

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2017-0050
Bill Number: Z-17-11-16
Council District: 6-Glynn Hines

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 0.45 acres of property from C3-General Commercial to R2-Two Family Residential

Location: 829 E. Wayne

Reason for Request: To bring the property into the appropriate district for the existing residential use.

Applicant: Claudia McGee

Property Owners: Henria McGee

Related Petitions: none

Effect of Passage: Property will be rezoned to the R2-Two Family Residential district which will bring the property into compliance with the existing residential uses.

Effect of Non-Passage: The site will remain zoned commercial and the property owner may have difficulty refinancing the property.

1 **REZ-2017-0050**
2 **BILL NO. Z-17-11-16**

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

4 **AN ORDINANCE amending the City of Fort Wayne**
5 **Zoning Map No. N-06 (Sec. 1 of Wayne 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 an R2 (Two
9 Family Residential) District under the terms of Chapter 157 Title XV of the Code of the City
10 of Fort Wayne, Indiana:

11 Docs# 2012031142, 2012031143, 2012031144 & 2012031145

12 The East one-half (1/2) of Lot 359 in Hanna Addition to the City of Fort Wayne,
13 Allen County, Indiana

14 The West one-half (1/2) of Lot 359 in Hanna Addition to the City of Fort Wayne,
15 Allen County, Indiana

16 The East 35 feet of Lot 360 in Hanna Addition to the City of Fort Wayne, Allen
17 County, Indiana

18 The West 25 feet of Lot 360 and 10 feet vacated alley in Hanna Addition to the City
19 of Fort Wayne, Allen County, Indiana

20 and the symbols of the City of Fort Wayne Zoning Map No. N-06 (Sec. 1 of Wayne
21 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
22 Wayne, Indiana is hereby changed accordingly.

23 SECTION 2. If a written commitment is a condition of the Plan Commission's
24 recommendation for the adoption of the rezoning, or if a written commitment is modified and
25 approved by the Common Council as part of the zone map amendment, that written
26 commitment is hereby approved and is hereby incorporated by reference.

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4 SECTION 3. That this Ordinance shall be in full force and effect from and after its
5 passage and approval by the Mayor.

6 _____
Council Member

7 APPROVED AS TO FORM AND LEGALITY:
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Carol T. Helton, City Attorney
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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	128850		Rez-2017-0050

LEGAL DESCRIPTION

Doc. # 2012031142

The East one-half (1/2) of Lot 359 in Hanna Addition to the City of Fort Wayne, Allen County, Indiana.

Doc. # 2012031143

The West one-half (1/2) of Lot 359 in Hanna Addition to the City of Fort Wayne, Allen County, Indiana.

Doc. # 2012031144

The East 35 feet of Lot 360 in Hanna Addition to the City of Fort Wayne, Allen County, Indiana

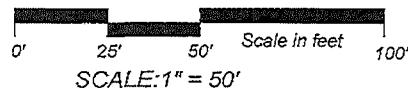
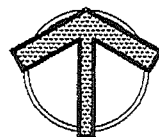
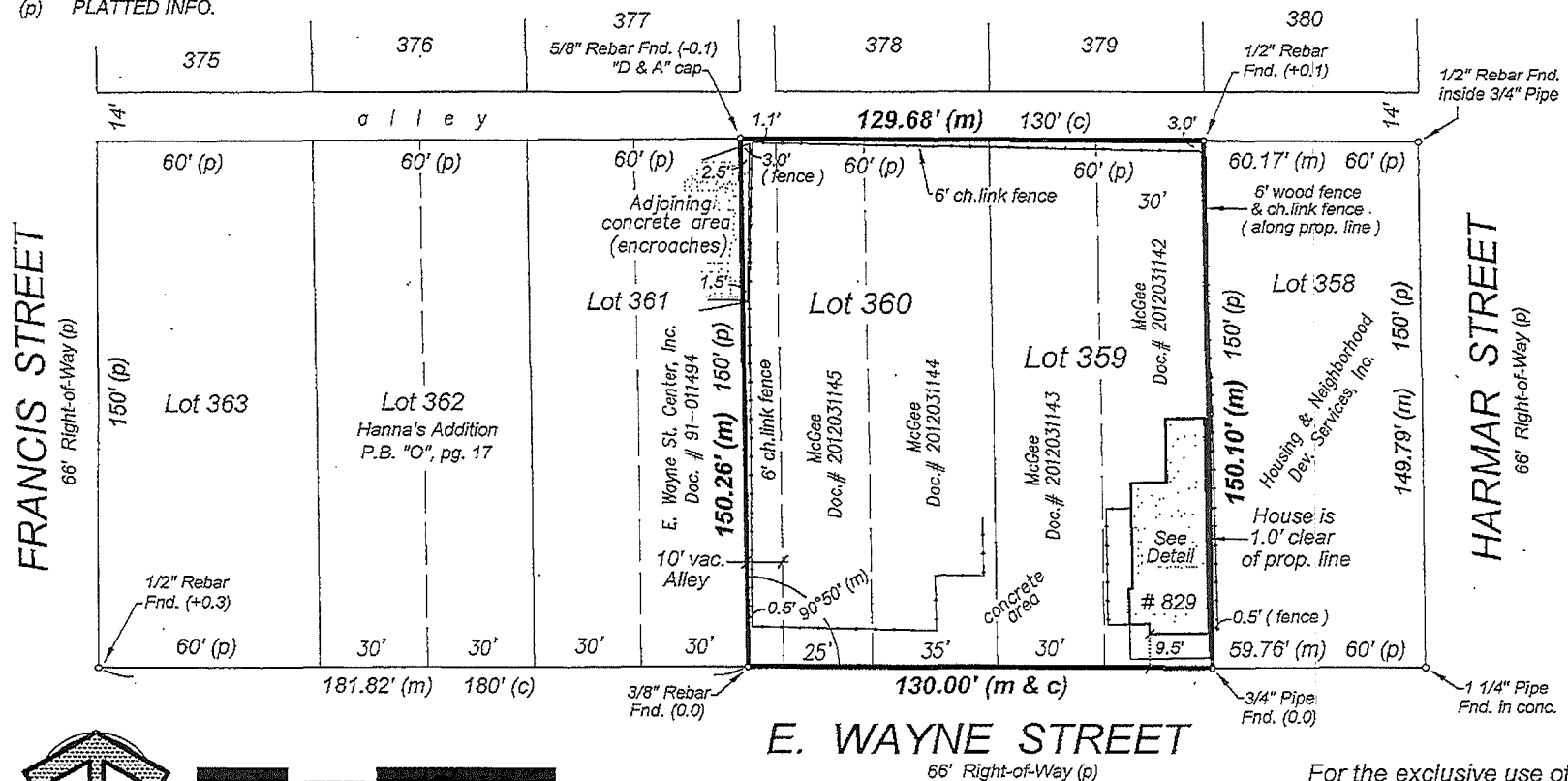
Doc. # 2012031145

The West 25 feet of Lot 360 and 10 feet vacated alley in Hanna Addition to the City of Fort Wayne, Allen County, Indiana

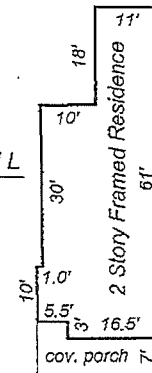
LEGEND

- (m) MEASURED
- (r) RECORDED
- (c) CALCULATED
- (p) PLATTED INFO.

TOTAL AREA: 0.45 Ac.



DETAIL



For the exclusive use of:

McGee

Date: September 14, 2017

Job No.: 20040208



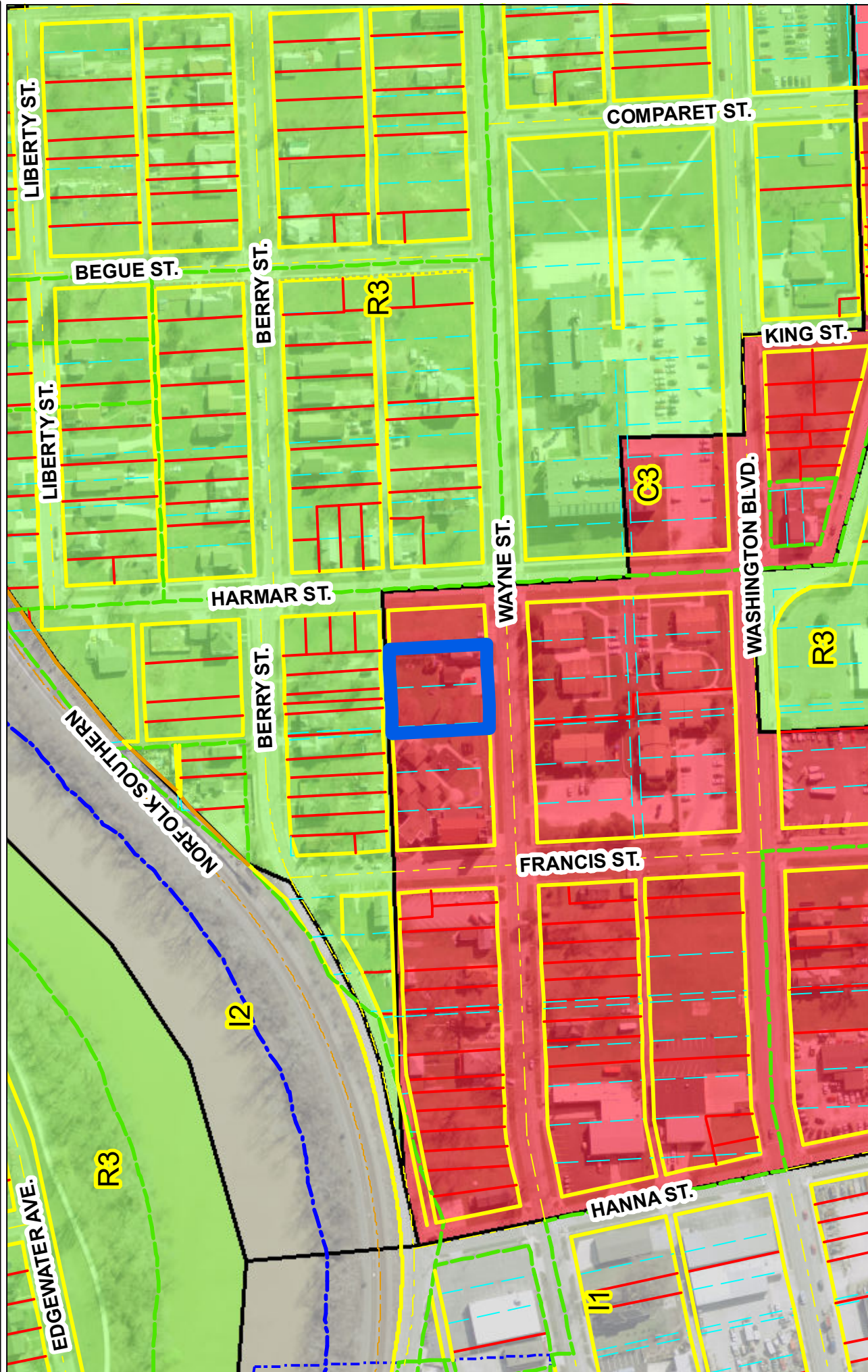
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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 11/17/2017

Areas depicted with bold lines are for representational purposes only.



1 inch = 200 feet
0 100 200 Feet



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