

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2016-0026
Bill Number: Z-16-06-29
Council District: 6 Glynn Hines

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 15.41 acres of property from C4-Intensive Commercial to R1-Single Family Residential

Location: Southtown Meadow, Sections I and II

Reason for Request: To bring the existing single family subdivision under the appropriate zoning district.

Applicant: Claudia Harris-Stevenson

Property Owner: various owners, Fleming Excavating

Related Petitions: none

Effect of Passage: Property will be rezoned to the R1-Single Family Residential zoning district which is the appropriate zoning district for the existing subdivision.

Effect of Non-Passage: The property will remain zoned C4-Intensive Commercial, which is causing problems for home owners wanting to sell their properties or refinance, due to the fact that new residential development would not be permitted in the commercial district.

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**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Claudia Harris-Stevenson
 Address 7531 W. Melody Circle
 City Fort Wayne State IN Zip 46816
 Telephone 260-410-5112 E-mail chs@fwcitylink.com

Contact Person
 Contact Person Claudia Harris-Stevenson
 Address 7531 W. Melody Circle
 City Fort Wayne State IN Zip 46816
 Telephone 260-410-5112 E-mail chs@fwcitylink.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 Southtown Meadows
 Present Zoning C4 Proposed Zoning R1 Acreage to be rezoned _____
 Proposed density _____ units per acre
 Township name Wayne Township section # _____
 Purpose of rezoning (attach additional page if necessary) change of residential properties currently zoned as C4 (Commercial) to R1 (residential)
 Sewer provider City of FW Water provider City of FW

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 Rezonings 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>Claudia Harris-Stevenson</u> (printed name of applicant)	<u>[Signature]</u> (signature of applicant)	<u>06/01/2016</u> (date)
<u>(See Attachment)</u> (printed name of property owner)	_____ (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>6/1/16</u>	Receipt No. <u>120976</u>	Hearing Date <u>7/11/2016</u>	Petition No. <u>REC-2016-0026</u>
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Department of Planning Services
Rezoning Petition Application

Applicant	Applicant _____
	Address _____
	City _____ State _____ Zip _____
	Telephone _____ Fax _____ E-mail _____

Property Ownership	Property Owner <u>FLEMING EXCAVATING, INC.</u>
	Address <u>112 E 1000N</u>
	City <u>DECATUR</u> State <u>IN</u> Zip <u>46733</u>
	Telephone <u>260-724-2697</u> Fax <u>260-724-8012</u> E-mail _____

Contact Person	Contact Person <u>GREG FLEMING</u>
	Address <u>112 E 1000N</u>
	City <u>DECATUR</u> State <u>IN</u> Zip <u>46733</u>
	Telephone <u>260-724-2697</u> Fax <u>260-724-8012</u> E-mail _____

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 <u>SOUTHTOWN MEADOWS</u>
	Present Zoning <u>C4</u> Proposed Zoning <u>R1</u> Acreage to be rezoned _____
	Proposed density _____ units per acre
	Township name * <u>WAYNE</u> Township section # _____
	Purpose of rezoning (attach additional page if necessary) <u>CHANGE OF RESIDENTIAL PROPERTIES CURRENTLY ZONED AS C4 (COMMERCIAL) TO R1 (RESIDENTIAL)</u>
	Sewer provider <u>CITY OF FW</u> Water provider <u>CITY OF FW</u>

Filing Requirements	Applications will not be accepted unless the following filing requirements are submitted with this application. Please contact staff for applicable filing fees and plan/survey submittal requirements.
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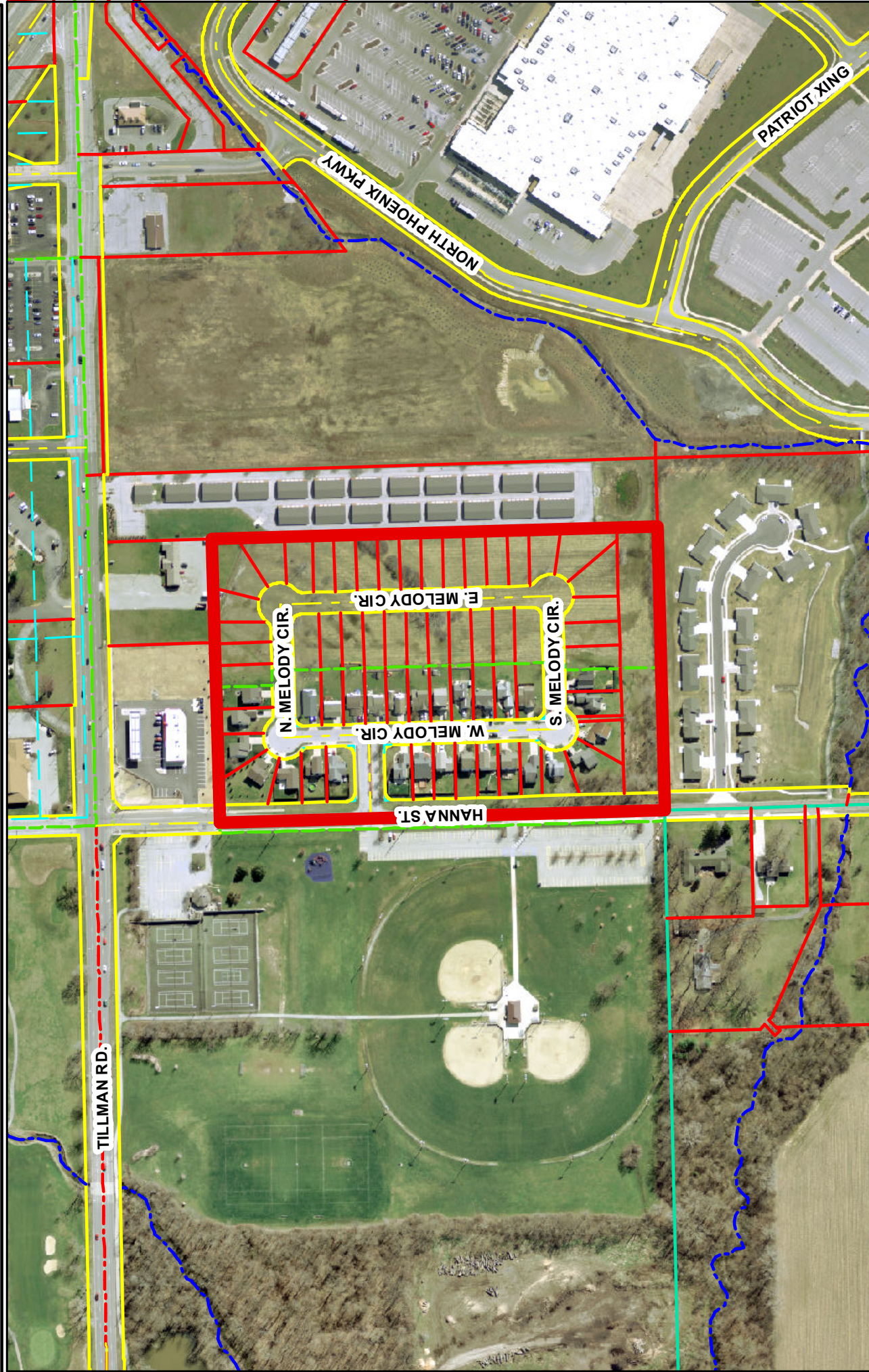
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(printed name of applicant)	(signature of applicant)	(date)
<u>GREGORY A. FLEMING Pres.</u>	<u>[Signature]</u>	<u>6-17-16</u>
(printed name of property owner)	(signature of property owner)	(date)
<u>FLEMING EXC. INC.</u>		
(printed name of property owner)	(signature of property owner)	(date)
(printed name of property owner)	(signature of property owner)	(date)

Received	Receipt No.	Hearing Date	Petition No.
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Rezoning Petition REZ-2016-0026

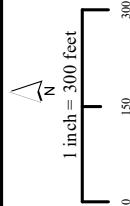


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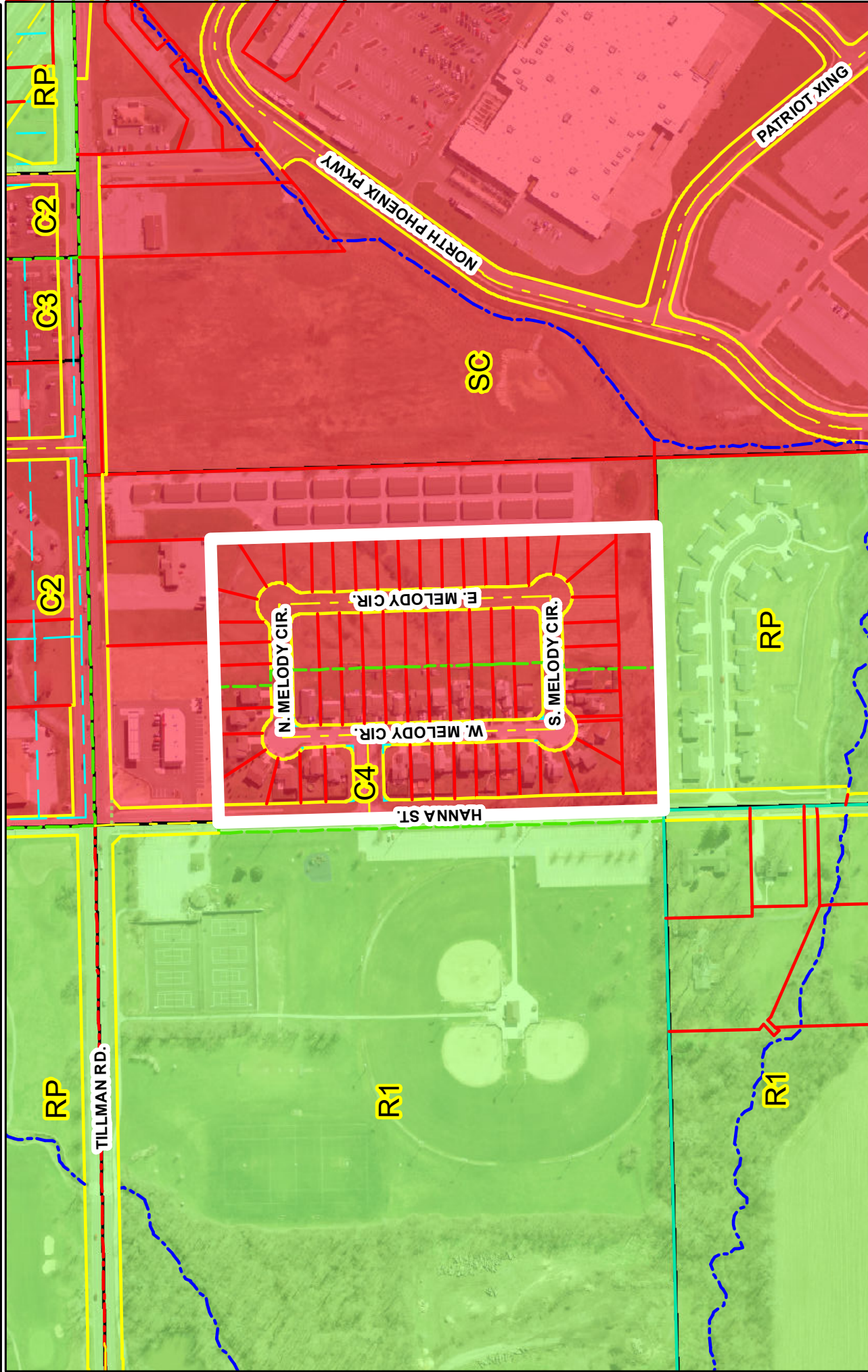
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Photos and Contours: Spring 2009

Date: 6/20/2016





Rezoning Petition REZ-2016-0026



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