

1 **#REZ-2015-0060**

2 **BILL NO. Z-15-11-23**

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

4 **AN ORDINANCE amending the City of Fort Wayne**
5 **Zoning Map No. G-11 (Sec. 17 of Wayne 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 an I1 (Limited
9 Industrial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
10 Wayne, Indiana:

11 The West 180.0 feet of the East 678.0 feet of the South 382.0 feet of the Southeast
12 Quarter of Section 17, Township 30 North, Range 12 East, in Allen County, Indiana,
 containing 1.58 acres, commonly known as 3916 Engle Road.

13 Excluded from the above described premises is the South 35 feet of the above
14 described property, said South 35 feet containing 0.145 acres of land, more or less.

15 ALSO:

16 Part of the Southeast Quarter of Section 17, Township 30 North, Range 12 East, in
 Allen County, Indiana, more particularly described as follows:

17 Beginning at a point located 498 feet west and 382 feet north of the southeast
18 corner of the Southeast Quarter of Section 17, Township 30 North, Range 12 East,
19 in Allen County, Indiana; thence north and parallel to the east line of the Southeast
 Quarter of Section 17, Township 30 North, Range 12 East, a distance of 200 feet;
20 thence west and parallel to the south line of the Southeast Quarter of Section 17,
 Township 30 North, Range 12 East a distance of 180 feet; thence south and parallel
21 to the east line of the Southeast Quarter of Section 17, Township 30 North, Range
 12 East a distance of 200 feet; thence east and parallel to the south line of the
22 Southeast Quarter of Section 17, Township 30 North, Range 12 East a distance of
 180 feet to the point of beginning, containing 0.83 acre more or less.

23 and the symbols of the City of Fort Wayne Zoning Map No. G-11 (Sec. 17 of Wayne
24 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
25 Wayne, Indiana is hereby changed accordingly.

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2015-0060
Bill Number: Z-15-11-23
Council District: 4-Mitch Harper

Introduction Date: November 24, 2015

Plan Commission
Public Hearing Date: December 7, 2015

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

Synopsis of Ordinance: To rezone approximately 2.26 acres of property from R1-Single Family Residential to I1-Limited Industrial

Location: 3916 Engle Road and 4036 Westbury Drive

Reason for Request: To allow the properties to be used for a plumbing and construction contractor business. There is an existing commercial building on 4036 Westbury Drive.

Applicant: Donnie Chestnut, Chestnut Services, Inc.

Property Owner: P and A Realty, Inc.

Related Petitions: none

Effect of Passage: Property will be rezoned to the I1-Limited Industrial zoning district which will permit a variety of low-intensity industrial uses.

Effect of Non-Passage: The property will remain zoned for residential use.

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Donnie Chestnut
Address 1927 Eminence Break Pass
City Fort Wayne State Indiana Zip 46808
Telephone 260-410-6542 E-mail lynnchestnut@live.com

Contact Person
Contact Person Donnie Chestnut
Address 1927 Eminence Break Pass
City Fort Wayne State Indiana Zip 46808
Telephone 260-410-6542 E-mail lynnchestnut@live.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 3916 Engle Rd.
Present Zoning R 1 Proposed Zoning I 1 Acreage to be rezoned 2.41
Proposed density _____ units per acre
Township name Wayne Township section # _____
Purpose of rezoning (attach additional page if necessary) For use as HVAC Shop.

Sewer provider City of Fort Wayne Water provider City of Fort Wayne

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.

Donnie Chestnut
(printed name of applicant)

[Signature]
(signature of applicant)

10/31/15
(date)

P And A Realty, Inc.
(printed name of property owner)

[Signature]
(signature of property owner)

Nov 2 2015
(date)

(printed name of property owner)

(signature of property owner)

(date)

(printed name of property owner)

(signature of property owner)

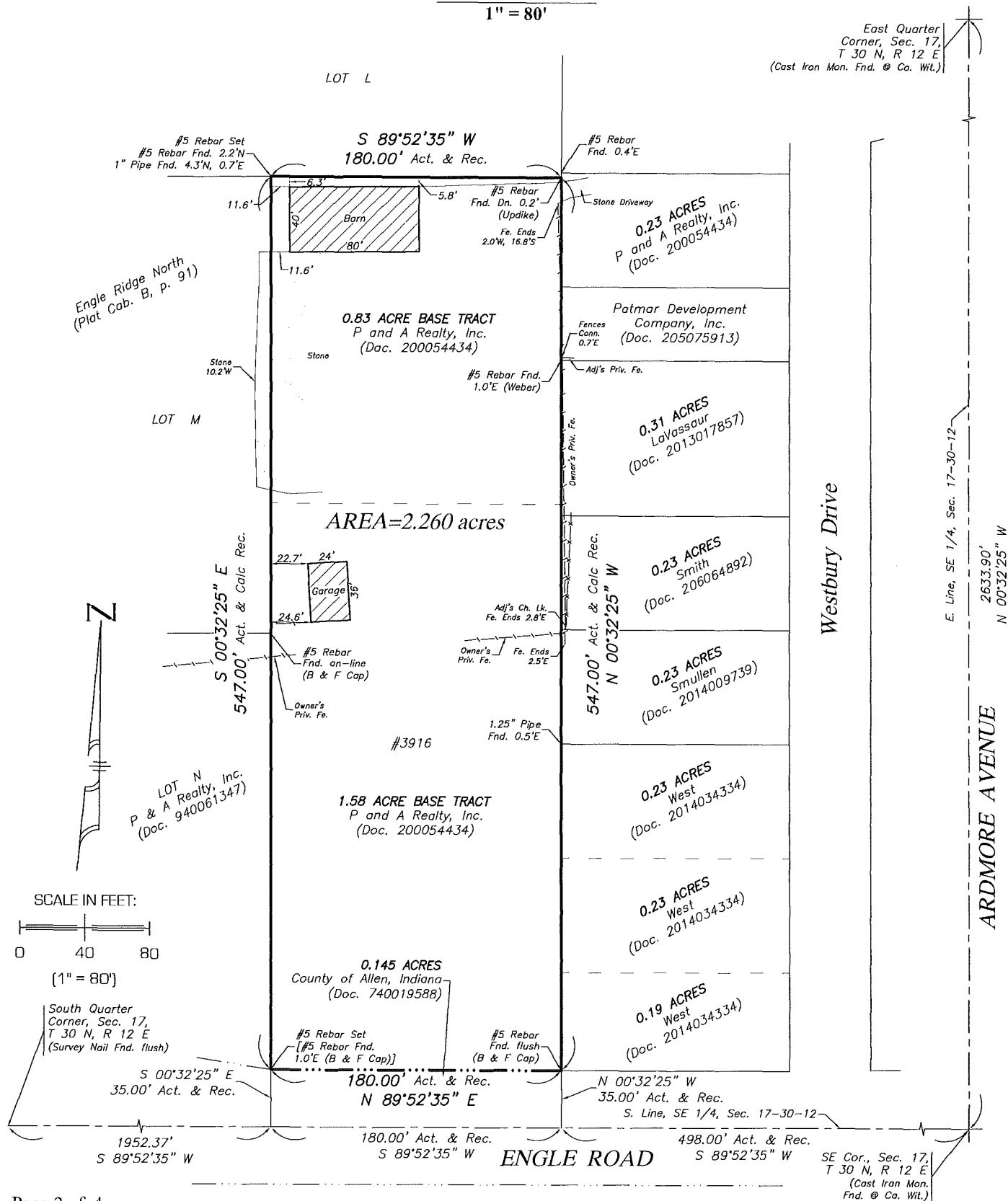
(date)

Received	Receipt No.	Hearing Date	Petition No.
<u>11/3/15</u>	<u>119480</u>	<u>12/7/15</u>	<u>202-2015-0060</u>

7987

PLAT OF SURVEY

1" = 80'





Rezoning Petition REZ-2015-0060



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

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Date: 11/17/2015

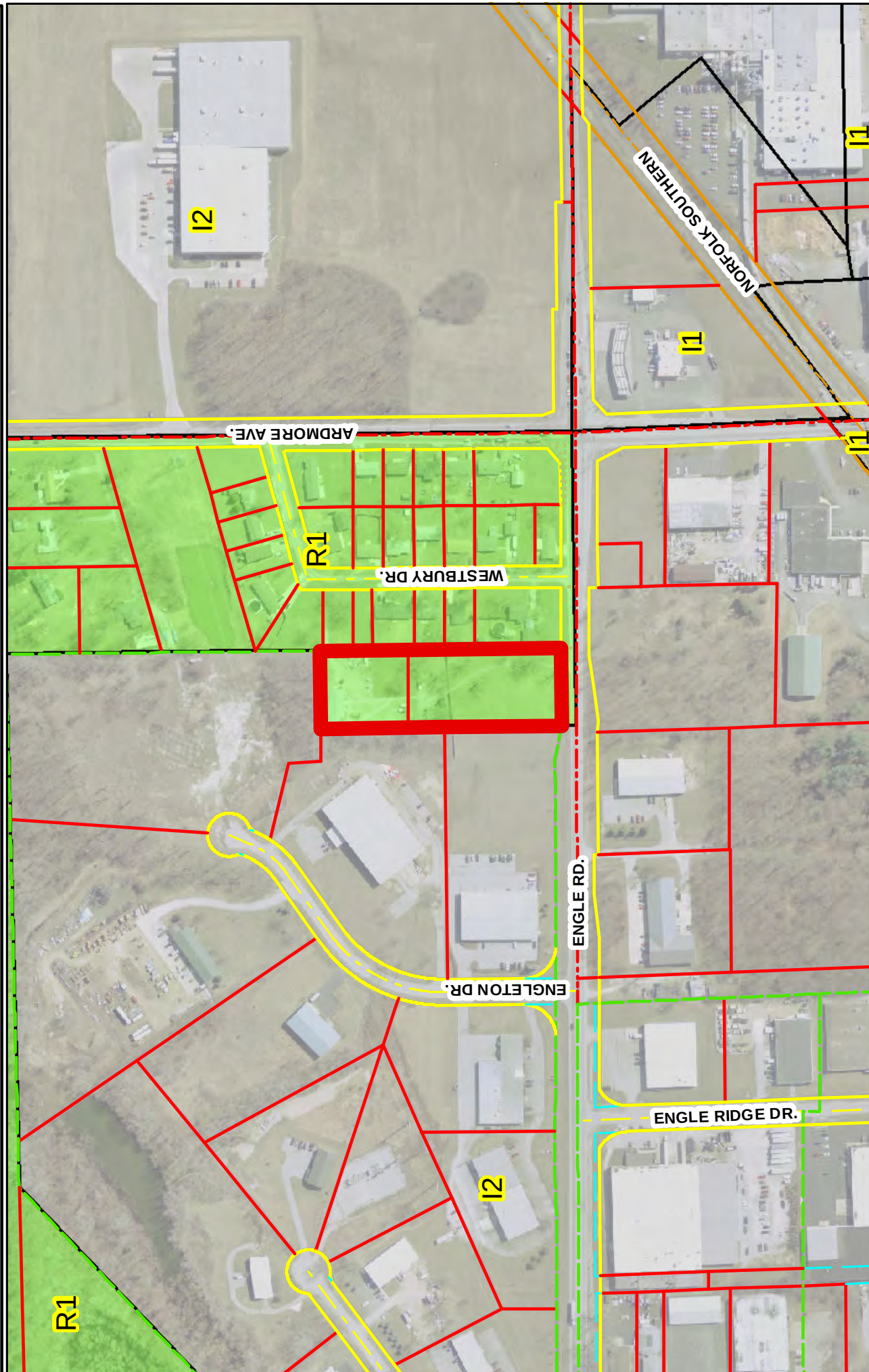


1 inch = 300 feet

0 150 300 Feet



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