

#REZ-2021-0009

BILL NO. Z-21-02-14

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. A-11 (Sec. 14 of Aboite 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:

Part of the Southeast Quarter of Section 14, Township 30 North, Range 11 East, Allen County, Indiana, more particularly described as follows, to-wit:

Beginning on the East line of said Section 14, at a point situated 903.0 feet North of the Southeast corner thereof; thence Westerly by deflection angle of 90 degrees 02 minutes left (from said East line) and parallel with South line of said Southeast Quarter, 278.0 feet; thence North by deflection angle of 90 degrees 02 minutes right and parallel with the East line of said Section, 235.0 feet; thence Easterly by deflection angle of 89 degrees 58 minutes right and parallel with said South line, 278.0 feet to the East line of said Section 14; thence South, along said East line, begin also the centerline of Dicke Road, 235.0 feet to the Point of Beginning, containing 1.500 acres of land.

Excepting Therefrom:

A part of the Southeast Quarter of Section 14, Township 30 North, Range 11 East, Aboite Township, Allen County, Indiana, and being that part of the above-described land lying within the right-of-way lines depicted on the right-of-way parcel plat marked Exhibit "B" to Document Number 2008005605, described as follows: Beginning at a point on the East line of said Quarter Section North 00 degrees 37 minutes 24 seconds West 903.00 feet (distance quoted from Instrument No. 203059340) from the Southeast corner of said Quarter Section, which point of beginning is also the Southeast corner of the above-described land; thence South 89 degrees 17 minutes 31 seconds West 76.47 feet along the South line of the above-described land to the arc between the point designated "874" and the point designated "875" on said Exhibit "B" thence Northeasterly 174.24 feet along said arc to the left having a radius of 410.00 feet and subtended by a long chord having a bearing of North 11 degrees 33 minutes 05 seconds East and a length of 172.93 feet to said point "875"; thence North 00 degrees 37 minutes 24 seconds West 66.01 feet to the North line of the above-described land and the point designated "1584" on said Exhibit "B"; thence North 89 degrees 17 minutes 31 seconds East 40.00 feet along said North line to said East line; thence South 00 degrees 37 minutes 24 seconds East 235.00 feet (distance quoted from Instrument No. 203059340) along said East line to the Point of Beginning and containing 0.262 acres, more or less, inclusive of the presently existing right-of-way which contains 0.108 acres, more or less for a net additional taking of 0.154 acres, more or less.

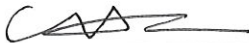
1 and the symbols of the City of Fort Wayne Zoning Map No. A-11 (Sec. 14 of Aboite Township),
2 as established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is
3 hereby changed accordingly.
4

5 SECTION 2. If a written commitment is a condition of the Plan Commission's
6 recommendation for the adoption of the rezoning, or if a written commitment is modified and
7 approved by the Common Council as part of the zone map amendment, that written commitment
8 is hereby approved and is hereby incorporated by reference.
9

10 SECTION 3. That this Ordinance shall be in full force and effect from and after its
11 passage and approval by the Mayor.
12

13 _____
Council Member

14
15 APPROVED AS TO FORM AND LEGALITY:

16 
17 _____
Carol T. Helton, City Attorney
18
19
20
21
22
23
24
25
26
27
28
29
30

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2021-0009
Bill Number: Z-21-02-14
Council District: 4 – Jason Arp

Introduction Date: February 23, 2021

Plan Commission
Public Hearing Date: March 8, 2021 (not heard by Council)

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

Synopsis of Ordinance: To rezone 1.24 acres from R1/Single Family Residential to C1/Professional
Office and Personal Services

Location: 3910 Dicke Road

Reason for Request: To allow for a 9,000 square foot medical office building.

Applicant: Berlin Investments, LLC

Property Owner: Alia Natafgi

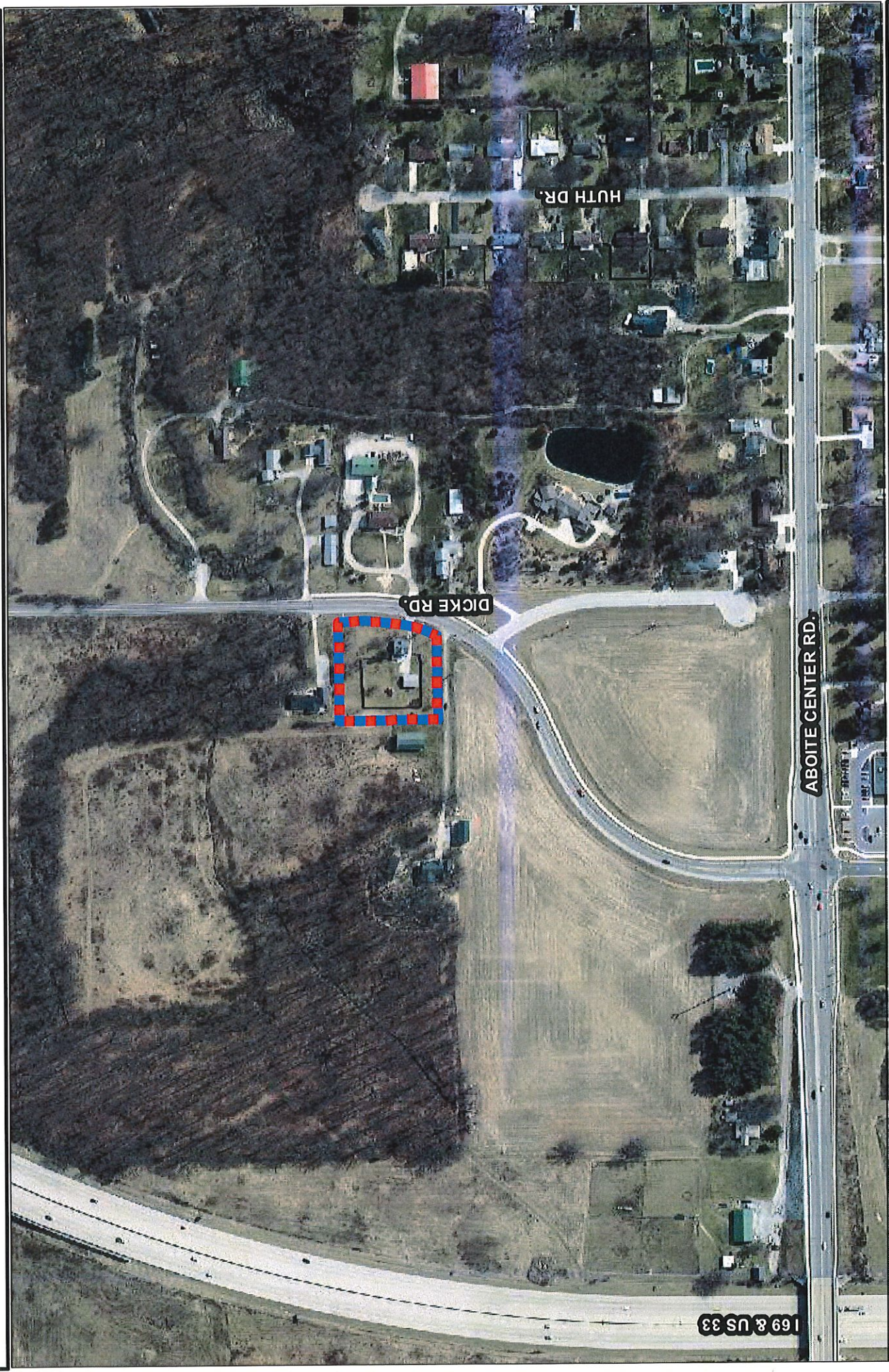
Related Petitions: Primary Development Plan, Dicke Road Medical Office Building

Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal
Services zoning district, which will allow the construction of a medical
office building.

Effect of Non-Passage: The property will remain zoned for single family residential uses and may
redevelop as such.

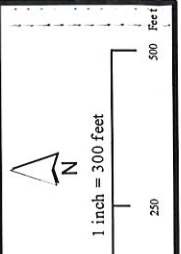


Rezoning Petition REZ-2021-0009 and Primary Development Plan PDP-2021-0007 - Berlin Investments



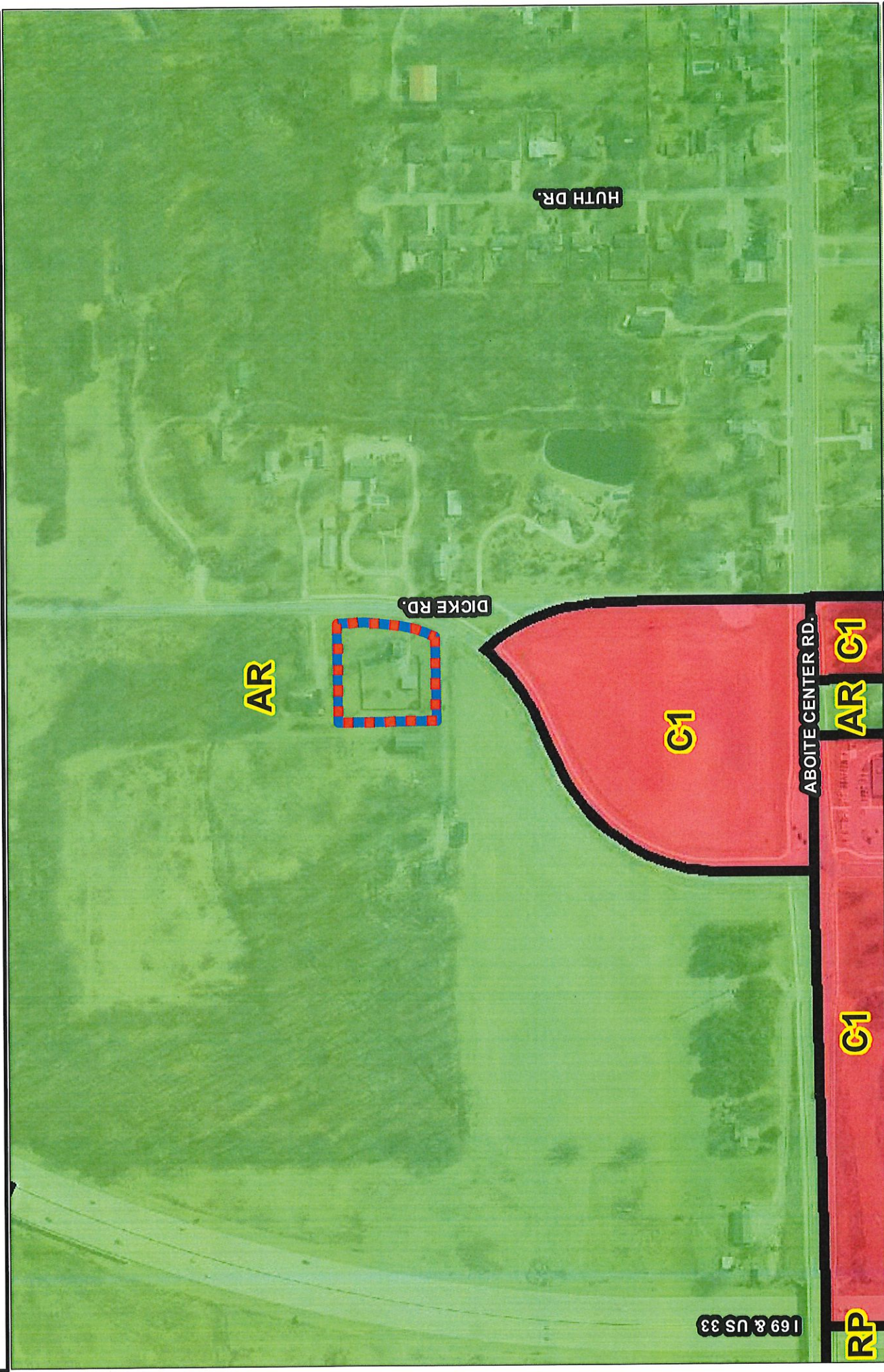
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours as of Spring 2009
Date: 2/12/2021



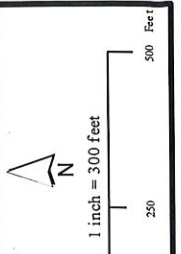


Rezoning Petition REZ-2021-0009 and Primary Development Plan PDP-2021-0007 - Berlin Investments



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 Data Inc.
State Plane Coordinate System, Indiana East
Photocopy, Spring 2009
Date: 2/12/01



Department of Planning Services
Rezoning Petition Application

Applicant
Applicant Berlin Investments LLC
Address 3266 Riders Trl
City Fort Wayne State IN Zip 46814
Telephone 260-999-3096 E-mail alianatafgi@kw

Contact Person
Contact Person Alia Natafgi
Address 3266 Riders Trl
City Fort Wayne State IN Zip 46814
Telephone 260-999-3096 E-mail alianatafgi@kw.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 3910 Dicke Rd, Fort Wayne, IN 46804
Present Zoning R1 Proposed Zoning C1 Acreage to be rezoned 1.24
Proposed density 1 units per acre
Township name Aboite Township section # 0014
Purpose of rezoning (attach additional page if necessary)
Sewer provider Public Service Water provider Public

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 Rezonings 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.

Alia Natafgi Alia Natafgi _____
(printed name of applicant) (signature of applicant) (date)

(printed name of property owner) (signature of property owner) (date)

(printed name of property owner) Rec # 136094 (signature of property owner) 3-8-2021 (date) REZ-2021-0009

LEGAL DESCRIPTION

Order No.: FW20000043

For APN/Parcel ID(s): 02-11-14-476-003.000-075

PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 30 NORTH, RANGE 11 EAST, ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING ON THE EAST LINE OF SAID SECTION 14, AT A POINT SITUATED 903.0 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY BY DEFLECTION ANGLE OF 90 DEGREES 02 MINUTES LEFT (FROM SAID EAST LINE) AND PARALLEL WITH SOUTH LINE OF SAID SOUTHEAST QUARTER, 278.0 FEET; THENCE NORTH, BY DEFLECTION ANGLE OF 90 DEGREES 02 MINUTES RIGHT AND PARALLEL WITH THE EAST LINE OF SAID SECTION, 235.0 FEET; THENCE EASTERLY BY DEFLECTION ANGLE OF 89 DEGREES 58 MINUTES RIGHT AND PARALLEL WITH SAID SOUTH LINE, 278.0 FEET TO THE EAST LINE OF SAID SECTION 14; THENCE SOUTH, ALONG SAID EAST LINE, BEING ALSO THE CENTERLINE OF DICKE ROAD, 235.0 FEET TO THE POINT OF BEGINNING, CONTAINING 1.500 ACRES OF LAND.

EXCEPTING THEREFROM:

A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 30 NORTH, RANGE 11 EAST, ABOITE TOWNSHIP, ALLEN COUNTY, INDIANA, AND BEING THAT PART OF THE ABOVE-DESCRIBED LAND LYING WITHIN THE RIGHT-OF-WAY LINES DEPICTED ON THE RIGHT-OF-WAY PARCEL PLAT MARKED EXHIBIT "B" TO DOCUMENT NUMBER 2008005605, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID QUARTER SECTION NORTH 0 DEGREES 37 MINUTES 24 SECONDS WEST 903.00 FEET (DISTANCE QUOTED FROM INSTRUMENT NO. 203059340) FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, WHICH POINT OF BEGINNING IS ALSO THE SOUTHEAST CORNER OF THE ABOVE-DESCRIBED LAND; THENCE SOUTH 89 DEGREES 17 MINUTES 31 SECONDS WEST 76.47 FEET ALONG THE SOUTH LINE OF THE ABOVE-DESCRIBED LAND TO THE ARC BETWEEN THE POINT DESIGNATED "874" AND THE POINT DESIGNATED "875" ON SAID EXHIBIT "B"; THENCE NORTHEASTERLY 174.24 FEET ALONG SAID ARC TO THE LEFT HAVING A RADIUS OF 410.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 11 DEGREES 33 MINUTES 05 SECONDS EAST AND A LENGTH OF 172.93 FEET TO SAID POINT "875"; THENCE NORTH 0 DEGREES 37 MINUTES 24 SECONDS WEST 66.01 FEET TO THE NORTH LINE OF THE ABOVE-DESCRIBED LAND AND THE POINT DESIGNATED "1584" ON SAID EXHIBIT "B"; THENCE NORTH 89 DEGREES 17 MINUTES 31 SECONDS EAST 40.00 FEET ALONG SAID NORTH LINE TO SAID EAST LINE; THENCE SOUTH 0 DEGREES 37 MINUTES 24 SECONDS EAST 235.00 FEET (DISTANCE QUOTED FROM INSTRUMENT NO. 203059340) ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.262 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT-OF-WAY WHICH CONTAINS 0.108 ACRES, MORE OR LESS, FOR A NET ADDITIONAL TAKING OF 0.154 ACRES, MORE OR LESS.

CERTIFICATION:

 PROJECT MANAGER

 PROJECT ENGINEER

 PROJECT ARCHITECT

FELDERMAN
 DESIGN + BUILD

5820 GOVERNMENT LANE, PORT WORTH, TEXAS 76150
 TEL: (817) 434-4000 FAX: (817) 434-4001
 WWW.FELDERMAN.COM

PROPOSED PROJECT FOR:
 DICKE ROAD MOB

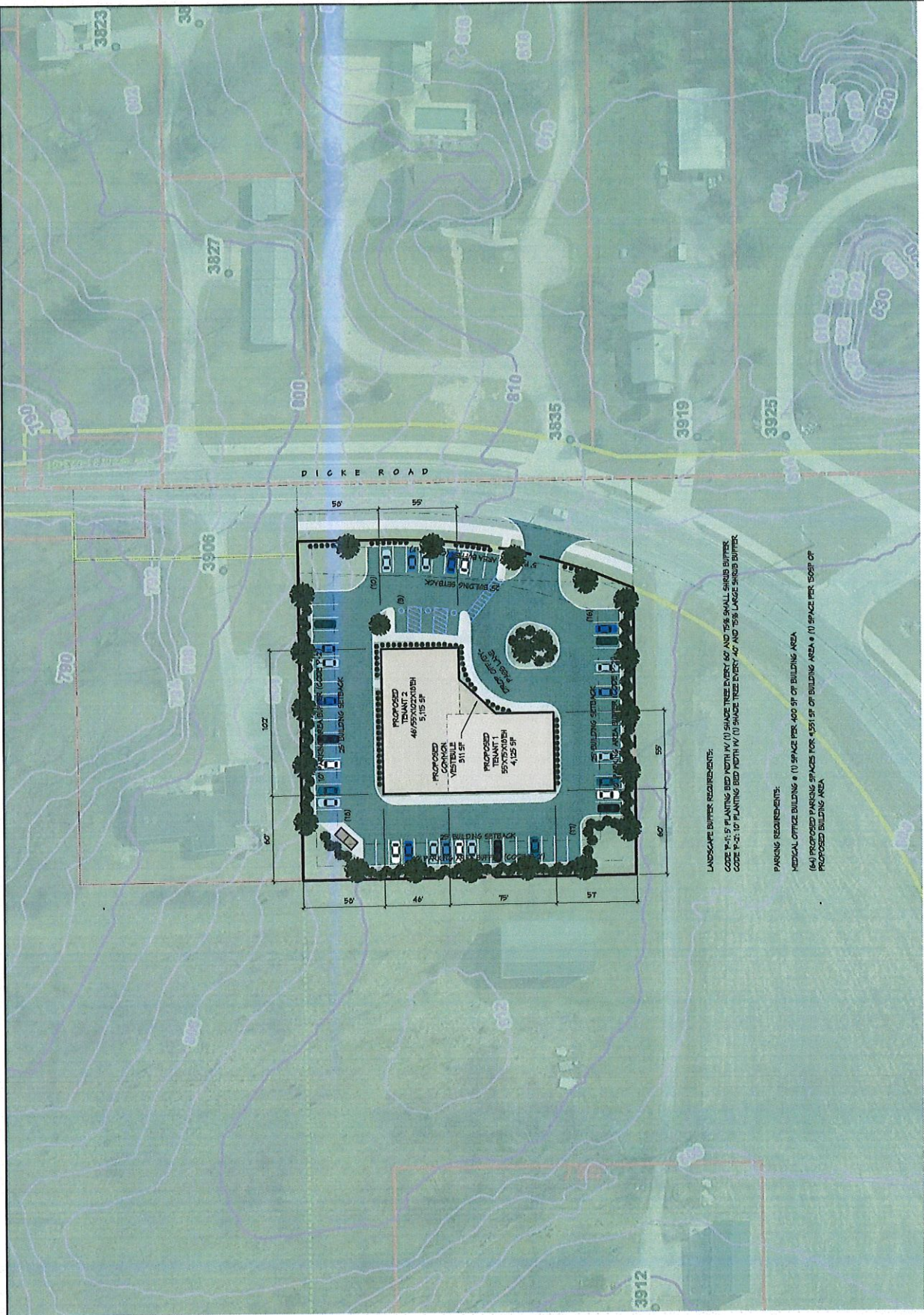
CUSTOMER APPROVED:

 DATE: 11-02-2020

DATE: 11-02-2020

SCALE: 1" = 30'-0"

C1.0



LANDSCAPE BUFFER REQUIREMENTS:
 CODE 14-1: 5' PLANTING BED WITH IV (1) SHADE TREE EVERY 60' AND 75% SMALL SHARED BUFFER
 CODE 14-2: 10' PLANTING BED WITH IV (1) SHADE TREE EVERY 40' AND 50% LARGE SHARED BUFFER

PARKING REQUIREMENTS:
 MEDICAL OFFICE BUILDING: (1) SPACE PER 400 SF OF BUILDING AREA
 (64) PROPOSED PARKING SPACES FOR 4,531 SF OF BUILDING AREA + (1) SPACE PER 500 SF OF PROPOSED BUILDING AREA



PRANGER GROUP INC.
ARCHITECTURE & ENGINEERING
A PROFESSIONAL CORPORATION
1000 N. 10TH STREET, SUITE 200
PORT WYNE, INDIANA 46804
TEL: 219.338.1100
WWW.PRANGERGROUP.COM

**PRELIMINARY
NOT FOR CONSTRUCTION**

DATE: 02/25/2020

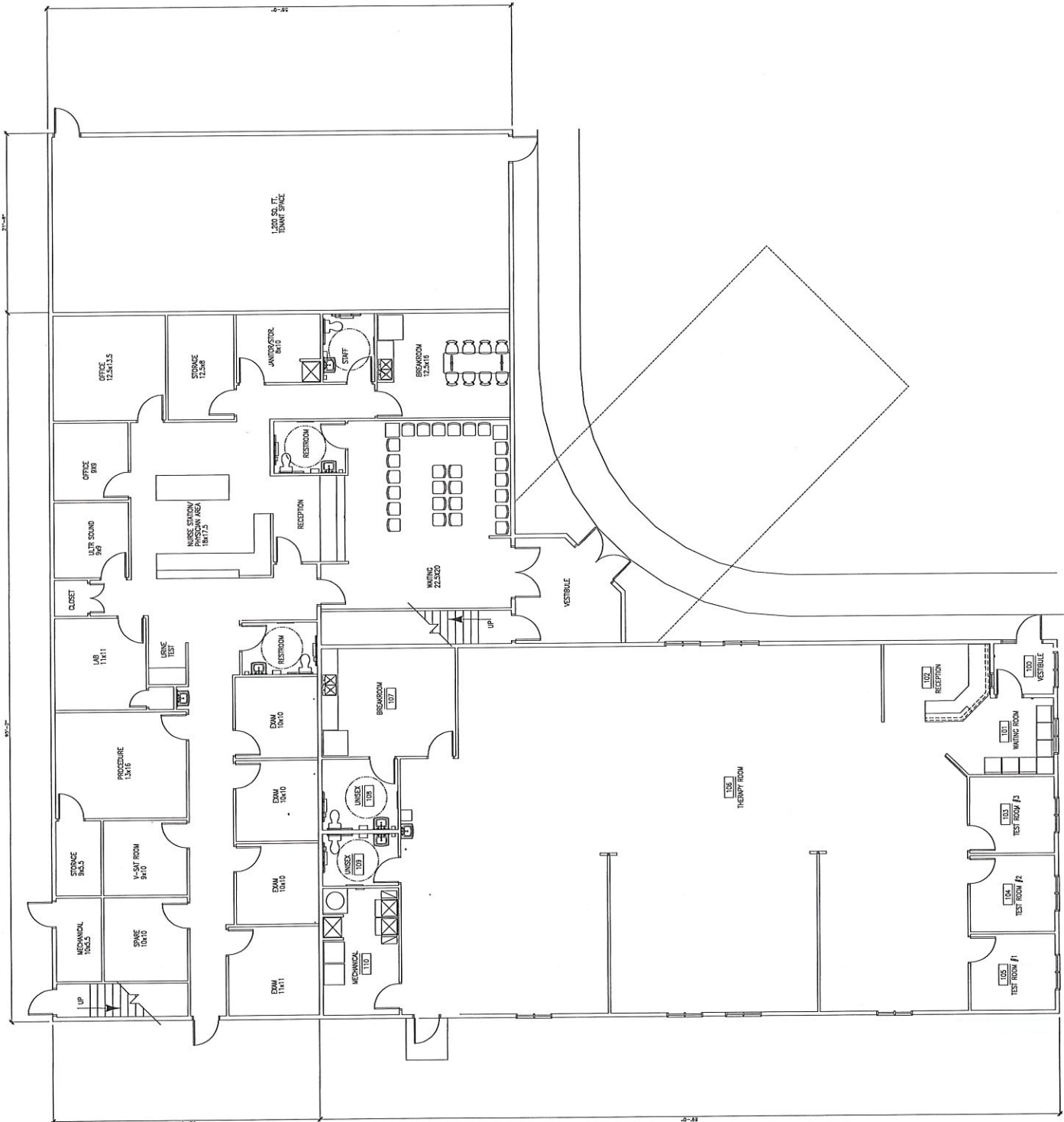
Port Wayne, Indiana 46804
Bickie Road

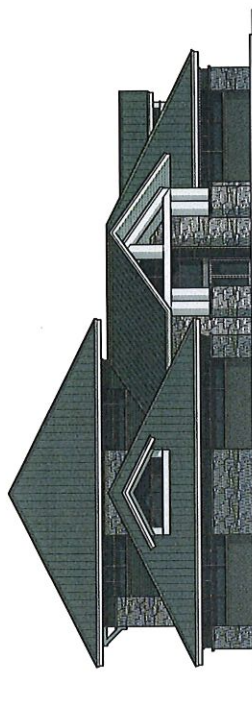
A Proposed Facility For:

PROJECT: 02/25/2020
DATE: 02/25/2020
SHEET: 5580

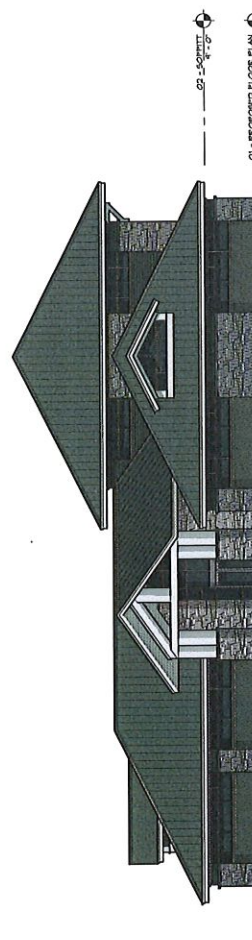
PROPOSED FLOOR PLAN

A2-1

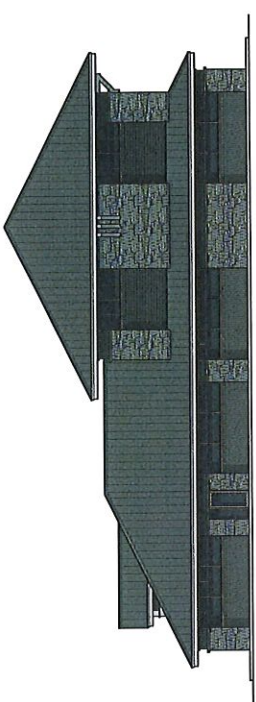




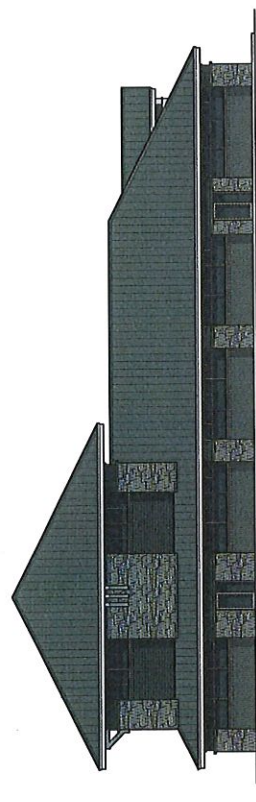
2 SOUTH ELEVATION
scale: 1"=10'-0"



1 EAST ELEVATION



4 NORTH ELEVATION
scale: 1" = 10'-0"



WEST ELEVATION



no title



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 shown 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

Date: 12/16/2020 1" = 50'

FACT SHEET

Case #REZ-2021-0009		Bill # Z-21-02-14	Project Start: February 2021
APPLICANT:	Berlin Investments, LLC		
REQUEST:	To rezone property from AR/Low Intensity Residential to C1/Professional Office and Personal Services; and approve a primary development plan for a new single-building office development.		
LOCATION:	The address of the subject property is 3910 Dicke Road (Section 14 of Aboite Township).		
LAND AREA:	Approximately 1 acre		
PRESENT ZONING:	AR/Low Intensity Residential		
PROPOSED ZONING:	C1/Professional Office and Personal Services		
COUNCIL DISTRICT:	4-Jason Arp		
ASSOCIATED PROJECT:	Primary Development Plan, Berlin Investments Office Building		
SPONSOR:	City of Fort Wayne Plan Commission		

April 12, 2021 Public Hearing

- Two residents spoke at the public hearing in support, with concerns/questions.
- Paul Sauerteig, Ryan Neumeister, Justin Shurley and Tom Freistroffer were absent.

April 19, 2021 Business Meeting

Plan Commission Recommendation: DO PASS

A motion was made by Patrick Zaharako and seconded by Rachel Tobin-Smith to return the ordinance with a Do Pass recommendation to Common Council for their final decision.

6-0 MOTION PASSED

- Ryan Neumeister, Justin Shurley and Judi Wire were absent.

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
May 6, 2021

PROJECT SUMMARY

The petitioner requests a rezoning from AR/Low Intensity Residential to C1/Professional Office and Personal Services to permit a new medical office building. The property has been used residentially for decades. The proposed rezoning and development site is primarily surrounded by metes and bounds residential and a large acreage farm. IU Health is constructing a new surgery center just to the south of the property. The IU Health site was rezoned C1/Professional Office and Personal Services in 2012 for another medical use that did not come to fruition.

Just over a decade ago, Dicke Road was reconstructed and realigned from Aboite Center Road to just north of the subject property. Utilities are present at the IU Health site just to the south and both water and sewer service are required for development. A trail is present on the east side of Dicke Road along the improved section of roadway. About a quarter of a mile further north is Waterside Woods subdivision and Southwinds Church of Christ.

The large acreage property adjacent to the site is one of the last remaining large pieces of property in this portion of Aboite Township. On the west side of I-69, the Fort Wayne Plan Commission recently approved a plat for the Lakes of Heather Ridge on a 23-acre parcel.

The proposal can be supportive by the following goals and policies of the Comprehensive Plan:

LU6. Encourage carefully planned sustainable growth and coordinated development by encouraging mixed land uses.

LU6.C Encourage the conversion of vacant or underutilized properties into compatible mixed-use development areas.

LU6.D Support carefully planned, coordinated, compatible mixed-use development.

The proposed site plan includes a new single building office. The building is proposed to be just over 9,000 square feet. The maximum building height in the current and proposed zoning district is 40 feet. The structure is surrounded on all sides by parking for the development. The parking number will exceed the Zoning Ordinance minimum. Currently there is no sidewalk along the frontage of the proposed redevelopment site and the site plan proposed construction of a public walk. A connection between the site and the public walk is also shown on the plans as required. The applicant is proposing to use the existing access cut to Dicke Road, and no additional access points are proposed.

Because the plan proposed parking adjacent to residential zoning districts, Code P-2 is proposed; a mixture of large shrubs with shade trees within a 10-foot width. Between the public right-of-way and Dicke Road, Code P-1 is proposed; a mix of small shrubs and shade trees. Lighting is required to be full cut-off on the site and light spill on neighboring residential properties is prohibited. No waivers are proposed with the primary development plan.

The applicant has submitted architectural elevations of the proposed new building and are included with this staff report.

PUBLIC HEARING SUMMARY:

Presenter: Alia Natafqi, applicant, presented the proposal as outlined above. She stated that the proposed medical office building is for her husband's physician practice. She will continue to work with the neighbors to have a compatible development. She agreed to install a fence on the north side for screening, and plans to have limited lighting.

Public Comments:

Kathy Cora, 3835 Dicke Road – In favor of the project but would like to keep the area dark as possible in the evenings.

Nancy Joust, 3823 Dicke Road and speaking for the Powells at 3906 Dicke Road – Not opposed to the project but have drainage concerns and would like to have screening for the Powells.

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

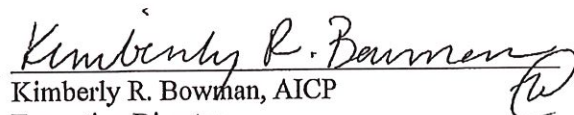
Rezoning Petition REZ-2021-0009

APPLICANT:	Berlin Investments, LLC
REQUEST:	To rezone property from AR/Low Intensity Residential to C1/Professional Office and Personal Services; and approve a primary development plan for a new single-building office development.
LOCATION:	The address of the subject property is 3910 Dicke Road (Section 14 of Aboite Township).
LAND AREA:	Approximately 1 acre
PRESENT ZONING:	AR/Low Intensity Residential
PROPOSED ZONING:	C1/Professional Office and Personal Services

The Plan Commission recommends that Rezoning Petition REZ-2021-0009, be returned to Council with a "Do Pass" recommendation after considering the following:

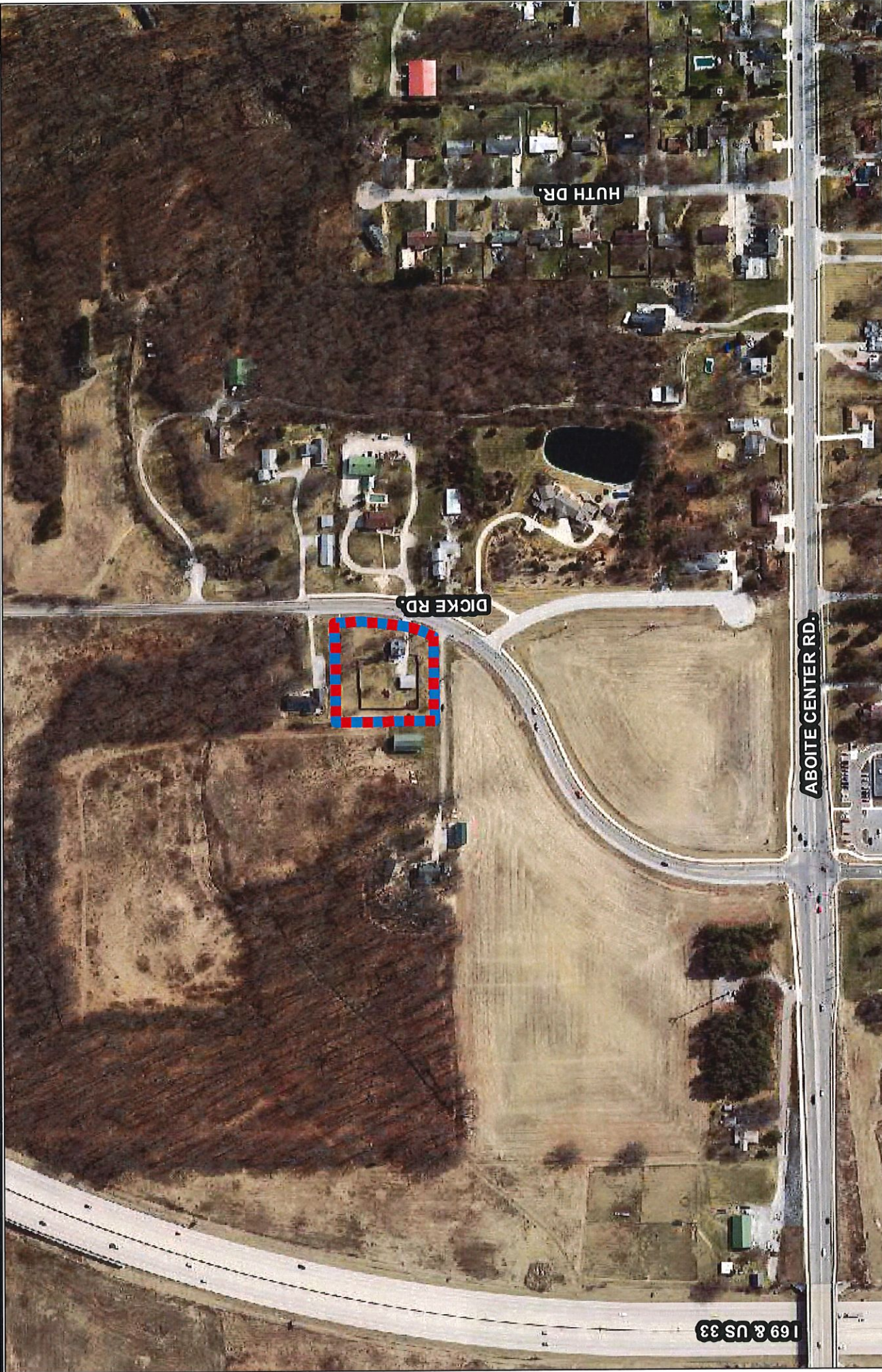
1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The C1/Professional Office and Personal Services zoning will provide the opportunity to redevelop the aging home on the site while providing additional medical office opportunities in the Southwest quadrant of the City. This proposal is located within the Conceptual Development Map within the Comprehensive Plan.
2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. Site plan and architectural review from the Plan Commission and staff will ensure a compatible development that complements the area.
3. Approval is consistent with the preservation of property values in the area. This proposal will allow reinvestment into the property.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Review by City engineering departments will ensure the required infrastructure is provided to the site.

These findings approved by the Fort Wayne Plan Commission on April 19, 2021.


Kimberly R. Bowman, AICP
Executive Director
Secretary to the Commission



Rezoning Petition REZ-2021-0009 and Primary Development Plan PDP-2021-0007 - Berlin Investments



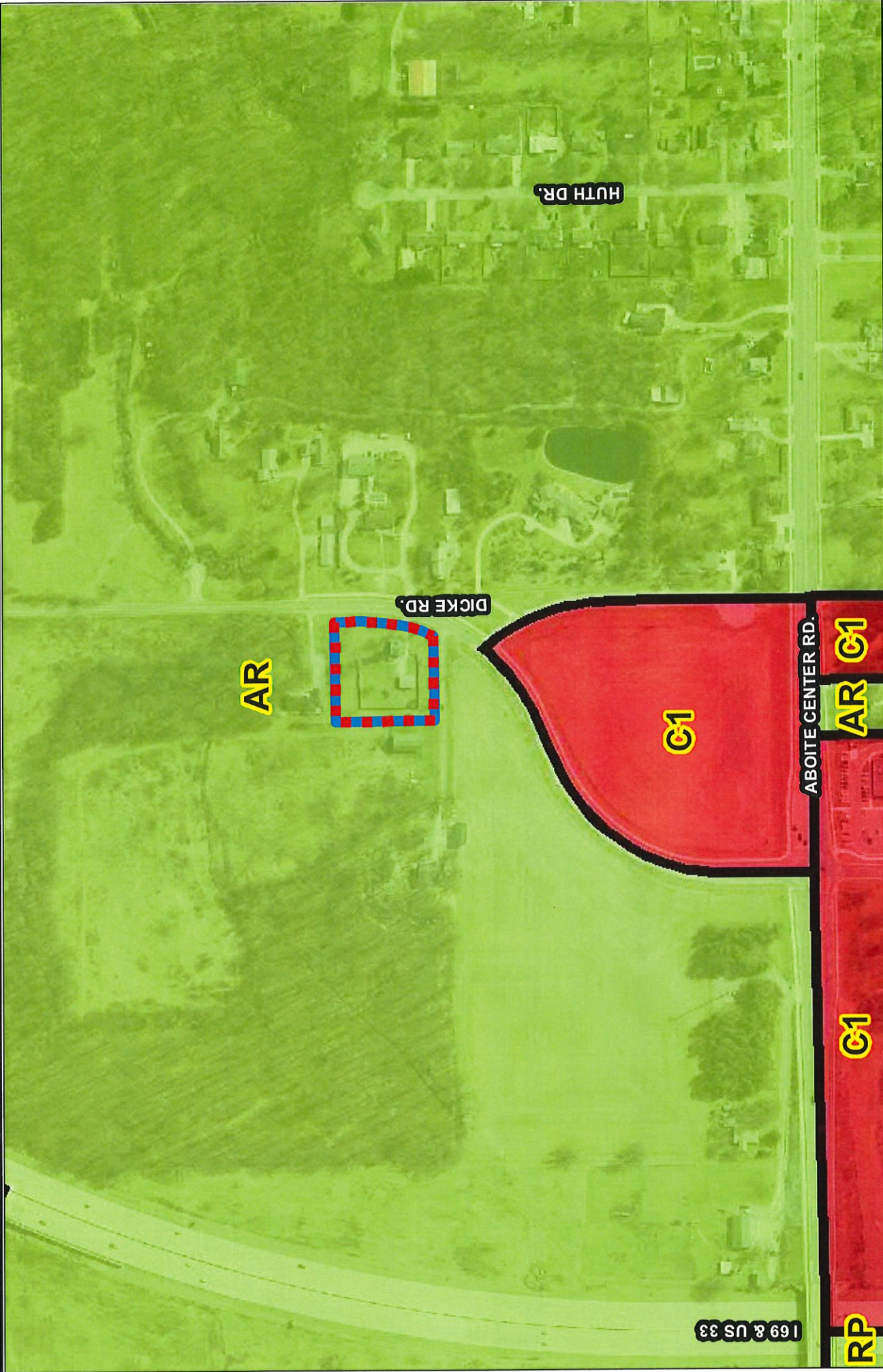
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

©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: 2/12/2021



1 inch = 300 feet





Although aerial accuracy that does not have been verified by the jurisdiction 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: 2/12/2021

Department of Planning Services
Rezoning Petition Application

Applicant

Applicant Berlin Investments LLC
Address 3266 Riders Trl
City Fort Wayne State IN Zip 46814
Telephone 260-999-3096 E-mail alianatafgi@kw.com

Contact Person

Contact Person Alia Natafagi
Address 3266 Riders Trl
City Fort Wayne State IN Zip 46814
Telephone 260-999-3096 E-mail alianatafgi@kw.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 3910 Dicke Rd, Fort Wayne, IN 46804
Present Zoning R1 Proposed Zoning C1 Acreage to be rezoned 1.24
Proposed density 1 units per acre
Township name Aboite Township section # 0014
Purpose of rezoning (attach additional page if necessary) _____
Sewer provider Public Service Water provider Public

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.

Alia Natafagi (printed name of applicant) Alia Natafagi (signature of applicant) _____ (date)

(printed name of property owner) (signature of property owner) (date)

(printed name of property owner) Rec # 136094 (signature of property owner) 3-8-2021 (date) REZ-2021-0009

LEGAL DESCRIPTION

Order No.: FW20000043

For APN/Parcel ID(s): 02-11-14-476-003,000-075

PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 30 NORTH, RANGE 11 EAST, ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING ON THE EAST LINE OF SAID SECTION 14, AT A POINT SITUATED 903.0 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY BY DEFLECTION ANGLE OF 90 DEGREES 02 MINUTES LEFT (FROM SAID EAST LINE) AND PARALLEL WITH SOUTH LINE OF SAID SOUTHEAST QUARTER, 278.0 FEET; THENCE NORTH, BY DEFLECTION ANGLE OF 90 DEGREES 02 MINUTES RIGHT AND PARALLEL WITH THE EAST LINE OF SAID SECTION, 235.0 FEET; THENCE EASTERLY BY DEFLECTION ANGLE OF 89 DEGREES 58 MINUTES RIGHT AND PARALLEL WITH SAID SOUTH LINE, 278.0 FEET TO THE EAST LINE OF SAID SECTION 14; THENCE SOUTH, ALONG SAID EAST LINE, BEING ALSO THE CENTERLINE OF DICKE ROAD, 235.0 FEET TO THE POINT OF BEGINNING, CONTAINING 1.500 ACRES OF LAND.

EXCEPTING THEREFROM:

A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 30 NORTH, RANGE 11 EAST, ABOITE TOWNSHIP, ALLEN COUNTY, INDIANA, AND BEING THAT PART OF THE ABOVE-DESCRIBED LAND LYING WITHIN THE RIGHT-OF-WAY LINES DEPICTED ON THE RIGHT-OF-WAY PARCEL PLAT MARKED EXHIBIT "B" TO DOCUMENT NUMBER 2008005605, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID QUARTER SECTION NORTH 0 DEGREES 37 MINUTES 24 SECONDS WEST 903.00 FEET (DISTANCE QUOTED FROM INSTRUMENT NO. 203059340) FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, WHICH POINT OF BEGINNING IS ALSO THE SOUTHEAST CORNER OF THE ABOVE-DESCRIBED LAND; THENCE SOUTH 89 DEGREES 17 MINUTES 31 SECONDS WEST 76.47 FEET ALONG THE SOUTH LINE OF THE ABOVE-DESCRIBED LAND TO THE ARC BETWEEN THE POINT DESIGNATED "874" AND THE POINT DESIGNATED "875" ON SAID EXHIBIT "B"; THENCE NORTHEASTERLY 174.24 FEET ALONG SAID ARC TO THE LEFT HAVING A RADIUS OF 410.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 11 DEGREES 33 MINUTES 05 SECONDS EAST AND A LENGTH OF 172.93 FEET TO SAID POINT "875"; THENCE NORTH 0 DEGREES 37 MINUTES 24 SECONDS WEST 66.01 FEET TO THE NORTH LINE OF THE ABOVE-DESCRIBED LAND AND THE POINT DESIGNATED "1584" ON SAID EXHIBIT "B"; THENCE NORTH 89 DEGREES 17 MINUTES 31 SECONDS EAST 40.00 FEET ALONG SAID NORTH LINE TO SAID EAST LINE; THENCE SOUTH 0 DEGREES 37 MINUTES 24 SECONDS EAST 235.00 FEET (DISTANCE QUOTED FROM INSTRUMENT NO. 203059340) ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.262 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT-OF-WAY WHICH CONTAINS 0.108 ACRES, MORE OR LESS, FOR A NET ADDITIONAL TAKING OF 0.154 ACRES, MORE OR LESS.



**GOULOFF - JORDAN
SURVEYING AND DESIGN, INC.**

1133 BROADWAY FORT WAYNE, IN 46802
PH (260) 424-5362 FAX (260) 424-4916

LEGAL DESCRIPTION

Part of the SE 1/4, Section 14 - T30N - R11E
3910 Dicke Road, Fort Wayne, IN 46804

LEGAL DESCRIPTION - Doc. # 2012065132

Part of the Southeast Quarter of Section 14, Township 30 North, Range 11 East, Allen County, Indiana, more particularly described as follows, to-wit:

BEGINNING on the East line of said Section 14, at a point situated 903.0 feet North of the Southeast corner thereof; thence Westerly by deflection angle of 90 degrees 02 minutes left (from said East line) and parallel with South line of said Southeast Quarter, 278.0 feet; thence North, by deflection angle of 90 degrees 02 minutes right and parallel with the east line of said Section, 235.0 feet; thence Easterly by deflection angle of 89 degrees 58 minutes right and parallel with said South line, 278.0 feet to the East line of said Section 14; thence South, along said East line, being also the centerline of Dicke Road, 235.0 feet to the point of beginning, containing 1.500 acre of land.

EXCEPTING THEREFROM:

A part of the Southeast Quarter of Section 14, Township 30 North, Range 11 East, Aboite Township, Allen County, Indiana, and being that part of the above-described land lying within the right-of-way lines depicted on the Right-of-Way Parcel Plat marked Exhibit "B" to Document Number 2008005605, described as follows:

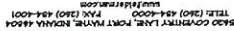
Beginning at a point on the East line of said quarter section North 0 degrees 37 minutes 24 seconds West 903.00 feet (distance quoted from Instrument No. 203059340) from the southeast corner of said quarter section, which point of beginning is also the southeast corner of the above-described land; thence South 89 degrees 17 minutes 31 seconds West 76.47 feet along the south line of the above-described land to the arc between the point designated "874" and the point designated "875" on said Exhibit "B"; thence northeasterly 174.24 feet along said arc to the left having a radius of 410.00 feet and subtended by a long chord having a bearing of North 11 degrees 33 minutes 05 seconds East and a length of 172.93 feet to said point "875"; thence North 0 degrees 37 minutes 24 seconds West 66.01 feet to the north line of the above-described land and the point designated "1584" on said Exhibit "B"; thence North 89 degrees 17 minutes 31 seconds East 40.00 feet along said north line to said east line; thence South 0 degrees 37 minutes 24 seconds East 235.00 feet (distance quoted from Instrument No. 203059340) along said east line to the point of beginning and containing 0.262 acres, more or less, inclusive of the presently existing right-of-way which contains 0.108 acres, more or less, for a net additional taking of 0.154 acres, more or less.

For the exclusive use of: Keebler / new owner

Date: July 31, 2018

Job No.: 20180244

Copyright © 2020 by Fabrice Guéhenne, Google Books

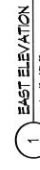
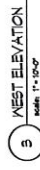
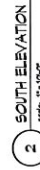
[illegible]

PROPOSED PROJECT FOR:
DICKER ROAD MOB

CUSTOMER APPROVED:

11-05-2020	1-20-800	END
11-05-2020	1-20-800	END

A.2.0.



City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2021-0009
Bill Number: Z-21-02-14
Council District: 4 – Jason Arp

Introduction Date: February 23, 2021

Plan Commission
Public Hearing Date: March 8, 2021 (not heard by Council)

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

Synopsis of Ordinance: To rezone 1.24 acres from R1/Single Family Residential to C1/Professional
Office and Personal Services

Location: 3910 Dicke Road

Reason for Request: To allow for a 9,000 square foot medical office building.

Applicant: Berlin Investments, LLC

Property Owner: Alia Natafgi

Related Petitions: Primary Development Plan, Dicke Road Medical Office Building

Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal
Services zoning district, which will allow the construction of a medical
office building.

Effect of Non-Passage: The property will remain zoned for single family residential uses and may
redevelop as such.