

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2016-0024
Bill Number: Z-16-06-27
Council District: 1-Paul Ensley

Introduction Date: June 28, 2016

Plan Commission
Public Hearing Date: July 11, 2016

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

Synopsis of Ordinance: To rezone approximately 0.13 acres of property from R1-Single Family
Residential to C3-General Commercial

Location: 1841 North Coliseum

Reason for Request: According to the applicant: the property is vacant and adjacent to other
commercial districts.

Applicant: Kocot Realty, LLC

Property Owner: Lisa Kocot

Related Petitions: none

Effect of Passage: Property will be rezoned to the C3-General Commercial zoning district
which allows a wide variety of retail and commercial uses, including
automotive uses.

Effect of Non-Passage: The property will remain zoned R1-Single Family Residential, which may
develop with typical single family type uses.

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**Department of Planning Services
Rezoning Petition Application**

Applicant

Applicant Lisa Kocot/Kocot Realty LLC
Address 8824 Bay Breeze Lane
City Indianapolis State IN Zip 46236
Telephone 317-431-9966 E-mail Lisa Kocot@sbcglobal.net

Contact Person

Contact Person Horace Medcalf
Address 101 Mackinac Court
City Indianapolis State IN Zip 46227
Telephone 317-677-6065 E-mail horace.medcalf1970@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 1341 Coliseum Blvd. Ft. Wayne 46805
Present Zoning R-1 Proposed Zoning C-3 Acreage to be rezoned 0.13
Proposed density _____ units per acre
Township name FW St Joseph Township section # 32
Purpose of rezoning (attach additional page if necessary) to become commercial, currently the property is vacant. It sits next to Lowes, makes good NONE business sense
Sewer provider NONE Water provider NONE

Filing Requirements

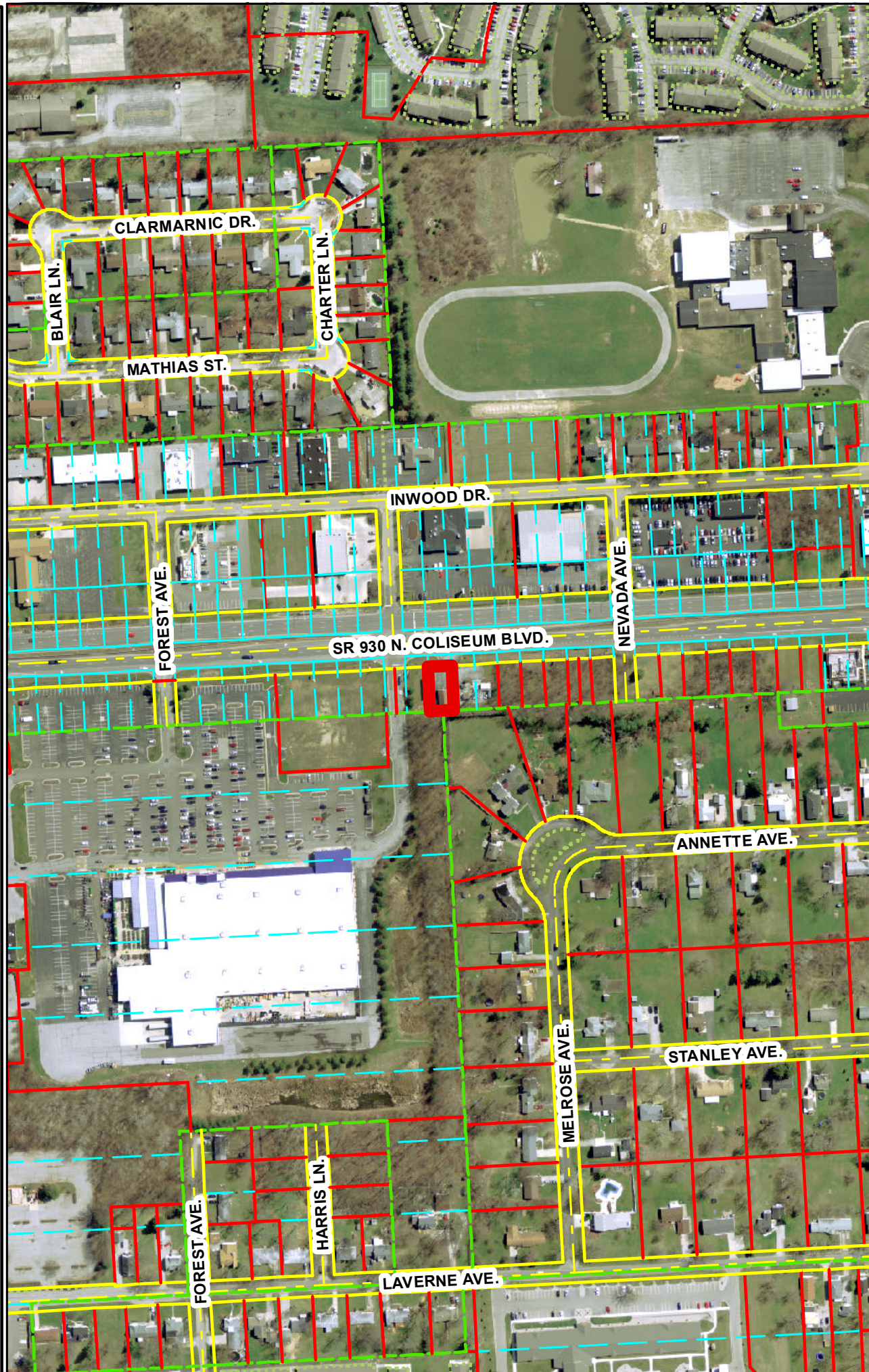
Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements.
☒ Applicable filing fee
☒ Applicable number of surveys showing area to be rezoned (plans must be folded) 5
☒ 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>Lisa Kocot</u> (printed name of applicant)	<u>Lisa Kocot member</u> (signature of applicant)	<u>5/27/16</u> (date)
<u>Lisa Kocot</u> (printed name of property owner)	<u>Lisa Kocot member</u> (signature of property owner)	<u>5/27/16</u> (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

Received <u>June 7</u>	Receipt No. <u>121068</u>	Hearing Date <u>July 11, 16</u>	Petition No. <u>162-2016-0024</u>
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Rezoning Petition REZ-2016-0024 (1841 North Coliseum Blvd)

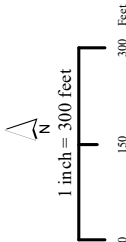


Project boundaries represented by bold colored lines are for representational purposes only.

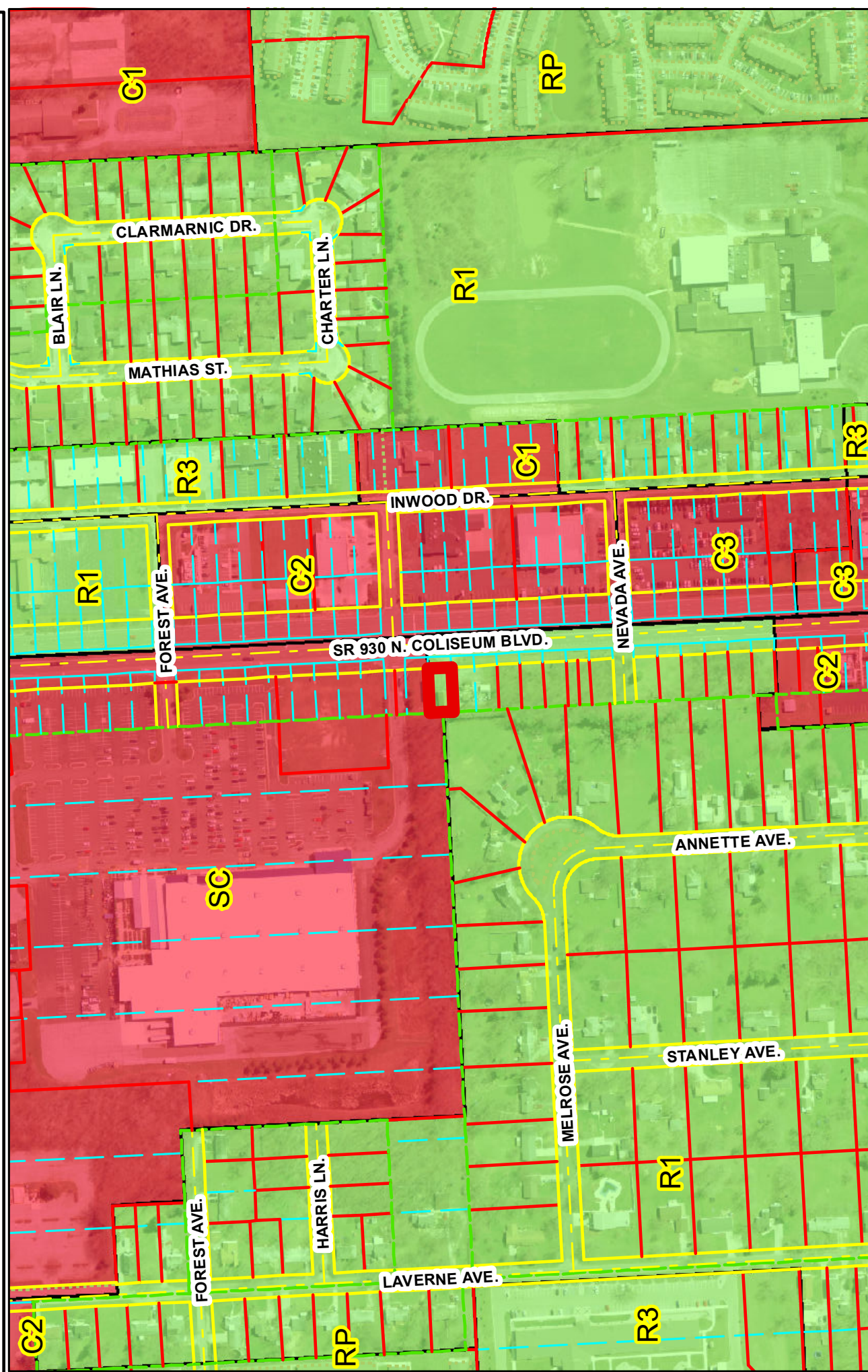
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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

Date: 6/17/2016



Rezoning Petition REZ-2016-0024 (1841 North Coliseum Blvd)

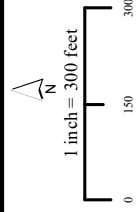


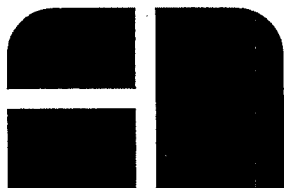
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341 Airport North Office Park
Fort Wayne, Indiana 46825
260-497-8823
FAX: 260-497-8555

750 Lincoln Way East
South Bend, Indiana 46601
574-232-8700
FAX: 574-251-4440

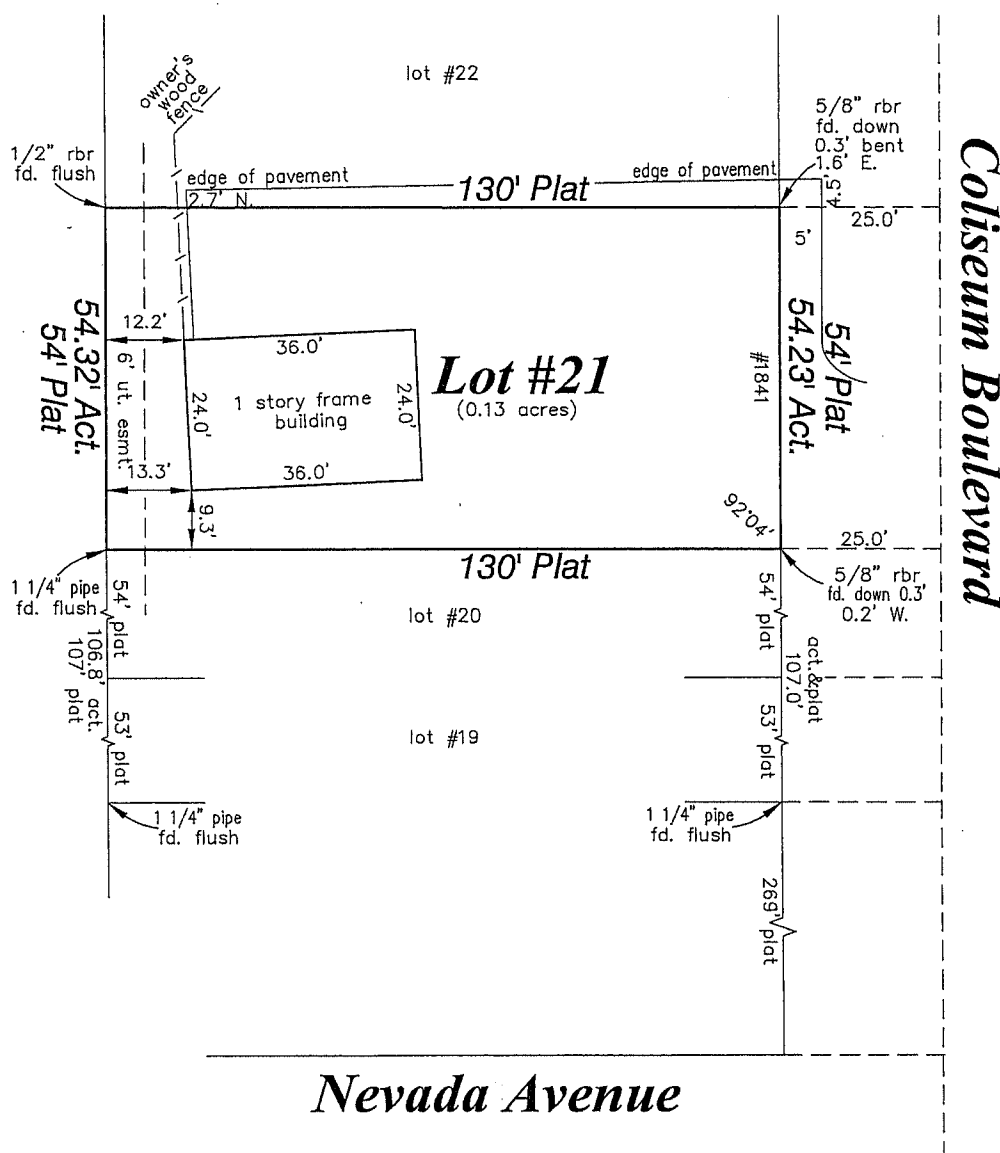
95 West Main Street
Benton Harbor, Michigan 49023
269-927-2295
FAX: 269-927-4639

CERTIFICATE OF SURVEY

This document is a record of a resurvey of land and real estate prepared in conformity with established rules of surveying and made in accordance with the records or plat on file in the Recorder's office of SUBJECT County, State of Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments by adjoining land owners unless specifically stated below. Corners were perpetuated as indicated. I hereby certify that the survey was wholly performed under my supervision, that I am a registered Land Surveyor in Indiana, and to the best of my knowledge and belief, this Survey was executed according to the survey requirements in 865 IAC 1-12-13, as amended.

DESCRIPTION OF REAL ESTATE

Lot #21 in Delta Heights Addition to the City of Fort Wayne, according to the recorded Plat thereof, in Plat Book 11B, Page 84, in the Office of the Recorder of Allen County, Indiana.



Scale: 1"=30'

0 15 30

Fieldwork completed on May 10, 2005.

This property is in Zone X as the description plots by scale on Flood Insurance Rate Map No. 18003C0150 F, effective November 5, 2003.

SURVEY NO. M5-0029-046

SURVEYED FOR: Pakizehjam, Fakrolzamon

DATE: May 24, 2005

SAM L. FAUST
REGISTERED LAND SURVEYOR NO. S0540

