

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2019-0023
Bill Number: Z-19-05-20
Council District: 1-Paul Ensley

Introduction Date: May 28, 2019

Plan Commission
Public Hearing Date: June 10, 2019 (not heard by Council)

Next Council Action: Ordinance will return to Council after recommendation by the
 Plan Commission

Synopsis of Ordinance: To rezone approximately 0.6 acres from R3/Multiple Family Residential
 to C1/Professional Office and Personal Services.

Location: 4116 East State Boulevard

Reason for Request: To bring the existing use as a dentist office into compliance with the
 zoning ordinance.

Applicant: Dr. Jonathan Hale

Property Owner: Dr. Jonathan Hale

Related Petitions: none

Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal
 Services district which will allow the existing dental office to in
 compliance with the ordinance.

Effect of Non-Passage: The property will remain zoned R3/Multiple Family Residential. The
 property owner may face difficulty with financing, expanding, or seeking
 new signage as permitted in an office district.

#REZ-2019-0023

BILL NO. Z-19-05-20

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. S-14 (Sec. 32 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:

Lot Number 47, 48, and 49 in Delta Heights Addition to the City of Fort Wayne, Indiana
according to the recorded plat thereof, excepting therefrom the North 10 feet of said Lots
Numbered 47 and 48 for the right-of-way as recorded in Deed Record No. 718, page 318.

and the symbols of the City of Fort Wayne Zoning Map No. S-14 (Sec. 32 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.

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

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Council Member

APPROVED AS TO FORM AND LEGALITY:

Carol T. Helton, City Attorney

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Dr. Jonathan Hale
Address 4116 E State Blvd
City Fort Wayne State Indiana Zip 46815
Telephone 317-400-7202 E-mail drhale@haledentistry.com

Contact Person
Contact Person Cassie Hale
Address 4116 E State Blvd
City Fort Wayne State IN Zip 46815
Telephone 3174007202 E-mail Cassie@Haledentistry.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 4116 E State Blvd
Present Zoning R3 Proposed Zoning C1 Acreage to be rezoned 0.624 Acres
Proposed density _____ units per acre
Township name St Joseph Township Township section # 32
Purpose of rezoning (attach additional page if necessary) To get up to code with the property's
intended use of medical (dental) and professional services. And also to install
a sign that would be an appropriate size for marketing two businesses at one location which the R3 zoning doesn't allow us to do.
Sewer provider Fort Wayne Sewer Utilities Water provider Fort Wayne Water Utilities

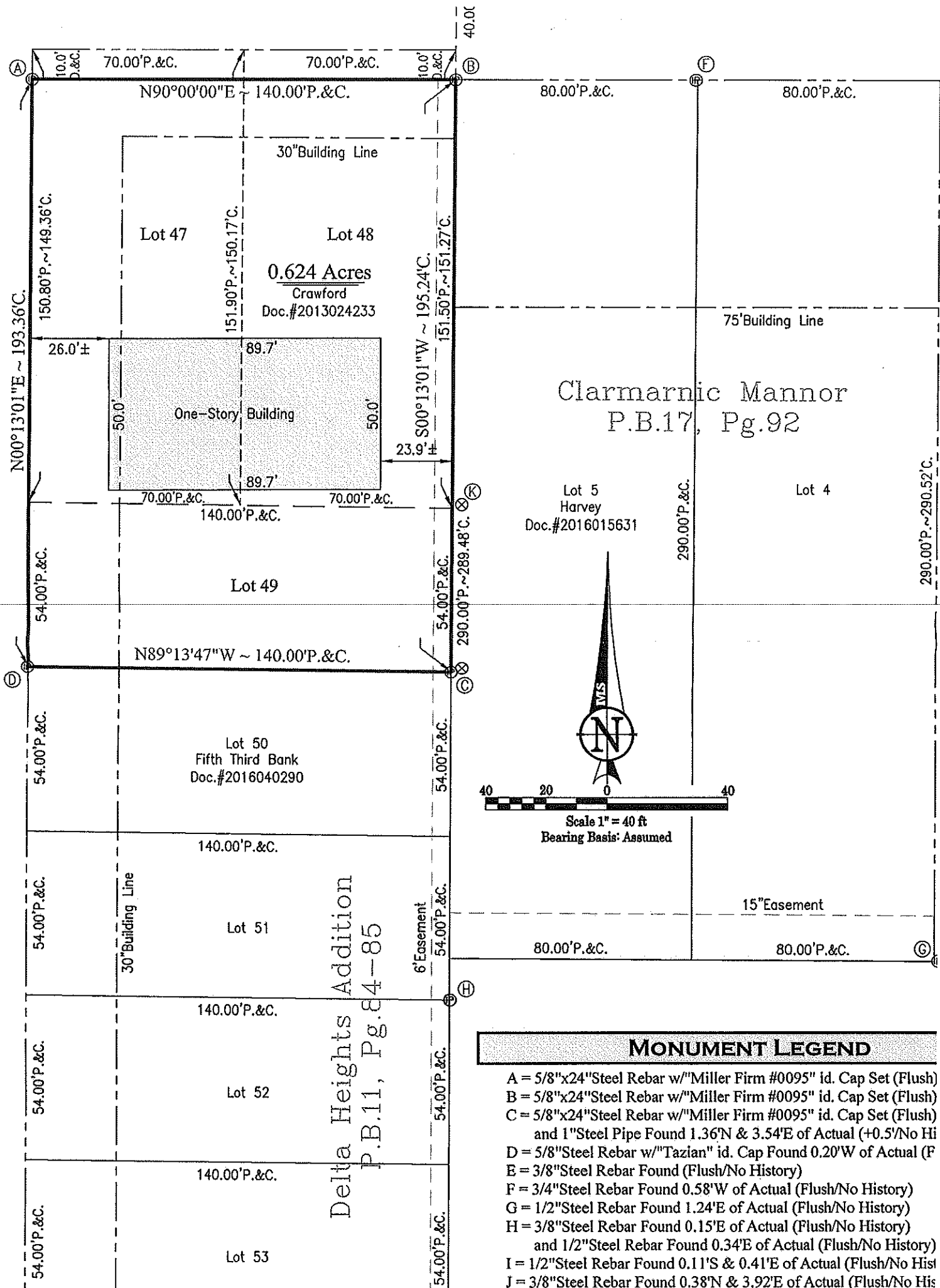
Filing Requirements
*Applications will not be accepted unless the following filing requirements are submitted with this application.
Please refer to checklist for applicable filing fees and plan/survey submittal requirements.*

- ☒ 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.

_____ (printed name of applicant)	_____ (signature of applicant)	_____ (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	Receipt No.	Hearing Date	Petition No.
<u>5-7-2019</u>	<u>130342</u>	<u>6-10-19</u>	<u>REZ-2019-0023</u>



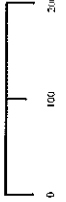


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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours Spring 2009
Date: 5/17/2019



1 inch = 200 feet





Although street 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 Arrow and Datum 1983
State Plane Coordinate System, Indiana East
Photo and Contour System 2009
Date: 5/11/2019

1 inch = 200 feet

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