

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2016-0016
Bill Number: Z-16-05-22
Council District: 2-Russ Jehl

Introduction Date: May 24, 2016

Plan Commission
Public Hearing Date: June 13, 2016

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

Synopsis of Ordinance: To rezone approximately 1.0 acre of property from AR-Low Intensity
Residential to C1-Professional Office and Personal Services

Location: 9823 Auburn Road

Reason for Request: To construct a new 3,432 square foot medical office building

Applicant: Scott Investors, LLC

Property Owner: Clifford and Maude Belvin

Related Petitions: Primary Development Plan, Auburn Road Medical Office Building

Effect of Passage: Property will be rezoned to the C1-Professional Office and Personal
Services zoning district which allow the development of the site for a new
medical or general office building.

Effect of Non-Passage: The property will remain zoned for single-family residential development
and low-intensity agricultural uses.

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**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Scott Investors, LLC
Address 409 E. Cook Rd., Ste. 300
City Fort Wayne State IN Zip 46825
Telephone 260-489-8500 E-mail diana.parent@svn.com

Contact Person
Contact Person Diana Parent
Address 409 E. Cook Rd., Ste. 300
City Fort Wayne State IN Zip 46825
Telephone 260-489-8500 E-mail diana.parent@svn.com

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

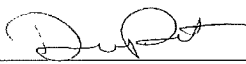
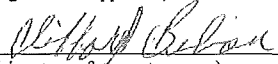
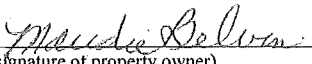
Request
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property 9823 Auburn Road, Fort Wayne, IN 46825
Present Zoning AR Proposed Zoning C1 Acreage to be rezoned 1.00 acres
Proposed density _____ units per acre
Township name St. Joseph Township section # 6
Purpose of rezoning (attach additional page if necessary) Medical Office

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

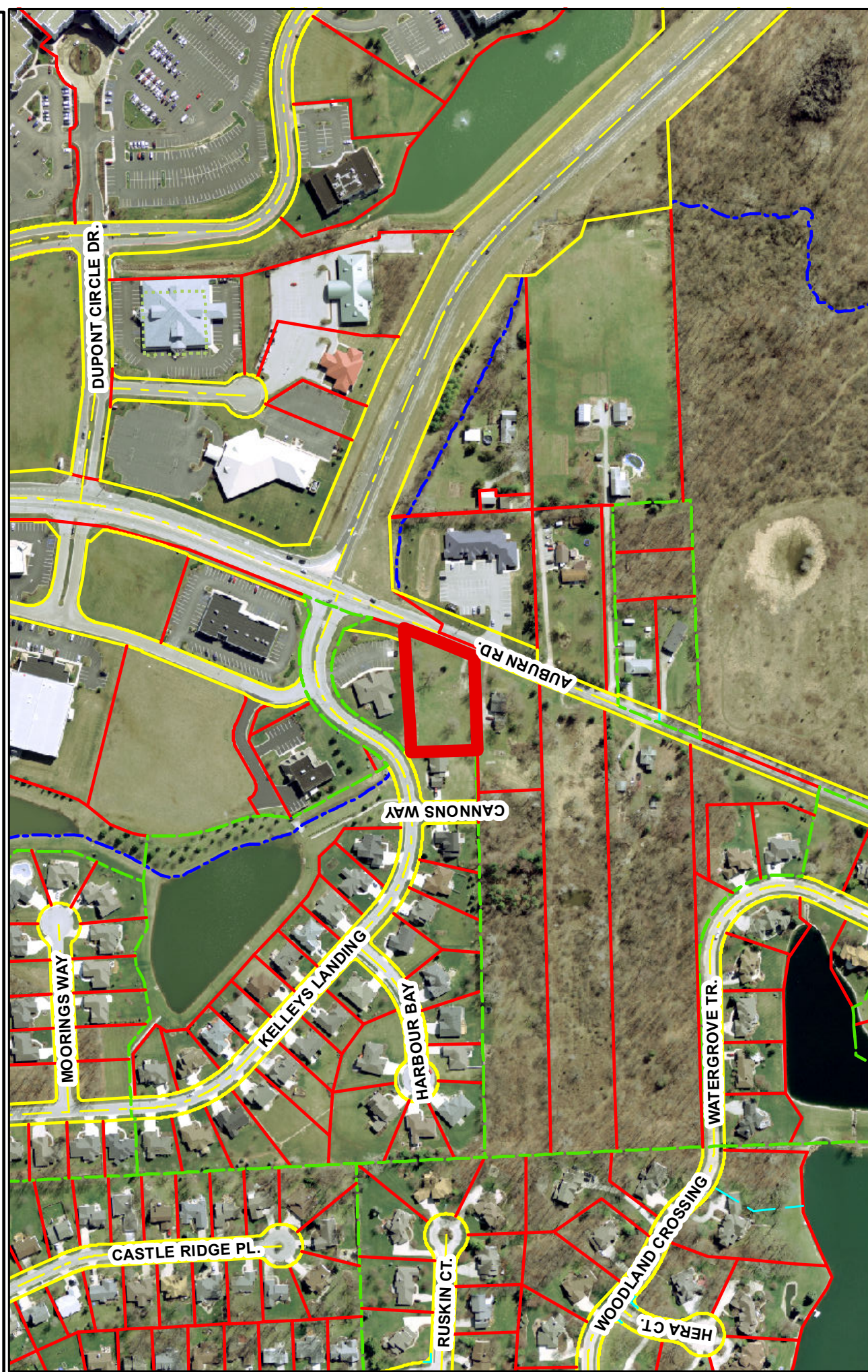
Filing Requirements
*Applications will not be accepted unless the following filing requirements are submitted with this application.
Please refer to checklist for applicable filing fees and plan/survey submittal requirements.*

- ☒ 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.

<u>Diana Parent</u> (printed name of applicant)	 (signature of applicant)	<u>5/2/16</u> (date)
<u>Clifford Belvin</u> (printed name of property owner)	 (signature of property owner)	<u>5/2/16</u> (date)
<u>Maude Belvin</u> (printed name of property owner)	 (signature of property owner)	<u>5/2/16</u> (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

Received	Receipt No.	Hearing Date	Petition No.
5-3-16	120698	6-13-16	REZ-2016-0016

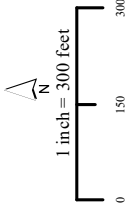


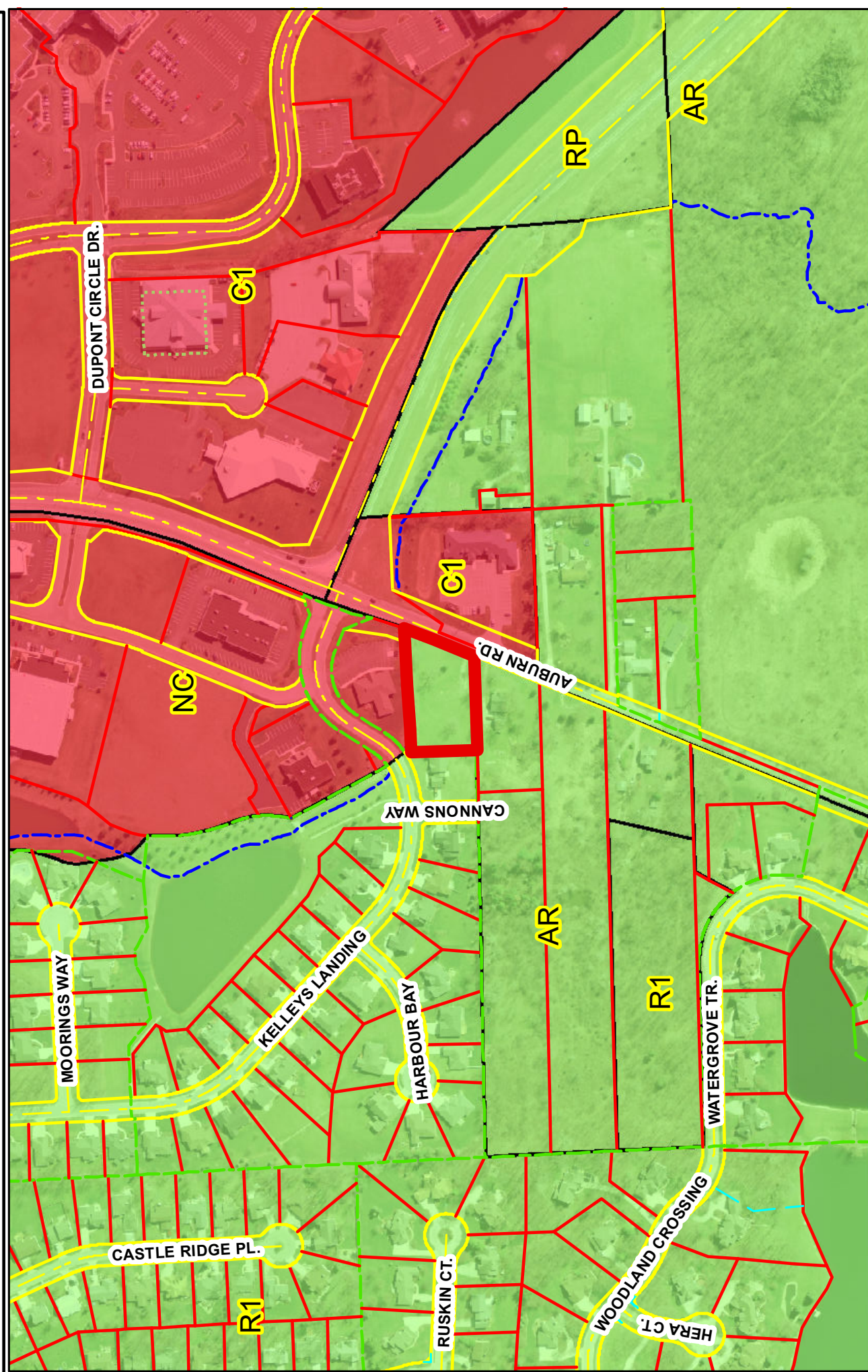
Project boundaries represented by bold colored lines are for representational purposes only.

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.

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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

Date: 5/17/2016



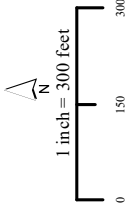


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EAST DUPONT ROAD

Primary Development Plan:

Auburn Road Medical Office Building

Developer:
Scott Investors, LLC
409 East Cook Road, Suite 300
Fort Wayne, IN 46825
Tel: 260/489-8500

Surveyor - Planner:
Sauer Land Surveying, Inc.
14033 Illinois Road, Suite C
Fort Wayne, IN 46814
Tel: 260/469-3300

RECORD DESCRIPTION: (as described in Commitment File Number 15-5566)

Part of the Northwest Quarter of Section 6, Township 31 North, Range 13 East, of the Second Principal Meridian, Allen County, Indiana, described as follows:

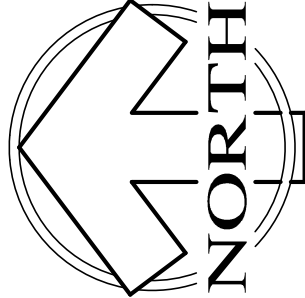
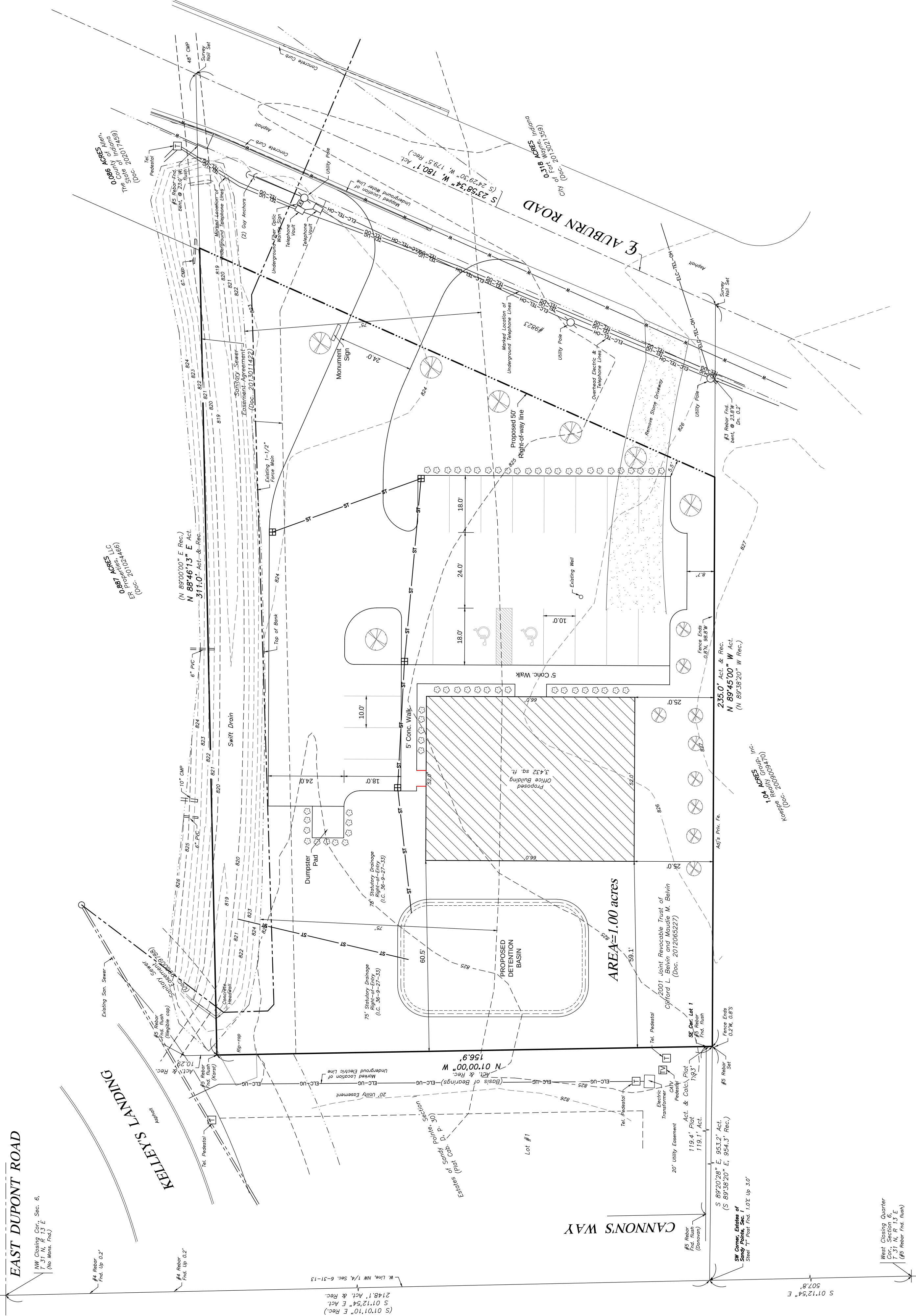
Commencing at the Northwest corner of the Northwest Quarter of said Section 6; thence South 01 degrees 01 minutes 10 seconds East (assumed bearing), along the West line of the Northwest Quarter of said section 6, a distance of 2148.1 feet; thence South 89 degrees 38 minutes 20 seconds East, 952.3 feet to the point of beginning; thence North 01 degrees 00 minutes 00 seconds West 156.9 feet to the centerline of a ditch; thence North 89 degrees 00 minutes 00 seconds East, said ditch, 311.0 feet to the centerline of the Old Auburn Road as presently established; thence South 24 degrees 09 minutes 30 seconds west, along said Road centerline, 179.5 feet; thence North 89 degrees 38 minutes 20 seconds West, 235.0 feet to the point of beginning, containing 1.00 acre, more or less.

Utility Providers

Gas: NIPSCO (800) 464-7726
Water: City of Fort Wayne (260) 427-1160
Wastewater: City of Fort Wayne (260) 427-1160
Electricity: Fort Wayne Electric Dept. (800) 311-4634
Telephone: Frontier (877) 600-1572
Cable TV: Comcast (260) 456-9000

IUPPS Ticket No. 1603162137

Beginning Benchmark:
INDOT CG6S Base Station RCTM0009, located at INDOT Fort Wayne,
5333 Hatfield Road, Fort Wayne, IN
Base Station Elev.=861.919 [NAVD83]



Location Map

