

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2018-0026
Bill Number: Z-18-05-22
Council District: 3-Tom Didier

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 0.100 acres of property from R2/Two Family Residential to C1/Professional Office and Personal Services

Location: 1032 Huffman Street

Reason for Request: To establish the appropriate zoning for a wellness center.

Applicant: Kylee Hays

Property Owner: Kylee Hays

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 an existing office structure as a personal service use, under the appropriate zoning jurisdiction.

Effect of Non-Passage: The property will remain zoned R1/Single Family Residential and may be used for single family uses. The office structure and property was previously approved as a photo studio through the Board of Zoning Appeals. This 1987 approval would not permit the change to a wellness center.

#REZ-2018-0026

BILL NO. Z-18-05-22

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. K-14 (Sec. 34 of Washington 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 2 and the East 16 feet of Lot Number 3 in Chase's Subdivision of Lots
Numbered 41 and 42 in Archer's Addition, as recorded in Plat Record 6, page 76.

and the symbols of the City of Fort Wayne Zoning Map No. K-14 (Sec. 34 of Washington
Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
Wayne, Indiana is hereby changed accordingly.

SECTION 2. If a written commitment is a condition of the Plan Commission's
recommendation for the adoption of the rezoning, or if a written commitment is modified and
approved by the Common Council as part of the zone map amendment, that written
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 KYLEE HAYS
Address 11303 TRAILS NORTH DRIVE
City FORT WAYNE State IN Zip 46845
Telephone 303-829-3056 E-mail Kylee.p.hays@gmail.com

Contact Person
Contact Person GREG CONKLING
Address 10808 LACABREAM LANE
City FORT WAYNE State IN Zip 46845
Telephone 260-750-4955 E-mail greg@northeasterngroupcr.com
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 1032 HUFFMAN STREET
Present Zoning R1 Proposed Zoning C1 Acreage to be rezoned 0.10
Proposed density ONE units per acre
Township name WAYNE Township section # 0034
Purpose of rezoning (attach additional page if necessary) TO ALLOW FOR CONTINUED LIGHT COMMERCIAL USE. APPLICANT DESIRES TO OPERATE A WELLNESS CENTER.
Sewer provider CITY OF FTW Water provider CITY OF FTW

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

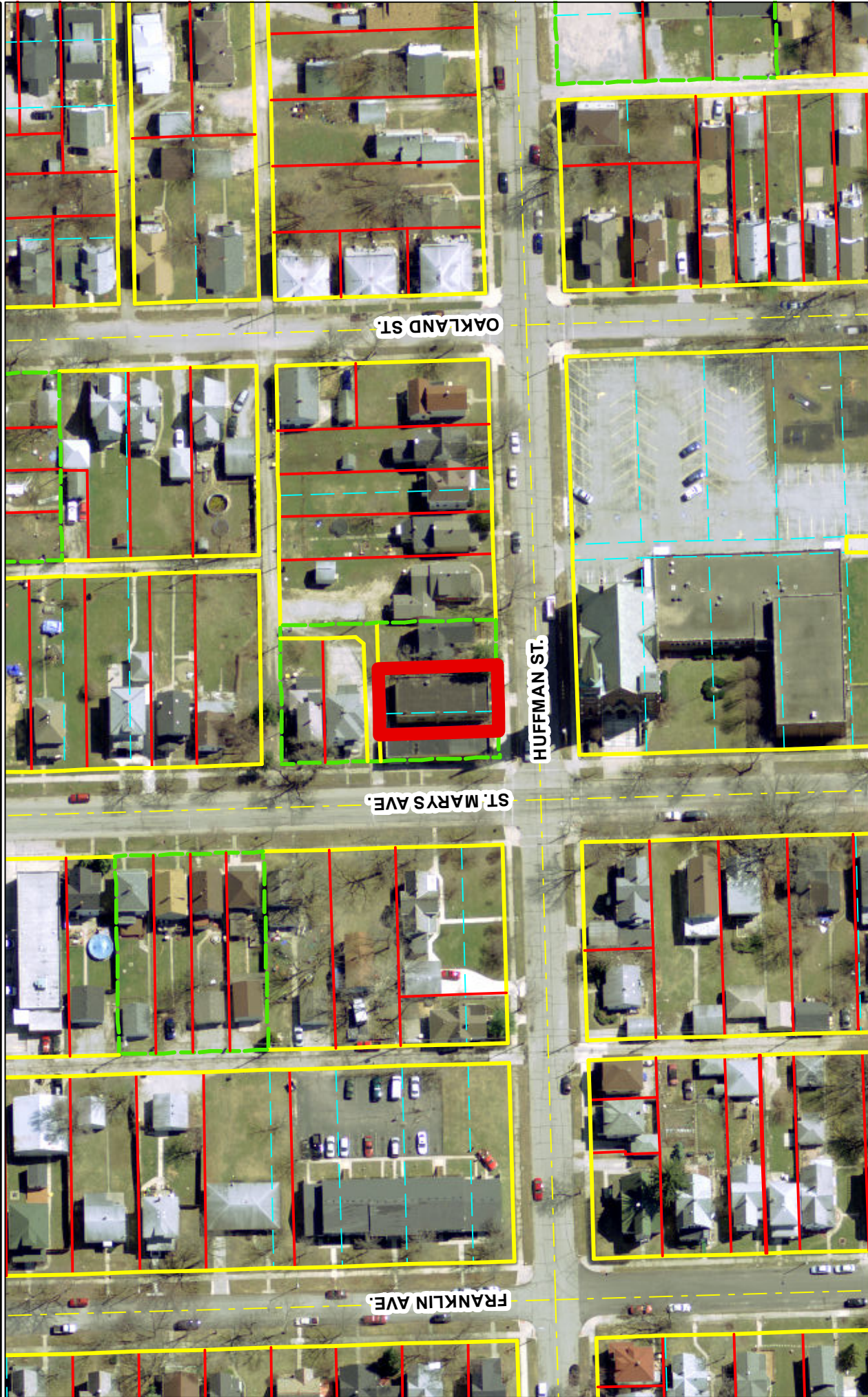
I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures 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>KYLEE HAYS</u> (printed name of applicant)	<u>Kylee Hays</u> (signature of applicant)	<u>4/17/18</u> (date)
<u>Joseph D Cochran</u> (printed name of property owner)	<u>Joseph D Cochran</u> (signature of property owner)	<u>4-10-18</u> (date)
<u>Dorothy M Cochran</u> (printed name of property owner)	<u>Dorothy M Cochran</u> (signature of property owner)	<u>4-10-18</u> (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

Received	Receipt No	Hearing Date	Petition No.
5-1-18	126856	6-11-18	RE2-2018-0026



Rezoning Petition REZ-2018-0026 (1032 Huffman)



Although strict accuracy standards have been employed in the compilation of this map, 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.

North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 5/5/2018

Project Boundaries Represented with Bold Lines are for Representational Purposes Only

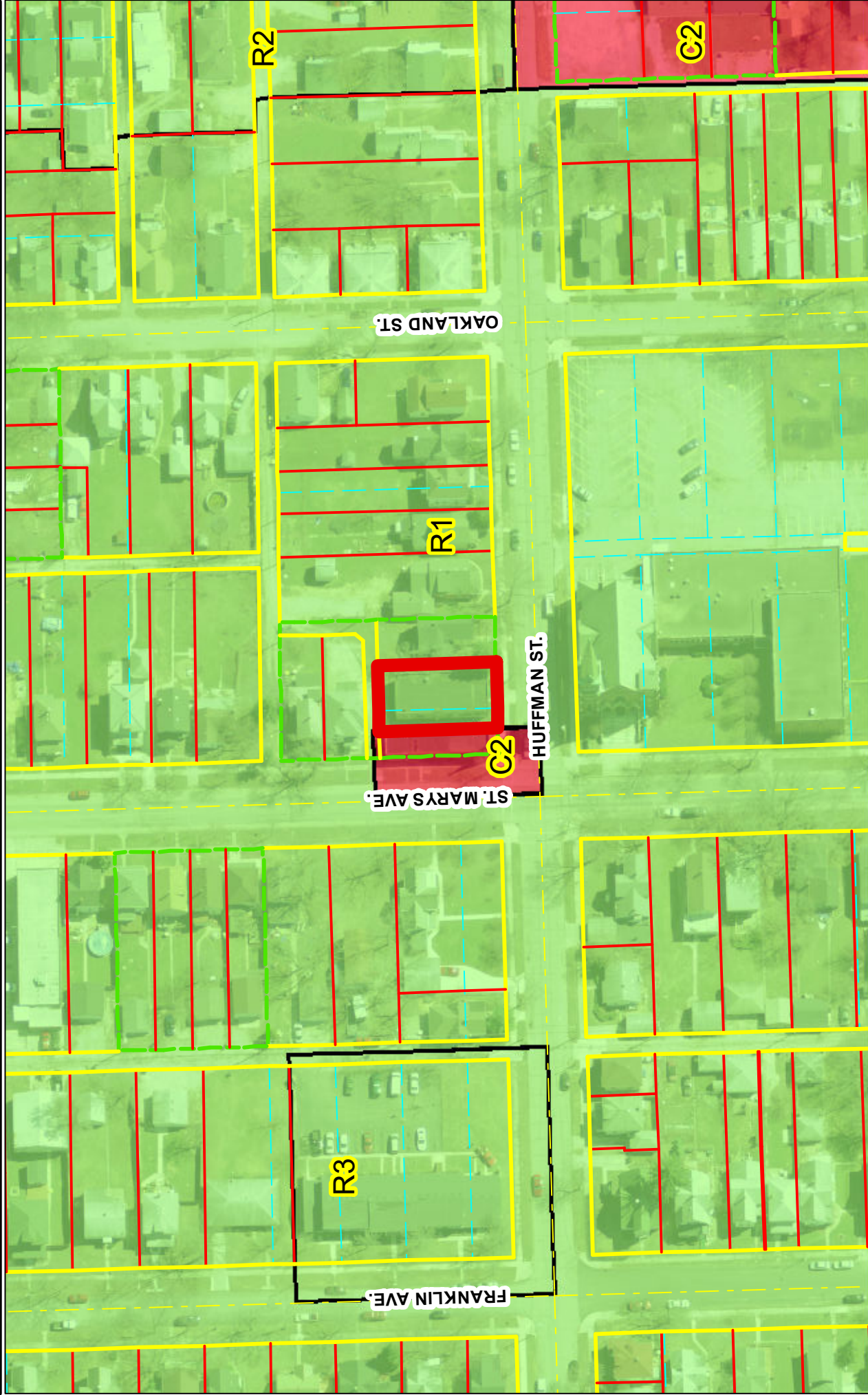


1 inch = 100 feet

0 50 100 Feet



Rezoning Petition REZ-2018-0026 (1032 Huffman)



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