

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2017-0013
Bill Number: Z-17-03-20
Council District: 6-Glynn Hines

Introduction Date: March 28, 2017

Plan Commission
Public Hearing Date: April 10, 2017 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 1.06 acres of property from I1-Limited Industrial to I2-General Industrial

Location: 5001 Avondale

Reason for Request: To allow for a automobile services and an indoor salvage yard

Applicant: Toufik Dine

Property Owner: Toufik Dine

Related Petitions: none

Effect of Passage: Property will be rezoned to the I2-General Industrial which will allow the applicant to expand the business with indoor salvage.

Effect of Non-Passage: The property will remain zoned I1-Limited Industrial which will allow the automobile services, but not indoor salvage.

#REZ-2017-0013

BILL NO. Z-17-03-20

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. N-19 (Sec. 24 of Wayne Township)**

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
INDIANA:

SECTION 1. That the area described as follows is hereby designated an I2
(General Industrial) District under the terms of Chapter 157 Title XV of the Code of the City
of Fort Wayne, Indiana:

Lots Numbered 70, 71 and 75 and One Half Vacated Alley adjoining said Lots, in
Hiron's Addition to the City of Fort Wayne, as recorded in Plat Record 6, page 69,
and Lots Numbered 13 and 14 in South Wood Heights Addition to the City of Fort
Wayne, as recorded in Plat Record 10, pages 4-6; also a triangular tract of land on
the East side of Clay Street Extended, beginning at a point on the Southwest corner
of Lot Number 13 in South Wood Heights Addition to the City of Fort Wayne, Allen
County, Indiana; thence South along the East line of said Clay Street Extended, 58.2
feet; thence in a Northeasterly direction, 89.4 feet to the South line of said Lot
Number 13 in South Wood Heights Addition, 56.1 feet to the place of beginning,
Allen County, Indiana.

and the symbols of the City of Fort Wayne Zoning Map No. N-19 (Sec. 24 of Wayne
Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
Wayne, Indiana is hereby changed accordingly.

SECTION 2. If a written commitment is a condition of the Plan Commission's
recommendation for the adoption of the rezoning, or if a written commitment is modified and
approved by the Common Council as part of the zone map amendment, that written
commitment is hereby approved and is hereby incorporated by reference.

SECTION 3. That this Ordinance shall be in full force and effect from and after its
passage and approval by the Mayor.

Council Member

APPROVED AS TO FORM AND LEGALITY:

Carol T. Helton, City Attorney

Department of Planning Services
Rezoning Petition Application

Applicant
Applicant Toufik DINE
Address 5001 Avondale
City Fort Wayne State IN Zip 46806
Telephone 260 804 0698 E-mail Tdine2@hotmail.com

Contact Person
Contact Person TOUFIK DINE
Address 4641 E LaFayette Espl
City Ft Wayne State IN Zip 46806
Telephone 260 804 0698 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 5001 Avondale
Present Zoning I 1 Proposed Zoning I 2 Acreage to be rezoned 1.06
Proposed density _____ units per acre
Township name Wayne Township section # 24
Purpose of rezoning (attach additional page if necessary) _____
Automobile Services INDOOR Salvageyard
Sewer provider Fort Wayne Water provider 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.

Toufik DINE Toufik Dine 03/06/17
(printed name of applicant) (signature of applicant) (date)

Toufik Dine Toufik Dine 03/16/17
(printed name of property owner) (signature of property owner) (date)

(printed name of property owner) (signature of property owner) (date)

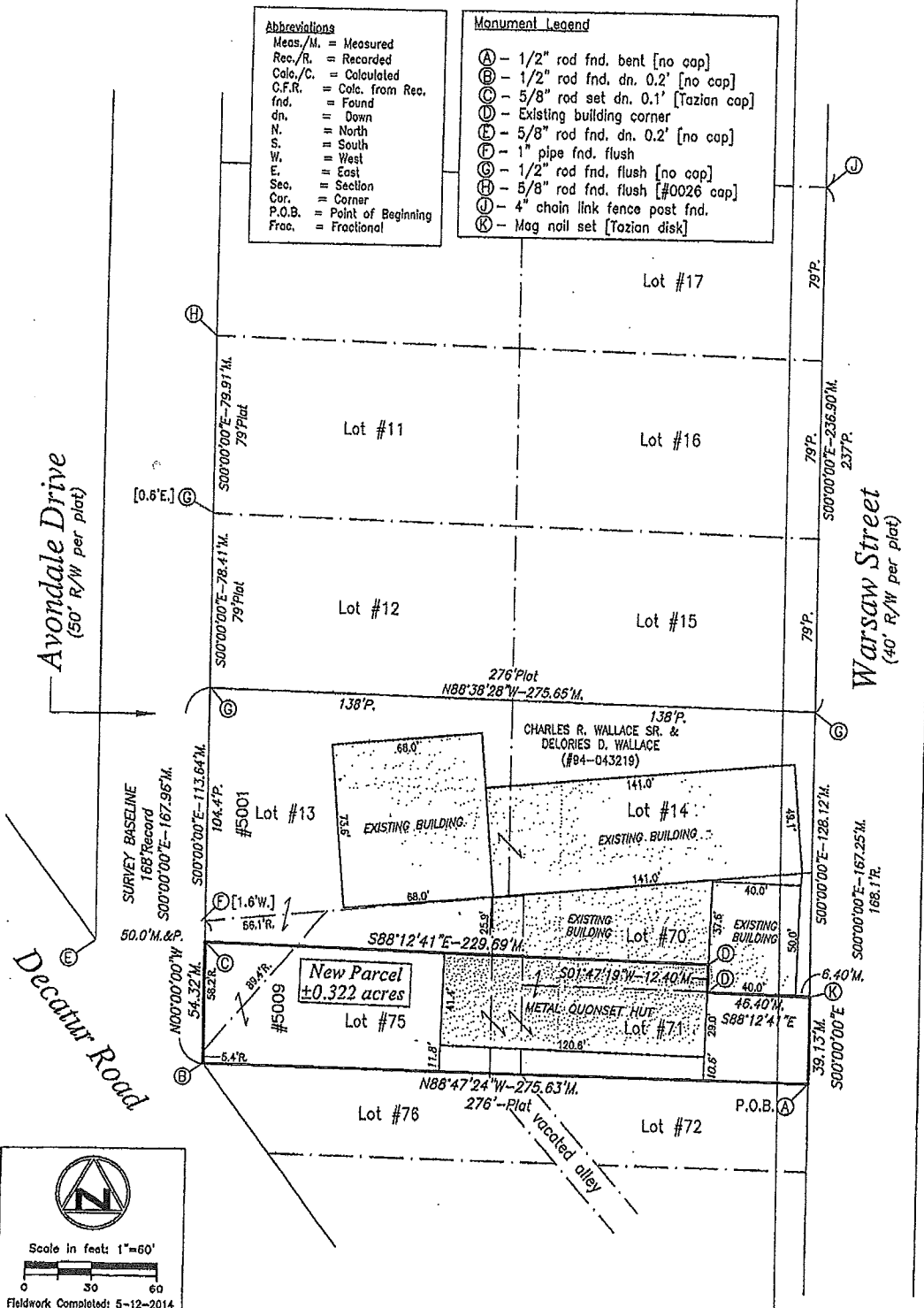
(printed name of property owner) (signature of property owner) (date)

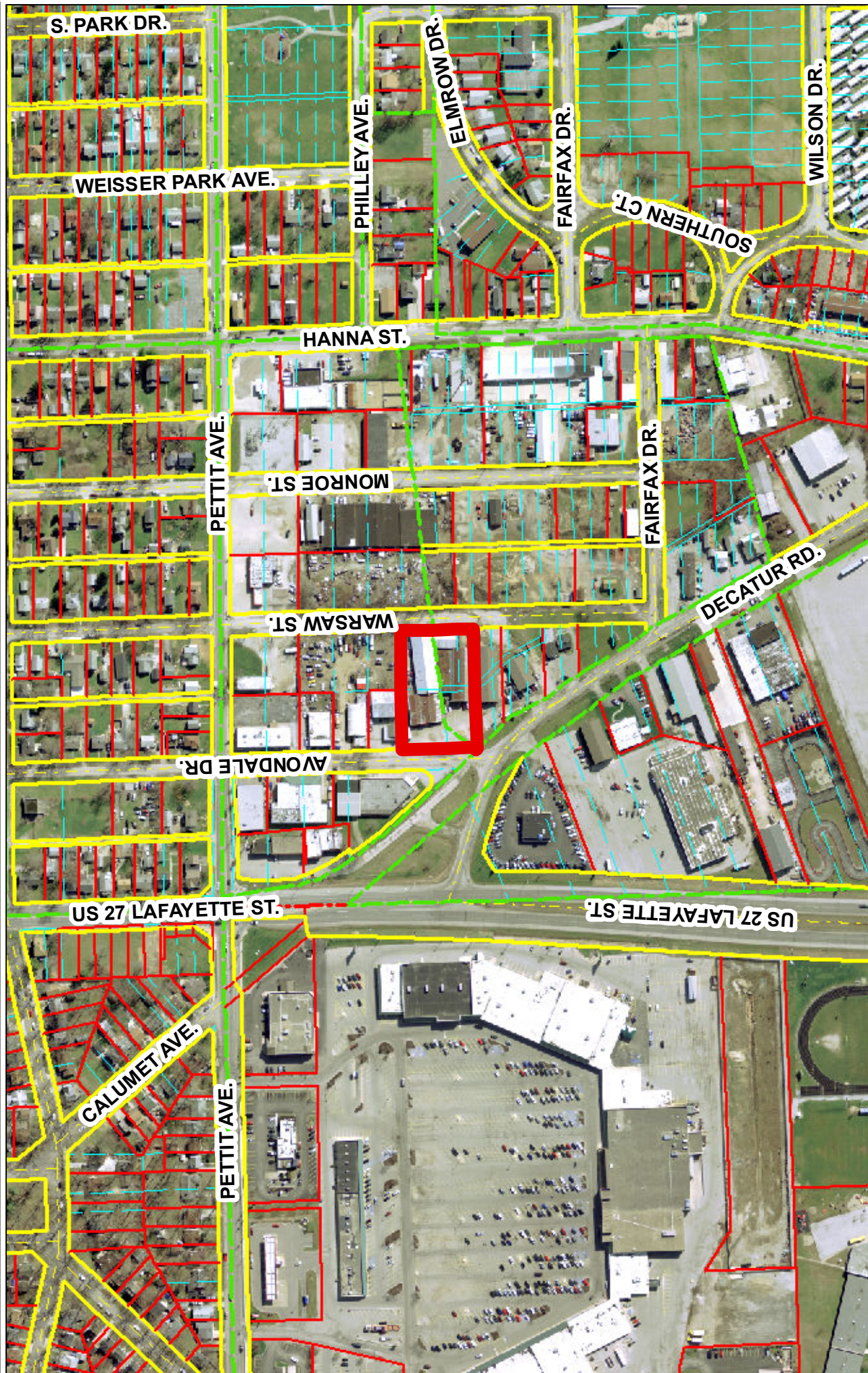
Received	Receipt No.	Hearing Date	Petition No.
<u>3/6/17</u>	<u>123220</u>	<u>4/10/17</u>	<u>REZ - 2017-0013</u>

CERTIFICATE OF SURVEY

This document is a record of a retracement survey 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 Allen County, State of Indiana. The land described exists in full dimensions as shown hereon in feet & decimals of a foot. Corners were perpetuated as indicated.

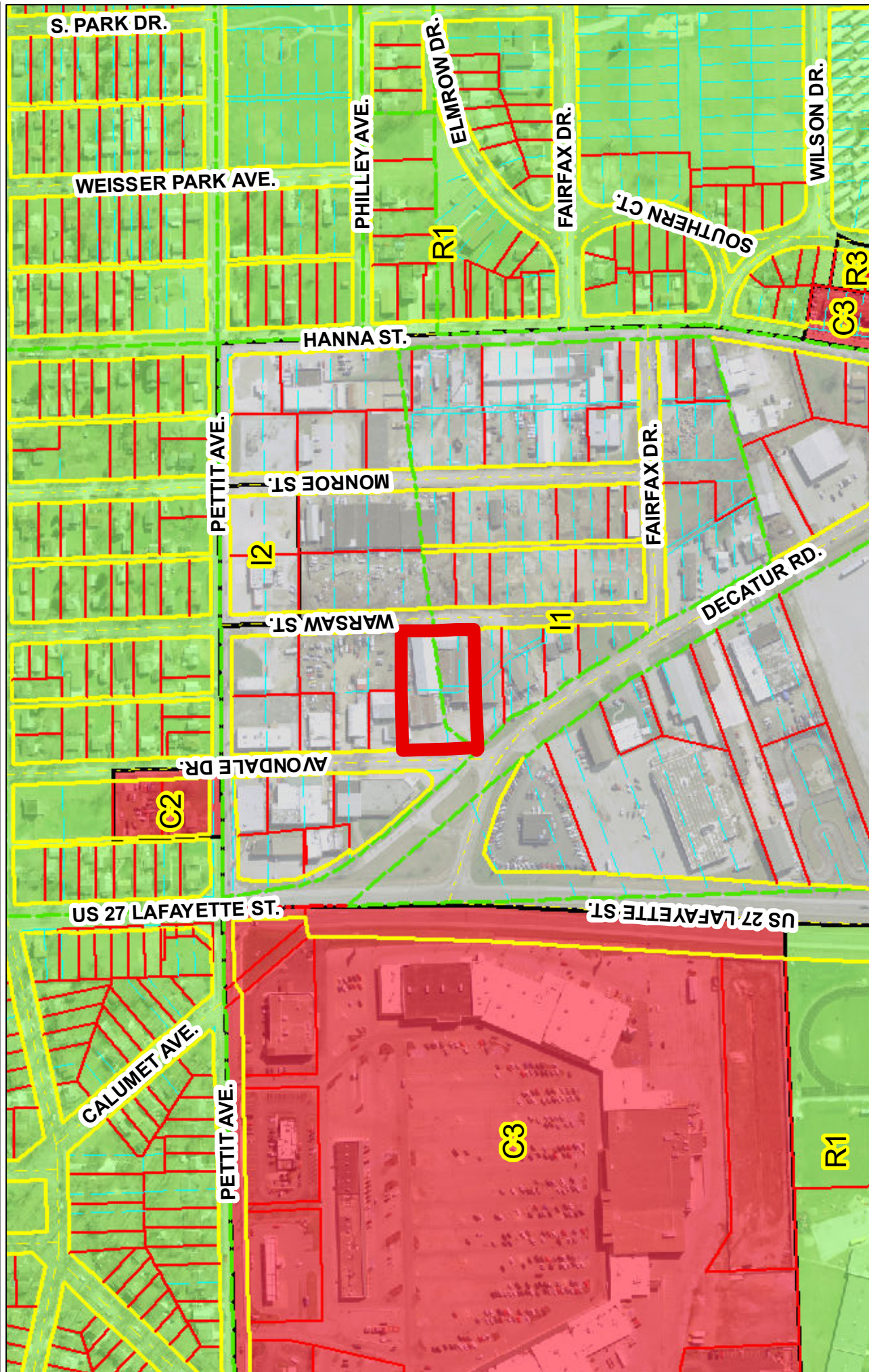
SEE PAGE 2 FOR DESCRIPTION OF REAL ESTATE





1 inch = 300 feet





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: 1/24/2017



1 inch = 300 feet

