

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2020-0034
Bill Number: Z-20-10-05
Council District: 5-Geoff Paddock

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 0.12 acres from C2/Limited Retail to R1/Single Family Residential.

Location: 3201 Broadway

Reason for Request: To bring the existing residential structure in compliance with the zoning ordinance.

Applicant: Amfire Properties, LLC

Property Owner: Fred Webb

Related Petitions: none

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

Effect of Non-Passage: The property will remain zoned C2/Limited Retail. The existing house has recently been used as an office but the current desire is to revert the structure back to a residential use. A non-conforming use can be difficult to receive financing and investment possibilities can be limited.

#REZ-2020-0034

BILL NO. Z-20-10-05

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. K-07 (Sec. 15 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 RI (Single Family
Residential) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
Wayne, Indiana:

Lot 76 of W.J. and M.S. Vesey's Second Addition as platted in Book 3A, Page 21, in
the Office of the Recorder of Allen County, Indiana.

and the symbols of the City of Fort Wayne Zoning Map No. K-07 (Sec. 15 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.

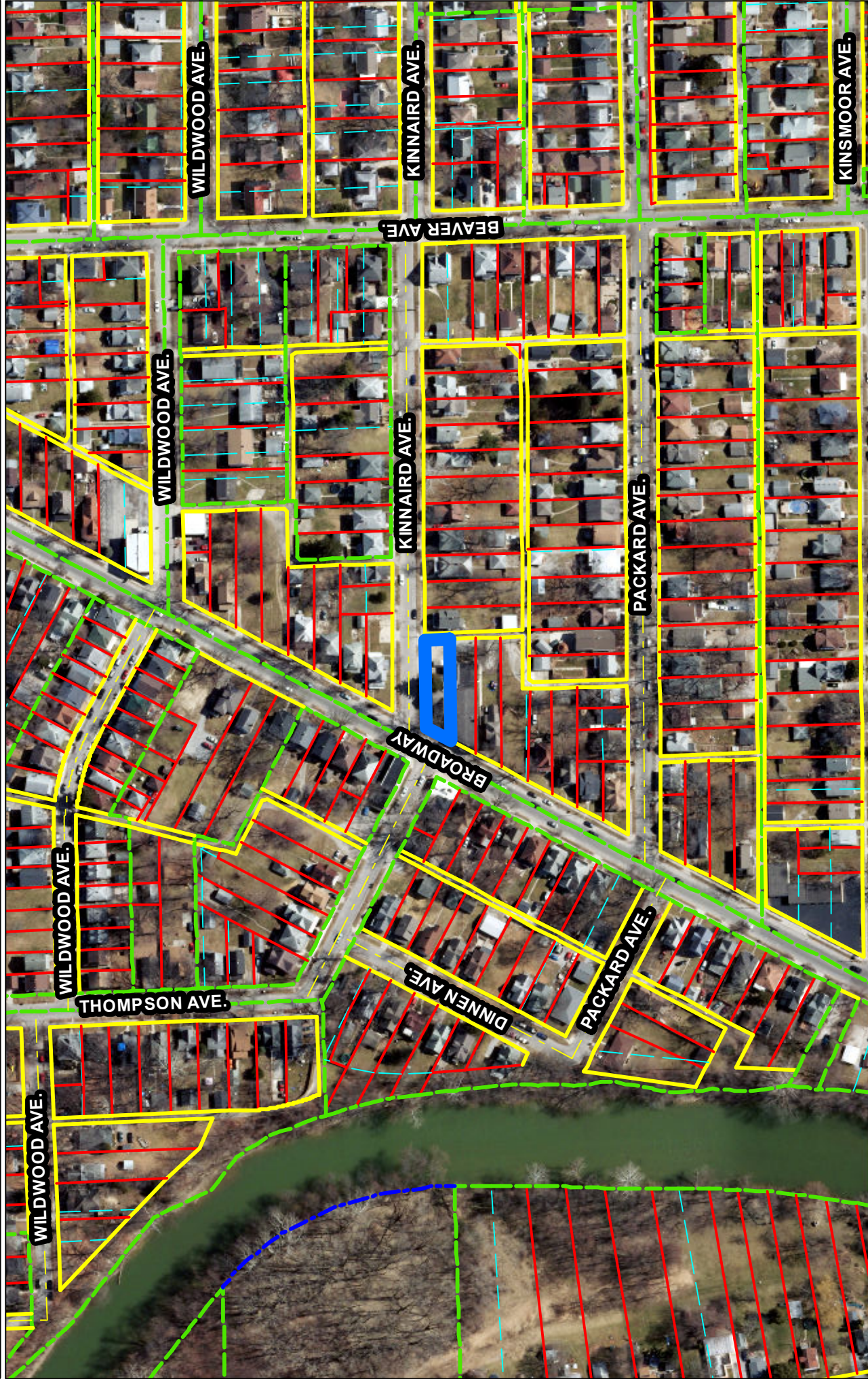
SECTION 3. That this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

Council Member

APPROVED AS TO FORM AND LEGALITY:

Carol T. Helton, City Attorney

Rezoning Petition REZ-2020-0034 (3201 Broadway)



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: 9/16/2020

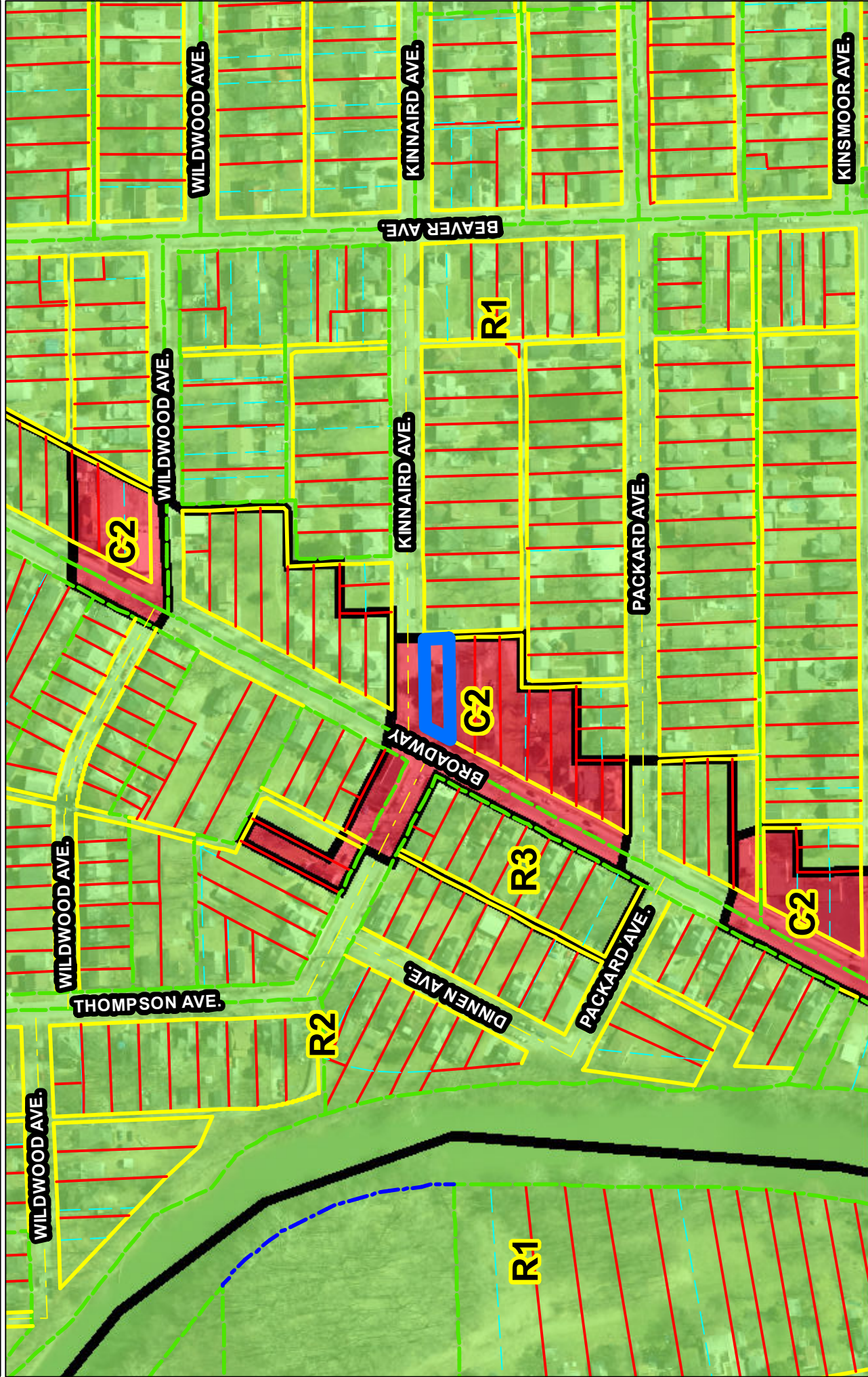


1 inch = 200 feet

0 100 200 Feet



Rezoning Petition REZ-2020-0034 (3201 Broadway)



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North American Datum 1983
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1 inch = 200 feet



**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Dan & Helen
Address _____
City _____ State _____ Zip _____
Telephone _____ E-mail _____

Contact Person
Contact Person ARMIRE PROPERTIES LLC
Address 429 E. DUPONT RD STE 241
City FORT WAYNE State IN Zip 46825
Telephone 260-750-9322 mail ARM PROPERTIES LLC@EMAIL

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 3201 Broadway
Present Zoning C2 Proposed Zoning R1 Acreage to be rezoned .12
Proposed density _____ units per acre
Township name WAYNE Township section # 15
Purpose of rezoning (attach additional page if necessary) SERVICE BACK
TO RESIDENTIAL.
Sewer provider CITY Water provider CITY

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.

Fred Webb Fred Webb 9-1-2020
(printed name of applicant) (signature of applicant) (date)

(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.
9-1-2020	135092	10-12-2020	REZ-2020-0034

