

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2017-0035
Bill Number: Z-17-08-20
Council District: 2-Russ Jehl

Introduction Date: August 22, 2017

Plan Commission
Public Hearing Date: September 11, 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 1.6 acres of property from R3-Multiple Family Residential and R1-Single Family Residential to C1-Professional Office and Personal Services

Location: 1615 Vance Avenue

Reason for Request: To allow the existing building to be utilized as an assisted living facility.

Applicant: Bethesda Lutheran Communities

Property Owners: John V. Tippman Sr.

Related Petitions: none

Effect of Passage: Property will be rezoned to the C1-Professional Office and Personal Services zoning district which will allow the existing office building to be reutilized as an assisted living facility.

Effect of Non-Passage: The site will remain zoned residential and the existing office building may be used for residential uses. Past BZA approvals have been for educational purposes and insurance sales.

REZ-2017-0035
BILL NO. Z-17-08-20

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. O-22 (Sec. 25 of Washington 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 a C1
(Professional Office and Personal Services) District under the terms of Chapter 157 Title XV
of the Code of the City of Fort Wayne, Indiana:

Lot numbered 16, 17, and 18 in Maple View, an Addition to the City of Fort Wayne, as recorded in Plat record 7, page 22, in the Office of the Recorder of Allen County, Indiana.

and the symbols of the City of Fort Wayne Zoning Map No. O-22 (Sec. 25 of Washington 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 Bethesda Lutheran Communities
Address 600 Hoffmann Drive
City Watertown State WI Zip 53094
Telephone 920-262-6503 E-mail mike.rollert@mailblc.org

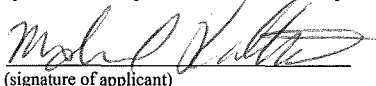
Contact Person
Contact Person Mike Rollert
Address 600 Hoffmann Drive
City Watertown State WI Zip 53094
Telephone 920-262-6503 E-mail mike.rollert@mailblc.org

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 1615 Vance Avenue, Fort Wayne, IN
Present Zoning R3 Proposed Zoning C1 Acreage to be rezoned 1.6
Proposed density Same as we have it now. units per acre
Township name Wayne Township Township section # 0363112
Purpose of rezoning (attach additional page if necessary) _____
The current zoning of the building is R3 and the parking is zoned R1. We should be C1 to properly use the property.
Sewer provider _____ Water provider _____

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.

<u>Michael Rollert</u> (printed name of applicant)	 (signature of applicant)	<u>07.25.2017</u> (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)

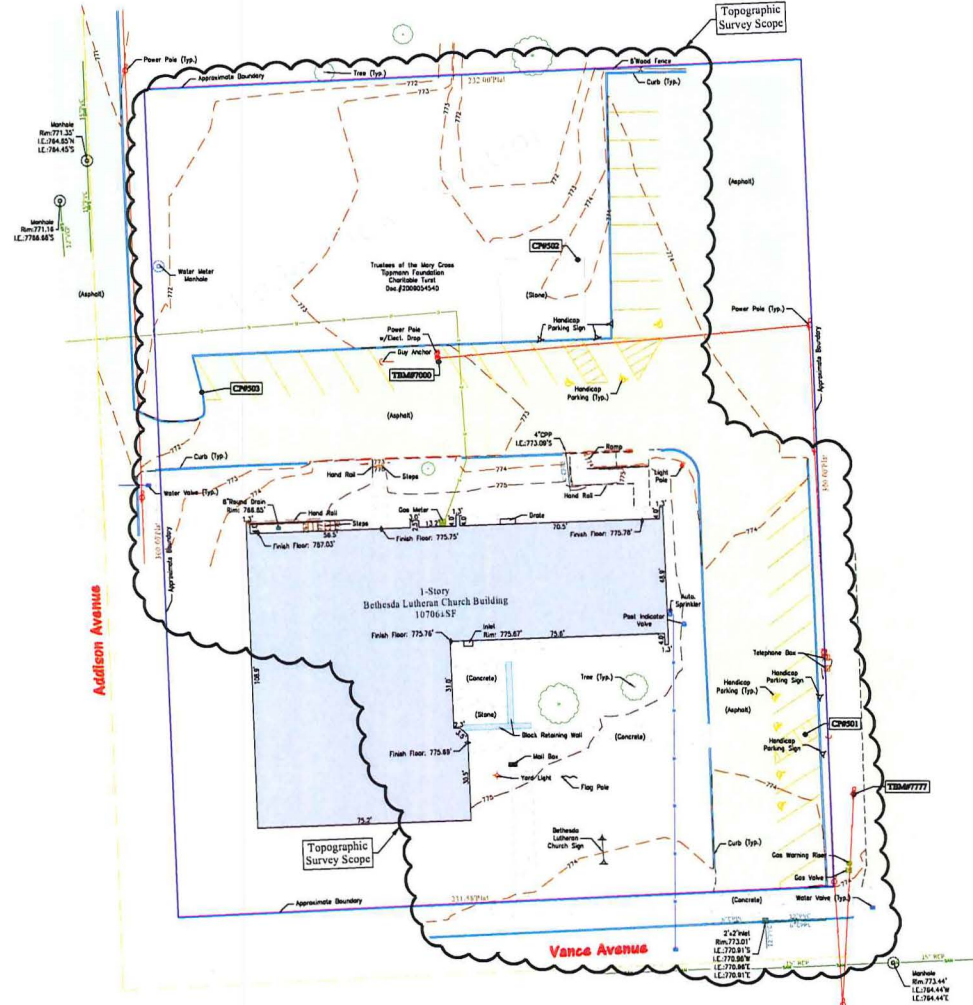
Received 7-31-17	Receipt No. 124687	Hearing Date 9-11-17	Petition No. REZ- 2017- 0035
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SYMBOL AND LINE LEGEND		
● Bench Mark	— Gas Anchor	— Sanitary Line
○ Boundary Mark	— Light Pole	— Storm Line
○ Control Point	— Power Pole	— Water Line
○ Drain	— Power Pole w/ Elec. Drop	— Overhead Electric
○ Finish Floor	— Yard Light	— Gas Line
○ Flag	— Handicap	— Meter Contour
○ Ground Sheet	— Automatic Sprinkler	— Floor Contour
○ Iron Pin	— Pool Indicator Valve	— Gase Line
○ Map Nail	— Water Valve	— Fence
○ Machine	— Gas Valve	— Curb
○ Markers	— Telephone Pedestal	— Retaining Wall
○ Peg Nail	— Tree	— Slab
○ Sign	— Warning Water	— Concrete
○ Square Mark		— Cement
○ Temporary Bench Mark		— Right-of-Way Line
		— Building Setback Line
		— Center Line
		— Boundary

CONTROL TABLE			
Number	North	East	Description
CP501	213445.778	47931.807	Map Nail Set in Asphalt
CP502	213384.486	47911.088	5/8" Steel Nail w/ "Miller Control" at Cap Set
CP503	213381.712	47910.385	Map Nail Set in Asphalt
TM57777	213347.347	47908.580	Bench-Tie in Power Pole
TM57700	213348.228	47912.783	Bench-Tie in Power Pole

The Above Elevations are Based on North American Vertical Datum (NAVD83)



RECORD DESCRIPTION - DOC.#2009054540

Lot numbered 16, 17, and 18 in Maple View, an Addition to the City of Fort Wayne, as recorded in Plat Record 7, Page 22 in the office of the Recorder of Allen County

FLOOD PLAIN CERTIFICATION

This property is within Zone "X" (area determined to be suitable for 0.2% annual chance floodplain) as defined by the FEMA (Flood Insurance Rate Map) for The City of Fort Wayne, Indiana, Community No. 10003, Panel No. 0305C, dated August 3, 2009

NOTES

Location and sizes of underground utilities are shown from best available record drawings and/or field markings. Utility lines shown herein are approximate in location and intended for reference only. Call Indiana Underground Plant Protection Services (IUPPS) at 1-800-825-5344 for field marked location of utilities prior to any excavation.

Indiana Underground Plant Protection Services (IUPPS) License Number For This Project: 17031446

Elevations are based upon an INCDIS (Indiana Continuously Operating Reference Station Network) Indiana East Datum - North American Vertical Datum (NAVD83)

This survey is not and shall not be constructed to be, an ALTA/NSPS Land Title Survey. Boundary Survey, Route Survey, or Land Survey's Location Report of the subject tract. The unobstructed scope of services were limited to providing a topographic survey of the subject site for the purpose of civil engineering design and construction documents.

The location and dimensions of all building structures on the face of the survey (if applicable) are not intended for structural design.

CERTIFICATION

I, Brent R. Miller, certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana, that to the best of my knowledge, information and belief all information shown herein is true and accurate.

B.R. Miller
Brent R. Miller, P.S. 2010059



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PIN 02-07-25-482-010 000-074

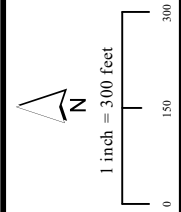
Address 1615 Vance Avenue, Fort Wayne, IN 46805

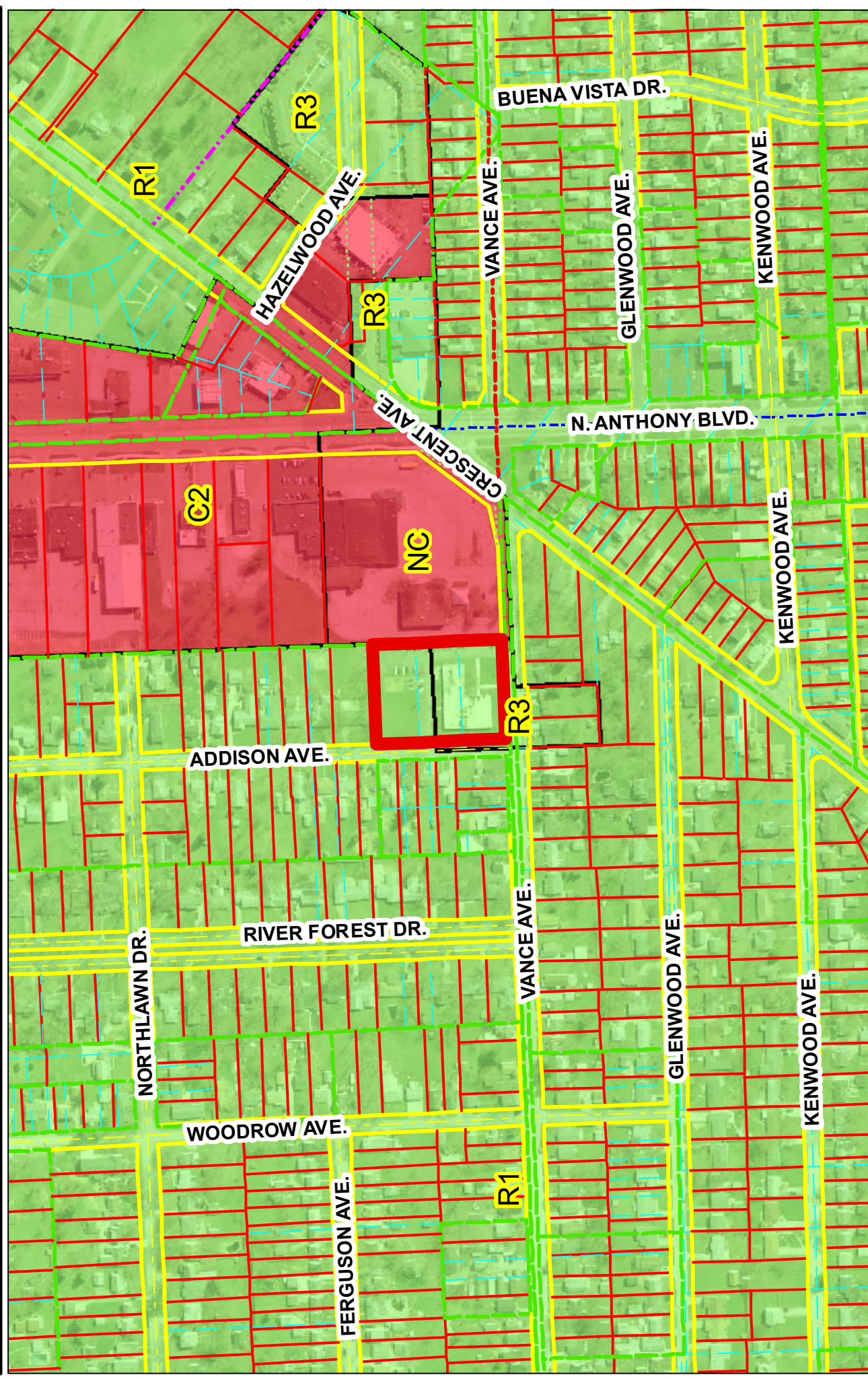


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and contours, Spring 2009
Data by ESRI

Areas depicted with bold lines are for representational purposes only.





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