

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2018-0040
Bill Number: Z-18-08-25
Council District: 2-Russ Jehl

Introduction Date: August 28, 2018

Plan Commission
Public Hearing Date: September 10, 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 0.74 acres of property from R3/Multiple Family Residential to C1/Professional Office and Personal Services

Location: 3003 Lake Avenue

Reason for Request: To bring zoning into compliance with the use and seek signage per the ordinance allowances for office zoning.

Applicant: Aging and In-Home Services of NE Indiana

Property Owner: Area III Properties, Inc.

Related Petitions: None

Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal Services which will be the appropriate district for the existing use as an office for senior/medical services.

Effect of Non-Passage: The property will remain zoned R3/Multiple Family Residential. The existing use may remain under the current Board of Zoning Appeals approvals. Redevelopment of the property may be difficult under the current zoning.

#REZ-2018-0040

BILL NO. Z-18-08-25

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. Q-14 (Sec. 31 of St. Joseph 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:

The South 230.5 feet of Lot Number 2 in J.H. Feichter's Garden View Addition to
the City of Fort Wayne, according to the recorded plat thereof as recorded in Plat
Record 7, page 3, excepting therefrom the West 25 feet of Lot Number 2 to be used
for roadway and utility easement purposes, also excepting therefrom the South 10
feet of said Lot Number 2 for public utilities and thoroughfares, recorded in Deed
Record 698, page 321, in Allen County, Indiana.

and the symbols of the City of Fort Wayne Zoning Map No. Q-14 (Sec. 31 of St. Joseph
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.

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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	<u>AGING & IN-HOME SERVICES OF NE INDIANA</u>		
	Address	<u>3003 LAKE AVE</u>		
	City	<u>FT. WAYNE</u>	State	<u>INDIANA</u> Zip <u>46805</u>
	Telephone	<u>260.745.1200</u>	Fax	<u>260.422.4916</u> E-mail <u>jgeer@aginginhs.org</u>
Property Ownership	Property Owner	<u>AREA III PROPERTIES INC</u>		
	Address	<u>2927 LAKE AVE</u>		
	City	<u>FT. WAYNE</u>	State	<u>INDIANA</u> Zip <u>46805</u>
	Telephone	<u>260.745.1200</u>	Fax	<u>260.422.4916</u> E-mail <u>ashapiro@aginginhs.org</u> <u>EXT 261</u>
Contact Person	Contact Person	<u>JASON GEER</u>		
	Address	<u>2927 LAKE AVE</u>		
	City	<u>FT. WAYNE</u>	State	<u>INDIANA</u> Zip <u>46805</u>
	Telephone	<u>260.415.0598</u>	Fax	<u>260.422.4916</u> E-mail <u>jgeer@aginginhs.org</u>

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 <u>3003 LAKE AVE</u>	
	Present Zoning <u>R3</u>	Proposed Zoning <u>C1</u> Acreage to be rezoned <u>.74</u>
	Proposed density <u>N/A</u> units per acre	
	Township name * <u>ST. JOSEPH</u> Township section # <u>072 FT. WAYNE ST JOSEPH (TS)</u>	
	Purpose of rezoning (attach additional page if necessary) <u>TO BRING UP TO DATE, FEWER RESTRICTIONS ON SIGNAGE</u>	

Sewer provider CITY OF FT. WAYNE Water provider CITY OF FT. WAYNE

Filing Requirements	<i>Applications will not be accepted unless the following filing requirements are submitted with this application. Please contact staff for applicable filing fees and plan/survey submittal requirements.</i>	
	☐ 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>Aaron L. Shapiro</u> (printed name of applicant)	<u>Aaron L. Shapiro</u> (signature of applicant)	<u>7/18/18</u> (date)
<u>Connie Benton Wolfe</u> (printed name of property owner)	<u>Connie Benton Wolfe</u> (signature of property owner)	<u>7/18/18</u> (date)
<u></u> (printed name of property owner)	<u>Aaron L. Shapiro</u> (signature of property owner)	<u></u> (date)
<u></u> (printed name of property owner)	<u></u> (signature of property owner)	<u></u> (date)

Received	Receipt No.	Hearing Date	Petition No.
<u>7-20-18</u>	<u>127974</u>	<u>9-10-18</u>	<u>REZ-2018-0040</u>

LEGAL DESCRIPTION:

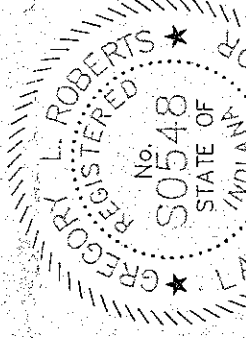
The South 230.5 feet of Lot number 2 in J.H. Feichter's Garden View Addition to the City of Fort Wayne, according to the recorded plat thereof as recorded in Plat Record 7, page 3, excepting therefrom the West 25 feet of Lot number 2 to be used for roadway and utility easement purposes; also excepting therefrom the South 10 feet of said Lot number 2 for public utilities and easements, recorded in Deed Record 688 page 321, in Allen County, Indiana.

CERTIFICATION:

CERTIFY TO:
AREA III PROPERTIES INC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2015, and includes items #1, 2, 4, 7(a), 8, 9, & 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Indiana, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

I further certify that this survey was completed under my direct supervision and to the best of my knowledge and belief, was executed according to the survey requirements set forth in 865 IC 1-12.



Gregory L. Roberts
GREGORY L. ROBERTS, P.L.S. #S0548

ALTA/NSPS LAND TITLE SURVEY

300.3 LAKE AVENUE FORT WAYNE, INDIANA	SCALE: 1"=20'	JOB NUMBER: 18-2495	SHEET 1 OF 1
AREA III PROPERTIES, INC.			

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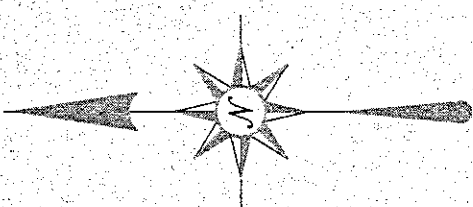
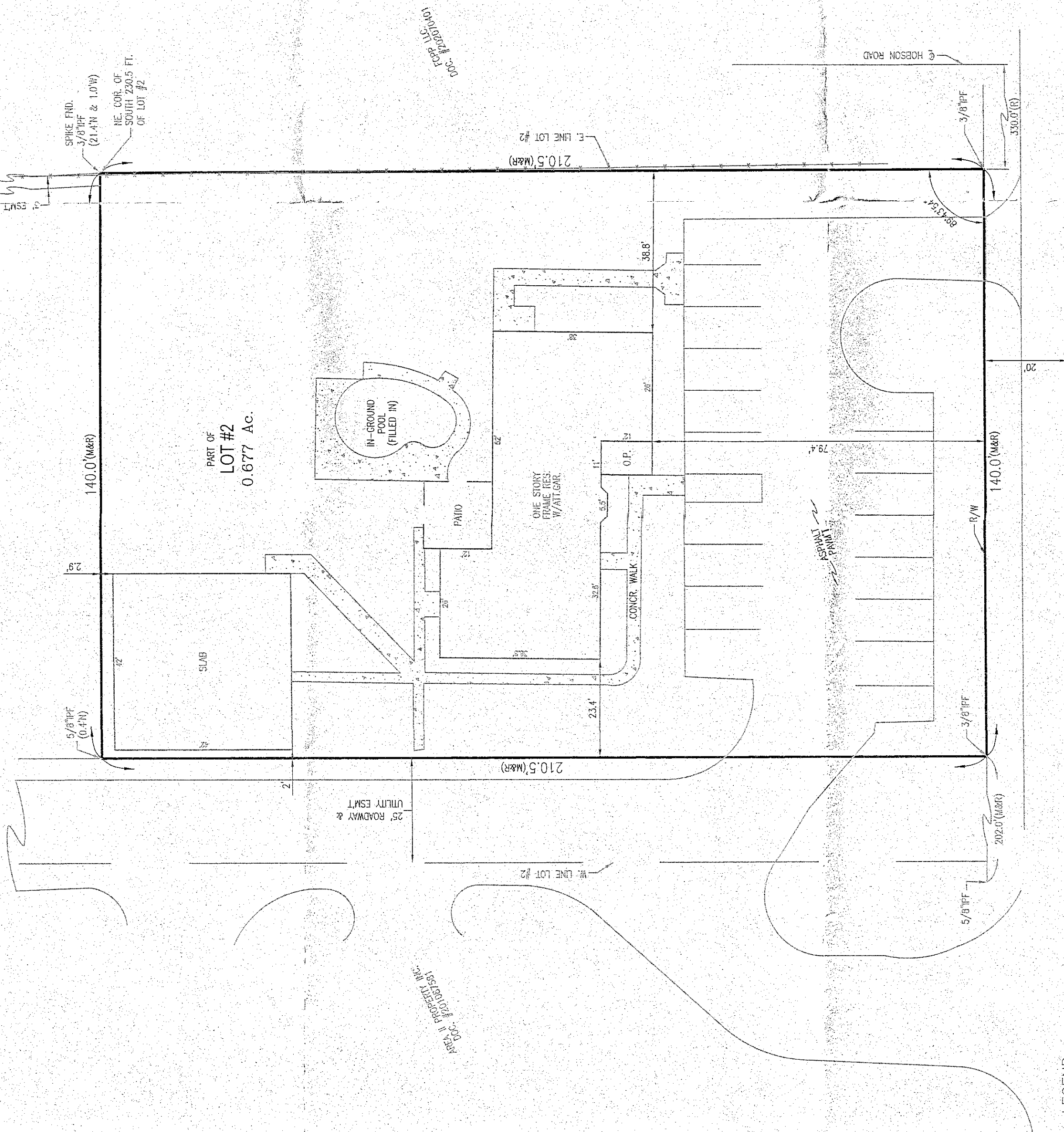
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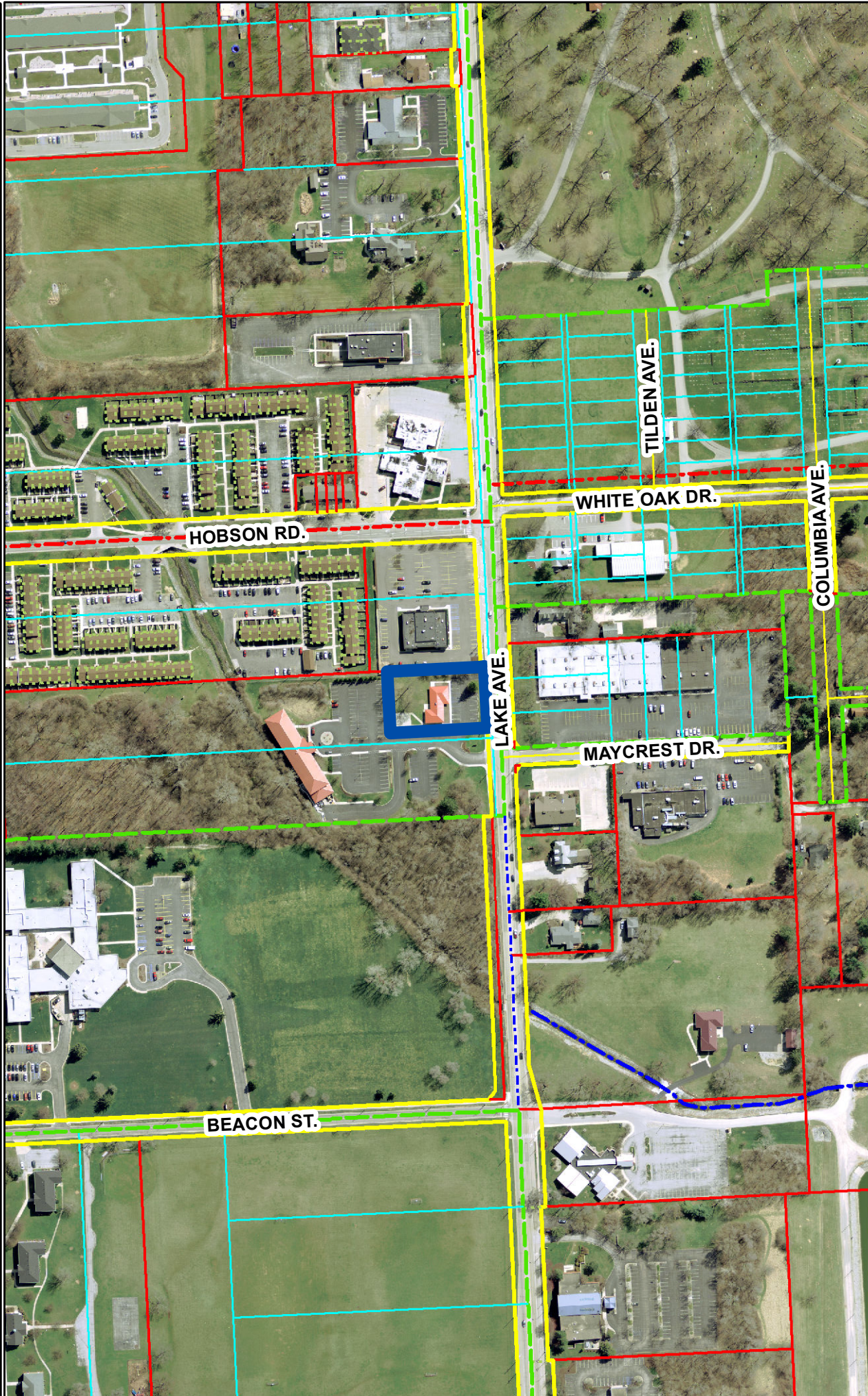
LAKE AVENUE
& S. LINE LOT #2

1967
DONOVAN
ENGINEERING, INC.
2018
3521 Lake Avenue, Suite 2
Fort Wayne, Indiana 46805
Office 260.424.7418
Fax 260.424.1918
www.donovan-eng.com

LEGEND

- IPF Iron Pin Found
 - PF Pipe Found
 - RRF Railroad Spike Found
 - PWF P.W. Nail Found
 - MNF Mang Nail Found
 - IFS 5/8" re-bar set w/cap stamped #0027
 - (M) Measured
 - (R) Recorded
 - (C) Calculated
 - (P) Plotted
- All monuments are at grade except as noted.
All property line encroachments are recorded.
Monuments found have no documented history
except as noted.
FIELD WORK COMPLETED ON 6-28-18

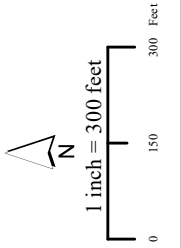




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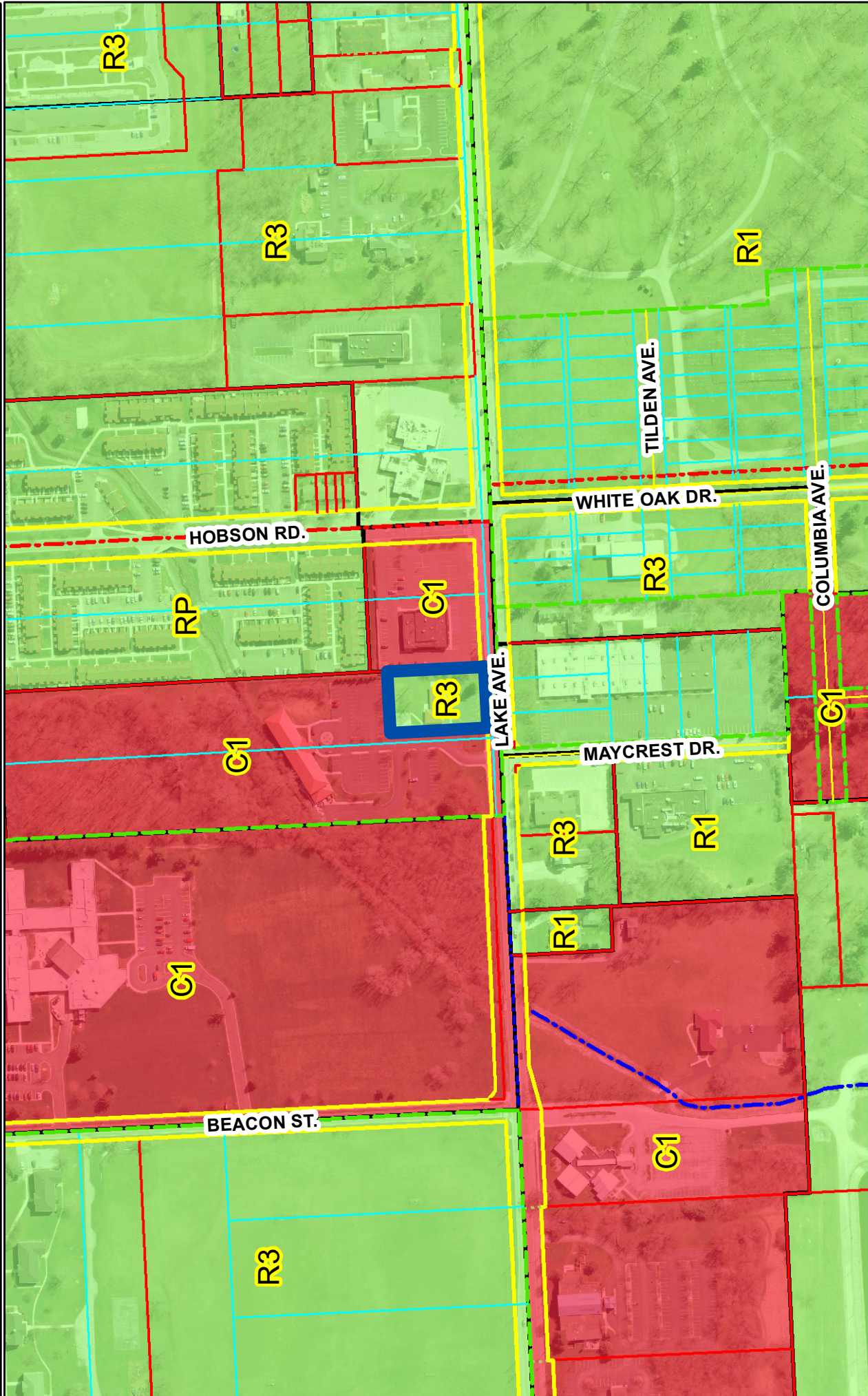
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 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 8/20/2018

Project Boundaries Represented with Bold Lines are for Representational Purposes Only





Rezoning Petition REZ-2018-0040 (3003 Lake Ave)



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