

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2019-0065
Bill Number: Z-19-10-15
Council District: 5-Geoff Paddock

Introduction Date: October 22, 2019

Plan Commission
Public Hearing Date: November 4, 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 0.8 acres from R1/Single Family Residential to R3/Multiple Family Residential

Location: 3901 South Wayne Avenue

Reason for Request: To rehabilitate an existing school building into 13-15 apartment units

Applicant: BnB Investment Properties, Inc.

Property Owner: BnB Investment Properties, Inc.

Related Petitions: none

Effect of Passage: Property will be rezoned to the R3/Multiple Family Residential district to allow for the transition into an apartment building.

Effect of Non-Passage: The property will remain zoned R1/Single Family Residential and may redevelop with single family residential uses.

1 **#REZ-2019-0065**

2 **BILL NO. Z-19-10-15**

3
4 **ZONING MAP ORDINANCE NO. Z-_____**

5 **AN ORDINANCE amending the City of Fort Wayne**
6 **Zoning Map No. L-11 (Sec. 14 of Wayne Township)**

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

9 SECTION 1. That the area described as follows is hereby designated an R3
10 (Multiple Family Residential) District under the terms of Chapter 157 Title XV of the Code of
11 the City of Fort Wayne, Indiana:

12 Lots 143 to 150 of Fairfield Heights Addition.

13
14 and the symbols of the City of Fort Wayne Zoning Map No. L-11 (Sec. 14 of Wayne
15 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
16 Wayne, Indiana is hereby changed accordingly.

17 SECTION 2. If a written commitment is a condition of the Plan Commission's
18 recommendation for the adoption of the rezoning, or if a written commitment is modified and
19 approved by the Common Council as part of the zone map amendment, that written
20 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 BnB Investment Properties, Inc.
Address 2930 Covington Farms Road
City Fort Wayne State IN Zip 46814
Telephone 317-362-7330 E-mail lberfiend@gmail.com

Contact Person
Contact Person Lisa K. Berfiend
Address 2930 Covington Farms Road
City Fort Wayne State IN Zip 46814
Telephone 317-362-7330 E-mail lberfiend@gmail.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 3901 South Wayne Street Fort Wayne, IN 46807
Present Zoning R1 Proposed Zoning R3/RP Acreage to be rezoned .82 acres
Proposed density 13-15 Apartment Units units per acre
Township name Wayne Township section # _____
Purpose of rezoning (attach additional page if necessary) Rehab 3901 South Wayne
from current state of sleeping rooms, apartments, and offices to 13-15
one-three bedroom apartments.
Sewer provider Fort Wayne City Utilities Water provider Fort Wayne 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.

Lisa K Berfiend

(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)

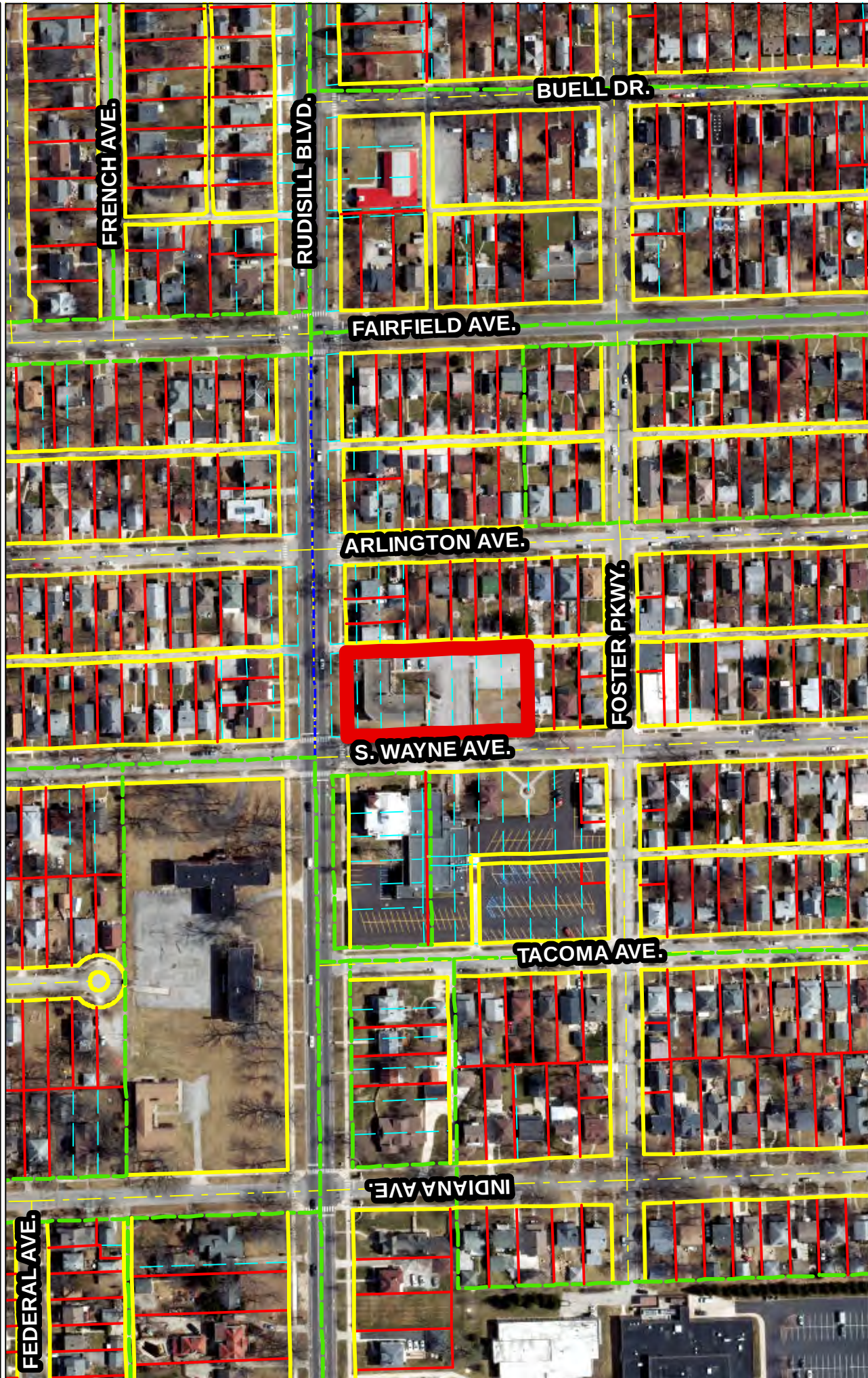
(date)

(printed name of property owner)

(signature of property owner)

(date)

Received	Receipt No.	Hearing Date	Petition No.
10-3-19	132176	11-4-19	RE2-2019-0065

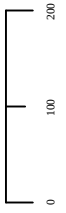


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 1/06/2019

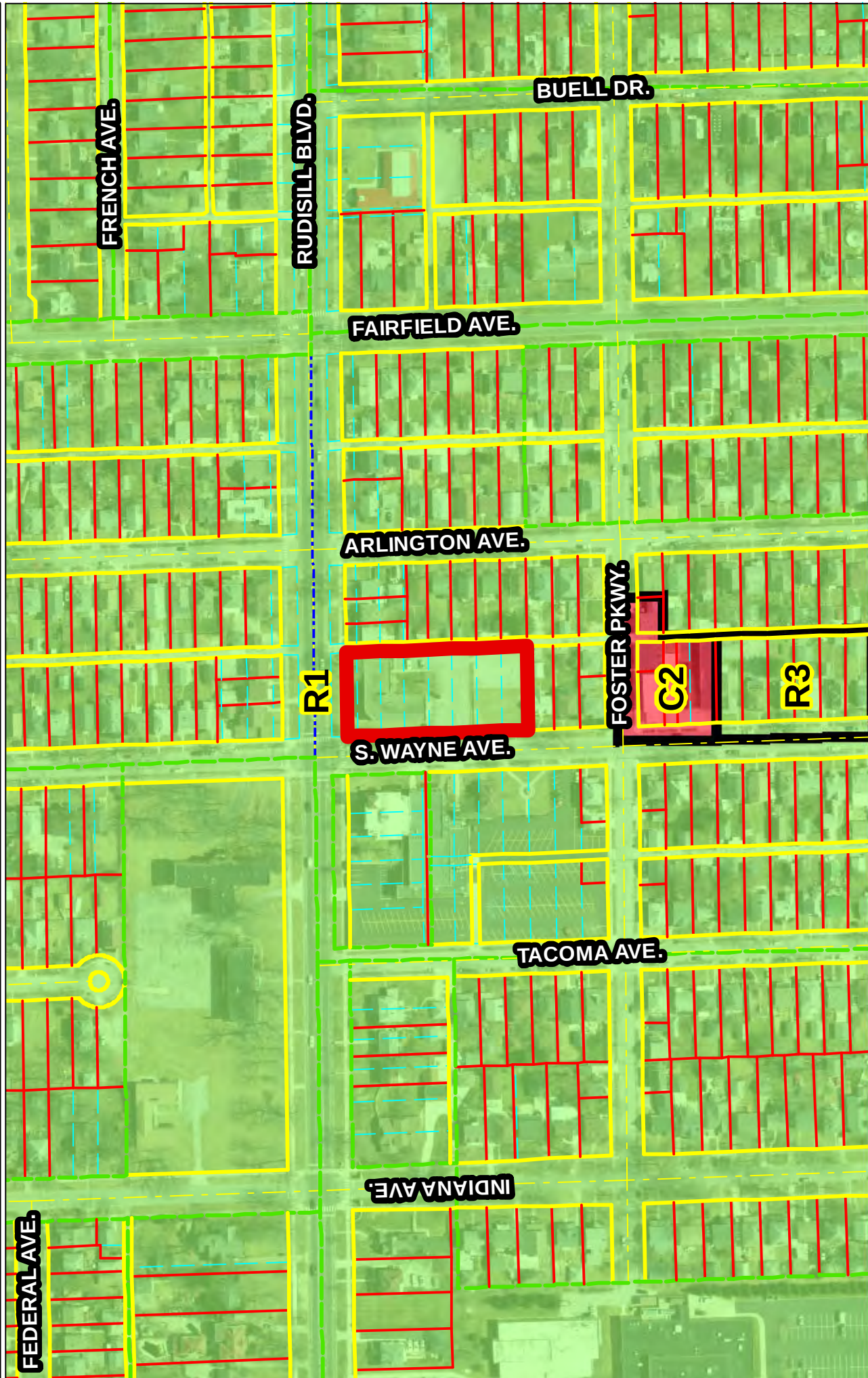


1 inch = 200 feet



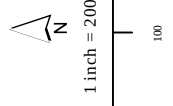


Rezoning Petition REZ-2019-0065 (3901 S. Wayne)



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.

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 1/06/2019



Lots 143 to 150 of Fairfield Heights Addition.