

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2020-0005
Bill Number: Z-20-02-08
Council District: 3-Tom Didier

Introduction Date: February 25, 2020

Plan Commission
Public Hearing Date: March 9, 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 3.8 acres from R1/Single Family Residential to R2/Two Family Residential.

Location: 1105 East Cook Road

Reason for Request: To allow redevelopment of the property with 9 duplex buildings on individual platted lots (18 units).

Applicant: Jesse Graber

Property Owner: Robin Wyatt

Related Petitions: Primary Plat, PP-2020-0004 – Neighborhoods by Graber

Effect of Passage: Property will be rezoned to the R2/Two Family Residential district which will allow the desired redevelopment of the property with duplexes.

Effect of Non-Passage: The property will remain zoned R1/Single Family Residential and may be used for single family residential purposes.

#REZ-2020-0005

BILL NO. Z-20-02-08

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. O-46 (Sec. 12 of Washington 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 R2 (Two
Family Residential) District under the terms of Chapter 157 Title XV of the Code of the City
of Fort Wayne, Indiana:

PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 31 NORTH,
RANGE 12 EAST, ALLEN COUNTY, INDIANA MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER
OF SAID SECTION 12; THENCE NORTH 02 DEGREES 01 MINUTES 06 SECONDS
WEST (STATE PLANE GRID BASIS OF BEARING), 40.00 FEET TO THE POINT OF
BEGINNING, SAID POINT BEING ON THE WEST LINE OF SAID QUARTER
SECTION AND THE NORTH RIGHT OF WAY OF COOK ROAD; THENCE, ALONG
SAID WEST LINE, NORTH 02 DEGREES 01 MINUTES 06 SECONDS WEST, 620.02
FEET; THENCE, LEAVING SAID LINE, NORTH 87 DEGREES 29 MINUTES 56
SECONDS EAST, 265.58 FEET; THENCE SOUTH 01 DEGREES 52 MINUTES 20
SECONDS EAST, 620.04 FEET TO THE NORTH RIGHT OF WAY OF COOK ROAD;
THENCE, ALONG SAID LINE, SOUTH 87 DEGREES 29 MINUTES 56 SECONDS
WEST, 264.00 FEET TO THE POINT OF BEGINNING CONTAINING 3.769 ACRES OF
LAND MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-
OF-WAY OF RECORD.

THIS DESCRIPTION WAS PREPARED BY MARK STRONG, INDIANA LS 800040295,
PRESIDENT OF ENGINEERING VISION, INC. ON THE 17TH OF JANUARY, 2020;
JOB # 20-1063 SURVEY DATUM IS NAD 83, INDIANA EAST ZONE, REALIZATION
IGS08 (INDIANA CORS) AND U.S. FEET:

and the symbols of the City of Fort Wayne Zoning Map No. O-46 (Sec. 12 of Washington
Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
Wayne, Indiana is hereby changed accordingly.

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2 SECTION 2. If a written commitment is a condition of the Plan Commission's
3 recommendation for the adoption of the rezoning, or if a written commitment is modified and
4 approved by the Common Council as part of the zone map amendment, that written
5 commitment is hereby approved and is hereby incorporated by reference.
6

7 SECTION 3. That this Ordinance shall be in full force and effect from and after its
8 passage and approval by the Mayor.
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10 _____
11 Council Member

12 APPROVED AS TO FORM AND LEGALITY:

13 _____
14 Carol T. Helton, City Attorney
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**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Jesse Graber
Address 17225 N St Rd 1
City Spencerville State IN Zip 46788
Telephone 260-615-9227 E-mail jesse@graberinc.net

Contact Person
Contact Person Same as above
Address _____
City _____ State _____ Zip _____
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 1105 E Cook Rd Fort Wayne IN
Present Zoning R1 Proposed Zoning R2 Acreage to be rezoned 3.8
Proposed density 4.7 units per acre
Township name Washington Township section # 12
Purpose of rezoning (attach additional page if necessary) Permission to build 9 duplex
Units for individual sale for a total of 18 residences.

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 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.

Jesse Graber

(printed name of applicant)

(signature of applicant)

01-16-2020

ROBIN N WYATT

(printed name of property owner)

(signature of property owner)

1-17-2020

(date)

(printed name of property owner)

(signature of property owner)

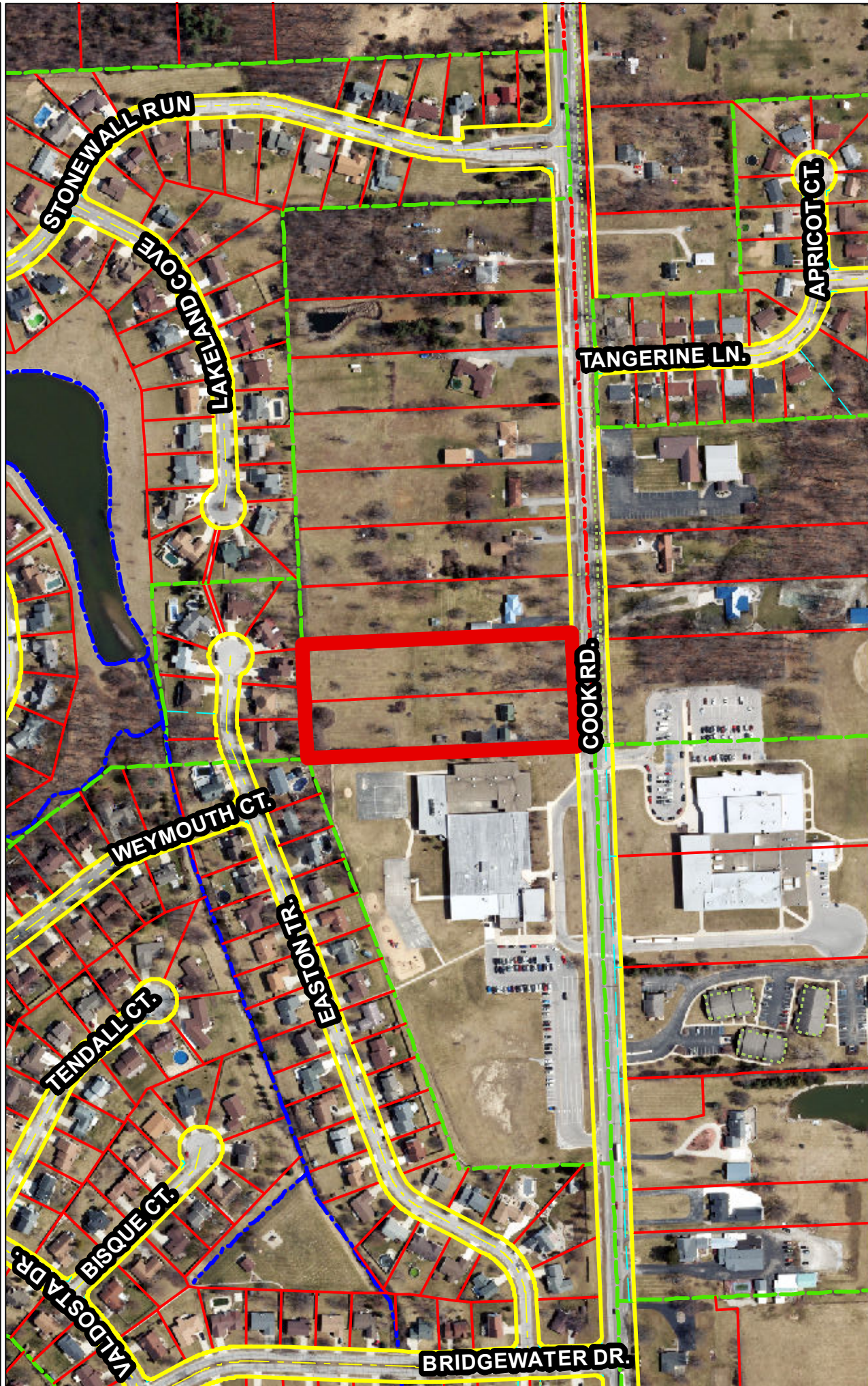
(date)

(printed name of property owner)

(signature of property owner)

(date)

Received	Receipt No.	Hearing Date	Petition No.
<u>2-3-2020</u>	<u>133209</u>	<u>3-9-2020</u>	<u>RE2-2020-0005</u>



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: 2/17/2020

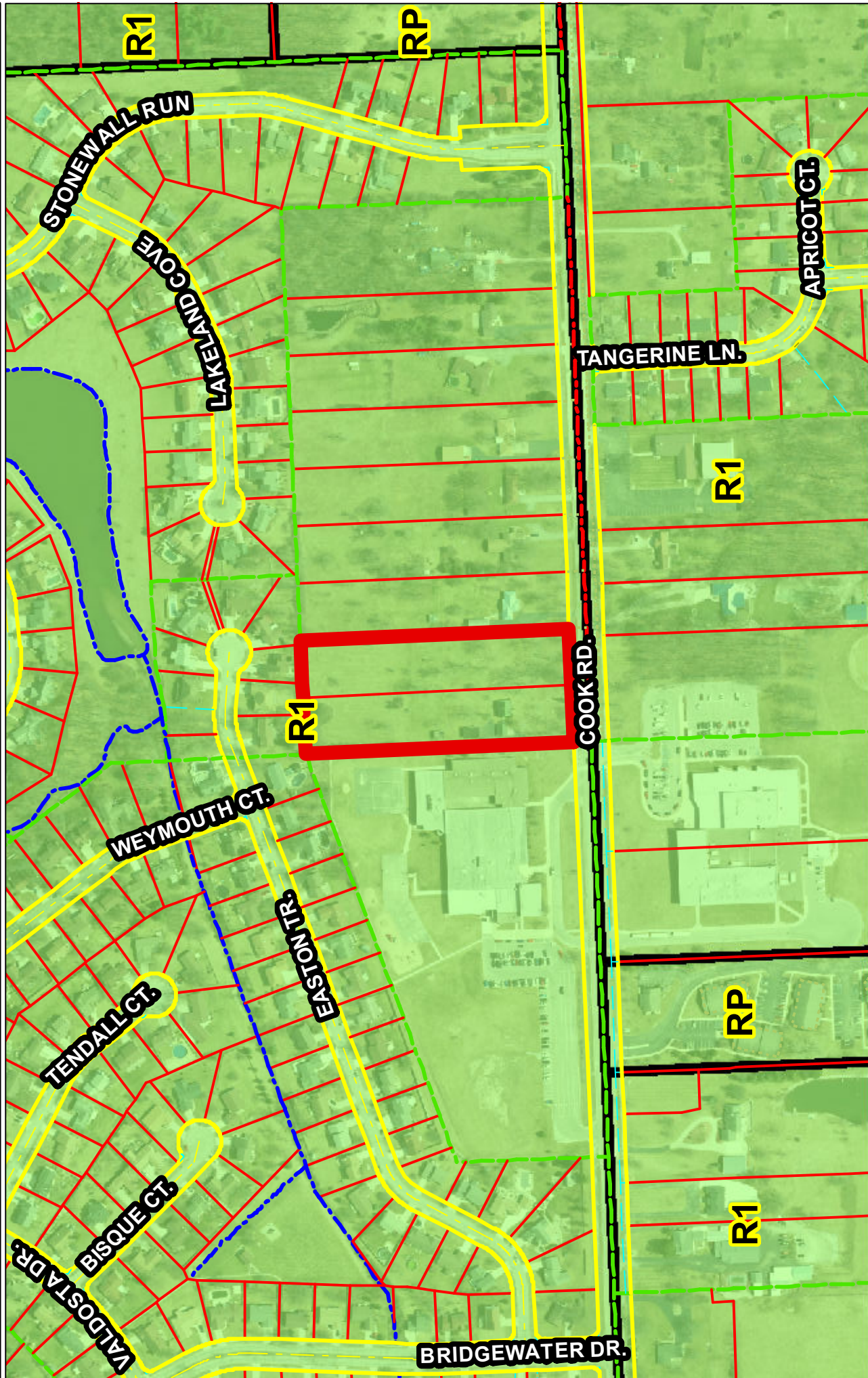


1 inch = 300 feet





Rezoning Petition REZ-2020-0005 and Primary Plat PP-2020-0004 - Neighborhoods by Graber - Cook Rd



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