

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2017-0023
Bill Number: Z-17-05-30
Council District: 2-Russ Jehl

Introduction Date: May 23, 2017

Plan Commission
Public Hearing Date: June 12, 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 0.95 acres of property from AR-Low Intensity Residential to C1-Professional Office and Personal Services

Location: 1850 East Dupont Road

Reason for Request: To bring the entirety of the applicant's property into the appropriate zoning district for the existing medical office.

Applicant: Dr. Stephen P. Bennett

Property Owner: Dr. Stephen P. Bennett

Related Petitions: none

Effect of Passage: Property will be rezoned to the C1-Professional Office and Personal Services zoning district for the purpose of having appropriate zoning for the existing medical office.

Effect of Non-Passage: The property will remain zoned AR-Low Intensity Residential, which does not allow for a medical office. The office is currently permitted through a Board of Zoning Appeals approval.

1 **REZ-2017-0023**
2 **BILL NO. Z-17-05-30**

3 **ZONING MAP ORDINANCE NO. Z-_____**

4 **AN ORDINANCE amending the City of Fort Wayne**
5 **Zoning Map No. P-58 (Sec. 6 of St. Joseph 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 a C1
9 (Professional Office and Personal Services) District under the terms of Chapter 157 Title XV
10 of the Code of the City of Fort Wayne, Indiana:

11 Lot 3 and the West 10 feet of Lot 4 in Reinig's Suburban Addition, being a Subdivision of the
12 North 435.6 feet of the Northwest Fractional Quarter of Section 6, Township 31 North, Range 13
13 East, according to the plat thereof, recorded in Plat Book 17, page 44 in the Office of the
14 Recorder of Allen County, Indiana, excepting that part taken for public right-of-way for Dupont
15 Road described in Document #205034759.

16 and the symbols of the City of Fort Wayne Zoning Map No. P-58 (Sec. 6 of St. Joseph
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. If a written commitment is a condition of the Plan Commission's
20 recommendation for the adoption of the rezoning, or if a written commitment is modified and
21 approved by the Common Council as part of the zone map amendment, that written
22 commitment is hereby approved and is hereby incorporated by reference.

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

25 _____
26 Council Member

27 APPROVED AS TO FORM AND LEGALITY:

28 _____
29 Carol T. Helton, City Attorney
30

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Steven P Bennett
Address 1850 E Dupont Rd
City Fort Wayne State Indiana Zip 46825
Telephone (260) 750-3388 Fax (260) 489-5175 E-mail drbennett1ad@outlook.com

Property Ownership
Property Owner Steven P Bennett
Address 1850 E Dupont Rd
City Fort Wayne State Indiana Zip 46825
Telephone (260) 750-3388 Fax (260) 489-5175 E-mail drbennett1ad@outlook.com

Contact Person
Contact Person Steven P Bennett
Address 1850 E Dupont Rd
City Fort Wayne State Indiana Zip 46825
Telephone (260) 750-3388 Fax (260) 489-5175 E-mail drbennett1ad@outlook.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 1850 E Dupont Road
Present Zoning FR Proposed Zoning C1 Acreage to be rezoned .95
Proposed density _____ units per acre
Township name * St. Joseph Township section # 60
Purpose of rezoning (attach additional page if necessary) Medical Building
Sewer provider City of Ft Wayne Water provider City of Ft Wayne

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.
☐ 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.

STEVEN P. BENNETT Steven P Bennett 4-28-17
(printed name of applicant) (signature of applicant) (date)

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

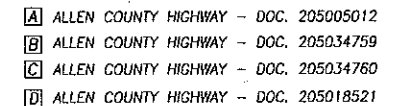
(printed name of property owner) (signature of property owner) (date)

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

Received	Receipt No.	Hearing Date	Petition No.
5/2/17	123724	6/12/17	

Rez-2017-0023

3



DRAWN	CHK'D
GOU	TCG

[illegible]

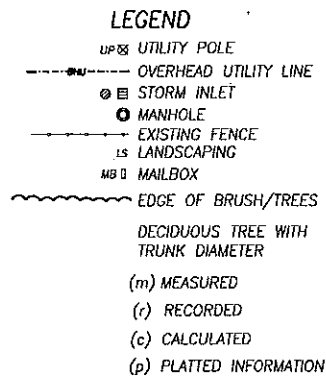
GOULOFF - JORDAN
SURVEYING AND DESIGN, INC.
1133 BROADWAY FORT WAYNE, IN 44802
PH [260] 424-5262 FAX [260] 424-4916

BOUNDARY SURVEY
DUPONT VISION CENTER
815 EAST DUPONT ROAD
FORT WAYNE, INDIANA

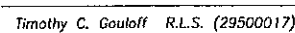
REV. NO.	DATE	DESCRIPTION
1	6/15/2016	Split into Parcels 1 & 2
2	7/27/2016	Added acreage

SHEET
1 OF 1

PROJECT NO.
9605238

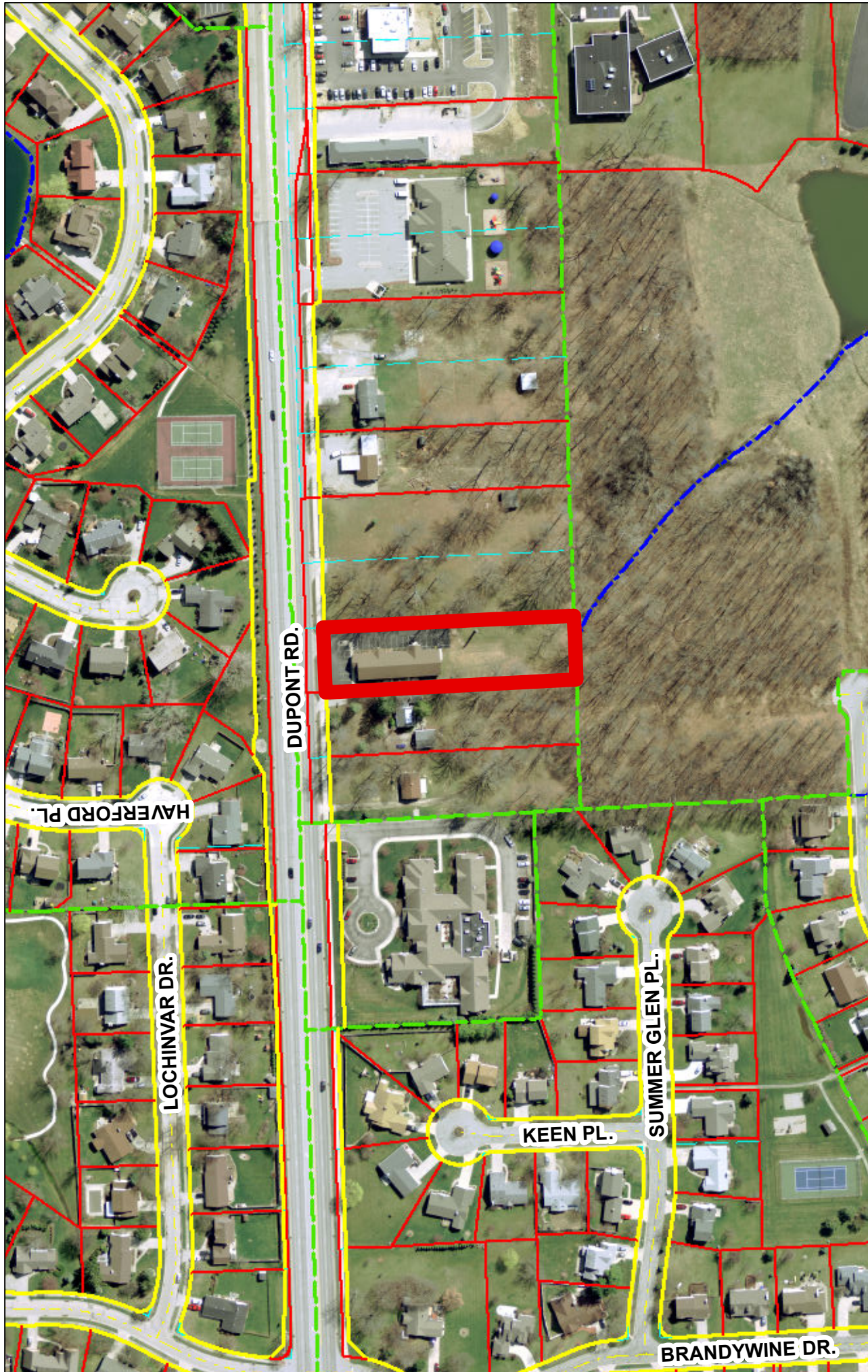


Date: September 13, 2007, June 15, 2016
Job No. 9605238



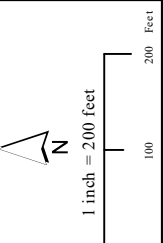
REINIG DEVELOPMENT CORP.
DOC. 95-17179
SANDY POINTE ESTATES

This survey was made under the supervision of Timothy C. Goulloff, L.S.
This survey is dated: September 13, 2007, June 15, 2016
Original Field work completed on: August 22, 2007
Subsequent Field work completed on: May 6, 2016



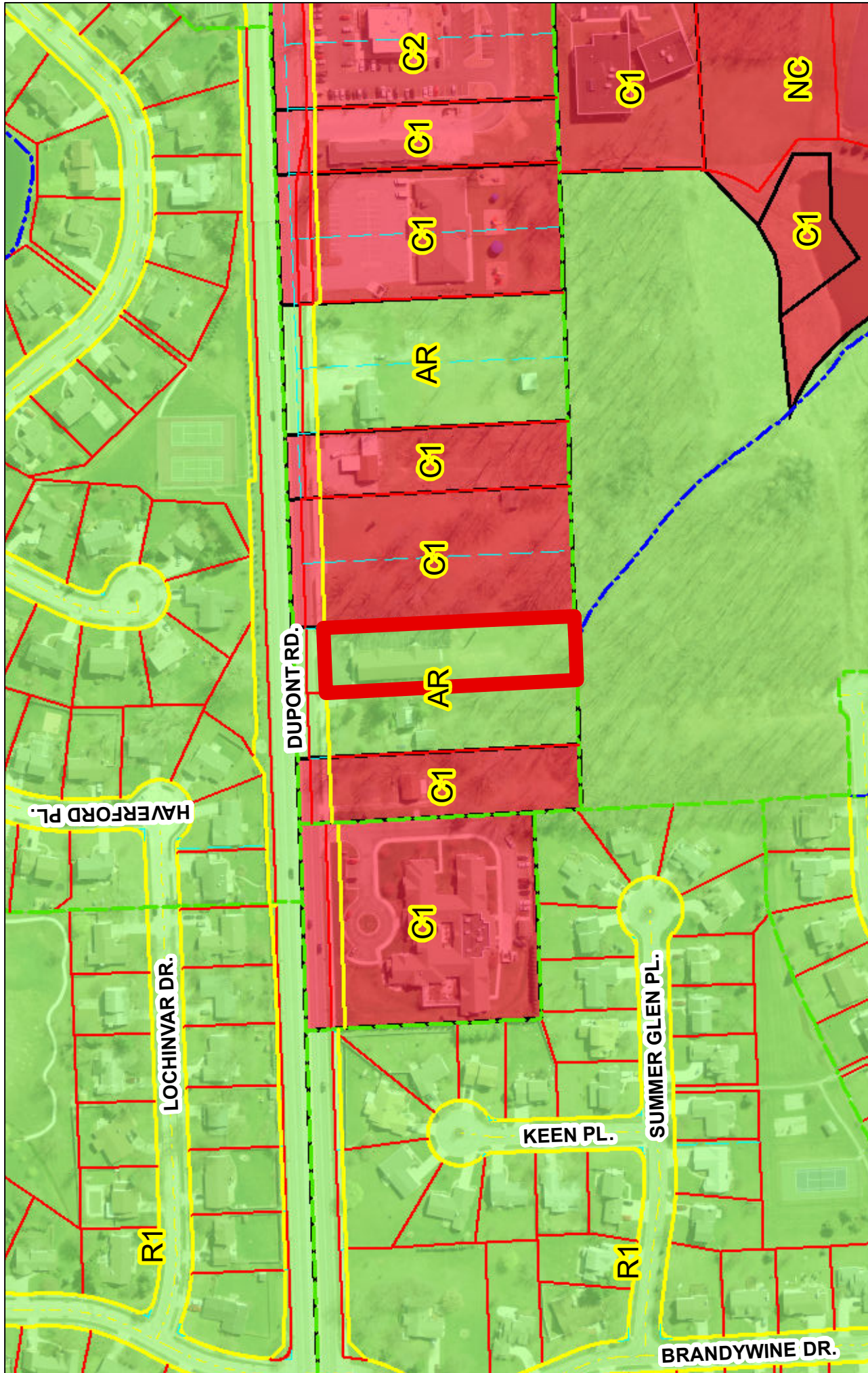
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Photos and Contours, Spring 2009
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Rezoning Petition REZ-2017-0023 (1850 East Dupont Road)



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1 inch = 200 feet

