

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2020-0028
Bill Number: Z-20-09-02
Council District: 4-Jason Arp

Introduction Date: September 8, 2020

Plan Commission
Public Hearing Date: September 14, 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 0.26 acre from I2/General Industrial to R1/Single Family Residential.

Location: 7111 Old Trail

Reason for Request: To allow an existing residential structure to be compliant with the zoning ordinance.

Applicant: Patty Sheneman

Property Owner: Patty Sheneman

Related Petitions: none

Effect of Passage: Property will be rezoned to the R1/Single Family Residential zoning district, which will allow the house-turned-office to be used as a home once more, in compliance with the zoning ordinance.

Effect of Non-Passage: The property will remain zoned industrial and the use as a house will be non-conforming. The house is under new ownership and the owner and the house should be a permitted use by right.

#REZ-2020-0028

BILL NO. Z-20-09-02

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. I-27 (Sec. 28 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 an R1 (Single Family Residential) District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

Lot Number One (1) in Wiegman's Subdivision of Lots 79, 80, 115, and 116 of Elzey's First Addition to Waynedale, an addition to the City of Fort Wayne according to the plat thereof recorded in Plat Record 13, page 65, in the Office of the Recorder of Allen County, Indiana.

and the symbols of the City of Fort Wayne Zoning Map No. I-27 (Sec. 28 of Wayne 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



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: 8/5/2020

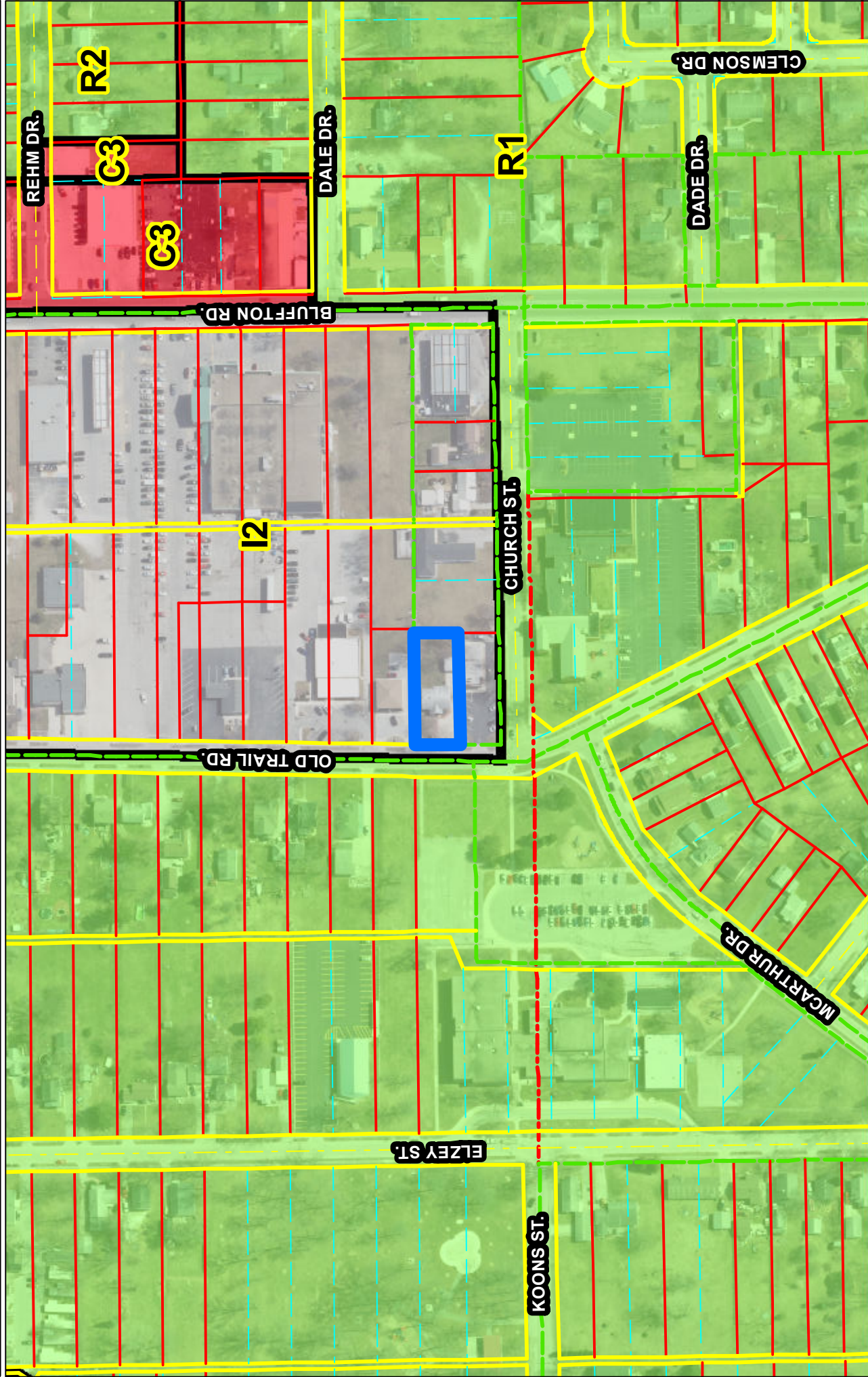


1 inch = 200 feet





Rezoning Petition REZ-2020-0028 (7111 Old Trail)

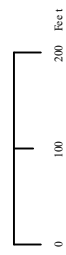


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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 8/5/2020



1 inch = 200 feet



Department of Planning Services
Rezoning Petition Application

Applicant Brande Ringger - Crown Homes Inc.
Address 4481 SE SR 116
City Bluffton State IN Zip 46714
Telephone 260 273 3300 E-mail brande.ringger@gmail.com

Contact Person ↑ Same
Address _____
City _____ State _____ Zip _____
Telephone _____ E-mail _____

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

☐ Allen County Planning Jurisdiction ☐ City of Fort Wayne Planning Jurisdiction
Address of the property 7111 Old Trail
Present Zoning I2 Proposed Zoning R2 Acreage to be rezoned .26
Proposed density _____ units per acre
Township name Wayne Township section # 28
Purpose of rezoning (attach additional page if necessary) This 3 bedroom
1 bath home with a full kitchen & 2 car
garage was used as a home for 80 years & is surrounded
Sewer provider City Water provider City by homes & a school.

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.

- Filing Requirements
- ☐ Applicable filing fee \$ 300.00
 - ☐ Applicable number of surveys showing area to be rezoned (plans must be folded) 1
 - ☐ 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.

Brande Ringger Brande Ringger 8-3-20
(printed name of applicant) (signature of applicant) (date)
Brande Ringger Brande Ringger 8-3-20
(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>8/3/20</u>	<u>134740</u>	<u>9-14-2020</u>	<u>REZ-2020-0028</u>