

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2017-0049
Bill Number: Z-17-11-15
Council District: 2-Russ Jehl

Introduction Date: November 28, 2017

Plan Commission
Public Hearing Date: December 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 0.20 acres of property from R1-Single Family Residential to C2-Limited Commercial

Location: 701 Kenwood/2907 Parnell

Reason for Request: To bring the entire property (0.6 acres) into the appropriate district for the existing commercial use.

Applicant: Ronald Falls

Property Owners: Ronald Falls

Related Petitions: none

Effect of Passage: Property will be rezoned to the C2-Limited Commercial district which will allow the existing commercial uses and a variety of limited commercial and offices uses on the property.

Effect of Non-Passage: The site will remain zoned residential and no commercial uses may be expanded to this portion of the property.

1 **REZ-2017-0049**
2 **BILL NO. Z-17-11-15**

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

4 **AN ORDINANCE amending the City of Fort Wayne**
5 **Zoning Map No. N-18 (Sec. 36 of Washington 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 C2 (Limited
9 Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
10 Wayne, Indiana:

11 Part of Lot 21 in Parnell Place Addition to the City of Fort Wayne, in Allen County,
12 Indiana, described as follows, to wit:

13 Beginning at a point on the South line of said Lot 21, 96 feet East of the Southwest
14 corner thereof; thence North on the line parallel with the West line of said Lot to the
15 North line thereof; thence East on said North line to the Northeast corner thereof;
16 thence in a Southwest direction along the East line of said Lot to the Southeast
17 corner thereof; thence West on said South line of said Lot, 24 feet to the place of
18 beginning.

19 and the symbols of the City of Fort Wayne Zoning Map No. N-18 (Sec. 36 of Washington
20 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
21 Wayne, Indiana is hereby changed accordingly.

22 SECTION 2. If a written commitment is a condition of the Plan Commission's
23 recommendation for the adoption of the rezoning, or if a written commitment is modified and
24 approved by the Common Council as part of the zone map amendment, that written
25 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 Ronald Falls
Address 2901 Parnell Ave.
City Fort Wayne State IN Zip 46805
Telephone 260-609-8600 Fax _____ E-mail ronfalls@hotmail.com
cell

Property Owner Ronald Falls
Address 2901 Parnell Ave.
City Fort Wayne State IN Zip 46805
Telephone 260-609-8600 Fax _____ E-mail ronfalls@hotmail.com
cell

Contact Person SAHE
Address _____
City _____ State _____ Zip _____
Telephone _____ Fax _____ E-mail _____

All staff correspondence will be sent only to the designated contact person.

☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property 761 KENNEDY / 2907 PARNELL AVE
Present Zoning R1 Proposed Zoning C2 Acreage to be rezoned _____
Proposed density N/A units per acre
Township name * _____ Township section # 36
Purpose of rezoning (attach additional page if necessary) _____

Sewer provider FW Water provider FW

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.

_____ (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 <u>DO NOT</u>	Receipt No. <u>125457</u>	Hearing Date	Petition No.
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Rez-2017-0049

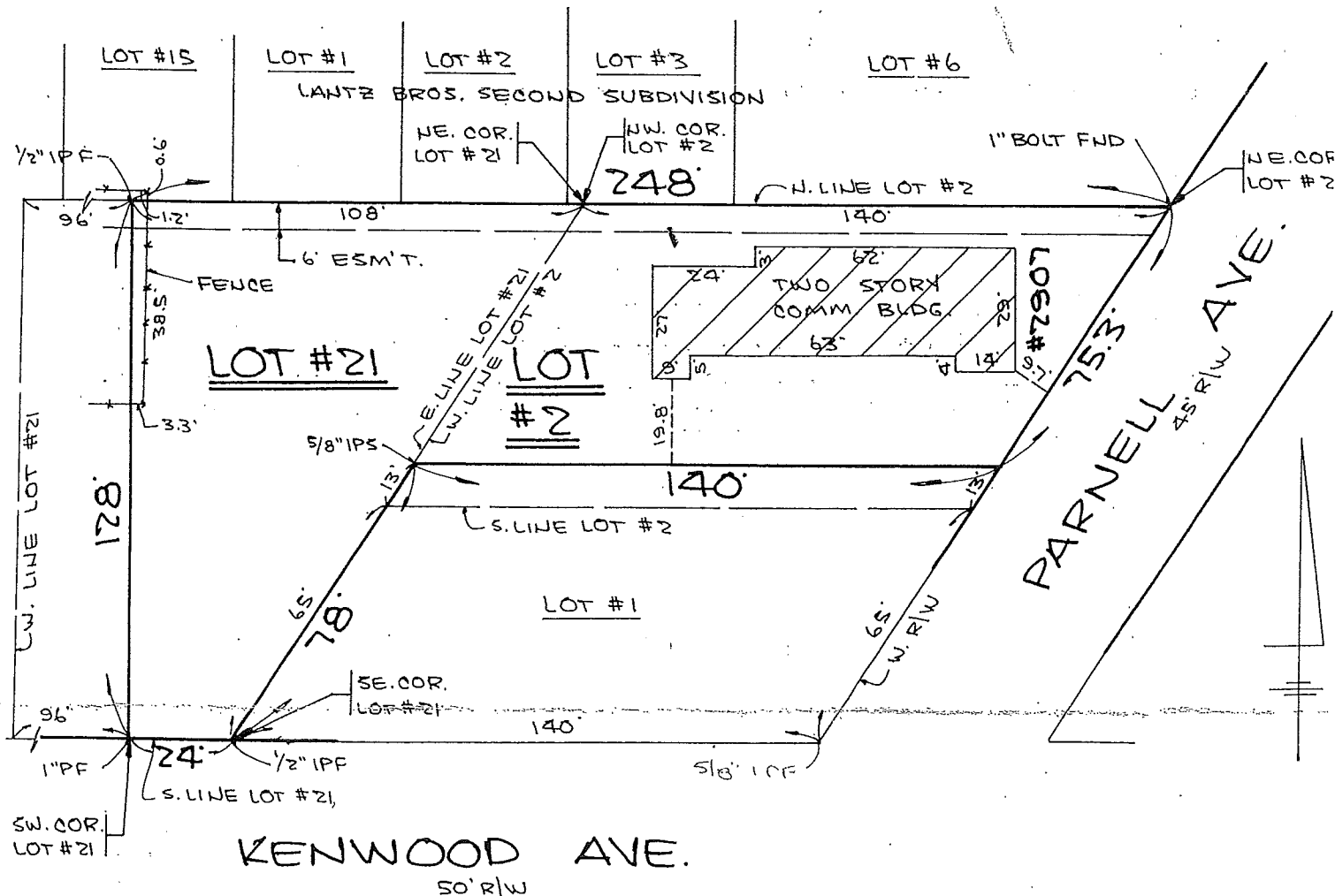
CERTIFICATE OF SURVEY

GREGORY L. ROBERTS PLS S0548 IN
KENNETH W. HARRIS PLS 9500021 IN

DONOVAN ENGINEERING INC
2020 INWOOD DRIVE
EXECUTIVE PARK
FORT WAYNE, INDIANA 46815

JOHN R. DONOVAN PE 9173 PLS 9921 IN
FRANCIS X. MUELLER PLS S0193 IN

The undersigned has made a re-survey of the real estate located in ALLEN County, Indiana, as shown and described below. The description of the real estate is as follows: **SEE ATTACHED SHEET!**



NOTE: According to the Flood Insurance Rate Map (FIRM) numbered 18003C0260 E, dated Feb. 16, 1995, the herein described real estate is located in Zone "X" and is not within the 100 year flood hazard area. The accuracy of this flood hazard statement is subject to map scale uncertainty.

701 Kenwood Ave.
2907 Parnell Ave.

CERTIFICATE OF SURVEY

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KENNETH W. HARRIS PLS 9500021 IN

DONOVAN ENGINEERING INC
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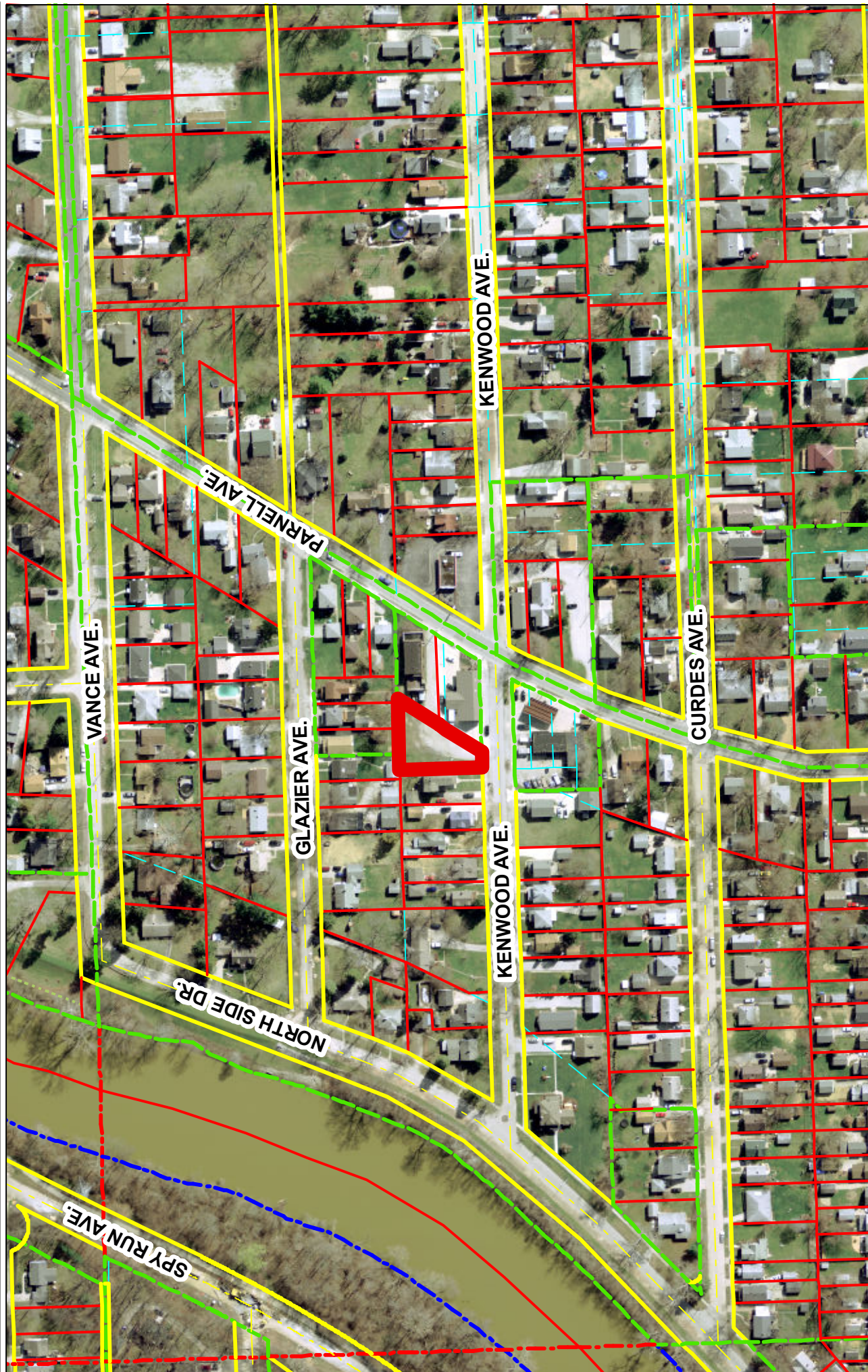
JOHN R. DONOVAN PE 9173 PLS 9921 IN
FRANCIS X. MUELLER PLS S0193 IN

The undersigned has made a re-survey of the real estate located in ALLEN County, Indiana, as shown and described below. The description of the real estate is as follows:

Commencing at the Northeast corner of Lot Numbered 2 in Weil's Subdivision of Lot Numbered 22 in Parnell Place Addition to the City of Fort Wayne in Allen County, Indiana; thence Southwesterly on the West line of Parnell Avenue 75.3 feet; thence West and parallel to the South line of said Lot 2, 140 feet to the West line of said Lot; thence Northeasterly on the West line of said Lot 75.3 feet to the Northwest corner thereof; thence East on the North line of said Lot, 140 feet to the point of beginning.

AND ALSO: Part of Lot 21 in Parnell Place Addition to the City of Fort Wayne, in Allen County, Indiana, described as follows, to wit:

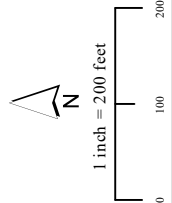
Beginning at a point on the South line of said Lot 21, 96 feet East of the Southwest corner thereof; thence North on the line parallel with the West line of said Lot to the North line thereof; thence East on said North line to the Northeast corner thereof; thence in a Southwest direction along the East line of said Lot to the Southeast corner thereof; thence West on said South line of said Lot, 24 feet to the place of beginning.

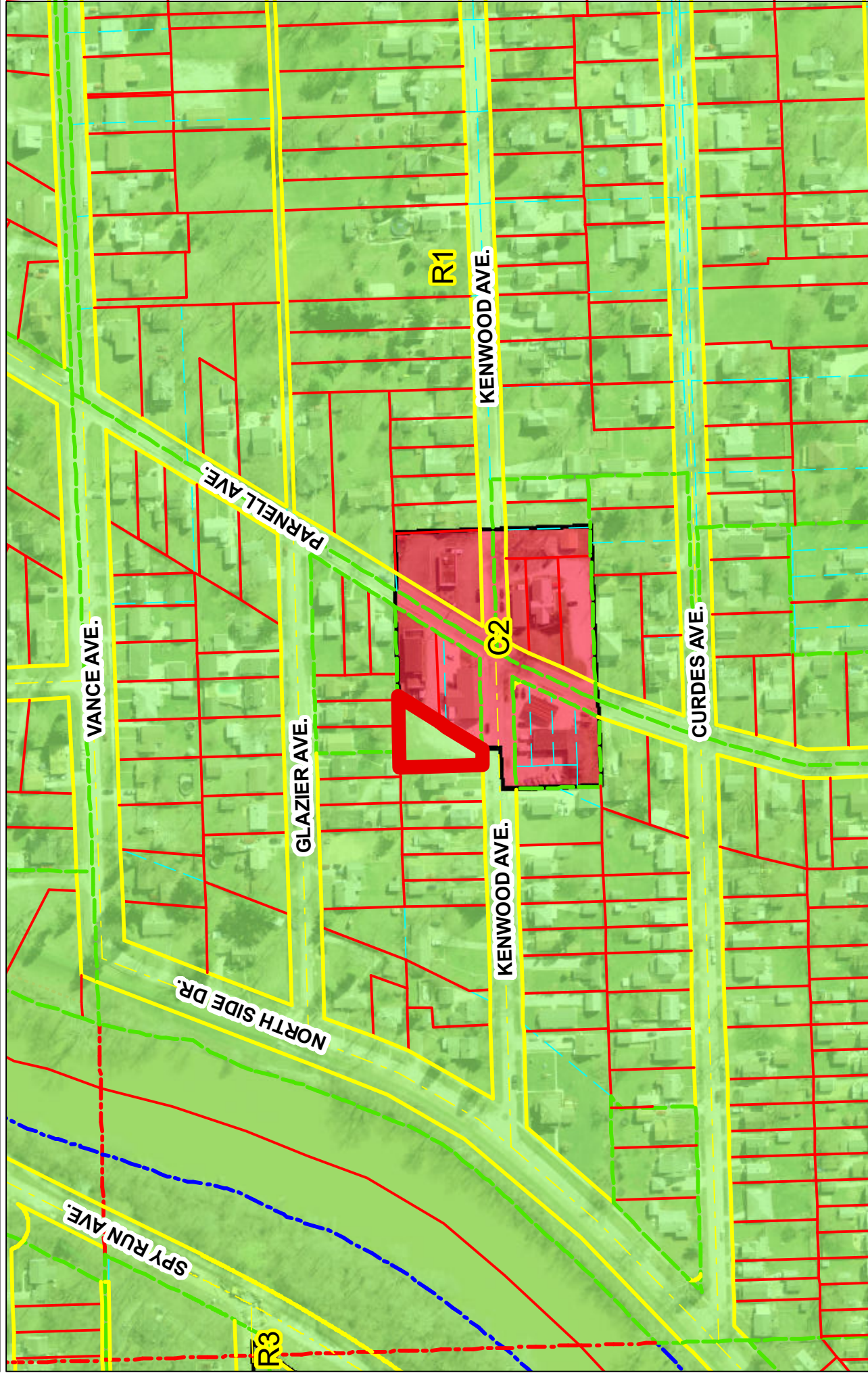


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 11/17/2017

Areas depicted with bold lines are for representational purposes only.





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