David A. Arnold

STATE OF INDIANA COUNTY OF ALLEN S.S.

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED *David A. Arnold*

THIS 10th DAY OF *Dec* 1923 AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING PLAT

NOTARY SEAL
MY COMMISSION EXPIRES *April 20th* 1926

Ray Frank NOTARY PUBLIC

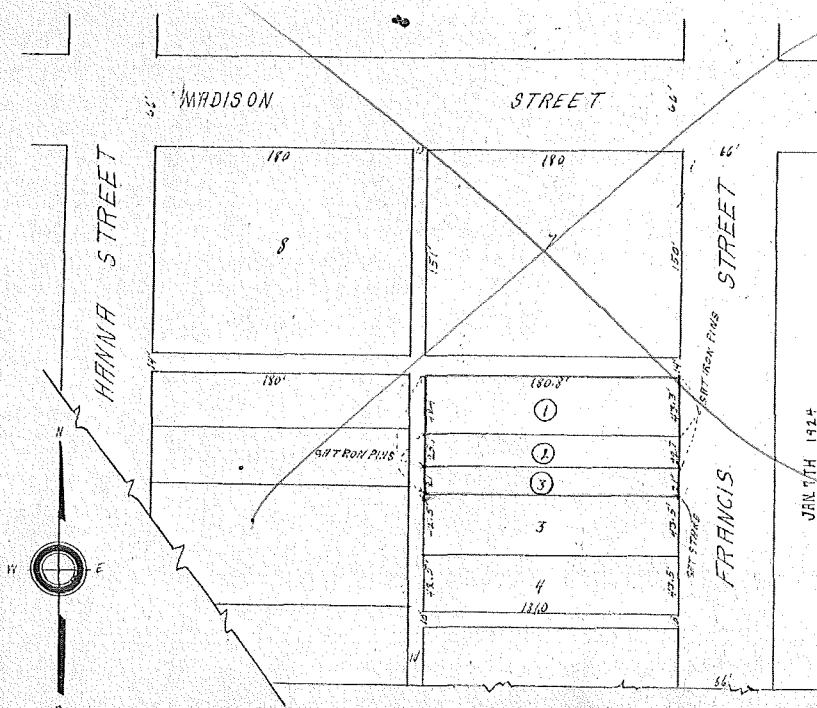
OFENLOCH'S ADDITION TO THE CITY OF FORT WAYNE INDIANA

EDWARD OFENLOCH, ADMINISTRATOR OF THE ESTATE OF MICHAEL OFENLOCH, DECEASED, AND MARY OFENLOCH, HIS WIFE, BEING THE OWNERS OF LAND IN THE CITY OF FORT WAYNE, ALLEN COUNTY, INDIANA, DESCRIBED AS FOLLOWS, TO-WIT:-
LOTS 1 AND 2 OF HARTMAN'S SUBDIVISION OF THE NORTH HALF OF LOT NUMBER 2 IN HARTMAN'S ADDITION TO THE CITY OF FORT WAYNE,
DOES HEREBY SUBDIVIDE AND PLAT THE LAND SO DESCRIBED IN ACCORDANCE WITH THE PLAN HEREIN SHOWN TO BE KNOWN AS OFENLOCH'S ADDITION TO THE CITY OF FORT WAYNE. THE LOTS ARE NUMBERED CONSECUTIVELY FROM 1 TO 5 INCLUSIVE AND ALL DIMENSIONS ARE NOTED ON THE PLAT IN FEET.
THE OWNERS FURTHER CHARGE AND ESTABLISH HEREBY AN EASEMENT, FOR THE PURPOSE OF A WALKWAY, RUNNING OVER THE NORTH FOOT OF LOT NO 3 AND THE SOUTH FOOT OF LOT NO 2 TO BE USED JOINTLY BY THE OWNERS OF SAID LOTS.

Edward P. Ofenloch
ADMINISTRATOR

STATE OF INDIANA, COUNTY OF ALLEN, S.S.
BEFORE ME, SURVEYOR IN AND FOR THE SAID COUNTY AND STATE, APPEARED IN PERSON, ON THIS 5TH DAY OF JANUARY 1924, THE FORENAMED, EDWARD P. OFENLOCH AND ACKNOWLEDGED HIS VOLUNTARY EXECUTION OF THIS PLAT.

OFFICIAL SEAL
Orin M. Darling
SURVEYOR OF ALLEN COUNTY, INDIANA.
THE UNDERSIGNED, ORIN M. DARLING, CIVIL ENGINEER, REGISTERED AS PROVIDED IN AN ACT OF THE 12ND GENERAL ASSEMBLY OF THE STATE OF INDIANA, HEREBY CERTIFIES THAT HE HAS STAKED THE LOTS OF SAID PLAT IN ACCORDANCE THEREIN AND IN CONFORMITY WITH THE TRUE AND ESTABLISHED LINES OF THE PROPERTY HEREIN DESCRIBED.
OFFICIAL SEAL
Orin M. Darling
CIVIL ENGINEER.



JAN 7th 1924
APPROVED
BOARD OF PUBLIC WORKS
John B. Kocks
Otto Bings
Jose Brosius

DULY ENTERED FOR TAXATION
JAN 8 1924
John H. Johnson
AUDITOR ALLEN COUNTY INDIANA

RECORDED
JAN 8 1924 2 P.M.
Georgia H. Blume
RECORDER ALLEN COUNTY INDIANA

AUDITOR'S OFFICE
Duly entered for taxation. Subject
to final acceptance for transfer.

Jul 29 2015

TERA K. KLUTZ
AUDITOR OF ALLEN COUNTY

2015039466
RECORDED: 07/29/2015 4:13:45 PM
ANITA MATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN

WARRANTY DEED

This indenture witnesseth that Lewis A. King ("Grantor") of Allen County in the State of Indiana,

Conveys and warrants to Ali ^{A.A. Alsunbahi} ~~Alsunbahi~~ of Allen County in the State of Indiana, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, interest in the following Real Estate in Allen County in the State of Indiana, to wit:

East 75 1/2 feet of Lot 1, D.A. Arnold Subdivision, according to the recorded plat thereof.

Also:

The West 36 feet of Lot Number 1 D.A. Arnolds Subdivision of Lot 1, 2, 3, and 4 in Zaunders Subdivision of the City of Fort Wayne, according to the plat thereof, recorded in Plat Record 10; page 87 in the Office of the Recorder of Allen County, Indiana.

Also:

Lot Number 2 in D.A. Arnold's Subdivision, as recorded in Plat Record 10, page 87, in the Office of the Recorder of Allen County, Indiana.

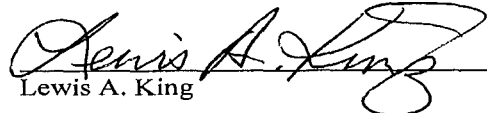
Tax Key No: 02-12-13-229-026.000-074

Wayne - 121618

Subject further to all assessments, easements, covenants and restrictions of record.

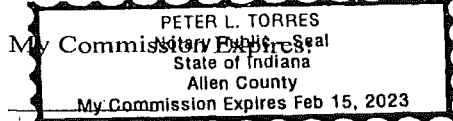
Subject to the real estate taxes due and payable and to all subsequent real estate taxes due and payable thereafter.

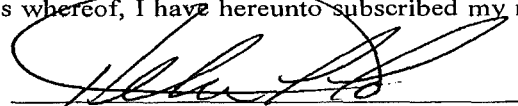
Dated this 22nd day of July, 2015.


Lewis A. King

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, the undersigned, a Notary Public in and for said County and State, this 22 day of July, 2015, personally appeared Lewis A. King and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.




_____, Notary Public
Resident of _____ County

I affirm under penalties for perjury that I have taken reasonable care to redact each Social Security Number in this document, unless required by Law.

Joshua I. Tourkow, Attorney #869-02

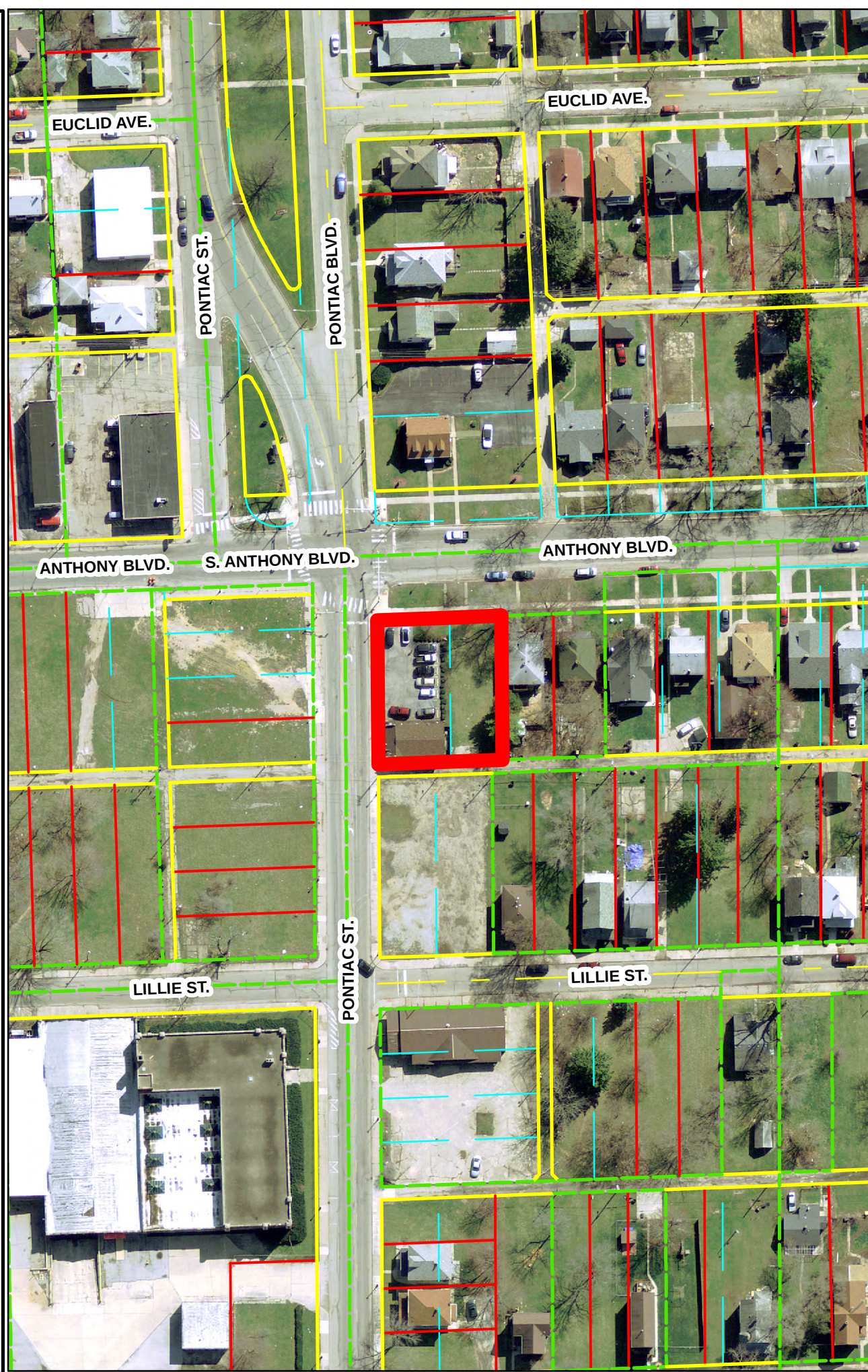
This instrument prepared by: Joshua I. Tourkow #869-02, Attorney at Law, 127 West Berry Street, Suite 1200, Fort Wayne, Indiana 46802

Mail to: ~~1716 East Pontiac Street, Fort Wayne, Indiana 46803~~ METROPOLITAN TITLE OF INDIANA, LLC
7555 WEST JEFFERSON BLVD.
FORT WAYNE, IN 46804

Tax Billing Address: 9405 S. 74th H. Court
Apt 33
Hickory Hills, IL 60457



Rezoning Petition REZ-2015-0052

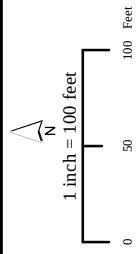


Project boundaries represented by bold colored lines are for representational purposes only.

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

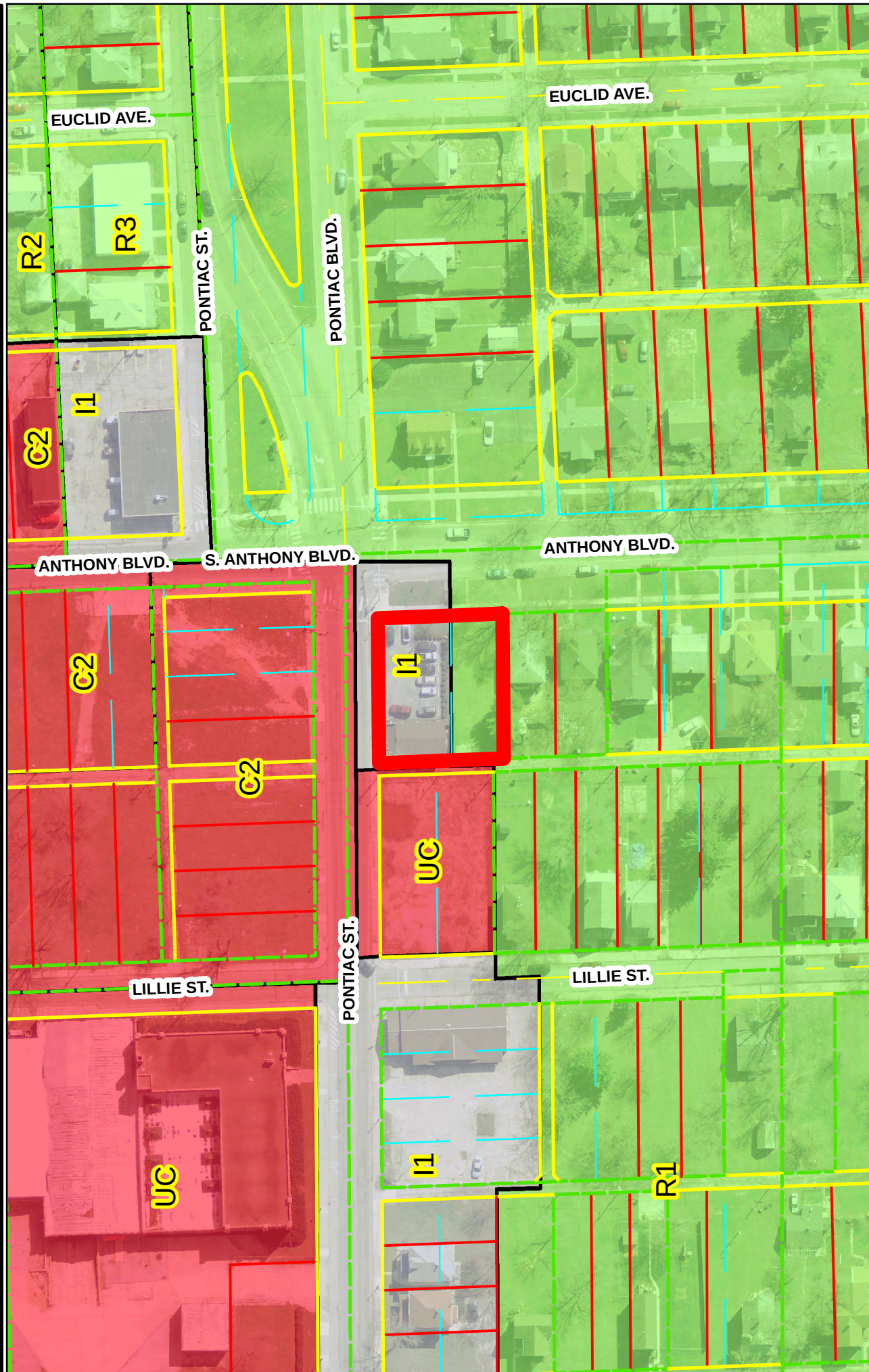
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

Date: 10/21/2015





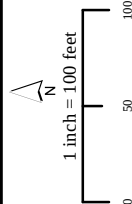
Rezoning Petition REZ-2015-0052



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: 10/21/2015