

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2019-0081
Bill Number: Z-20-01-07
Council District: 6-Sharon Tucker

Introduction Date: January 14, 2020

Plan Commission
Public Hearing Date: January 13, 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 16 acres from RP/Planned Residential to AR/Low Intensity Residential.

Location: 3800 East Paulding

Reason for Request: To allow low intensity agricultural uses on the property.

Applicant: Tawllon Ong

Property Owner: Tawllon Ong

Related Petitions: none

Effect of Passage: Property will be rezoned to the AR/Low Intensity Residential district, which will allow residential as well as low intensity agricultural uses.

Effect of Non-Passage: The property will remain zoned RP/Planned Residential, which allows single, two-family, and multiple family residential development. The property is mostly designated floodway, which makes it difficult to develop as zoned.

#REZ-2019-0081

BILL NO. Z-20-01-07

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. R-23 (Sec. 29 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 AR (Low
Intensity Residential) District under the terms of Chapter 157 Title XV of the Code of the City
of Fort Wayne, Indiana:

A triangular shaped parcel in the Northwest ¼ of Section 29, Township 30 North,
Range 13 East, more particularly described as follows:

Beginning at a point located on the North line of the Northwest ¼ of Section 29,
Township 30 North, Range 13 East, (Paulding Road), said point being 2,035 feet
East of the Northwest corner of the Northwest ¼ of said Section 29; thence
continuing East along said North line of the Northwest ¼, Section 29 a distance of
119.6 feet to a point; thence South 12 degrees 9 minutes West a distance of 650 feet
to a point; thence North 1 degree 26 minutes East a distance of 628.8 feet to the point
of beginning containing therein 0.89 acres of land more or less.

TOGETHER WITH:

Part of the Northwest Quarter and the Northeast Quarter, Section 29, Township 30
North, Range 13 East, more particularly described as follows:

Beginning at a point 1,950 feet East and 1,075 feet South of the Northwest corner of
said Section 29; thence East parallel to the North line of said Section 29, a distance
of approximately 410 feet to a point on the centerline of Trier Ditch; thence
meandering North and East, following the centerline of said Trier Ditch
approximately 1,185 feet to a point on the North line of said Section 29; thence West
along the North line, a distance of 700 feet to a point; thence Southwesterly a
distance of 1,089 feet to the point of beginning, containing therein approximately
15.2 acres, more or less.

and the symbols of the City of Fort Wayne Zoning Map No. R-23 (Sec. 29 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

**Department of Planning Services
Rezoning Petition Application**

Applicant

Applicant Tawllon Ong
Address ~~3800 E. Paulding Road~~ 9020 Wyncamore Drive
City Fort Wayne State IN Zip 46825
Telephone (260) E-mail gauchan2001@gmail.com

Contact Person

Contact Person Christian Beebe
Address _____
City _____ State _____ Zip _____
Telephone _____ E-mail Christian.Beebe@co.allen.in.us

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 3800 E. Paulding Road

Present Zoning RP Proposed Zoning AR Low Acreage to be rezoned _____

Proposed density _____ Intensity Residential units per acre

Township name Adams Township section # 29

Purpose of rezoning (attach additional page if necessary) We would like to
rezone to AR/Low Intensity 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.

Tawllon Ong
(printed name of applicant)

[Signature]
(signature of applicant)

(date)

Tawllon Ong
(printed name of property owner)

[Signature]
(signature of property owner)

(date)

Rept. 132717

RE2-2019-0081

EXHIBIT "A"

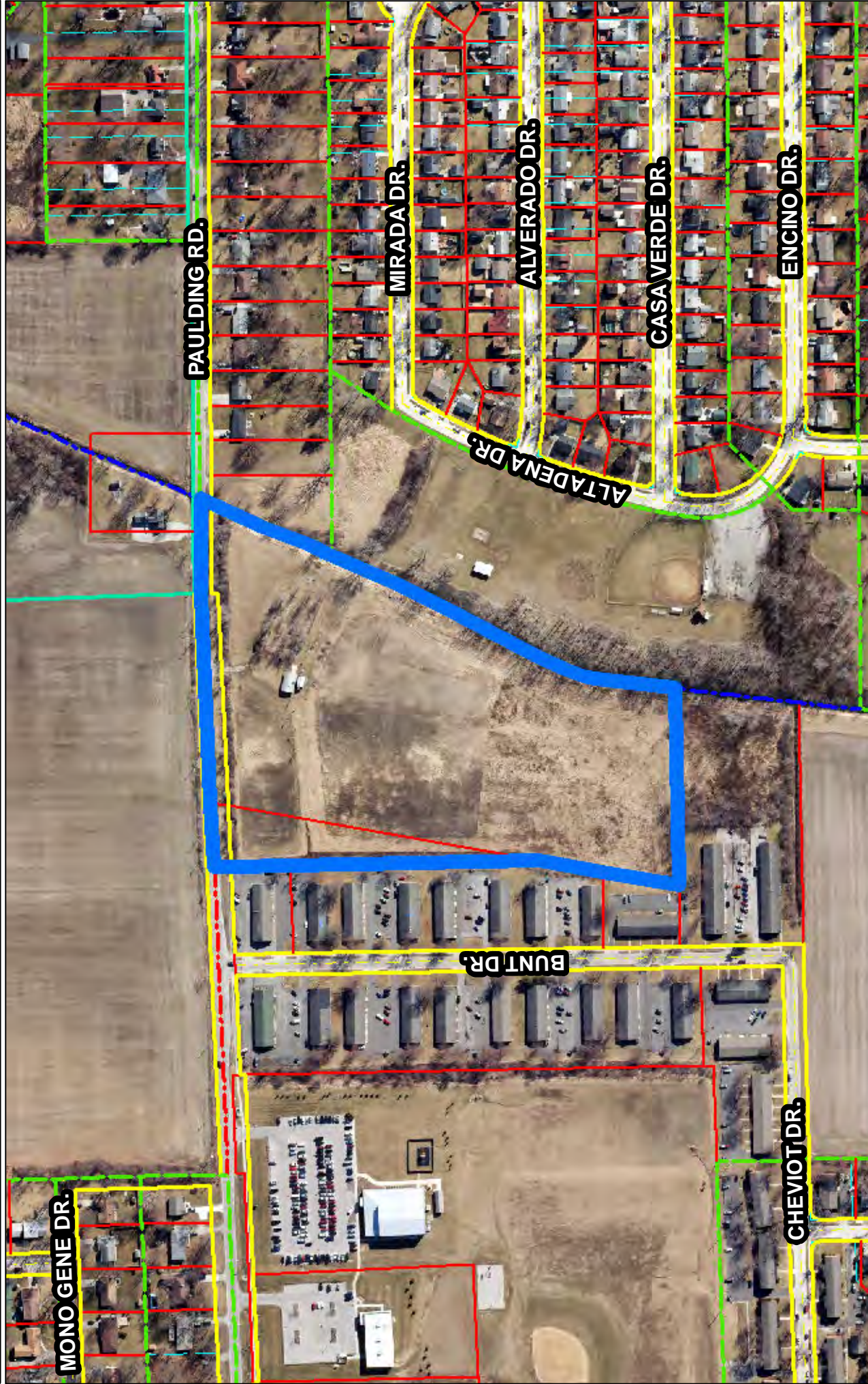
A triangular shaped parcel in the Northwest 1/4 of Section 29, Township 30 North, Range 13 East, more particularly described as follows:

Beginning at a point located on the North line of the Northwest 1/4 of Section 29, Township 30 North, Range 13 East, (Paulding Road), said point being 2,035 feet East of the Northwest corner of Northwest 1/4 of said Section 29; thence continuing East along said North line of the Northwest 1/4, Section 29 a distance of 119.6 feet to a point; thence South 12 degrees 9 minutes West a distance of 650 feet to a point; thence North 1 degrees 26 minutes East a distance of 628.8 feet to the point of beginning containing therein .89 acres of land more or less.

TOGETHER WITH:

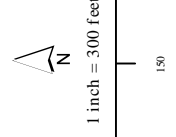
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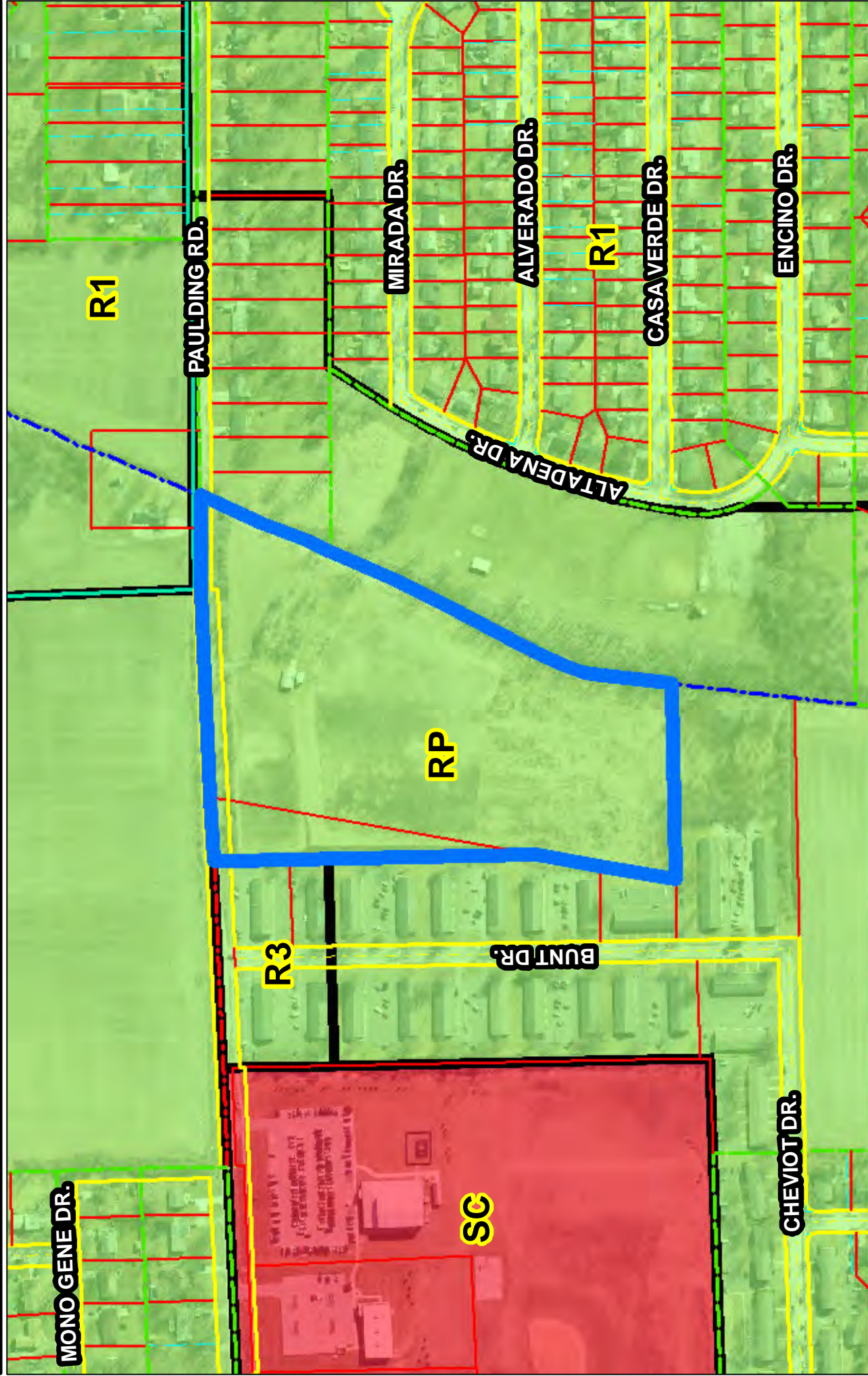
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

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 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 12/27/2019





Rezoning Petition REZ-2019-0081 (3800 E Paulding)



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1 inch = 300 feet

