

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2019-0056
Bill Number: Z-19-09-14
Council District: 4-Geoff Paddock

Introduction Date: September 24, 2019

Plan Commission
Public Hearing Date: September 9, 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 1.03 acres from RP/Planned Residential to C1/Professional Office and Personal Services.

Location: 5010 West Jefferson Boulevard

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

Applicant: Dr. Ashok Kadambi

Property Owner: Dr. Ashok Kadambi

Related Petitions: none

Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal Services zoning district. The rezoning will allow the existing use to conform to the ordinance.

Effect of Non-Passage: The property will remain zoned RP/Planned Residential, which does not permit offices as a use by right. The existing investment is non-conforming, which affects how the property can be developed or expanded in the future.

#REZ-2019-0056

BILL NO. Z-19-09-14

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. F-03 (Sec. 8 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:

Parcel I:

Lot Number One Highway Addition, Except the West 203.5 feet and Except the
Highway in Wayne Township, Allen County, Indiana, by metes and bounds
described as follows, to wit:

Commencing on the Northwesterly line of said Lot 1 at a point situated 203.5 feet
Northeasterly of the West corner thereof; thence continuing Northeasterly on said
Lot line, a distance of 315.1 feet to an existing concrete right-of-way monument;
thence Southeasterly, a distance of 34.0 feet (Plat 44.0) to an existing concrete right-
of-way monument on the Northwesterly right-of-way of U.S. Highway No. 24, at a
point situated 528.6 feet Northeasterly of the intersection of said right-of-way line by
the Southwesterly line of said Lot 1; thence Southwesterly on said North right-of-
way line of U.S. No. 24 on a 0 degree 58 minute, more or less, circular curve right, a
distance of 325.1 feet (Plat 321.6) to a point situated 203.5 feet Northeasterly of the
intersection of the said right-of-way line by the Southwesterly line of said Lot 1;
thence Northwesterly by a deflection right of 101 degrees 23 minutes from the
extension Southwesterly of the subtended chord of the previous course, a distance of
146.6 feet to the Point of Beginning; containing 0.64 acres, more or less.

Together with:

Parcel II:

Part of Lot Number 1, Highway Addition in Allen County, Indiana, recorded in Plat
Record 15, page 13, in particular described as follows, to-wit:

Commencing at the south corner of Lot Number 1; thence running Northeastward on
the Southeasterly boundary thereof on a line coincidental to the Northwesterly right-
of-way line of U.S. Highway #24, a distance of 203.5 feet; thence Northwestward, s

1 distance of 146.6 feet to the Northwesterly boundary of said Lot, as situated
2 coincidentally with the Southerly right-of-way line of the former location of U.S.
3 Highway #24, now designated as North Bend Drive; thence Southwestward on the
4 Northwesterly boundary of said Lot, a distance of 203.5 feet to the West corner
thereof, thence Southeast on the lot line between Lots Numbered 2 and 1 of said Plat,
a distance of 208.85 feet to the place of beginning.

5 Except:

6 The Westerly 100.0 feet of Lot Number 1 in Highway Addition, as recorded in Plat
7 Record 15, page 13, in the Office of the Recorder of Allen County, Indiana, more
particularly described as follows:

8 Beginning at an iron pipe found marking the Southwest corner of Lot Number 1 in
9 Highway Addition; thence Northwesterly along the Westerly line of said Lot
10 Number 1, a distance of 208.45 feet (217.14 feet, plat) to an iron pipe found marking
11 the Northwest corner of said Lot; thence Northeasterly with a deflection angle to the
12 right of 98 degrees 40 minutes 25 seconds along the Northerly line of said Lot
13 Number 1, also being the Southerly right-of-way line of North Bend Drive, a
14 distance of 101.16 feet to a 5/8 inch iron pin set; thence Southeasterly with a
15 deflection angle to the right of 81 degrees 19 minutes 35 seconds and parallel with
16 the Westerly line of said Lot Number 1, a distance of 178.69 feet to a 5/8 inch iron
pin set at a point on the Southerly line of said Lot, also being the Northerly right-of-
way line of West Jefferson Boulevard; thence Southwesterly along a curve to the
right having a radius of 5857.15 feet along the Southerly line of said Lot and said
Northerly right-of-way line, an arc distance of 101.11 feet to the Point of Beginning,
containing 0.445 acres.

17 and the symbols of the City of Fort Wayne Zoning Map No. F-03 (Sec. 8 Wayne Township),
18 as established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana
19 is hereby changed accordingly.

20
21 SECTION 2. If a written commitment is a condition of the Plan Commission's
22 recommendation for the adoption of the rezoning, or if a written commitment is modified and
23 approved by the Common Council as part of the zone map amendment, that written
24 commitment is hereby approved and is hereby incorporated by reference.

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3 SECTION 3. That this Ordinance shall be in full force and effect from and after its
4 passage and approval by the Mayor.
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6 _____
7 Council Member

8 APPROVED AS TO FORM AND LEGALITY:
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10 _____
11 Carol T. Helton, City Attorney
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Department of Planning Services
Rezoning Petition Application

Applicant	Applicant	Dr. Ashok Kadambi		
	Address	5010 West Jefferson Blvd.		
	City	Fort Wayne	State	IN Zip 46804
	Telephone	436-6900	E-mail	akadambi@icloud.com

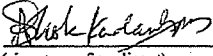
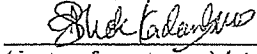
Contact Person	Contact Person	Kerry Schoeph - MSKTD & Assoc.		
	Address	1715 Magnavox Way		
	City	Fort Wayne	State	IN Zip 46804
	Telephone	260-432-9337	E-mail	kcs@msktd.com

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

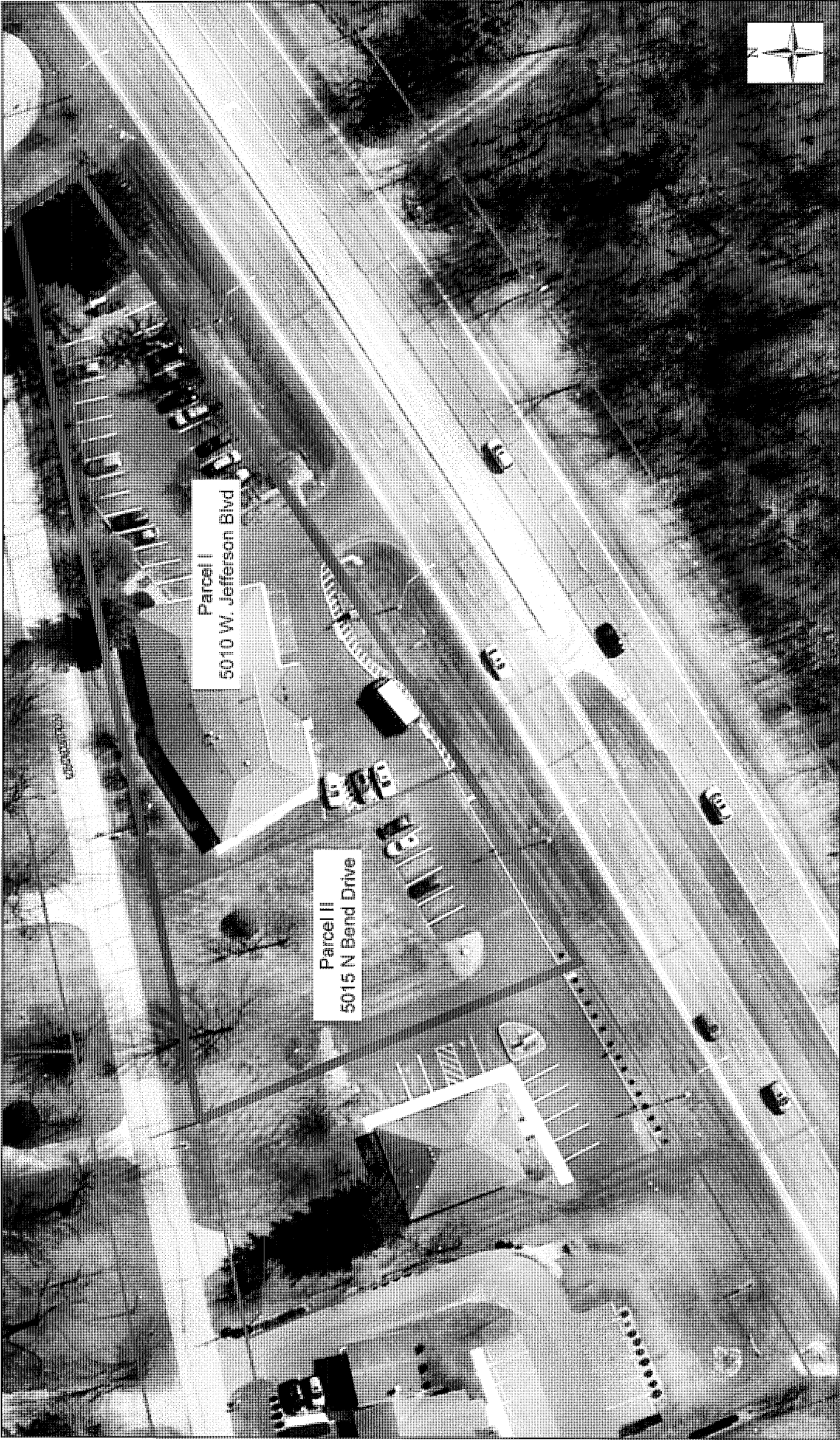
Request	☐ Allen County Planning Jurisdiction	☒ City of Fort Wayne Planning Jurisdiction
	Address of the property 5010 West Jefferson Blvd., 5015 N. Bend Drive	
	Present Zoning	RP Proposed Zoning C1 Acreage to be rezoned 1.03+/-
	Proposed density	n/a units per acre
	Township name	Wayne Township section # 8
	Purpose of rezoning (attach additional page if necessary) <u>The existing building is a commercial building in a residential zoned area. The existing adjacent commercial buildings are already zoned commercial. The owner would like to do an addition & rezoning was recommended by the city.</u>	
	Sewer provider	Fort Wayne Water provider Fort Wayne

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 N/A (city project)	

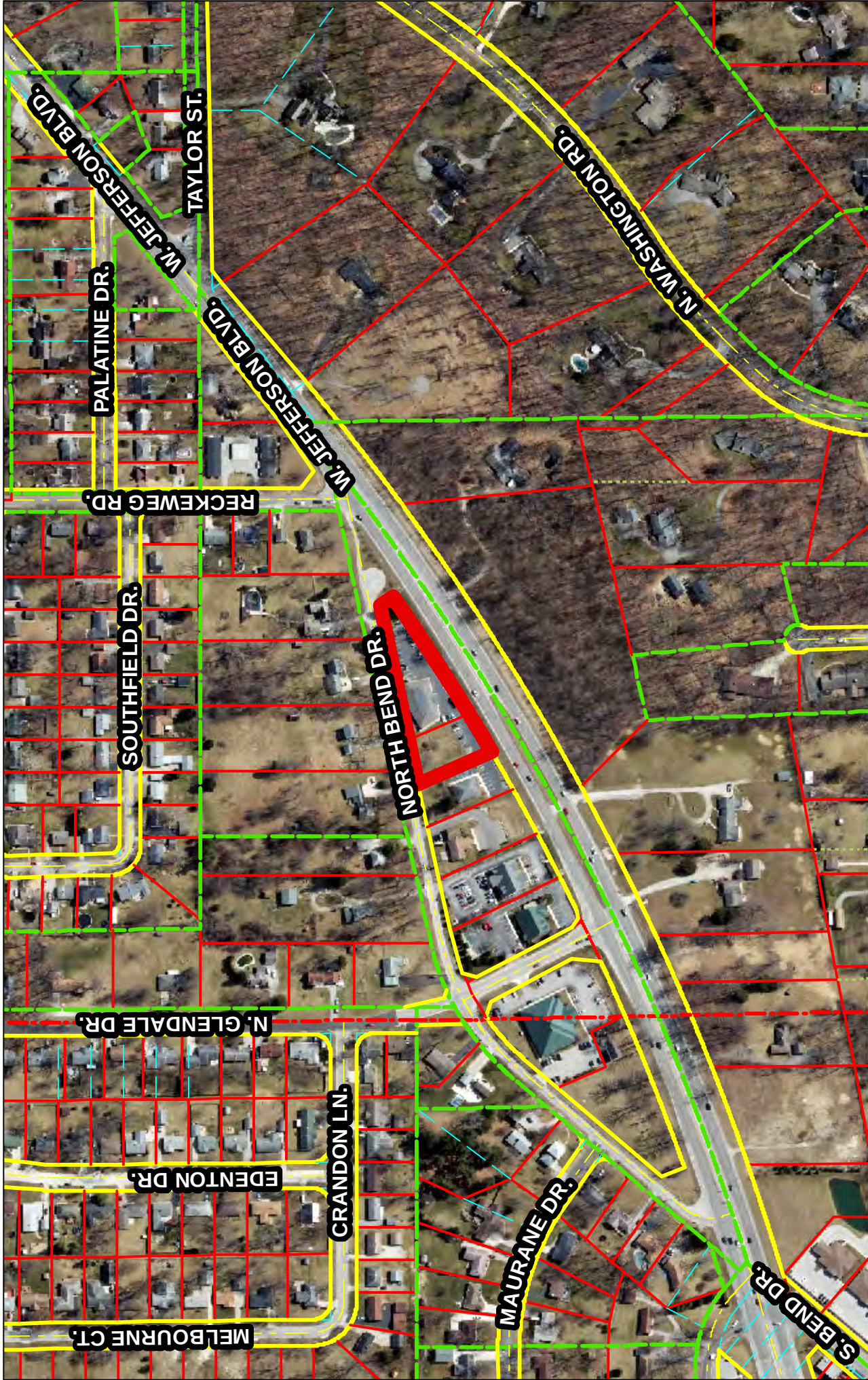
I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures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

Ashok Kadambi		7/23/19
(printed name of applicant)	(signature of applicant)	(date)
CADDYSHACK LLC		7/23/19
(printed name of property owner)	(signature of property owner)	(date)
	(signature of property owner) (President Caddyshack)	
(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.
7/24/19	13298	9-9-2019	REZ-2019-0056



Rezoning Petition REZ-2019-0056 - 5010 W. Jefferson Blvd

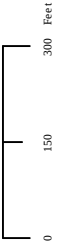


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 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 8/26/2019

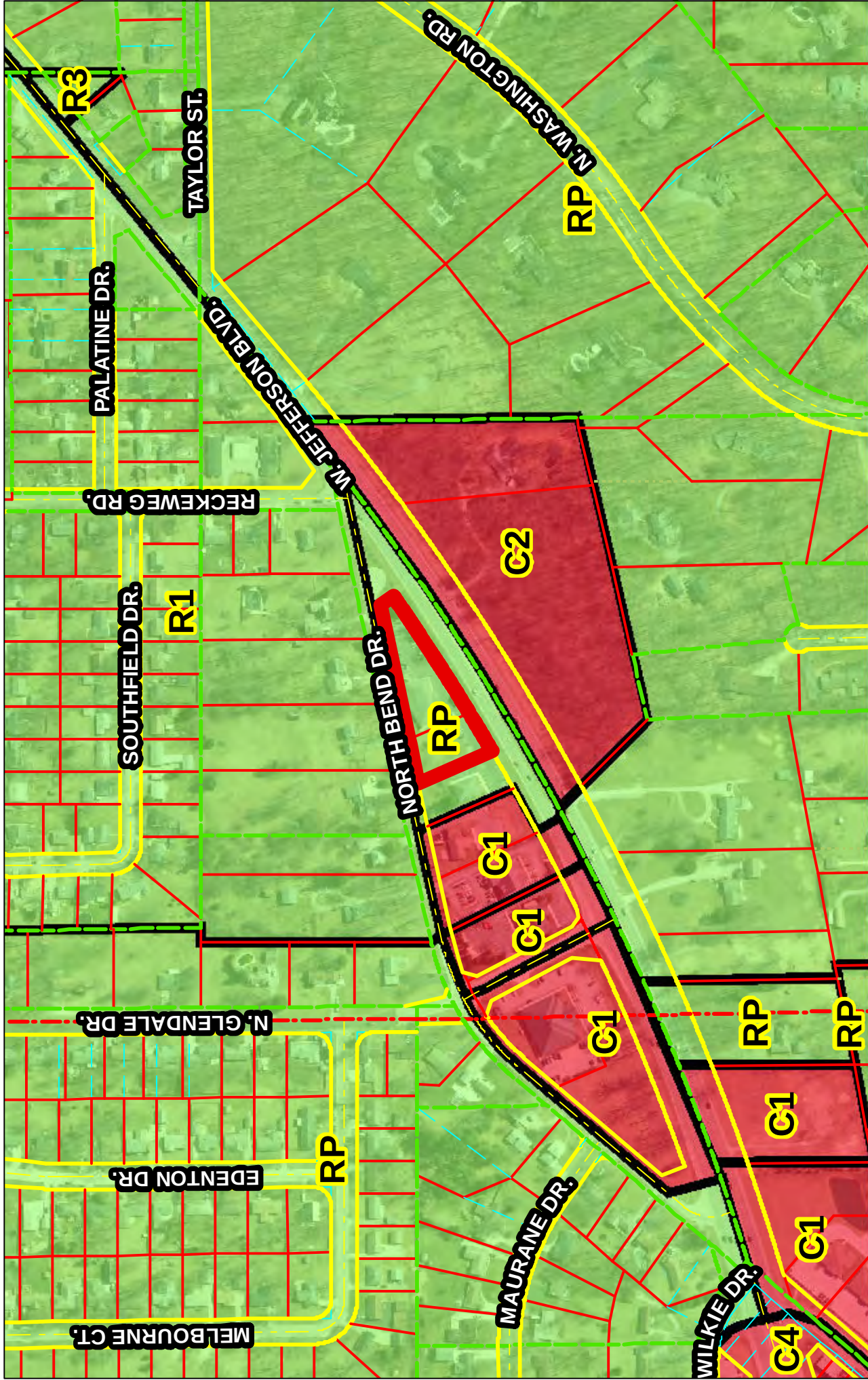


1 inch = 300 feet





Rezoning Petition REZ-2019-0056 - 5010 W. Jefferson Blvd



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