

1 **#REZ-2020-0013**

2 **BILL NO. Z-20-05-17**

3
4 **ZONING MAP ORDINANCE NO. Z-_____**

5 **AN ORDINANCE amending the City of Fort Wayne**
6 **Zoning Map No. O-27 (Sec. 25 of Wayne Township)**

7 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
8 INDIANA:

9 SECTION 1. That the area described as follows is hereby designated an R1 (Single
10 Family Residential) District under the terms of Chapter 157 Title XV of the Code of the City
11 of Fort Wayne, Indiana:

12 The North 122 feet of Lots Numbered 20, 21, and 22 in Gardendale Addition to the City of
13 Fort Wayne according to the plat thereof, recorded in Plat Book 8, page 11, in the Office of
 the Recorder of Allen County, Indiana.

14 Excepting Therefrom:

15 The North 8.5 feet of Lots 20, 21, and 22 in Gardendale Addition to the City of Fort Wayne,
 County of Allen, State of Indiana, according to the plat thereof.

16 and the symbols of the City of Fort Wayne Zoning Map No. O-27 (Sec. 25 of Wayne
17 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
18 Wayne, Indiana is hereby changed accordingly.

19
20 SECTION 2. If a written commitment is a condition of the Plan Commission's
21 recommendation for the adoption of the rezoning, or if a written commitment is modified and
22 approved by the Common Council as part of the zone map amendment, that written
23 commitment is hereby approved and is hereby incorporated by reference.

24
25 SECTION 3. That this Ordinance shall be in full force and effect from and after its
26 passage and approval by the Mayor.

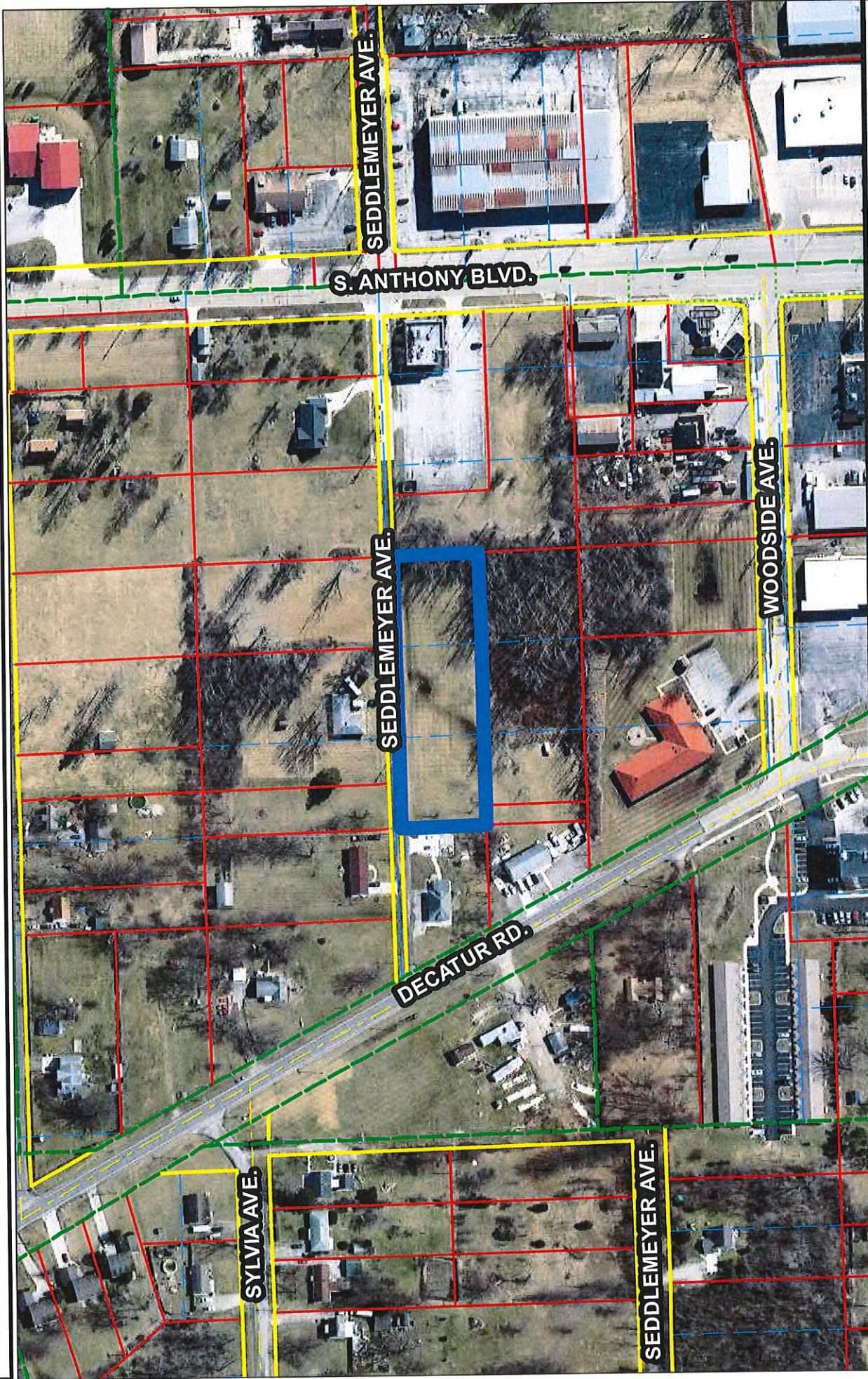
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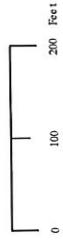
Council Member

APPROVED AS TO FORM AND LEGALITY:

Carol T. Helton, City Attorney

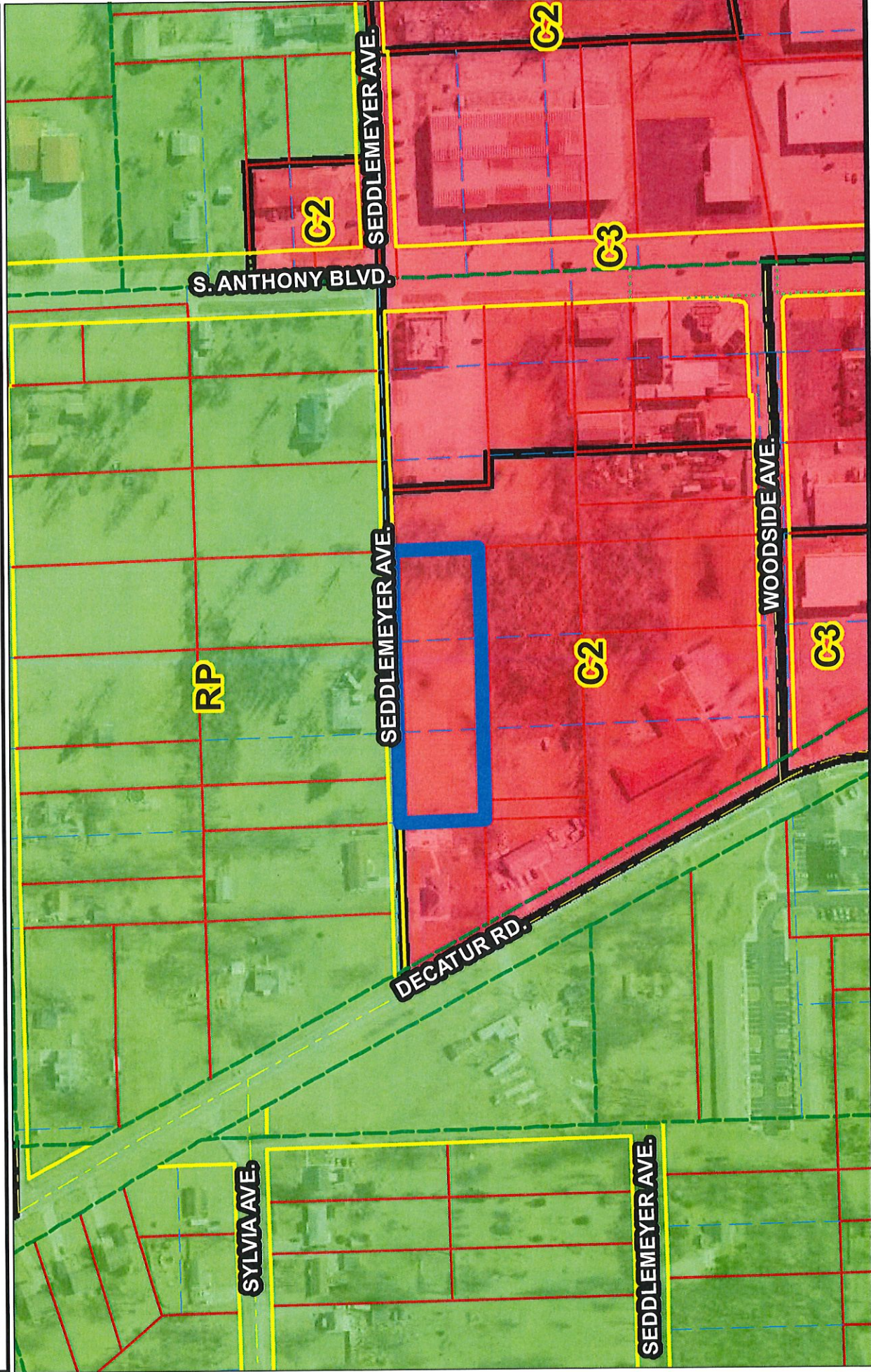


1 inch = 200 feet



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 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photo and Contour's Spring 2009
 Date: 3/4/2020



Department of Planning Services
Rezoning Petition Application

Applicant Tun Tun
Address 1915 Gladstone Drive
City Fort Wayne State Indiana Zip 46816
Telephone 260 413 2854 E-mail Randy.harvey@msn.com

Contact Person Randy Harvey, Coldwell Banker Real Estate Group
Address 9109 Steinhorn Crossing Parkway
City Fort Wayne State Indiana Zip 46815
Telephone 260 413 2854 E-mail Randy.harvey@msn.com

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 1600 Seddlemeyer Avenue For
Present Zoning G2 Proposed Zoning R1 Acreage to be rezoned 1.09
Proposed density _____ units per acre
Township name Wayne Township section # 008.5
Purpose of rezoning (attach additional page if necessary) Lots 20, 21, 22
of Garden Dale Addit.
Sewer provider Fort Wayne Water provider Fort Wayne

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
 - ☐ 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.

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(printed name of applicant)

[Signature]
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Received	Receipt No.	Hearing Date	Petition No.
<u>3-2-2020</u>	<u>133432</u>	<u>April 13, 20</u>	<u>Rez. 2020-0013</u>

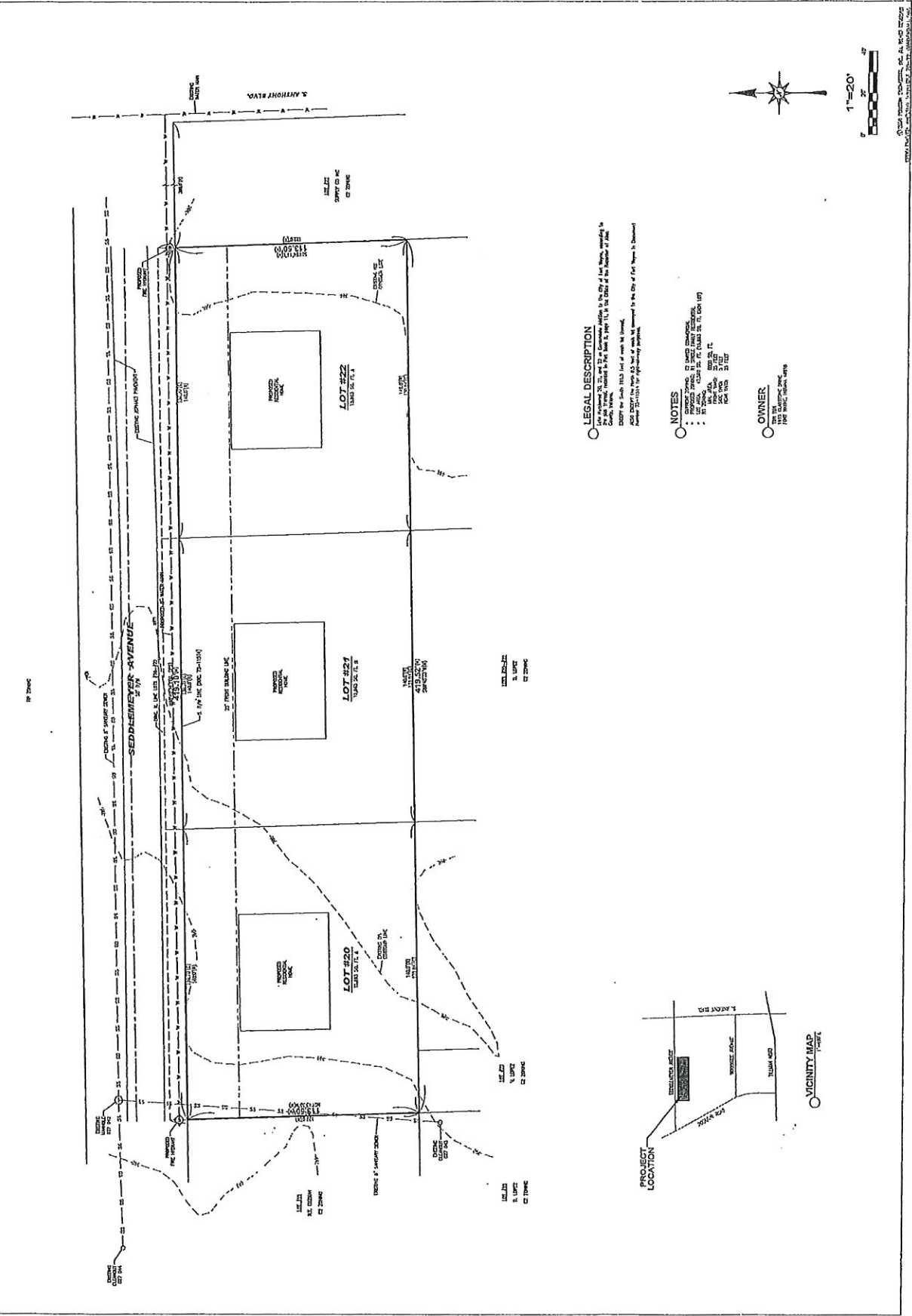
DONOVAN ENGINEERING
 1600 BLOCK SEDDEMEYER AVENUE
 FORT WAYNE, INDIANA 46816
 OFFICE: 219-447-1111
 FAX: 219-447-1112
 WWW.DONOVAN-ENG.COM

SEAL
 1600 BLOCK SEDDEMEYER AVENUE
 FORT WAYNE, INDIANA 46816
 OFFICE: 219-447-1111
 FAX: 219-447-1112
 WWW.DONOVAN-ENG.COM

REZONING PLAN
 1600 BLOCK SEDDEMEYER AVENUE
 FORT WAYNE, INDIANA 46816
TUN TUN

NO.	DATE	DESCRIPTION	BY
1	01/11/18	PRELIMINARY	JD
2	02/14/18	REVISED	JD
3	03/14/18	REVISED	JD
4	04/14/18	REVISED	JD
5	05/14/18	REVISED	JD
6	06/14/18	REVISED	JD
7	07/14/18	REVISED	JD
8	08/14/18	REVISED	JD
9	09/14/18	REVISED	JD
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12	12/14/18	REVISED	JD

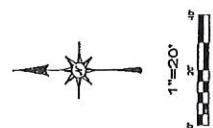
REZONING PLAN
R1



LEGAL DESCRIPTION
 Lot 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

- NOTES**
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OWNER
 TUN TUN
 1600 BLOCK SEDDEMEYER AVENUE
 FORT WAYNE, INDIANA 46816



FACT SHEET

Case #REZ-2020-0013

Bill # Z-20-05-17

Project Start: May 2020

APPLICANT:	Tun Tun
REQUEST:	To rezone property from C2/Limited Commercial to R1/Single Family Residential to allow for the construction of single family dwellings on the real estate.
LOCATION:	The site is located on the south side of the 1500 to 1600 blocks of Seddlemeyer Avenue (Section 25 of Wayne Township).
LAND AREA:	Approximately 1.1 acres
PRESENT ZONING:	C2/Limited Commercial
PROPOSED ZONING:	R1/Single Family Residential
COUNCIL DISTRICT:	6- Sharon Tucker
ASSOCIATED PROJECT:	none
SPONSOR:	City of Fort Wayne Plan Commission

May 27, 2020 Public Hearing

- One resident spoke at the hearing in support.
- Tom Freistroffer, Justin Shurley and Rachel Tobin-Smith were absent.

May 27, 2020 – Business Meeting

Plan Commission Recommendation: DO PASS

A motion was made by Paul Sauerteig and seconded by Patrick Zaharako to return the ordinance with a Do Pass recommendation to Common Council for their final decision.

6-0 MOTION PASSED

- Tom Freistroffer, Justin Shurley and Rachel Tobin-Smith were absent.

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
June 3, 2020

Reviewed by:



Kimberly R. Bowman, AICP
Executive Director
Secretary to the Commission

PROJECT SUMMARY

According to historical aerials, the four lots in this proposal have never been developed. The petitioner is requesting to rezone Lots 20, 21, 22, and a portion of 23 of Gardendale Addition to R1/Single Family Residential from C2/Limited Retail. The intent is to build a single family house on each lot, which would not be permitted in the C2 zoning district. The lots on the north side of Seddlemeyer are zoned RP/Planned Residential and there are three single family homes. Surrounding parcels become more commercial toward South Anthony Boulevard and Tillman Road. Public sewer is adjacent and water can be extended to the site.

There is no development plan associated with this request, as each platted lot would be allowed a single family home permit without Plan Commission or Site Plan review. City Utilities will review sewer, water and stormwater management.

PUBLIC HEARING SUMMARY:

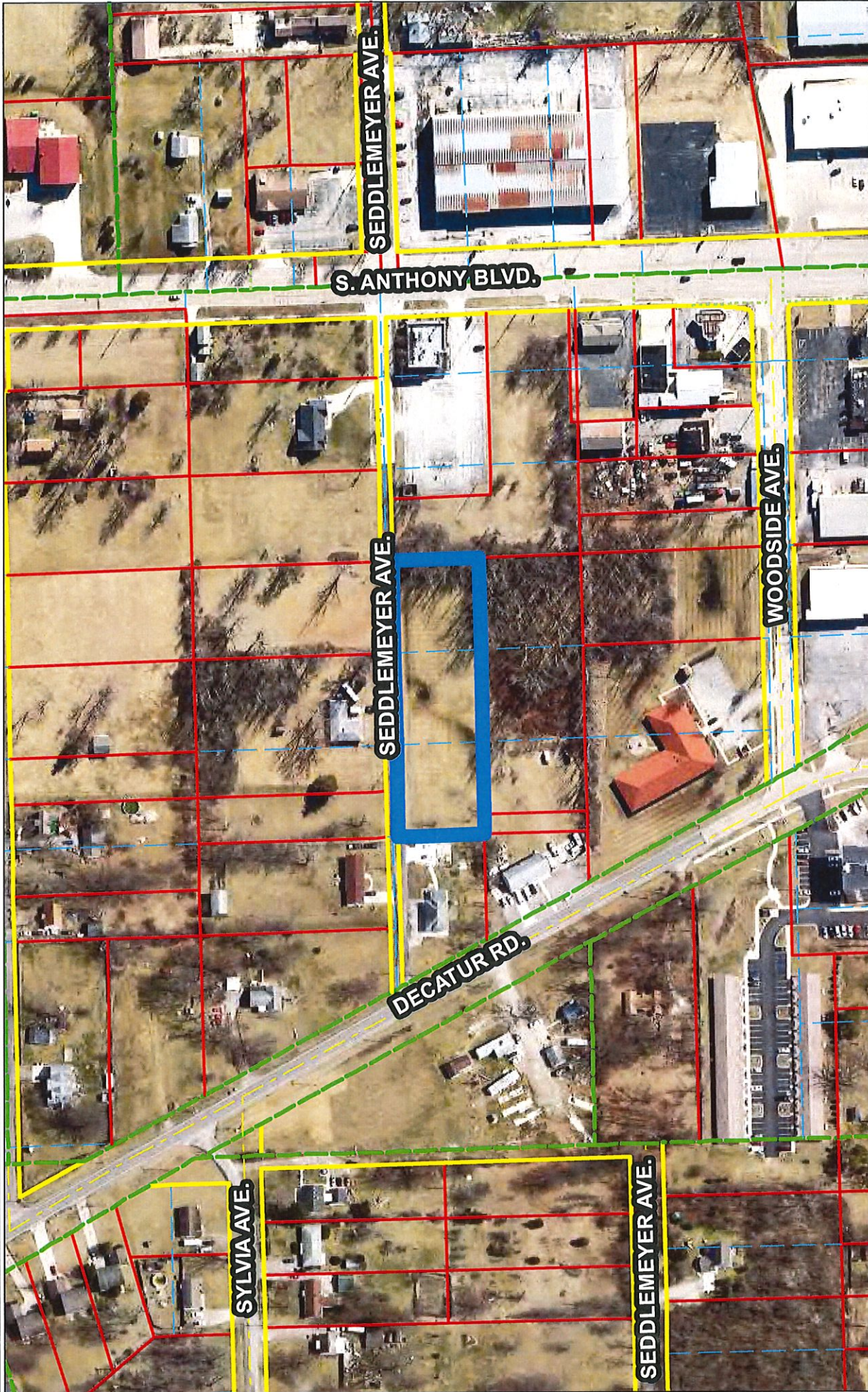
Presenter: Randy Harvey, Coldwell Banker, represented the applicant Tun Tun, and presented the proposal as outlined above.

Public Comments:

Matthew Govan, 1503 Seddlemeyer – Supportive of single family development.



Rezoning Petition REZ-2020-0013 (Seddlemeier Ave)

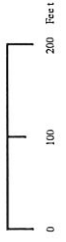


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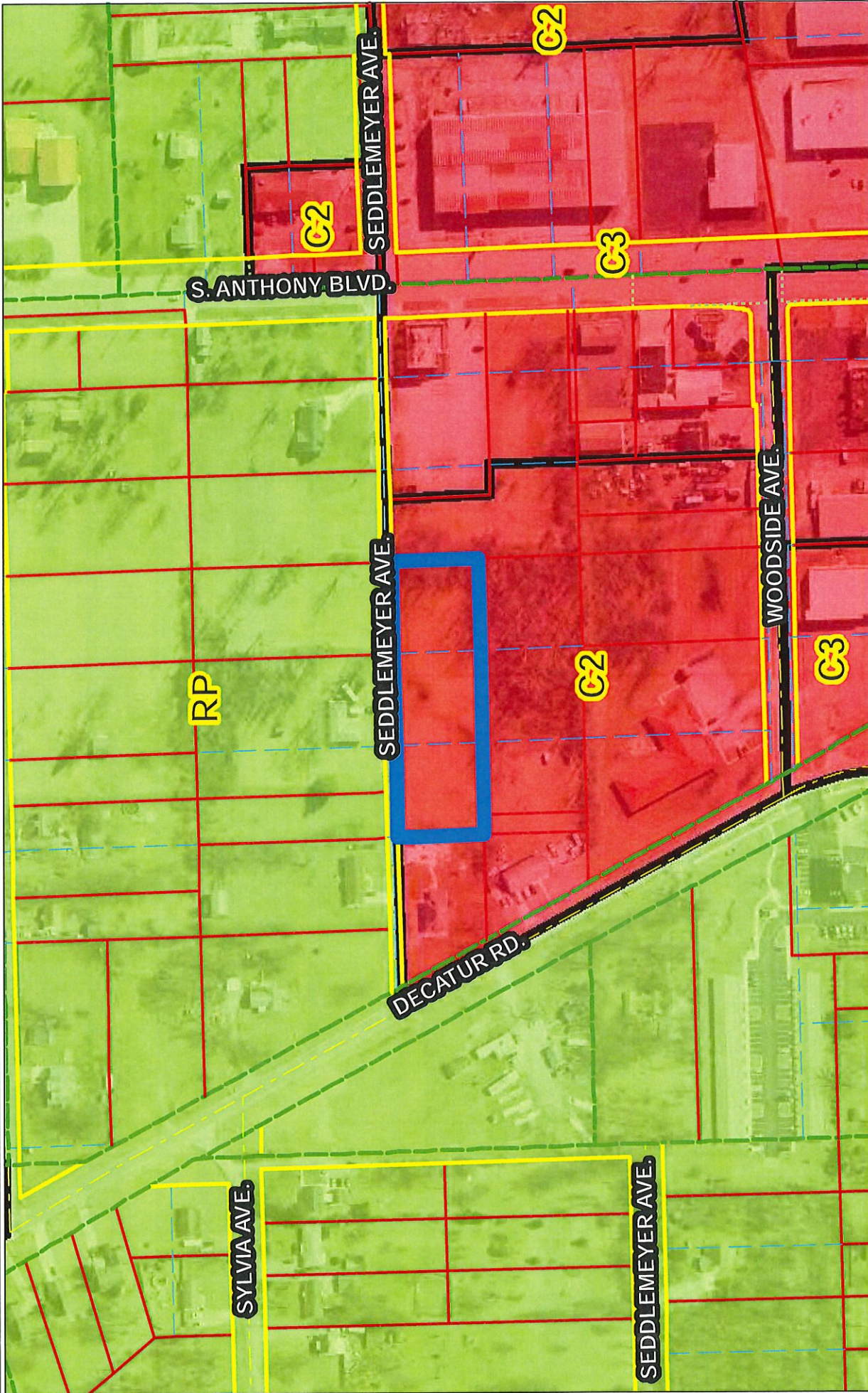


1 inch = 200 feet





Rezoning Petition REZ-2020-0013 (Seddlemeier Ave)

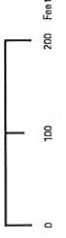


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State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 3/14/2020



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Department of Planning Services
Rezoning Petition Application

Applicant Tun Tun
Address 1915 Gladstone Drive
City Fort Wayne State Indiana Zip 46816
Telephone 260 413 2854 E-mail randy.harvey@msn.com

Contact Person Randy Harvey, Coldwell Banker Real Estate Group
Address 9109 Steinhom Crossing Parkway
City Fort Wayne State Indiana Zip 46815
Telephone 260 413 2854 E-mail randy.harvey@msn.com

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Township name Wayne Township section # 0025
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Tun Tun
(printed name of applicant)

[Signature]
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01-16-2020
(date)

Tun Tun
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Received	Receipt No.	Hearing Date	Petition No.
<u>3-2-2020</u>	<u>133432</u>	<u>April 13, 20</u>	<u>Rez. 2020-0013</u>

R1



City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2020-0013
Bill Number: Z-20-05-17
Council District: 6-Sharon Tucker

Introduction Date: May 26, 2020

Plan Commission
Public Hearing Date: May 27, 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 1.09 acres from C2/Limited Commercial to R1/Single Family Residential.

Location: 1600 block of Seddlemeyer Avenue, south side

Reason for Request: To allow the vacant property to be developed with single family homes.

Applicant: Tun Tun

Property Owner: Tun Tun

Related Petitions: none

Effect of Passage: Property will be rezoned to the R1/Single Family district which will allow development of single family homes.

Effect of Non-Passage: The property will remain zoned for commercial purposes. Single family detached homes are not permitted in the C2 district.