

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2020-0030
Bill Number: Z-20-10-02
Council District: 6-Sharon Tucker

Introduction Date: October 13, 2020

Plan Commission
Public Hearing Date: October 12, 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 2.0 acres from I1/Limited Industrial to R1/Single Family Residential.

Location: 4101 Meyer Road

Reason for Request: To bring the existing single family residential use in compliance with the zoning ordinance.

Applicant: James Campbell

Property Owner: Malott Contracting/Andrew Schenkel

Related Petitions: none

Effect of Passage: Property will be rezoned to the R1/Single Family Residential zoning district, which will bring the existing use into compliance and allow for future development and investment.

Effect of Non-Passage: The property will remain zoned I1/Limited Industrial. The existing house may remain, however investment or refinancing may be difficult or not possible. The current buyer has been unable to receive financing for a land contract.

#REZ-2020-0030

BILL NO. Z-20-10-02

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. T-11 (Sec. 16 of Adams 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:

The South 220 feet of the West 400 feet of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 16, Township 30 North, Range 13 East, in Allen County, Indiana.

and the symbols of the City of Fort Wayne Zoning Map No. T-11 (Sec. 16 of Adams 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.

Council Member

APPROVED AS TO FORM AND LEGALITY:

Carol T. Helton, City Attorney



Rezoning Petition REZ-2020-0030 (4101 Meyer Road)



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: 9/16/2020

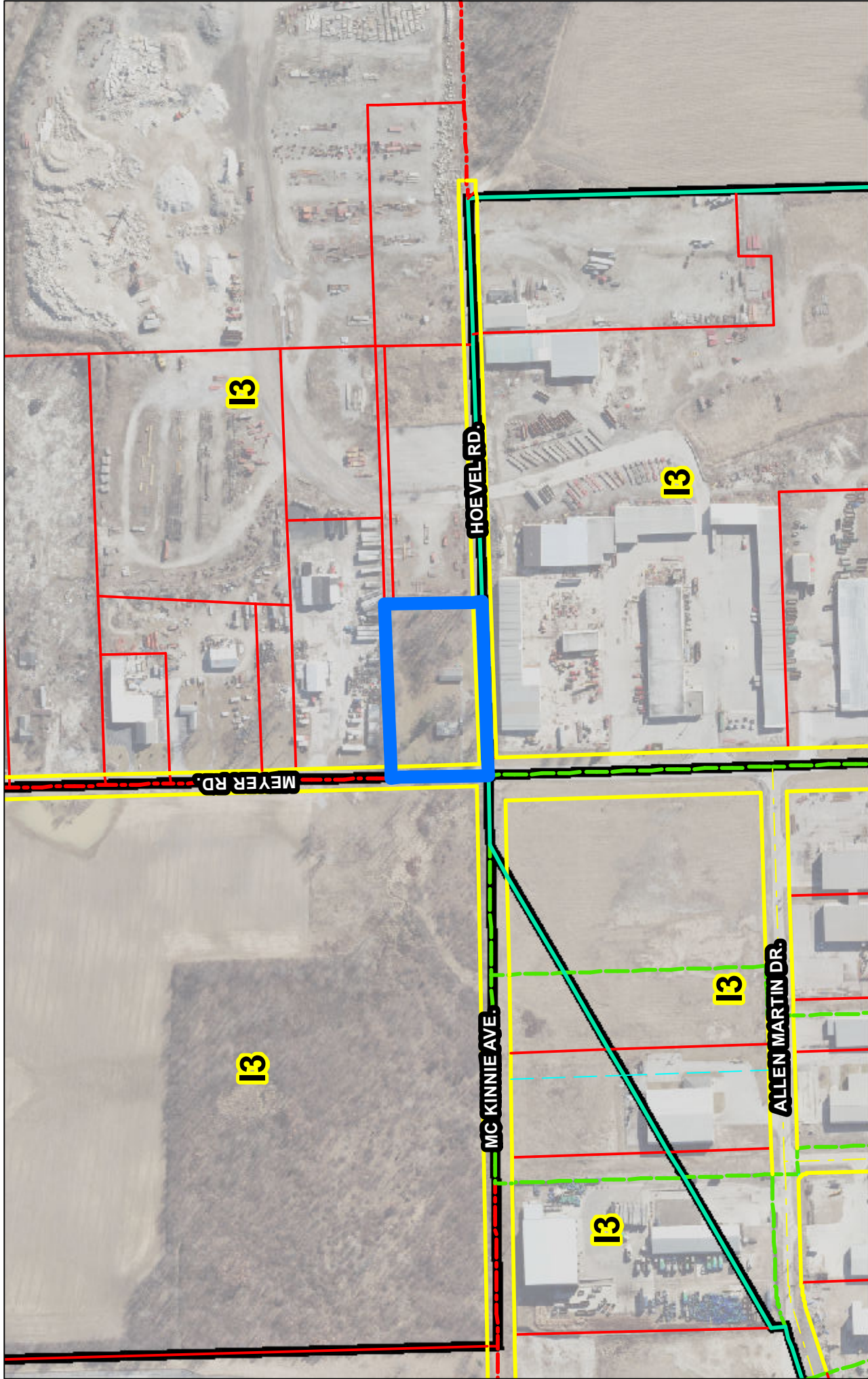


1 inch = 300 feet





Rezoning Petition REZ-2020-0030 (4101 Meyer Road)



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North American Datum 1983
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Department of Planning Services
Rezoning Petition Application

Applicant	Applicant	James R Campbell		
	Address	4101 Meyer Rd.		
	City	Fort Wayne	State	IN Zip 46806
	Telephone	(260) 515-7213	E-mail	Campbelljonny32@gmail.com

Contact Person	Contact Person			
	Address			
	City		State	
	Telephone		E-mail	

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 4101 Meyer Rd Fort Wayne IN, 46806	
	Present Zoning H-I Proposed Zoning R-1 Acreage to be rezoned 2.05	
	Proposed density 1 units per acre	
	Township name Adams Township section # 16	
	Purpose of rezoning (attach additional page if necessary) So I can get financing - buying a land contract.	
Sewer provider septic Water provider 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.

James R Campbell	[Signature]	8-
(printed name of applicant)	(signature of applicant)	(date)
Malott Contracting, Inc/Andrew Scheitel	[Signature]	8-26-2020
(printed name of property owner)	(signature of property owner)	(date)

Received	Receipt No.	Hearing Date	Petition No.
8/26/20	135014	Oct. 12 2020	

