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.

1	*						
2	#REZ-2016-0026						
3	BILL NO. Z-16-06-29						
4	ZONING MAP ORDINANCE NO. Z						
5	AN ORDINANCE amending the City of Fort Wayne Zoning Map No. N-31 (Sec. 36 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 R1 (Single						
9	Family Residential) District under the terms of Chapter 157 Title XV of the Code of the City						
10	of Fort Wayne, Indiana:						
11	The plat of Southtown Meadow, Section I, as recorded with Document Number						
12	930017191, in the Office of the Recorder of Allen County, Indiana.						
13	TOGETHER WITH:						
14	The plat of Southtown Meadow, Section II, as recorded with Document Number						
15	970067876, in the Office of the Recorder of Allen County, Indiana.						
16	and the symbols of the City of Fort Wayne Zoning Map No. N-31 (Sec. 36 of Wayne						
17	Township), as established by Section 157.082 of Title XV of the Code of the City of Fort						
18	Wayne, Indiana is hereby changed accordingly.						
19	SECTION 2. That this Ordinance shall be in full force and effect from and after its						
20	passage and approval by the Mayor.						
21	passage and approval by the major.						
22	Council Member						
23	APPROVED AS TO FORM AND LEGALITY:						
24							
25	Carol T. Helton, City Attorney						
26							
27							

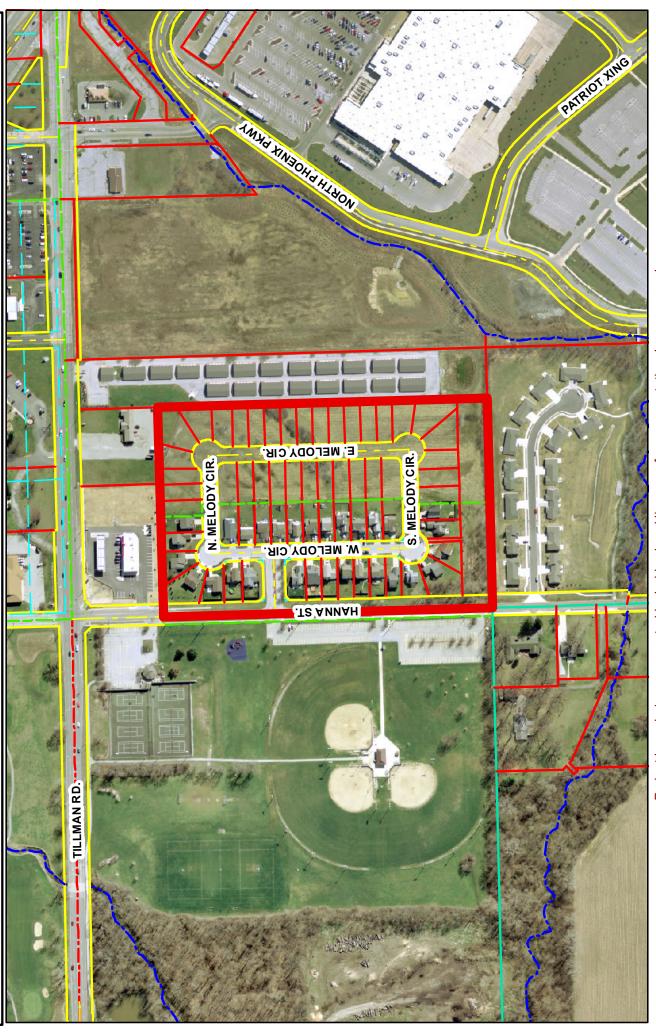
Rezoning Petition Application Address waitilink com Contact Person Person 5112 Chs @ All staff correspondence will be sent only to the designated contact person. ☐ Allen County Planning Jurisdiction ☐ City of Fort Wayne Planning Jurisdiction Miladows Address of the property Present Zoning Proposed Zoning Acreage to be rezoned Proposed density units per acre Township name Township section # Chang Purpose of rezoning (attach additional page if necessary) Water provider 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 page of \$0.85 per notice and a public notice fee of edi a (signature of applicant) (date) (date) (printed name of property owner) (signature of property owner) (printed name of property owner) (signature of property owner) (date) (printed name of property owner) (signature of property owner) (date) Hearing Date Petition No Received Receipt No. 120976 12016

Department of Planning Services

Department of Planning Services Rezoning Petition Application

+	Applicant							
Applicant	Address					-		
	City	State		Zip				
	Telephone	Fax		E-mail				
	Property Owner FLE	MING Exca	VATING I	Nc.				
Property Ownership	Address	1000N						
	City DECATUL	State	ن	Zip _ 46	733			
	Telephone _266 - 724 - 26	697 Fax 260	724-8012	E-mail				
Contact Person	Contact Person	EG FLOMING						
	Address	1000N						
	City DECATUR	State	IN	Zip %	6733			
	Telephone 260-724-26	97 Fax 260	-724-8012	E-mail				
	All staff corr	espondence will be so	ent only to the des	ignated contact p	verson.			
	☐ Allen County Planning Jurisdiction ☐ City of Fort Wayne Planning Jurisdiction							
	Address of the property Southtown MEADOWS							
	Present Zoning C4 Proposed Zoning R / Acreage to be rezoned							
+	Proposed density				units per	acre		
Request	Township name * Units per acre Township name * Township section #							
Re	Purpose of rezoning (attach	additional page if	necessary)	NANGE OF	LESIDENTI	46		
	PROPERTIES CULRENTLY ZONED AS CY (COMMERCIAL) TO							
	RI (RESIDENTIAL)							
	Sewer provider	F FW	Water prov	ider Ciry	or Fw			
-	Applications will not be accepted	d unless the following	filing requiremen	nts are submitted	with this applica	tion.		
nts	Please contact staff for applicab				11			
Filing juireme	 □ Applicable filing fee □ Applicable number of surveys showing area to be rezoned (plans must be folded) 							
Filing Requirements	 Legal Description of par 	rcel to be rezoned						
Rec	☐ Rezoning Questionnaire	e (original and 10 copies	s) County Rezoning	s Only				
1/ we unde	erstand and agree, upon execution and described in this application; that I/w	submission of this applye agree to abide by al	ication, that I am/w	e are the owner(s) of Allen County Zor	of more than 50 per	cent of the on Control		
Ordinance	e as well as all procedures and policies dling and disposition of this application	s of the Allen County P	lan Commission as	those provisions, p	rocedures and polic	eies related		
I/we agree	e to pay Allen County the cost of notif	ying the required intere	sted persons at the i	rate of \$0.85 per no	tice and a public no	otice fee of		
\$50.00 pe	r Indiana code.							
(printed na	ame of applicant)	(signature of	(signature of applicant)			(date)		
		1	1			6-17-16		
(printed name of property owner) Two.		(signature of	property owner)		(date)			
	ame of property owner)		property owner)		(date)			
(printed n	ame of property owner)	(signature of	property owner)		(date)			
			Received	Receipt No.	Hearing Date	Petition No.		





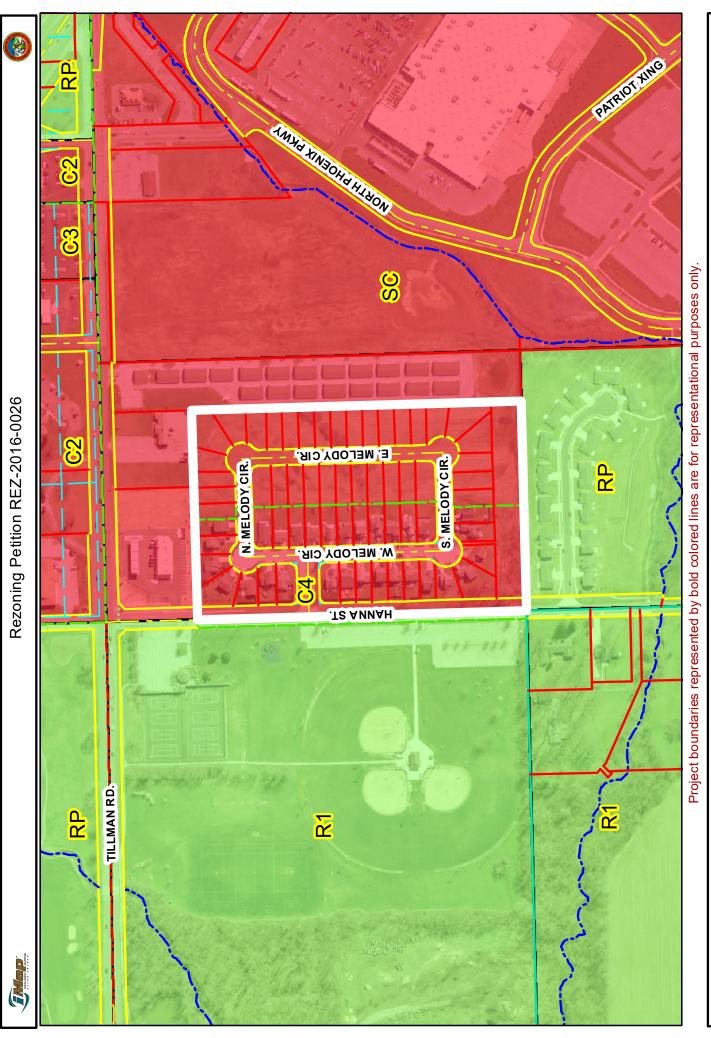
Project boundaries represented by bold colored lines are for representational purposes only.

| inch = 300 feet

Although strict accuracy standards have been employed in the compliation of this map. Allan County does not warrant or guarantee the accuracy of the information contained brein and diclaims any and all liability resulting from any servor or omission in this map.

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Date: 6/20/2016



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