

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2016-0017
Bill Number: Z-16-05-23
Council District: 5-Geoff Paddock

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 0.14 acres of property from C2-Limited Retail to R1-Single Family Residential

Location: 1808 High Street

Reason for Request: To bring property into the appropriate zoning district for the use.

Applicant: Dylan G. Roldan

Property Owner: Dylan and Justin Rolden

Related Petitions: none

Effect of Passage: Property will be rezoned to the R1-Single Family Residential zoning district which allows the existing single house.

Effect of Non-Passage: The property will remain zoned for commercial development, which affect financial lending on the property.

- 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

- 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

- 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

- 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

- 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

- 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

- 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

- 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

- 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

- 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

- 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

- 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

Department of Planning Services
Rezoning Petition Application

Applicant
Applicant DYLAN G. ROLDAN
Address 1808 HIGH STREET
City FORT WAYNE State INDIANA Zip 46808
Telephone 260-240-0126 E-mail DYLAN.ROLDAN75@GMAIL.COM

Contact Person
Contact Person DYLAN G. ROLDAN
Address 1808 HIGH STREET
City FORT WAYNE State INDIANA Zip 46808
Telephone 260-240-0126 E-mail DYLAN.ROLDAN75@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 1808 HIGH STREET
Present Zoning C2 Proposed Zoning R1 Acreage to be rezoned .14
Proposed density _____ units per acre
Township name _____ Township section # _____
Purpose of rezoning (attach additional page if necessary) PERMIT EXISTING USE.
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 300
☒ 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>DYLAN G. ROLDAN</u> (printed name of applicant)	<u>Dylan G Roldan</u> (signature of applicant)	<u>5-2-16</u> (date)
<u>DYLAN G. ROLDAN</u> (printed name of property owner)	<u>Dylan G Roldan</u> (signature of property owner)	<u>5-2-16</u> (date)
<u>Justin Roldan</u> (printed name of property owner)	<u>Justin Roldan</u> (signature of property owner)	<u>5-2-16</u> (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

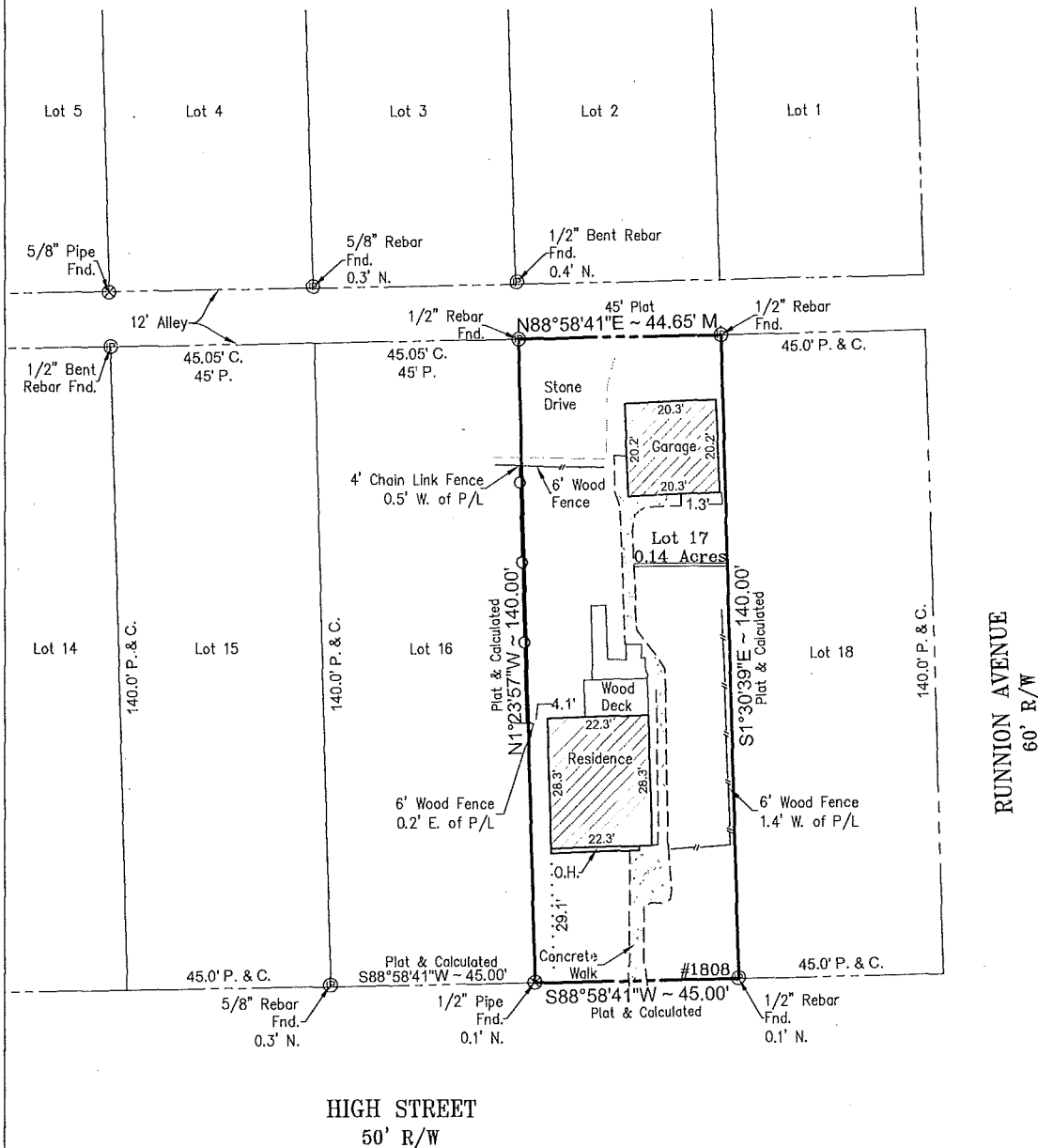
Received	Receipt No.	Hearing Date	Petition No.
5-2-2016	120664	6-13-16	REZ-2016-0017

CERTIFICATE OF SURVEY

PAGE 1 OF 2

The undersigned Land Surveyor, registered under the laws of the State of Indiana, hereby certifies that he has made a resurvey of the real estate depicted and described below. Measurements were made and monuments perpetuated as shown, in conformity with the record thereof in the Office of the Recorder of Allen County, Indiana. No encroachments existed, except as noted. The description of the real estate is as follows, to wit:

Lot 17, Block 14 in Rockhill's Heir's Addition, according to the plat thereof, recorded in Plat Book 65, Pages 516-517 in the Office of the Recorder of Allen County, Indiana.



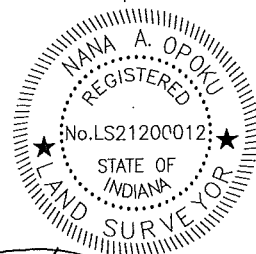
For: Roldan

Job No. 16040097

Date of fieldwork: April 18, 2016

IN WITNESS WHEREOF, I HEREUNTO PLACE MY HAND AND SEAL THIS 20TH DAY OF APRIL, 2016.

I hereby certify that to the best of my knowledge and belief this plat represents a survey conducted under my supervision in accordance with Title 865 IAC, Article 1, Rule 12, Section 1 thru 30.



Nana A. Opoku

Registered Land Surveyor 21200012

APEX CONSULTING & SURVEYING

SURVEYOR'S REPORT

In accordance with Title 865, Article 1, Rule 12, Section 1 through 30 of the Indiana Administrative Code, the following opinion is submitted regarding the various uncertainties in the locations of the lines and corners established on this parcel as a result of: a) Variances in the reference monuments; b) Discrepancies in the record descriptions and plats; c) Inconsistencies in lines of occupation; d) Relative Positional Accuracy;

An electronic total station and data collector were used to collect data for physical location of pavement and lot/parcel corner monumentation was accomplished employing the total station using standard radial surveying techniques and dual GPS receivers. The bearing used as basis for this survey was derived by dual frequency GPS receivers connected to INDOT CORS Network

Intent: To retrace Lot #17, Block 14 in Rockhill's Heir's Addition in Allen County, Indiana. This survey was completed without the benefit of a title commitment. A complete title search may reveal facts that may change portions of this survey. Client has requested we provide survey of said lot.

AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS: In our field research for this survey, we located a sufficient number of adjacent monuments (as shown on the graphic segment of this survey), which in our opinion, provided us with enough data to verify or reestablish the deed/plat location of the subject property relative to the applicable found and accepted as adjacent deed/plat boundaries. Unless noted otherwise on this survey, all found monuments are flush with the ground, in good material condition and firmly set in the ground. Various sized monuments were found during the course of this survey as shown on sheet no. 1. We have no documented history for these monuments. The monuments found at the corners of the subject parcel were accepted as the deeded and/or platted monuments because they were at or within the limits of the relative positional accuracy for this class of survey.

THEORY OF LOCATION: Based on the monuments found and the comparison of measurements taken between monuments and platted dimensions, found monuments and plat bearings and distances were held to establish the subject lot. A best fit line among found monuments was used to establish the North line of the subject lot and was held as the base line for this survey. Found monuments were held to establish the East and West lines of the subject lot. This line was used because the terminal ends appeared to be undisturbed, monuments which had virtually the same distance as given on the plat. Also, the angular and distance relationships to adjacent monuments were within the limits of the relative positional accuracy for this class of survey when compared to data given on the record plat. It is my opinion that the uncertainty associated with these corners is 0.35 feet based on measurements between monuments versus platted distances.

- A) **Discrepancies in the record descriptions and plats:** There are no apparent discrepancies in the record plat in this area. A copy of the plat of Rockhill's Heir's Addition recorded in Plat Book 65, pages 516-517 in the Office of the Recorder of Allen County, Indiana and documents noted on sheet no 1. were reviewed and used in the completion of this survey.
- B) **Occupation or Possession lines:** Items, such as fences, indicating occupation or possession lines, are shown on the graphic portion of this survey with dimensions indicating their position relative to the lines and corners of this survey. The dimensions are given to the nearest tenth of a foot to illustrate the difference of the inconsistencies between said occupation or possession lines with the deed or plat line(s). Any uncertainty associated with these items is limited to the significant figures indicated by the dimensions.
- C) **Relative Positional Accuracy:** The calculated Relative Positional Accuracy due to random errors in measurement of the corners of this survey is within the specifications for a Suburban Survey as defined in IAC 865.

There are no front yard, side yard or rear yard setbacks given on the record plat and written evidence of setbacks has not been provided to this office as required by State Statute 865 IAC 1-12-13 (12) & (13).

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law" Nana Opoku



Rezoning Petition REZ-2016-0017 (1808 High St)



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: 5/17/2016

