

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2017-0043
Bill Number: Z-17-09-06
Council District: 6-Glynn Hines

Introduction Date: September 26, 2017

Plan Commission
Public Hearing Date: October 9, 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 0.50 acres of property from R3-Multiple Family Residential to C2-Limited Commercial

Location: 1801 South Clinton and 220 East Wallace

Reason for Request: To allow the existing paved lot to be used for a new commercial flooring business showroom.

Applicant: Steven P. Incremona

Property Owners: Steven P. Incremona and Melissa J. Glaze

Related Petitions: Primary Development Plan, CFS Flooring

Effect of Passage: Property will be rezoned to the C2-Limited Commercial district which will allow the sales and showroom uses for a commercial flooring business.

Effect of Non-Passage: The site will remain zoned residential and may redevelop with single-, two-, or multiple-family uses.

REZ-2017-0043
BILL NO. Z-17-09-06

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. M-02 (Sec. 11 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 a C2 (Limited Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

Lot Numbers 136, 137 and 138 in Hamilton's Fourth Addition to the City of Fort Wayne, according to the plat thereof, recorded in the Office of the Recorder of Allen County, Indiana

and the symbols of the City of Fort Wayne Zoning Map No. M-02 (Sec. 11 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 Steven P Incremona
Address 228 E Wallace St
City Fort Wayne State IN Zip 46803
Telephone 260-456-3922 E-mail steve@cfsfloorcovering.com

Contact Person
Contact Person Edward Welling
Address 903 West Berry St
City Fort Wayne State IN Zip 46802
Telephone 260-424-5942 E-mail edwelling@grinsfelderarchitects.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 1801 S Clinton & 220 E Wallace
Present Zoning R3 Proposed Zoning G2 Acreage to be rezoned .50
Proposed density N/A units per acre
Township name Wayne Township section # 0113012
Purpose of rezoning (attach additional page if necessary) The applicant wants to
construct a new retail showroom for his carpet business which is currently located a couple
of lots east of this property. Retail carpet sales are not permitted in an R3 zone.
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.

Steven P Incremona

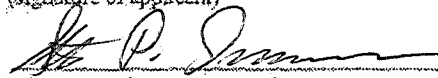
(printed name of applicant)


(signature of applicant)

1 SEPT 17
(date)

Steven P Incremona

(printed name of property owner)


(signature of property owner)

1 SEPT 17
(date)

Melissa J. Glaze

(printed name of property owner)
COO 181 W Wayne, LLC


(signature of property owner)
COO 181 W Wayne, LLC

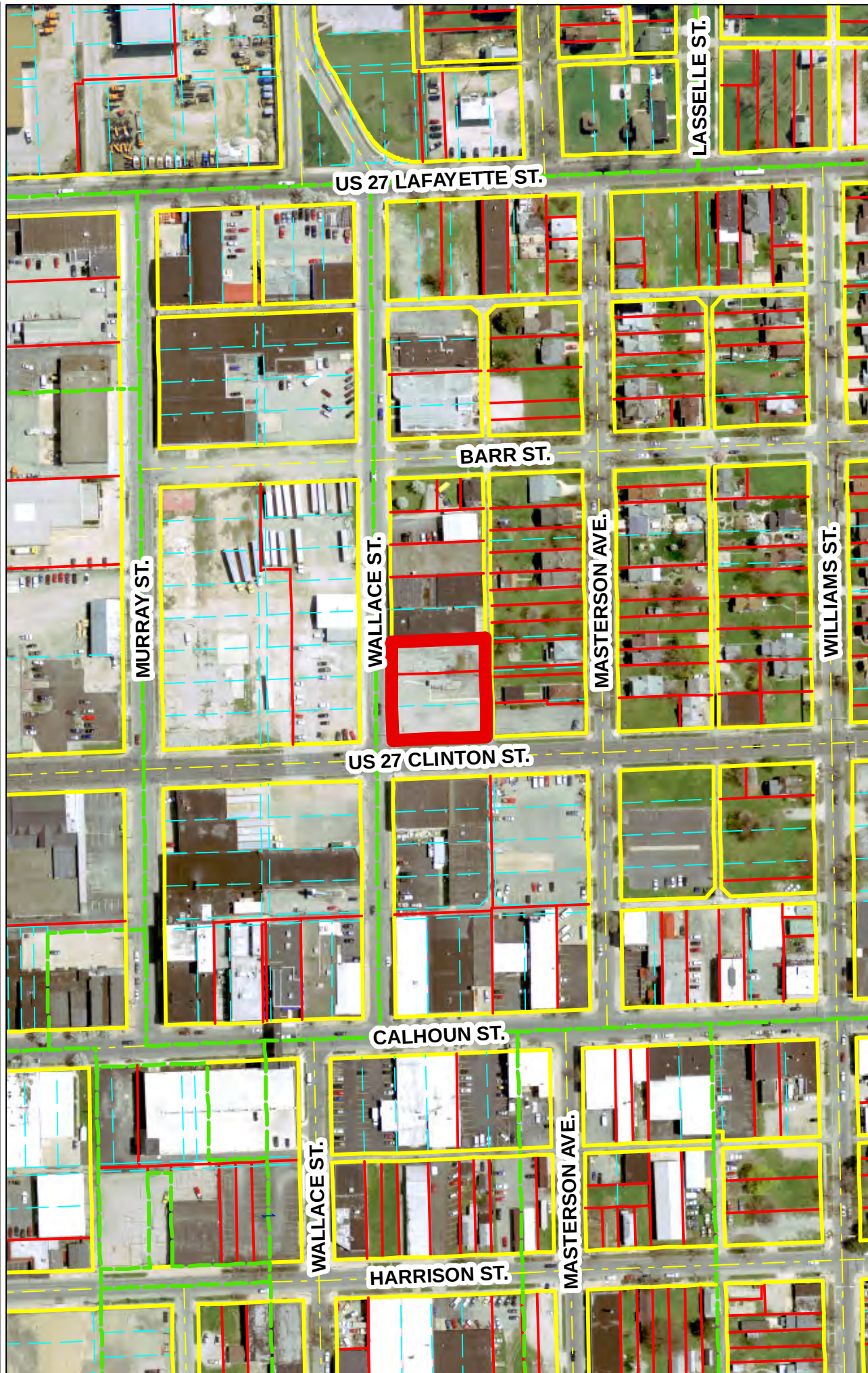
7/20/2017
(date)

(printed name of property owner)

(signature of property owner)

(date)

Received	Receipt No.	Hearing Date	Petition No.
<u>9/5/17</u>	<u>125032</u>	<u>10/9/17</u>	<u>RE2-2017-0043</u>



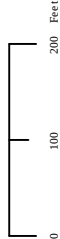
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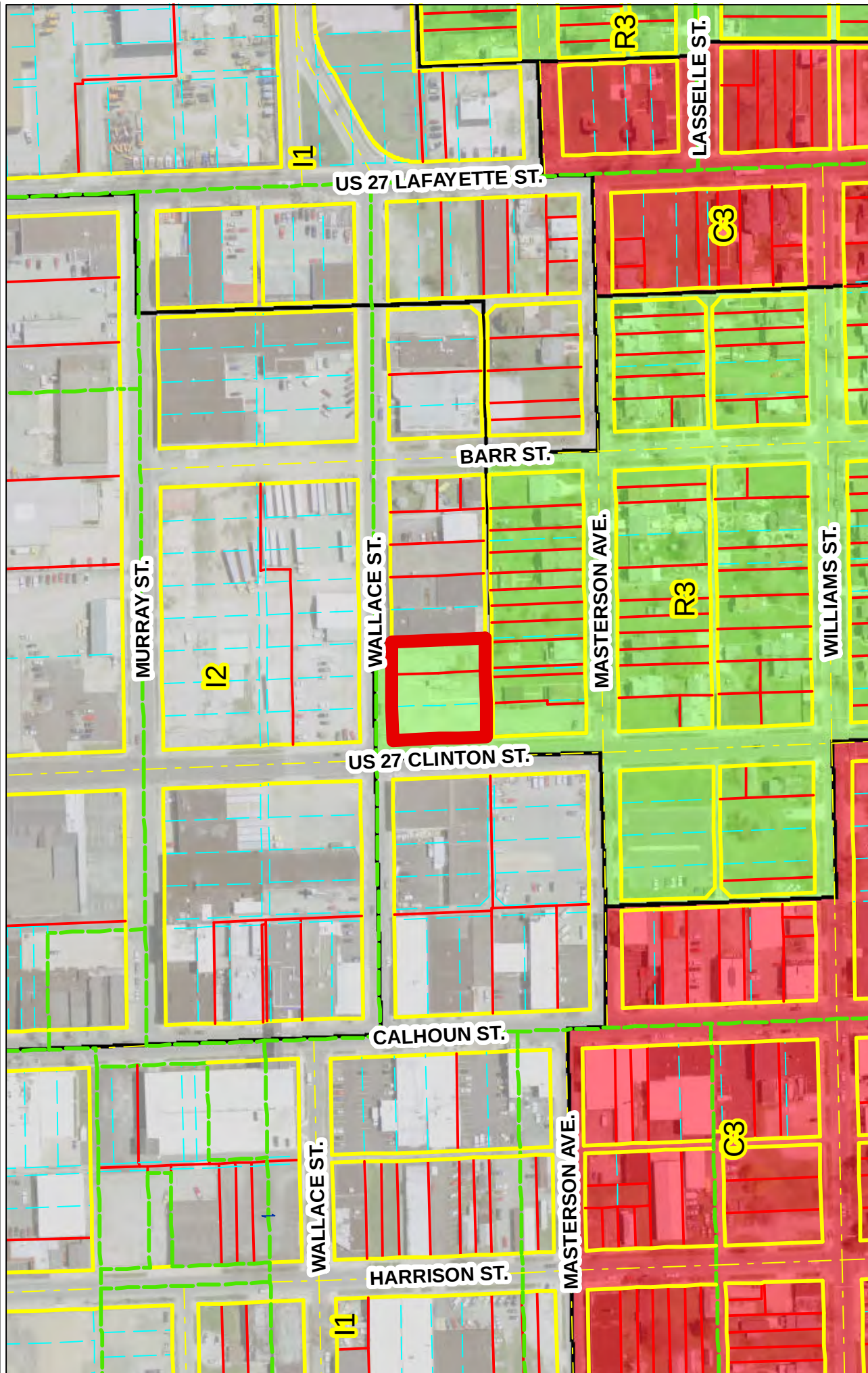
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Photos and Contours: Spring 2009
Date: 04/18/2017

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1 inch = 200 feet





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