

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2018-0025
Bill Number: Z-18-05-21
Council District: 5-Geoff Paddock

Introduction Date: May 22, 2018

Plan Commission
Public Hearing Date: June 11, 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 0.35 acres of property from R2/Two Family Residential to C1/Professional Office and Personal Services

Location: 1512 and 1516 Leesburg Road

Reason for Request: To redevelop the parcel with a university health care service in the existing house.

Applicant: University of St. Francis

Property Owner: University of St. Francis

Related Petitions: none

Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal Services district which will allow the reuse of a vacant residential structure, located across from the St. Francis campus.

Effect of Non-Passage: The property will remain zoned R2/Two Family Residential and may be used for single or two family uses.

#REZ-2018-0025

BILL NO. Z-18-05-21

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. J-10 (Sec. 3 of Wayne Township)**

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

SECTION 1. That the area described as follows is hereby designated a C1
(Professional Office and Personal Services) District under the terms of Chapter 157 Title XV
of the Code of the City of Fort Wayne, Indiana:

Lot Number 28 and the North 15 feet of Lot Number 27 in Deer Park Amended Addition to
the City of Fort Wayne according to the plat thereof recorded in Plat Record 2, page 17, in
the Office of the Recorder of Allen County, Indiana.

EXCEPTING therefrom that portion conveyed to The Board of Commissioners of The
County of Allen Indiana by Warranty Deed recorded January 6, 2011 as Document Number
2011000736 described as follows:

Beginning at the Northwest corner of said Lot 28; thence North 88 degrees 24 minutes 46
seconds East (bearing based on Instrument No. 2009034229 as recorded in the Office of the
Allen County Recorder) 17.50 feet along the North line of said lot; thence South 1 degree 21
minutes 08 seconds East 65.00 feet to the South line of the North 15 feet of said Lot 27;
thence South 88 degrees 24 minutes 46 seconds West 17.50 feet along said South line to the
Southwest corner of said North 15 feet; thence North 1 degree 21 minutes 08 seconds West
65.00 feet along the West line of said Lots 27 and 28 to the place of beginning and
containing 1,138 square feet, more or less.

TOGETHER WITH:

Lot Number 29 in Deer Park Addition, an addition to the City of Fort Wayne according to
the plat thereof recorded in Plat Record 2, page 17, in the Office of the Recorder of Allen
County, Indiana. EXCEPTING therefrom that portion conveyed to The Board of
Commissioners of the County of Allen, Indiana, in Warranty Deed recorded December 10,
2010 as Document Number 2010062236.

and the symbols of the City of Fort Wayne Zoning Map No. J-10 (Sec. 3 of Wayne
Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
Wayne, Indiana is hereby changed accordingly.

1
2 SECTION 2. If a written commitment is a condition of the Plan Commission's
3 recommendation for the adoption of the rezoning, or if a written commitment is modified and
4 approved by the Common Council as part of the zone map amendment, that written
5 commitment is hereby approved and is hereby incorporated by reference.

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

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10 _____
Council Member

11 APPROVED AS TO FORM AND LEGALITY:

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13 _____
14 Carol T. Helton, City Attorney
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**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant University of Saint Francis of Fort Wayne, Indiana, Inc.
Address 2701 Spring Street
City Fort Wayne State IN Zip 46808
Telephone 260-399-7700 E-mail rbienz@sf.edu

Contact Person
Contact Person Rich Bienz, VP for Finance & Operations
Address 2701 Spring Street
City Fort Wayne State IN Zip 46808
Telephone 260-366-7700 x6508 E-mail rbienz@sf.edu

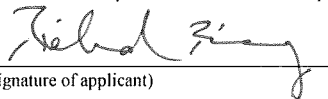
All staff correspondence will be sent only to the designated contact person.

Request
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property 1516 Leesburg Rd & 1512 Leesburg Rd, Ft Wayne, IN 46808
Present Zoning R-2 Proposed Zoning C-1 Acreage to be rezoned .35 acres
Proposed density _____ units per acre
Township name Wayne Township Township section # 0033012
Purpose of rezoning (attach additional page if necessary) The University wants to house its student Health Clinic in the house at 1516 Leesburg Rd. and add several parking spaces on the vacant lot at 1512 Leesburg Rd.
Sewer provider City Utilities Water provider City Utilities

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

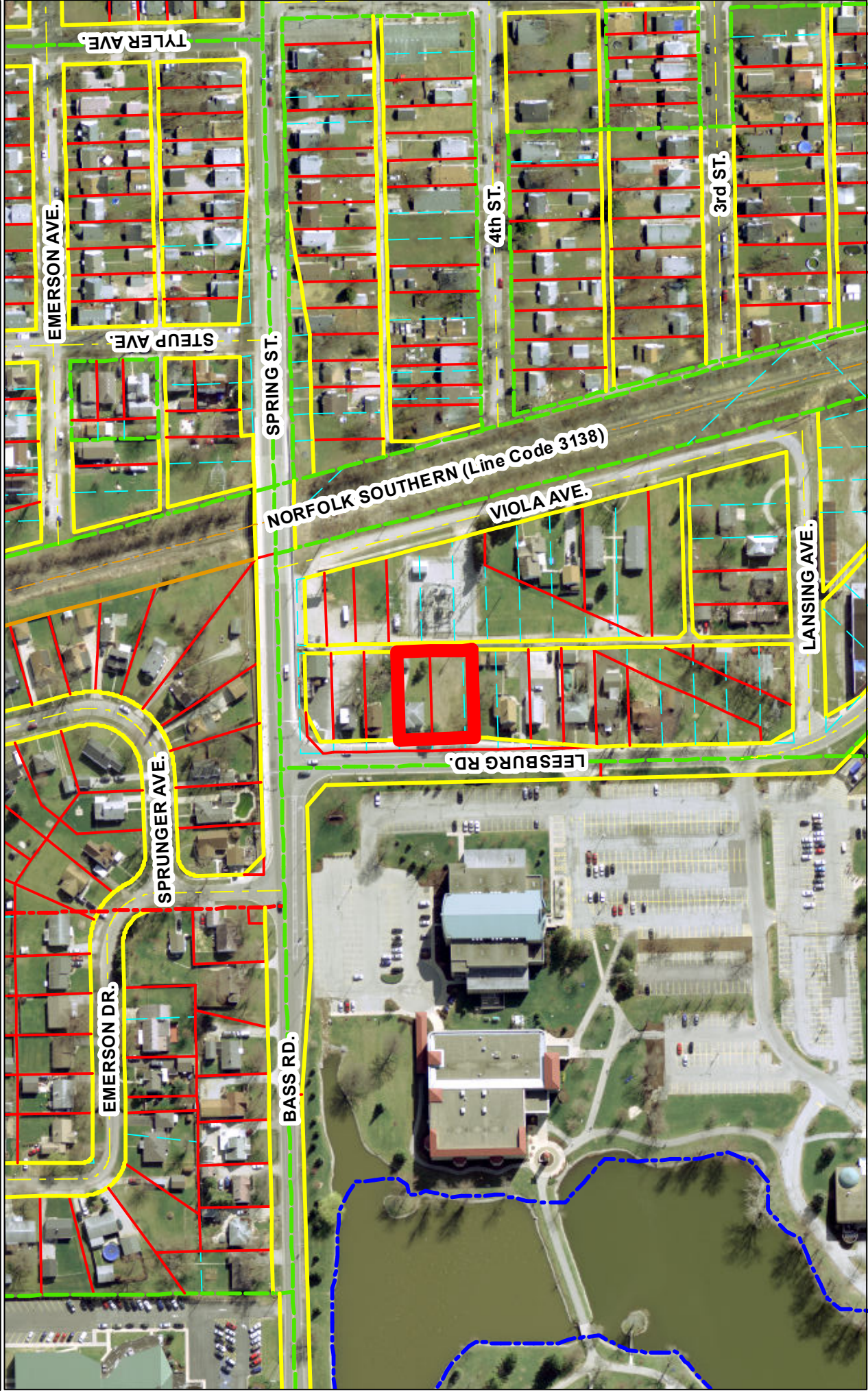
I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures 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.

<u>Richard Bienz</u> (printed name of applicant)	 (signature of applicant)	<u>April 30, 2018</u> (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 5-1-18	Receipt No. 126853	Hearing Date 6-11-18	Petition No. REZ- 2018 - 0025
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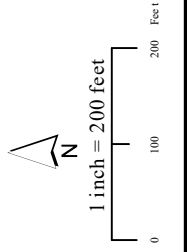
Rezoning Petition REZ-2018-0025 (USF - Leesburg)



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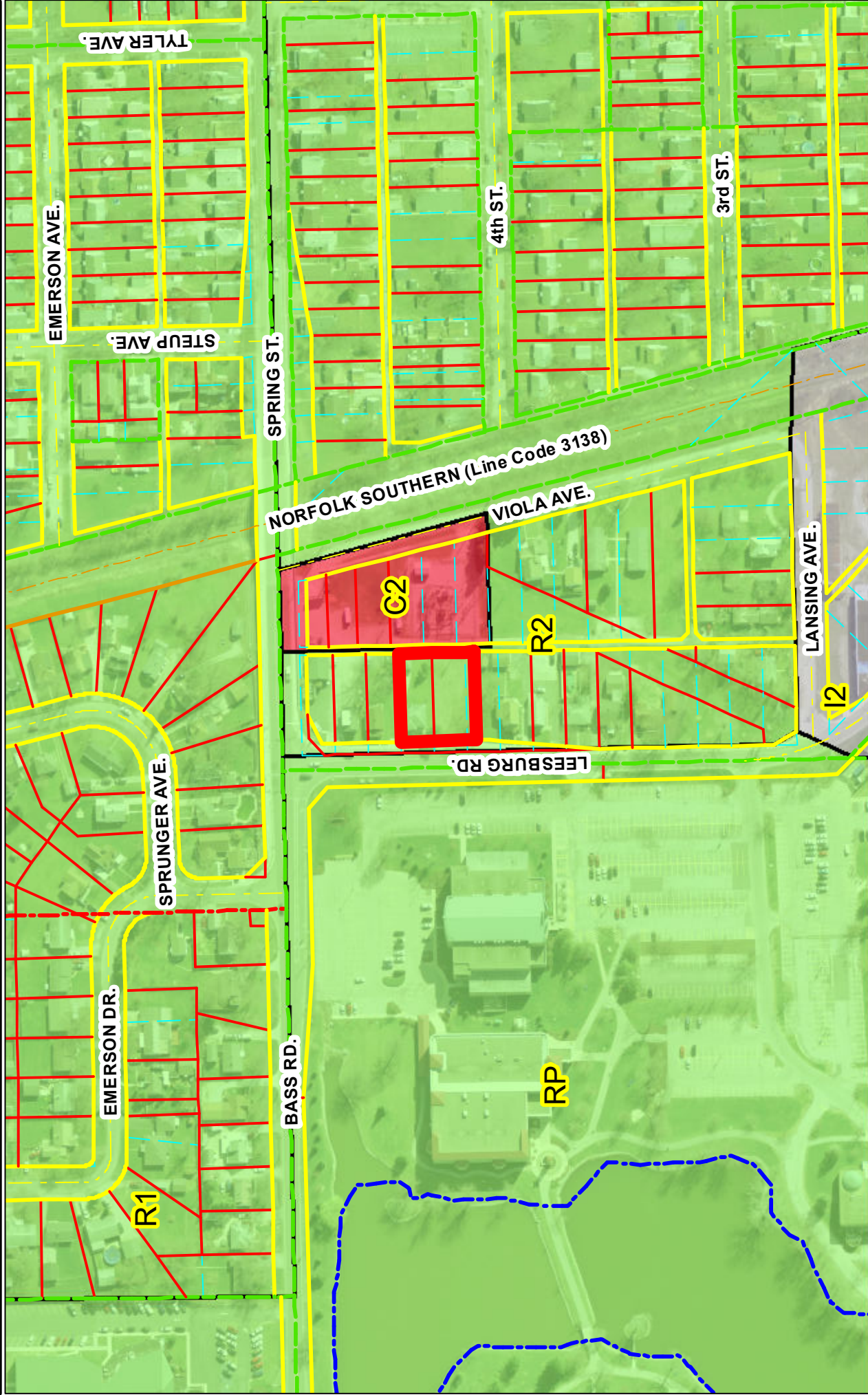
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Photos and Contours: Spring 2009
Date: 5/5/2018

Project Boundaries Represented with Bold Lines are for Representational Purposes Only





Rezoning Petition REZ-2018-0025 (USF - Leesburg)



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