

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2020-0002
Bill Number: Z-20-01-32
Council District: 5-Geoff Paddock

Introduction Date: January 28, 2020

Plan Commission
Public Hearing Date: February 10, 2020 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 0.962 acres from R3/Multiple Family Residential to C2/Limited Commercial.

Location: 1312 South Hanna

Reason for Request: To allow for improvements for Miss Virginia's Food Pantry.

Applicant: Inner City Hope Corporation dba Miss Virginia's Food Pantry

Property Owner: Inner City Hope Corporation dba Miss Virginia's Food Pantry

Related Petitions: Primary Development Plan, PDP-2020-0001 and Vacation Petition VALY-2020-0002

Effect of Passage: The rezoning will bring the existing building/use into conformance with the zoning ordinance, as well as allow for improvements to the food pantry.

Effect of Non-Passage: The property will remain zoned for residential purposes. The existing food pantry may remain under the Board of Zoning Appeals approval but improvements and expansion will need new approvals. Financing may be hindered without proper zoning.

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APPROVED AS TO FORM AND LEGALITY:

Carol T. Helton, City Attorney

Department of Planning Services
Rezoning Petition Application

Applicant	Applicant	Inner City Hope Corporation db. Miss Virginia's Food Pantry		
	Address	P.O. Box 12045		
	City	Fort Wayne	State	IN Zip 46862
	Telephone	260-745-6719	E-mail	leonyoungpeter@msn.com

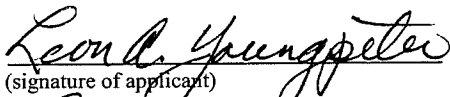
Contact Person	Contact Person	Edward Welling		
	Address	903 W Berry Street		
	City	Fort Wayne	State	IN Zip 46802
	Telephone	260-424-5942	E-mail	edwelling@grinsfelderarchitects.com

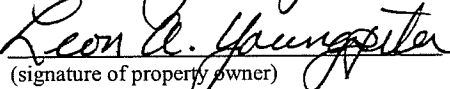
- All staff correspondence will be sent only to the designated contact person.

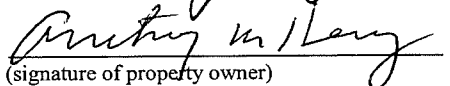
Request	☒ Allen County Planning Jurisdiction	☒ City of Fort Wayne Planning Jurisdiction
	Address of the property 1312 South Hanna St	
	Present Zoning R3	Proposed Zoning C2 Acreage to be rezoned .962
	Proposed density N/A units per acre	
	Township name Wayne Township section #	
	Purpose of rezoning (attach additional page if necessary) The owner needs to expand the building in order to better serve its food pantry mission. It currently has a special exception.	
	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	

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.

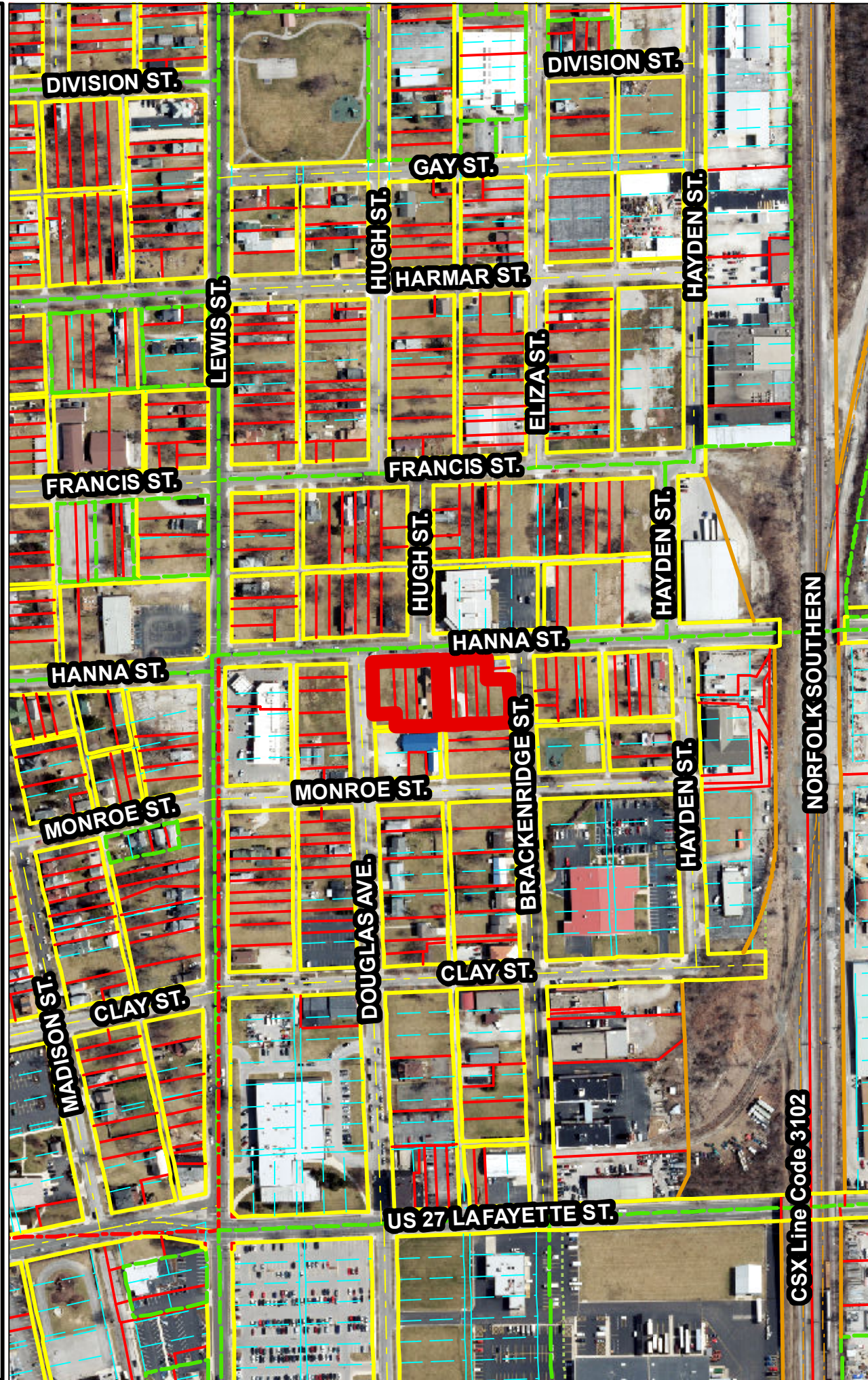
Leon A Youngpeter		1/6/20
(printed name of applicant)	(signature of applicant)	(date)

Leon A Youngpeter		1/6/20
(printed name of property owner)	(signature of property owner)	(date)

Anthony Henry		1-06-2020
(printed name of property owner)	(signature of property owner)	(date)

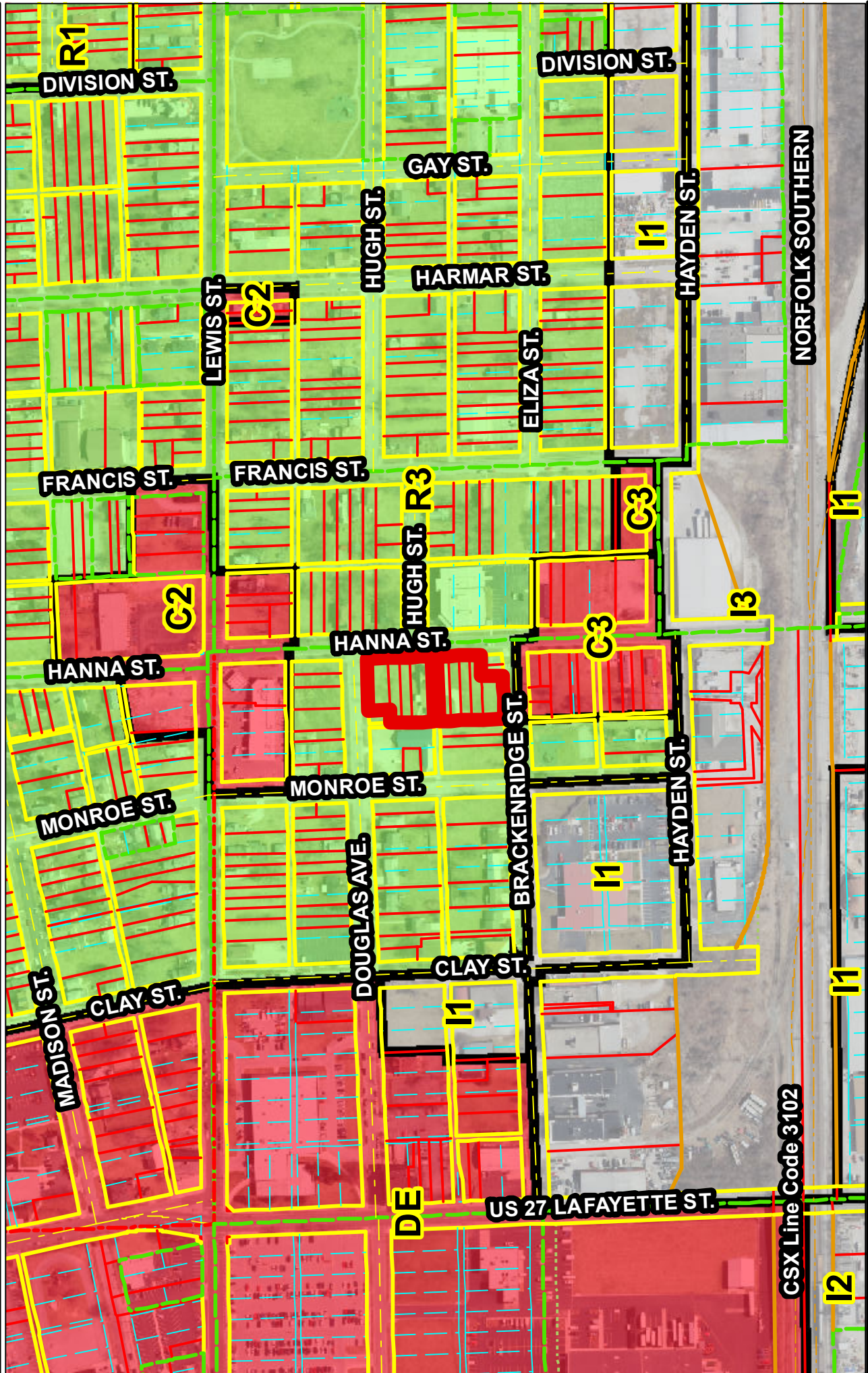
(printed name of property owner)	(signature of property owner)	(date)

Received	Receipt No.	Hearing Date	Petition No.
1-7-2020	133047	2-10-2020	REZ-2020-0002



1 inch = 300 feet





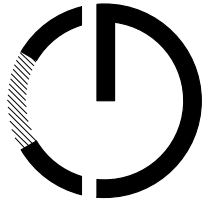
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 1/22/2020



1 inch = 300 feet



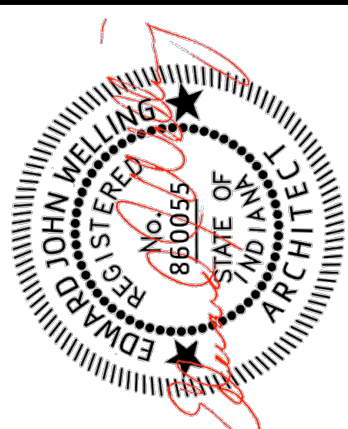


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... THROUGH UNDERSTANDING
... THROUGH DESIGN

903 West Berry Street
Fort Wayne, Indiana 46802
p: 260.424.5942 f: 260.422.8256
office@grinsfelderarchitects.com
www.grinsfelderarchitects.com

CERTIFICATION



A Renovation For:

MISS VIRGINIA'S
FOOD PANTRY

1312 S. Hanna St.
Fort Wayne, Indiana 46802

DRAWN BY:

CLWR

DATE:

01/03/20

REVISIONS:

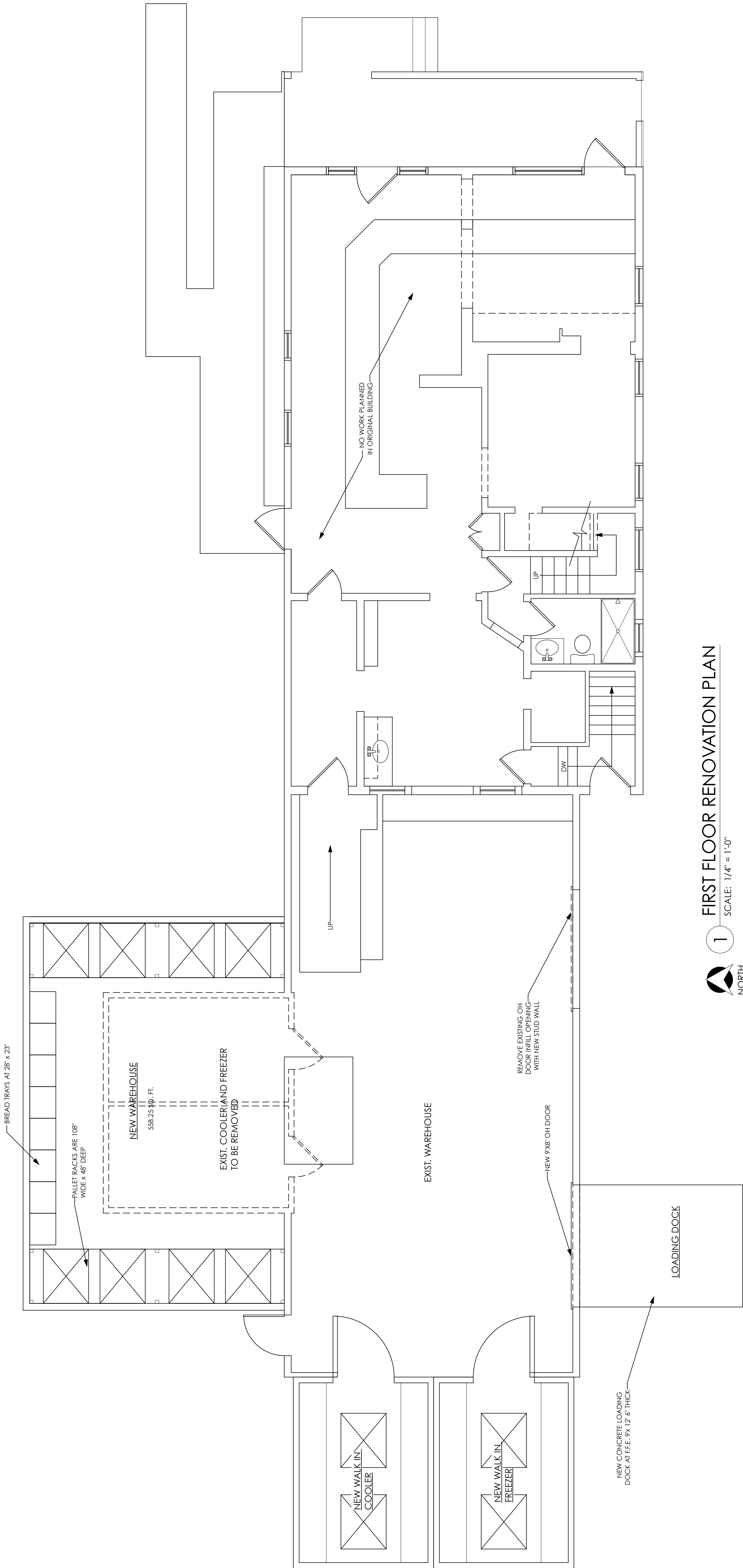
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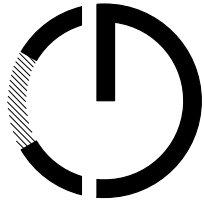
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1803





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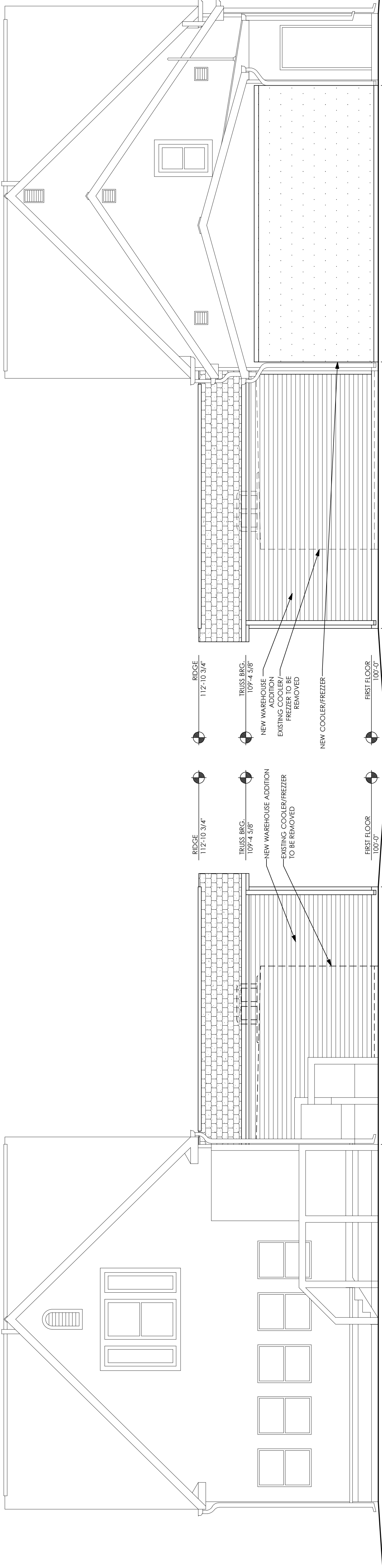
01/03/20

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WEST ELEVATION

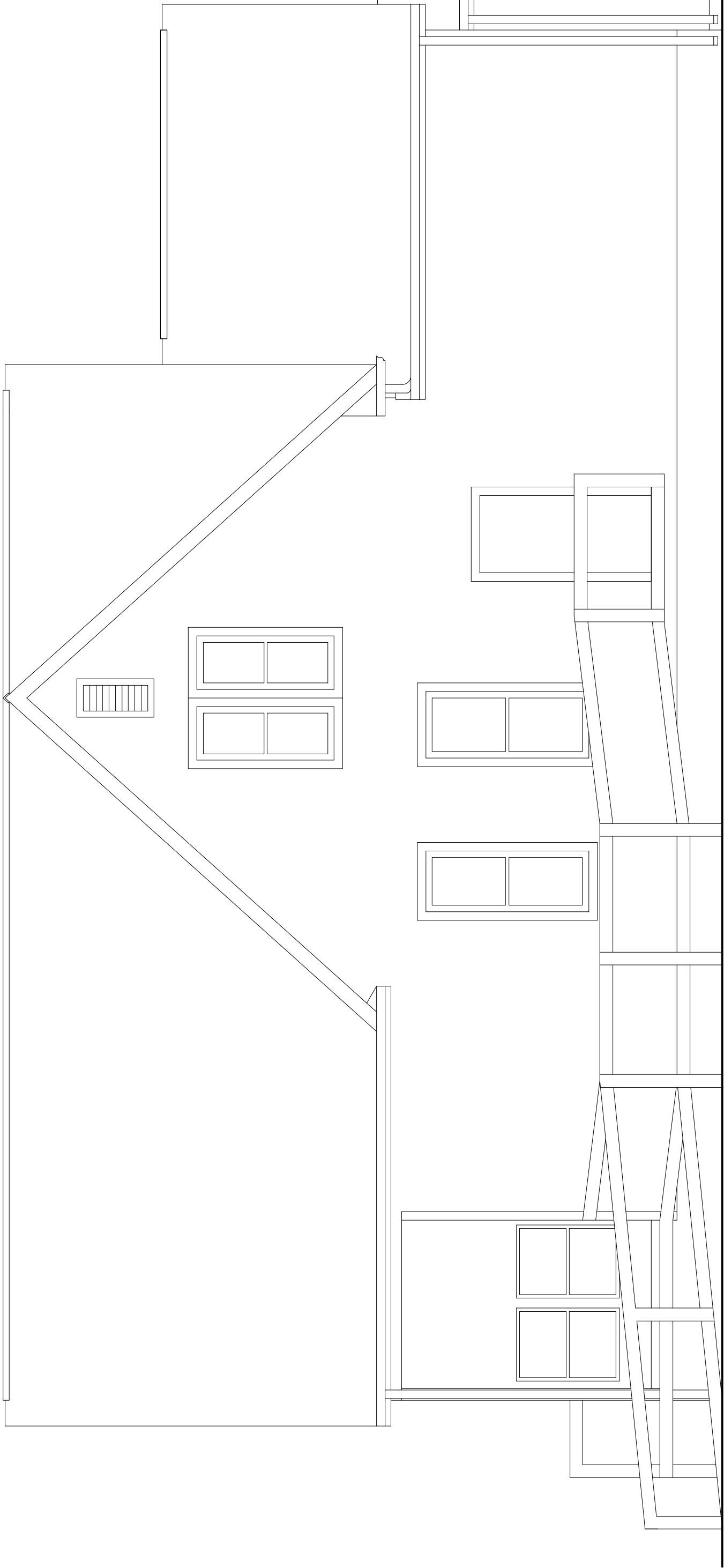
SCALE: 1/4" = 1'-0"

3

EAST ELEVATION

SCALE: 1/4" = 1'-0"

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SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

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RIDGE
112'-10 3/4"

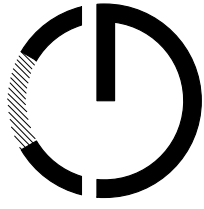
TRUSS BRG.
109'-4 5/8"

NEW WAREHOUSE ADDITION
EXISTING COOLER/FREEZER
TO BE REMOVED

NEW COOLER/FREEZER

FIRST FLOOR
100'-0"

BOT. OF FOUNDATION
96'-2"

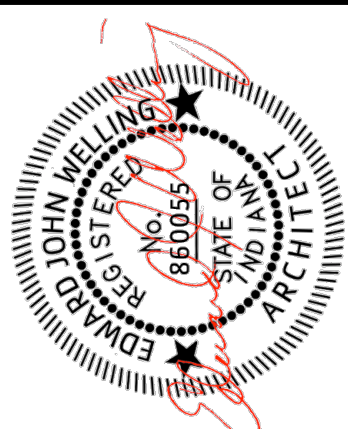


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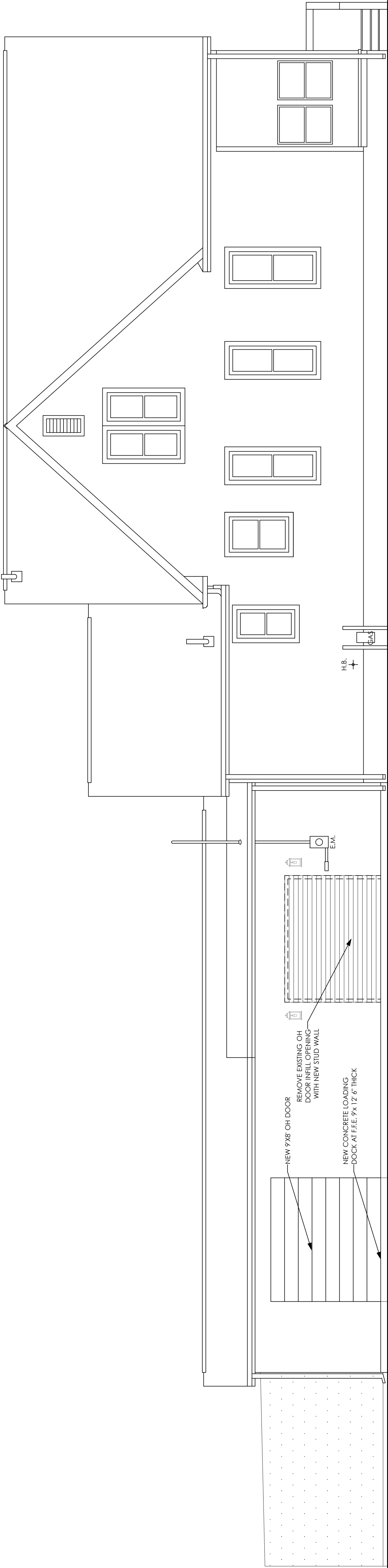
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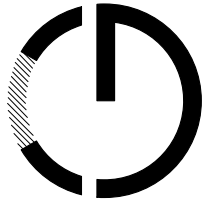
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1 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



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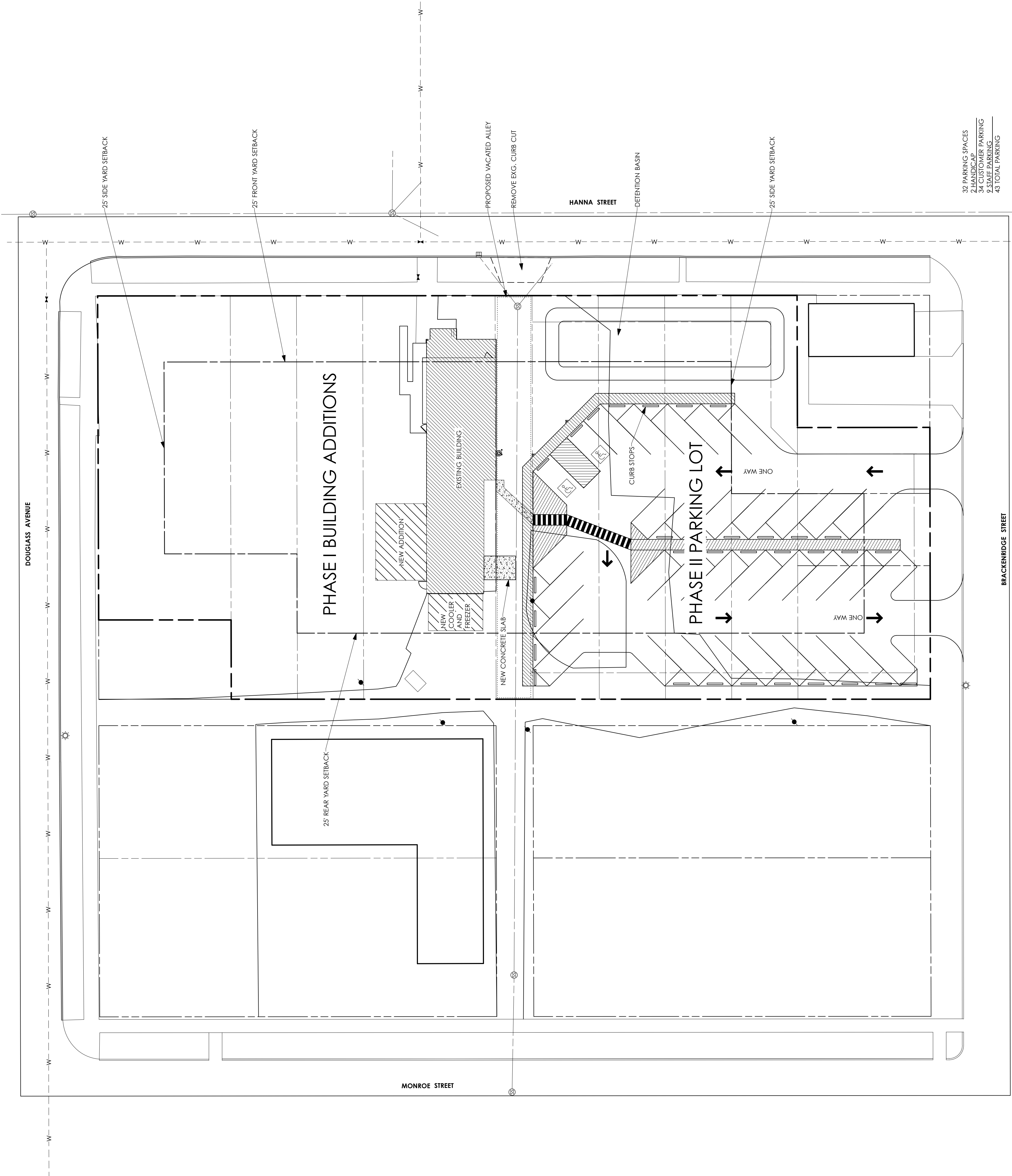
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SITE PLAN

SCALE: 1" = 20'-0"

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NORTH