

Department of Planning Services	
Title of Ordinance:	Zoning Map Amendment
Case Number:	REZ-2018-0004
Bill Number:	Z-18-01-14
Council District:	3-Tom Didier
Introduction Date:	January 23, 2018
Plan Commission	
Public Hearing Date:	February 12, 2018 (not heard by Council)
Next Council Action:	Ordinance will return to Council after recommendation by the Plan Commission
Synopsis of Ordinance:	To rezone approximately 1.0 acre of property from R1-Single Family Residential to R2-Two Family Residential
Location:	1415 Garden Club Drive
Reason for Request:	To rezone property to allow for new duplex construction on three lots.
Applicant:	MK Construction
Property Owner:	Brian Sundberg
Related Petitions:	none
Effect of Passage:	Property will be rezoned to the R2-Two Family Residential district which will allow the owner to construct up to three duplex residential dwellings.
Effect of Non-Passage:	The site will remain zoned R1-Single Family Residential, which would allow for single family homes.

1 **#REZ-2018-0004**

2 **BILL NO. Z-18-01-14**

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

5 **AN ORDINANCE amending the City of Fort Wayne**
6 **Zoning Map No. K-46 (Sec. 10 of Washington Township)**

7
8 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
9 INDIANA:

10 SECTION 1. That the area described as follows is hereby designated an R2 (Two
11 Family Residential) District under the terms of Chapter 157 Title XV of the Code of the City
12 of Fort Wayne, Indiana:

13 Lots Numbered 20, 21 and 22 in Rousseau's Suburban Gardens, according to the Plat
14 thereof, recorded in Plat Record 8, Page 92, in the Office of the Recorder of Allen
15 County, Indiana.

16 and the symbols of the City of Fort Wayne Zoning Map No. K-46 (Sec. 10 of Washington
17 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
18 Wayne, Indiana is hereby changed accordingly.

19 SECTION 2. If a written commitment is a condition of the Plan Commission's
20 recommendation for the adoption of the rezoning, or if a written commitment is modified and
21 approved by the Common Council as part of the zone map amendment, that written
22 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 MK Construction, Mike Krucina
Address 1711 Pemberton Dr
City Fort Wayne State IN Zip 46805
Telephone (260) 418-2746 E-mail MKrucina@gmail.com

Contact Person
Contact Person AA Same
Address _____
City _____ State _____ Zip _____
Telephone _____ E-mail _____

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

Request
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction lots 20, 21, 22
Address of the property 1415 Garden Club Dr, FtW, IN 46825
Present Zoning R1 Proposed Zoning R2 Acreage to be rezoned 1.03 ac.
Proposed density _____ units per acre
Township name Washington Township section # 10
Purpose of rezoning (attach additional page if necessary)
For duplexes
Sewer provider FW Water provider FW

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 \$500
☒ Applicable number of surveys showing area to be rezoned (plans must be folded) 1 survey
☒ 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>Michael Krucina</u> (printed name of applicant)	<u>Michael Krucina</u> (signature of applicant)	<u>1/2/18</u> (date)
<u>Enturst IRA/Brian Smulberg</u> (printed name of property owner)	<u>[Signature]</u> (signature of property owner)	<u>1/2/18</u> (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

Received <u>1/2/18</u>	Receipt No. <u>125900</u>	Hearing Date <u>2/12/18</u>	Petition No. <u>REZ-2018-0004</u>
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FAUST LAND SURVEYING, LLC

P.O. BOX 608
HUNTERTOWN, IN 46740
260-471-8397
CELL 260-444-8874
faustsurveying@aol.com

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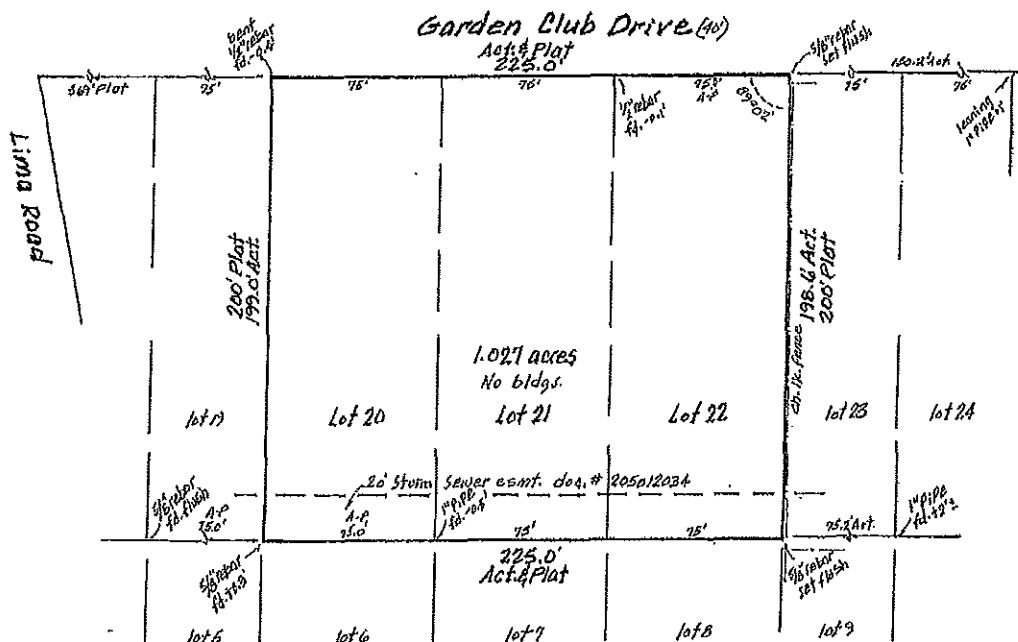
CERTIFICATE OF SURVEY

This document is a record of a resurvey of land and real estate prepared in conformity with established rules of surveying and made in accordance with the records or plat on file in the Recorder's office of SUBJECT County, State of Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments by adjoining land owners unless specifically stated below. Corners were perpetuated as indicated. I hereby certify that the survey was wholly performed under my supervision, that I am a registered Land Surveyor in Indiana, and to the best of my knowledge and belief, this Survey was executed according to the survey requirements in 805 IAC 1-12-13, as amended.

DESCRIPTION OF REAL ESTATE

Lots Numbered 20, 21 and 22 in Rousseau's Suburban Gardens, according to the Plat thereof, recorded in Plat Record 8, Page 92, in the Office of the Recorder of Allen County, Indiana.

Property Address: 1415 Garden Club Drive, Fort Wayne, Indiana 46825



Scale 1" = 60'

Field work completed on December 22, 2017

SURVEY NO.: 17-12-20

SURVEYED FOR: Sundberg

DATE: December 23, 2017

Sam L. Faust

SAM L. FAUST
REGISTERED LAND SURVEYOR NO. 50540





Although this map may have been prepared by a professional surveyor, 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.

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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours Spring 2009
Date: 1/16/2018



1 inch = 200 feet





Rezoning Petition REZ-2018-0004 (1415 Garden Club Drive)



Although strict accuracy may not be guaranteed, the information contained herein is believed to be accurate. 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.

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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 11/05/2018



1 inch = 200 feet

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