

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2017-0041
Bill Number: Z-17-09-04
Council District: 2-Russ Jehl

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 2.0 acres of property from C1-Professional Office
and Personal Services to C2-Limited Commercial

Location: 227 East Dupont Road

Reason for Request: To allow the existing commercial building to be utilized as an upscale retail
gift store and wine bar

Applicant: Health Solutions, LLC

Property Owners: Janelle Ford

Related Petitions: none

Effect of Passage: Property will be rezoned to the C2-Limited Commercial district which
will allow the retail sales and a wine bar.

Effect of Non-Passage: The site will remain zoned for professional office and personal services.
Retail sales of gifts or wine would not be permitted.

1 **REZ-2017-0041**
2 **BILL NO. Z-17-09-04**

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

4 **AN ORDINANCE amending the City of Fort Wayne**
5 **Zoning Map No. N-62 (Sec. 33 of Perry 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 the Southeast Quarter of Section 33, Township 32 North, Range 12 East, Allen County,
12 Indiana, more particularly described as follows:

13 Commencing at the Southwest corner of the Southeast Quarter of Section 33, Township 32 North,
14 Range 12 East, Allen County, Indiana; thence North 89 degrees 59 minutes 45 seconds East (Eagle
15 Lake, Section I plat bearing and basis for this description) along the South line of the SE ¼ of Section
16 33-32-12 a distance of 700.0 feet; thence North 00 degrees 00 minutes West a distance of 52.31 feet
17 (51.87 feet, recorded) to the Southeast corner of Lot 1 in Eagle Lake, Section I, as recorded in Plat
18 Cabinet B page 12, said point being the point of beginning; thence North 00 degrees 00 minutes East
19 along the East line of Eagle Lake, Section I, a distance of 328.06 feet; thence South 89 degrees 37
20 minutes 30 seconds East a distance of 300.0 feet; thence South 00 degrees 00 minutes West a
21 distance of 334.26 feet to a point on the North right of way line of Dupont Road; thence North 86
22 degrees 22 minutes West along the North right of way line of Dupont Road a distance of 92.6 feet;
23 thence South 89 degrees 59 minutes 45 seconds West along the North right of way line of Dupont
24 Road a distance of 200.0 feet; thence North 72 degrees 53 minutes 26 seconds West along the North
25 right of way line of Dupont Road a distance of 7.85 feet to the point of beginning, containing 2.278
26 Acres.

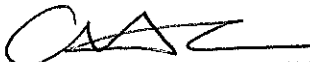
27 and the symbols of the City of Fort Wayne Zoning Map No. N-62 (Sec. 33 of Perry
28 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
29 Wayne, Indiana is hereby changed accordingly.
30

31 **SECTION 2.** If a written commitment is a condition of the Plan Commission's
32 recommendation for the adoption of the rezoning, or if a written commitment is modified and
33 approved by the Common Council as part of the zone map amendment, that written
34 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 Health Solutions LLC
Address 2710 Northaven Ct.
City Fort Wayne State IN Zip 46825
Telephone 260-437-9279 E-mail JmathewsF@aol.com

Contact Person Janelle Ford
Address 2710 Northaven Ct.
City Fort Wayne State IN Zip 46825
Telephone 260-437- E-mail JmathewsF@aol.com

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 227 E. Dupont Rd., Fort Wayne, IN 46825
Present Zoning CM1 Proposed Zoning CM2 Acreage to be rezoned 2
Proposed density _____ units per acre
Township name _____ Township section # _____
Purpose of rezoning (attach additional page if necessary) In a upscale retail gift store featuring modern farmhouse, industrial + recycled vintage home accents, accessories, gifts, and wine bar
Sewer provider City Water provider Well

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.

- Filing 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>Janelle Ford</u> (printed name of applicant)	<u>Janelle Ford</u> (signature of applicant)	<u>9/1/17</u> (date)
<u>A. Ford</u> (printed name of property owner)	<u>[Signature]</u> (signature of property owner)	<u>9/1/17</u> (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

Received 9-1-17	Receipt No. 125014	Hearing Date 10-9-17	Petition No. REZ-2017-0041
--------------------	-----------------------	-------------------------	-------------------------------



Areas depicted with bold lines are for representational purposes only.

Although strict accuracy standards have been followed in the preparation of this map, the 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.

© 2014 Board of Commissioners of the County of Allen
 North Allen Area District No. 1, 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours © Spring 2009
 Date: 01/18/2017



Rezoning Petition REZ-2017-0041 - 227 E Dupont



Although strict accuracy standards have been employed in the compilation of this map, the City of Allen does not warrant 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, Indian East
Photos and Contours: Spring 2009
Date: 01/18/2017

Areas depicted with bold lines are for representational purposes only.

