

1 **#REZ-2015-0049**

2 **BILL NO. Z-15-10-13**

3 **ZONING MAP ORDINANCE NO. Z-_____**

4 **AN ORDINANCE amending the City of Fort Wayne**
5 **Zoning Map No. P-58 (Sec. 6 of St. Joseph Township)**

6 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
7 INDIANA:

8 SECTION 1. That the area described as follows is hereby designated a C1
9 (Professional Office and Personal Services) District under the terms of Chapter 157 Title XV
10 of the Code of the City of Fort Wayne, Indiana:

11 Land situated in the County of Allen, State of Indiana, is described as follows:
12 Lot Number 6 in Reinig's Suburban Subdivision, according to the plat thereof,
13 recorded in Plat Record 17, page 44, in the Office of the Recorder of Allen County,
14 Indiana.

15 Except that part conveyed to the State of Indiana as Document Number 94-21784
16 described as follows: A part of Lot 6 in Reinig's Suburban Addition, a subdivision in
17 the Fractional Northwest Quarter of Section 6, Township 31 North, Range 13 East,
18 Allen County, Indiana, the plat of which subdivision is recorded in Plat Book 17,
19 page 44, in the Office of the Recorder of Allen County, Indiana, described as
20 follows: Beginning at the Northeast corner of said lot; thence South 2 degrees 51
21 minutes 01 second East 8.55 feet along the East line of said lot; thence South 88
22 degrees 31 minutes 16 seconds West 100.00 feet to the West line of said lot; thence
23 North 2 degrees 51 minutes 01 seconds West 8.52 feet along said West line to the
24 Northwest corner of said lot; thence North 88 degrees 30 minutes 18 seconds East
25 100.00 feet along the North line of said lot to the point of beginning and containing
26 854 square feet, more or less.

27 Also except that part conveyed to the State of Indiana as Document Number
28 205018521 described as follows: A part of Lot 6 in Reinig's Suburban Addition, a
29 subdivision in the Fractional Northwest Quarter of Section 6, Township 31 North,
30 Range 13 East, Allen County, Indiana, the plat of which subdivision is recorded in
31 Plat Book 17, page 44, in the Office of the Recorder of Allen County, Indiana,
32 described as follows: Beginning at a point on the West line of said lot, South 3
33 degrees 03 minutes 57 seconds East 8.52 feet from the Northwest corner of said lot,
34 said point also being on the South boundary of Dupont Road; thence North 88
35 degrees 01 minutes 55 seconds East 100.00 feet along the South boundary of said
36 Dupont Road to the East line of said lot; thence South 3 degrees 03 minutes 57
37 seconds East 21.46 feet along said East line; thence South 88 degrees 00 minutes 59
38 seconds West 100.00 feet to said West line; thence North 3 degrees 03 minutes 57

seconds West 21.48 feet along said West line to the Point of Beginning and containing 2,147 square feet, more or less.

and the symbols of the City of Fort Wayne Zoning Map No. P-58 (Sec. 6 of St. 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-2015-0049
Bill Number: Z-15-09-13
Council District: 2-Russ Jehl

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 0.89 acres of property from AR-Low Intensity
Residential to C1-Professional Office and Personal Services

Location: 1942 East Dupont

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

Applicant: Muhammod Ahamd

Property Owner: Muhammod Ahamd

Related Petitions: none

Effect of Passage: Property will be rezoned to the C1-Professional Office and Personal
Services zoning district which will permit the existing use of the property
as a medical office.

Effect of Non-Passage: The property will remain zoned for residential and agricultural purposes
and the medical office may continue to operate under an approval from
the Board of Zoning Appeals.

Department of Planning Services
Rezoning Petition Application

Applicant MUHAMMAD AHMAD
Address 117 Eagle Cliff Cove
City Hunterstown State IN Zip 46748
Telephone 260 750 4716 E-mail doctor2choice@hotmail.com

Same as above
Contact Person MUHAMMAD AHMAD
Address _____
City _____ State _____ Zip _____
Telephone _____ E-mail _____

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 1942 E DuPont Rd. FORT WAYNE IN
Present Zoning AR Proposed Zoning C1 Acreage to be rezoned 0.89
Proposed density n/a units per acre
Township name St. Joseph Township section # 6
Purpose of rezoning (attach additional page if necessary) for medical office
Sewer provider City of FW Water provider City of FW

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.

MUHAMMAD AHMAD
(printed name of applicant)

M. Ahmad
(signature of applicant)

(date)

MUHAMMAD AHMAD
(printed name of property owner)

M. Ahmad
(signature of property owner)

(date)

(printed name of property owner)

(signature of property owner)

(date)

(printed name of property owner)

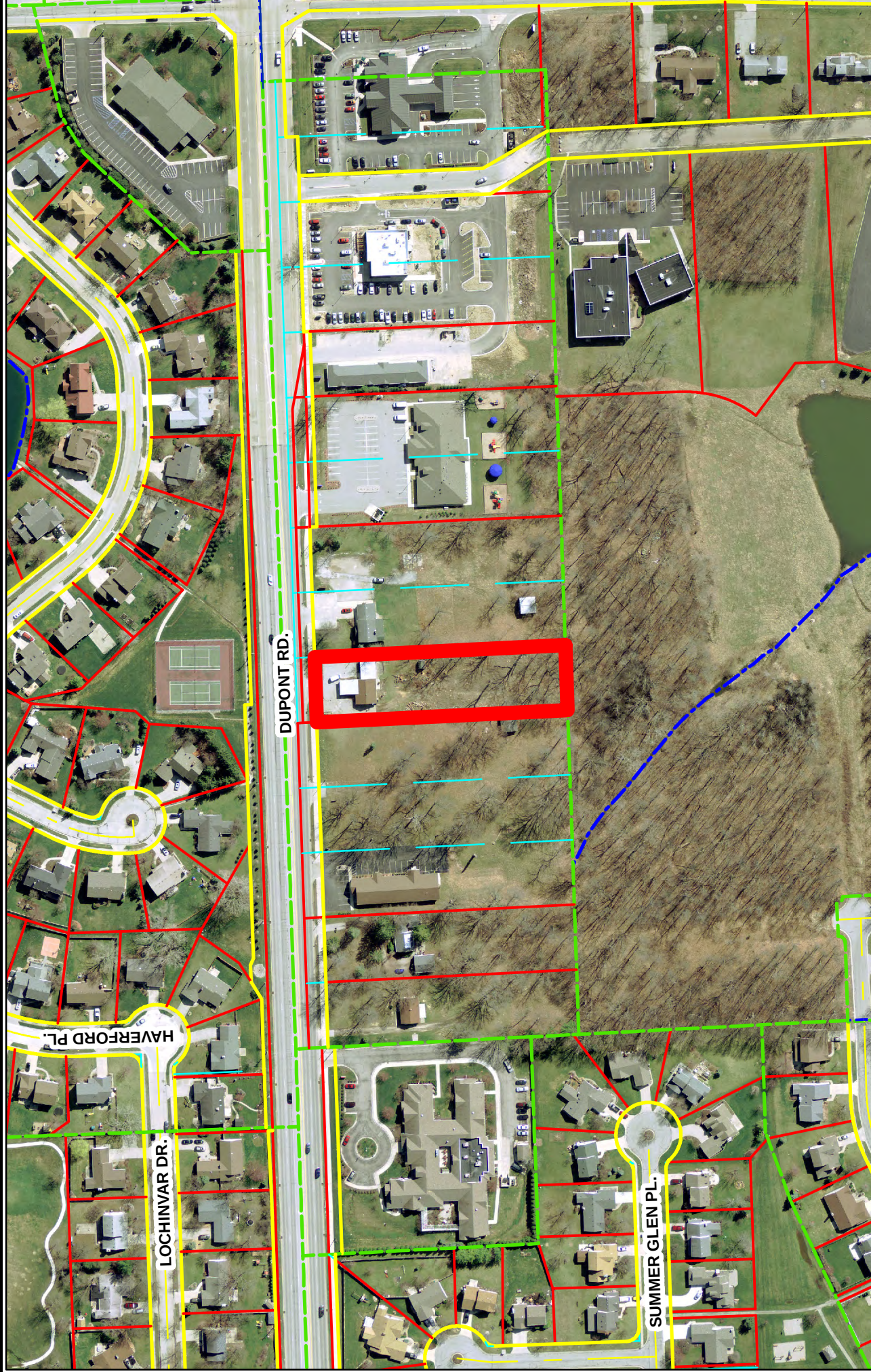
(signature of property owner)

(date)

Received <u>9/10/15</u>	Receipt No. <u>118992</u>	Hearing Date <u>Nov 9, 2015</u>	Petition No. <u>REZ-2015-0049</u>
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Rezoning Petition REZ-2015-0049



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: 10/21/2015

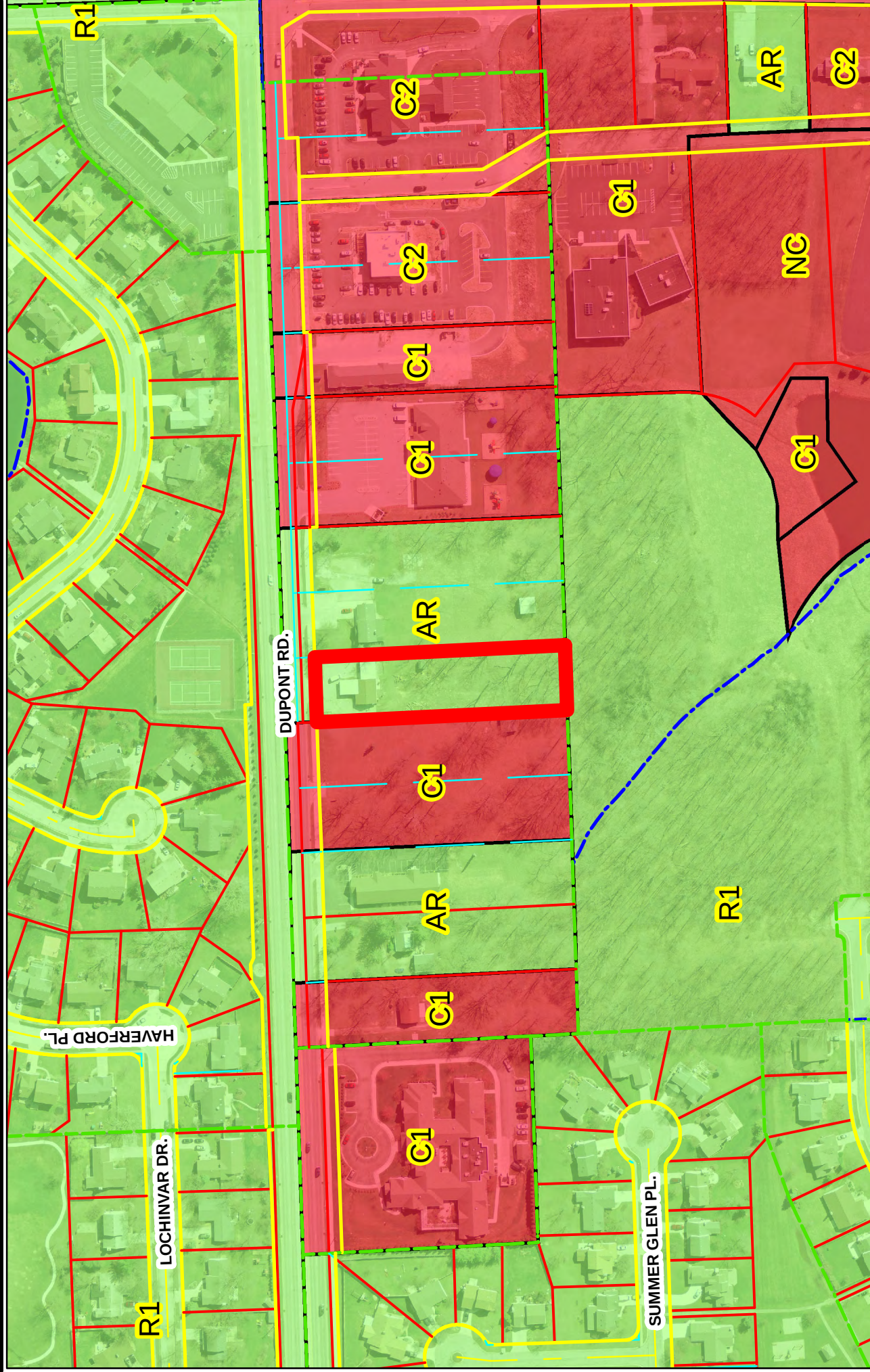


1 inch = 200 feet

0 100 200 Feet



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