

FACT SHEET

Case #	REZ-2017-0050	Bill #	Z-17-11-16	Project Start:	28 November 2017
APPLICANT:	Henria M. McGee				
REQUEST:	To rezone property from C3/General Commercial to R2/Two Family Residential to permit the existing residential use.				
LOCATION:	The site lies on the north side of the 800 block of East Wayne Street. The address of the subject property is 829 East Wayne Street (Section 1 of Wayne Township).				
LAND AREA:	Approximately .45 acres				
PRESENT ZONING:	C3/General Commercial				
PROPOSED ZONING:	R2/Two Family Residential				
COUNCIL DISTRICT:	6-Glynn Hines				
ASSOCIATED PROJECTS:	None				
SPONSOR:	City of Fort Wayne Plan Commission				

11 December 2017 Public Hearing

- No one spoke at the hearing in favor or opposition.
- Staff recommended Do Pass.
- Mike Bynum and Billy Davenport were absent.

18 December 2017 – Business Meeting

Plan Commission Recommendation: DO PASS

A motion was made by Tom Friestroffer and seconded by Judi Wire to return the ordinance to Common Council for their final decision.

7-0 MOTION PASSED

- Billy Davenport and Justin Shurley were absent.

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
4 January 2018

Reviewed by:



Kimberly R. Bowman
Executive Land Use Director

PROJECT SUMMARY

The petitioner is requesting a rezoning from C3/General Commercial to R2/Two Family Residential. The property is approximately 0.45 acres, which is being used residentially. The goal of the rezoning request is to simply make the existing residential use in compliance with the Zoning Ordinance's permitted uses.

As mentioned, there is no development plan associated with this request and there are no proposed changes to the site at this time. The main purpose of the rezoning is to make the existing residential use permitted with the R2/Two Family Residential zoning district. As the Plan Commission has seen recently, non-conforming situations have created financing issues for prospective buyers and sellers of property.

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PUBLIC HEARING SUMMARY:

Presenter: Paula McGee, representing the applicant, presented the proposal to the Plan Commission as outlined above.

Comments in Favor:

None

Questions or Comments in Opposition:

None

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

Rezoning Petition REZ-2017-0050

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PROPOSED ZONING:	R2/Two Family Residential

The Plan Commission recommends that Rezoning Petition REZ-2017-0050 be returned to Council with a “Do Pass” recommendation for the following reasons:

1. Approval of the rezoning request will be in substantial compliance with City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The general area surrounding the site is a mixture of residential and commercially zoned property. Single family residences exist in the neighborhood. The proposal is to bring the existing use into compliance with the Zoning Ordinance.
2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. There are no new uses proposed on the site. The rezoning will bring the property into the proper zoning district.
3. Approval is consistent with the preservation of property values in the area. This proposal would allow for conveyance of the property to other owners, if desired.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. This proposal is not proposing extension of infrastructure. Public right-of-way with an improved street and public utilities are presently adjacent to the site.

These findings approved by the Fort Wayne Plan Commission on December 18, 2017.



Kimberly R. Bowman, AICP
Executive Director
Secretary to the Commission

Department of Planning Services
Rezoning Petition Application

Applicant
Applicant Henria M. McGEE
Address 5710 Bayside Dr.
City Fort Wayne State IN Zip 46815
Telephone 260-486-5564 E-mail N/A

Contact Person
Contact Person Paula McGEE
Address 5710 Bayside Dr.
City Fort Wayne State IN Zip 46815
Telephone 260-602-9332 E-mail pmcgee@fwarbanleague.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 829 E. Wayne St.
Present Zoning Com. Proposed Zoning R2 Acreage to be rezoned .45
Proposed density 1 units per acre
Township name Wayne Township section #
Purpose of rezoning (attach additional page if necessary) Home Mortgage
Sewer provider City Water provider City

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.

Henria M. McGEE Henria M. McGEE 8-8-2017
(printed name of applicant) (signature of applicant) (date)
Henria M. McGEE Henria M. McGEE 8-8-2017
(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.
10-21-17	125850		Rez-2017-0050



For the exclusive use of:
McGee
Date: September 14, 2017
Job No.: 20040208



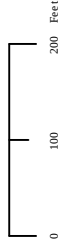
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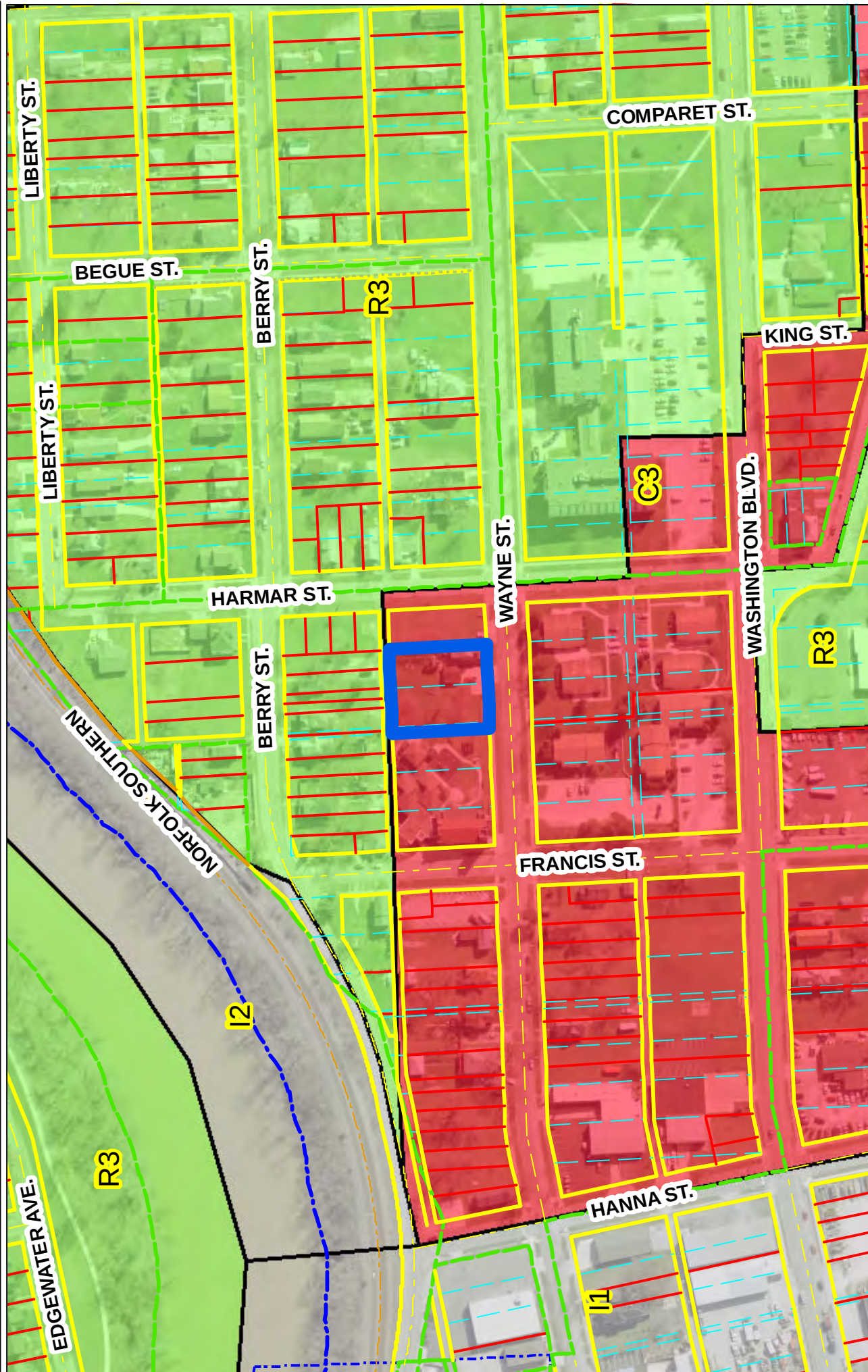
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1 inch = 200 feet





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