

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2020-0032
Bill Number: Z-20-10-03
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 0.65 acres from RP/Planned Residential to C2/Limited Commercial.

Location: 1815 Seddlemeyer Avenue

Reason for Request: To allow the property owner to expand the existing grocery business at 7017 South Anthony, to combine properties, and bring all the property under the same zoning district.

Applicant: San Da

Property Owner: San Da

Related Petitions: none

Effect of Passage: Property will be rezoned to the C2/Limited Commercial zoning district, which will allow the existing grocery business to expand onto adjacent lots.

Effect of Non-Passage: The property will remain zoned RP/Planned Residential and may develop with residential uses.

#REZ-2020-0032

BILL NO. Z-20-10-03

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. P-27 (Sec. 30 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 a C2 (Limited
Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
Wayne, Indiana:

The East 165 feet of Lot Number Eighteen (19) and the East 165 feet of the South ½
f Lot Number Nineteen (19) in Curde's South Acre Addition to the City of Fort
Wayne, as recorded in Plat Record 8, page 12, in the Office of the Recorder of Allen
County Indiana, excepting therefrom the South 8.5 feet of the East 165 feet of Lot
Number Eighteen (18) heretofore dedicated for street purposes as set out in
Document Number 74-07178.

Together with:

Lot Number 18 in Curde's South Acre Addition to the City of Fort Wayne, Indiana,
as recorded in Plat Record 8, Page 12, excepting therefrom the East 165.0 feet
thereof and excepting therefrom the South 25.0 feet thereof appropriated for
Seddlmeyer Avenue right-of-way and further excepting therefrom the West 50.0
feet thereof appropriated for Anthony Boulevard right-of-way.

Together with:

The South 66 and 2/3 feet of Lot Number 19 in Curde's South Acre Addition to the
City of Fort Wayne, Indiana,, as recorded in Plat Record 8, Page 12, excepting
therefrom the East 165.00 feet thereof and excepting therefrom the West 50.0 feet
thereof appropriated for Anthony Boulevard right-of-way.

and the symbols of the City of Fort Wayne Zoning Map No. P-27 (Sec. 30 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



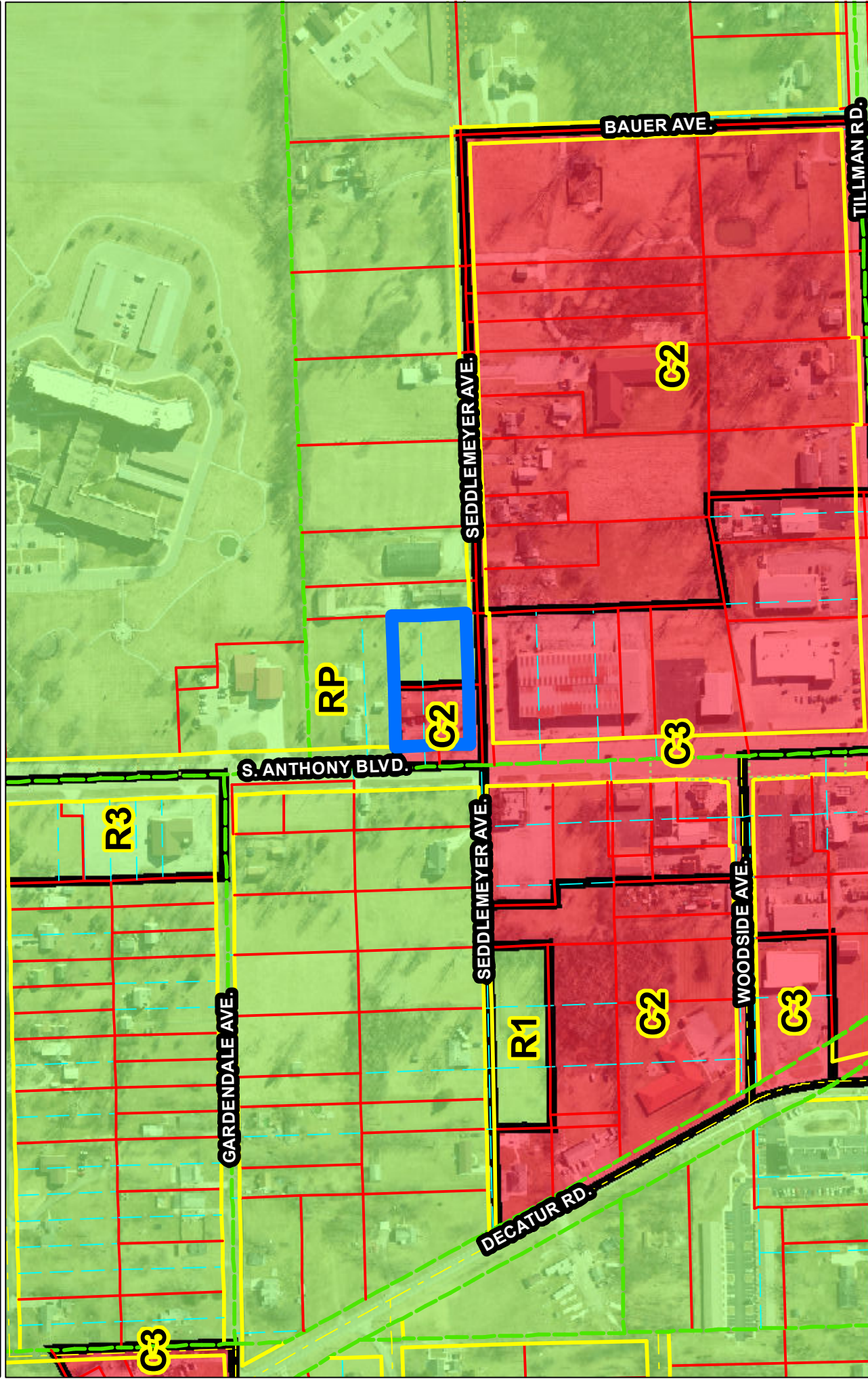
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 9/16/2020



1 inch = 300 feet





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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
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1 inch = 300 feet

0 150 300 Feet

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant San Da
Address 1616 Hollis Ln
City Fort Wayne State IN Zip 46816
Telephone _____ E-mail _____

Contact Person
Contact Person Oh Mar
Address 6320 S Anthony Blvd.
City Fort Wayne State IN Zip 46816
Telephone 260-418-2971 E-mail ohmar089@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 1815 Seddlemeyer Ave
Present Zoning RP Proposed Zoning C2 Acreage to be rezoned .65
Proposed density _____ units per acre
Township name Adams Township section # 0030
Purpose of rezoning (attach additional page if necessary) We want to rezone lots behind store located at 7017 S Anthony Blvd to extend the store in to these lots for additional Storage Space.
Curdes South Acre E 165ft Lot 18 ex pt to st and Curdes South Acres Lot 19 E 165ft Of S1/2 Ex St
Sewer provider City of Fort Wayne Water provider City of 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 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.

<u>Oh Mar</u> (printed name of applicant)	<u>OH MAR</u> (signature of applicant)	<u>8-21-20</u> (date)
<u>San Da</u> (printed name of property owner)	<u>San Da</u> (signature of property owner)	<u>8-21-20</u> (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.
8-21-2020	134954	10-12-2020	REZ - 2020- 0032

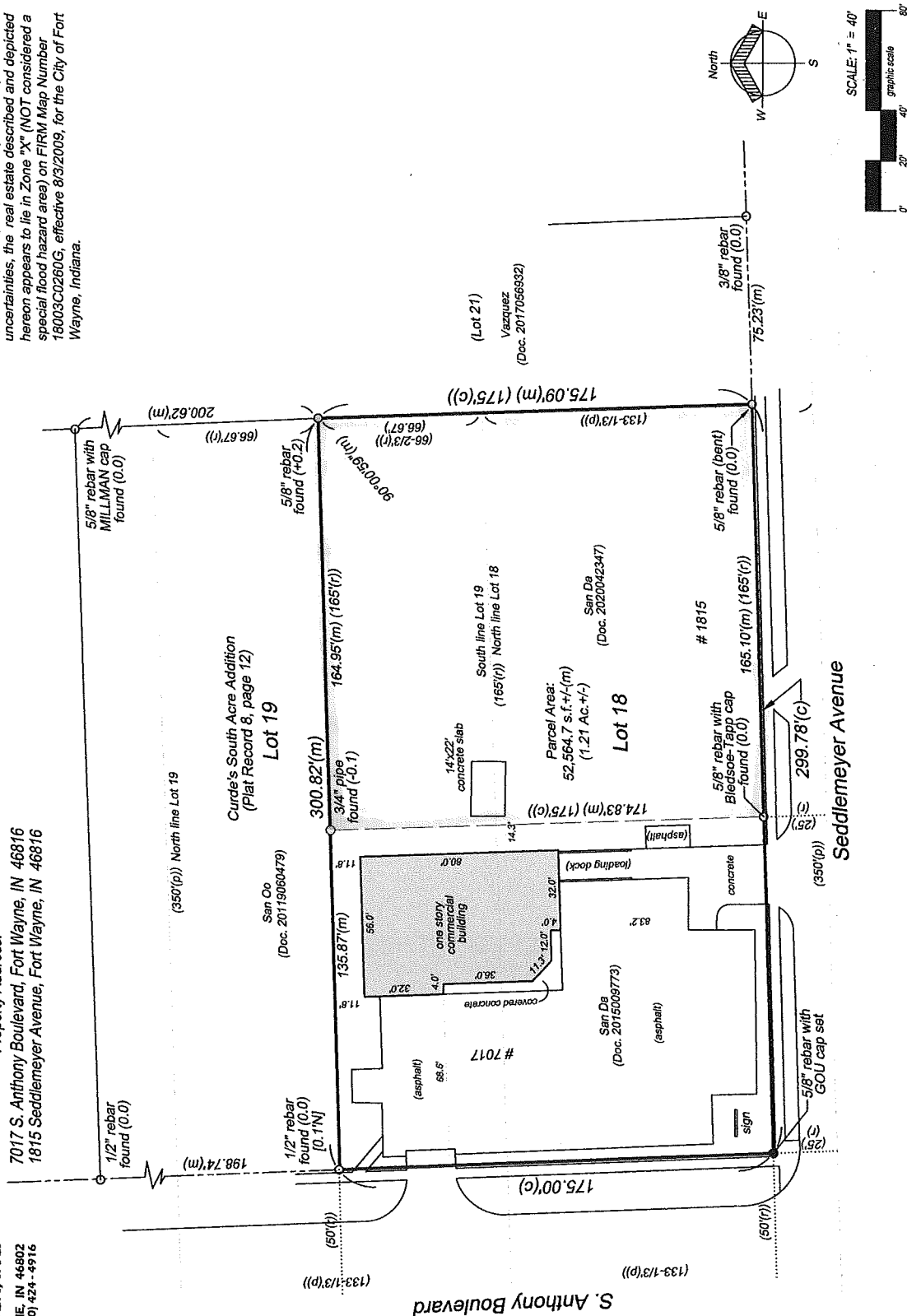


Sheet: 1 of 2

Property Address:

7017 S. Anthony Boulevard, Fort Wayne, IN 46816
1815 Saddlemeier Avenue, Fort Wayne, IN 46816

By graphic plotting only and subject to map scale uncertainties, the real estate described and depicted hereon appears to lie in Zone "x" (NOT considered a special flood hazard area) on FIRM Map Number 18003C0260G, effective 8/3/2009, for the City of Fort Wayne, Indiana.



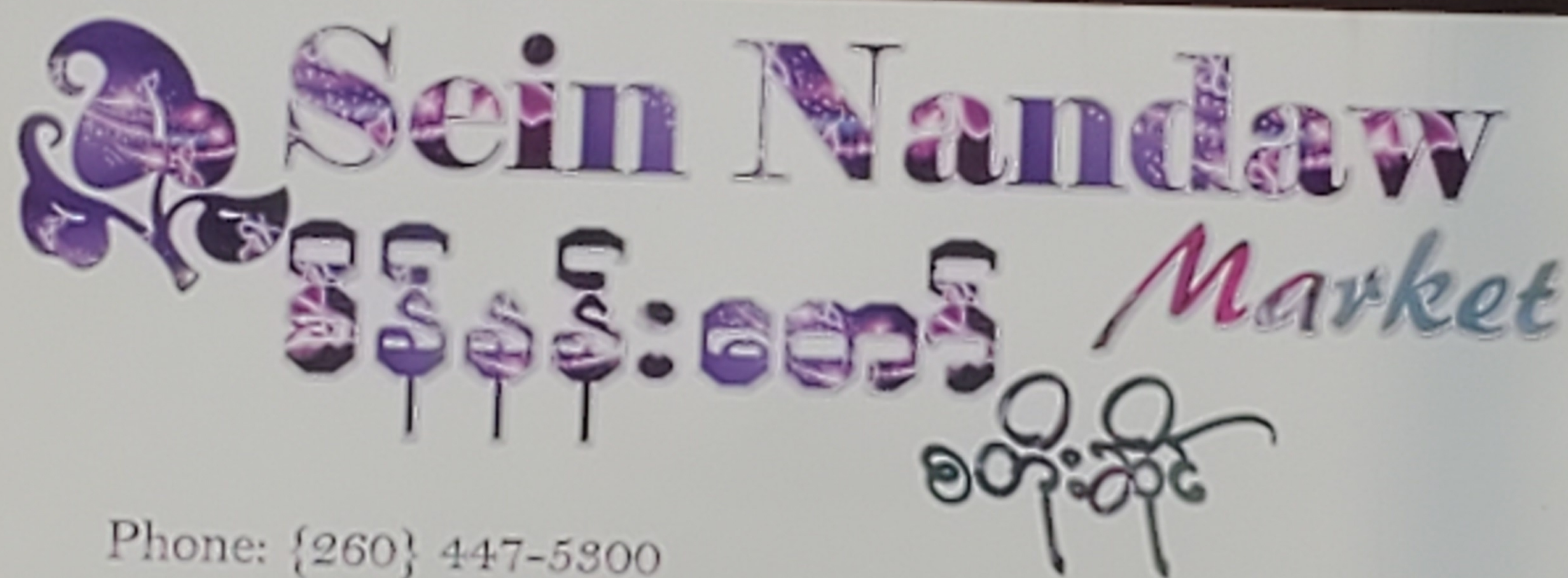
LEGEND	
(m)	MEASURED
(r)	RECORDED
(c)	CALCULATED
(p)	PLATTED INFORMATION
sf	SQUARE FEET



Saddlesboro Rd



Nandaw



Phone: {260} 447-5300

7017 S, Anthony Blvd Fort Wayne IN 46816