

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2021-0068
Bill Number: Z-22-01-07
Council District: 4-Jason Arp

Introduction Date: January 11, 2022

Plan Commission
Public Hearing Date: January 10, 2022 (not heard by Council)

Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance: To rezone approximately 2.2 acres from AR/Low Intensity to C1/Professional Office and Personal Services.

Location: 1114 East Goldspur Drive, south side of Illinois Road/SR 14

Reason for Request: To allow a single-building office development.

Applicant: Barbara A. Browne

Property Owner: Barbara A. Browne

Related Petitions: Primary Development Plan, Browne Project

Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal Services zoning district, which will permit a planned professional office development.

Effect of Non-Passage: The property will remain zoned AR/Low Intensity Residential and will continue to allow single residential tracts and low intensity agricultural uses.

1 **#REZ-2021-0068**

2 **BILL NO. Z-22-01-07**

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

5 **AN ORDINANCE amending the City of Fort Wayne**
6 **Zoning Map No. A-02 (Sec. 11 of Aboite Township)**

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

9 SECTION 1. That the area described as follows is hereby designated a C1
10 (Professional Office and Personal Services) District under the terms of Chapter 157 Title XV
11 of the Code of the City of Fort Wayne, Indiana:

12 Lot Number 1 on the Plat of Centaur Acres, a Subdivision in the North half of Section 11,
13 Township 30 North, Range 11 East, in Allen County, Indiana, in accordance with the plat
14 thereof, recorded in Plat Record 24, pages 101-102 and Amended and Restated as
Document Number 2009056323 in the Office of the Recorder of Allen County, Indiana.

15 Excepting therefrom that part sold off to the State of Indiana by Warranty Deed recorded
16 June 30, 2007 as Document Number 2007036729 and recorded December 13, 2007 as
Document Number 2007068212 more fully described as follows:

17 A part of Lot 1 in Centaur Acres, an addition to the City of Fort Wayne, Indiana, the plat of
18 which is recorded in Plat Book 24, page 101, in the Office of the Recorder of Allen County,
19 Indiana, and being that part of the grantors' land lying with the right-of-way lines depicted
20 on the Right-of-Way Parcel Plat marked as Exhibit "B", described as follows: Beginning at
21 the northwest corner of said lot; thence South 89 degrees 49 minutes 46 seconds East
22 346.00 feet along the north line of said lot to the northeast corner of said lot; thence South
23 1 degree 01 minutes 13 seconds West 19.06 feet along the east line of said lot to point
24 "2065" designated on said parcel plat; thence North 89 degrees 49 minutes 46 seconds
25 West 77.74 feet to point "2064" designated on said parcel plat; thence South 87 degrees 18
26 minutes 30 seconds West 65.70 to point "2063" designated on said parcel plat; thence
27 North 89 degrees 49 minutes 46 seconds West 202.49 feet to the west line of said lot;
28 thence North 0 degrees 29 minutes 55 seconds East 22.34 feet along said west line to the
29 point of beginning and containing 7,364 square feet, more or less.

30 and the symbols of the City of Fort Wayne Zoning Map No. A-02 (Sec. 11 of Aboite
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 Barbara A. Browne
Address 1114 Goldspur Drive E.
City Fort Wayne State IN Zip 46804
Telephone 260-750-3998 E-mail bbrowne@comcast.net

Contact Person
Contact Person Tom Trent
Address 505 E. Washington Blvd.
City Fort Wayne State IN Zip 46802
Telephone 260-422-9454 E-mail ttrent@rothberg.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 1114 Goldspur Drive E, Fort Wayne, IN 46804
Present Zoning R-1 Proposed Zoning C-1 Acreage to be rezoned 2.217
Proposed density 1 units per acre
Township name Aboite Township section # 11
Purpose of rezoning (attach additional page if necessary) To facilitate emerging commercial development along Hwy 14/Illinois Road corridor between Hadley and Scott Roads
Sewer provider Aqua Indiana 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 (See attached)
☐ Rezoning Questionnaire (original and 10 copies) County Rezonings Only

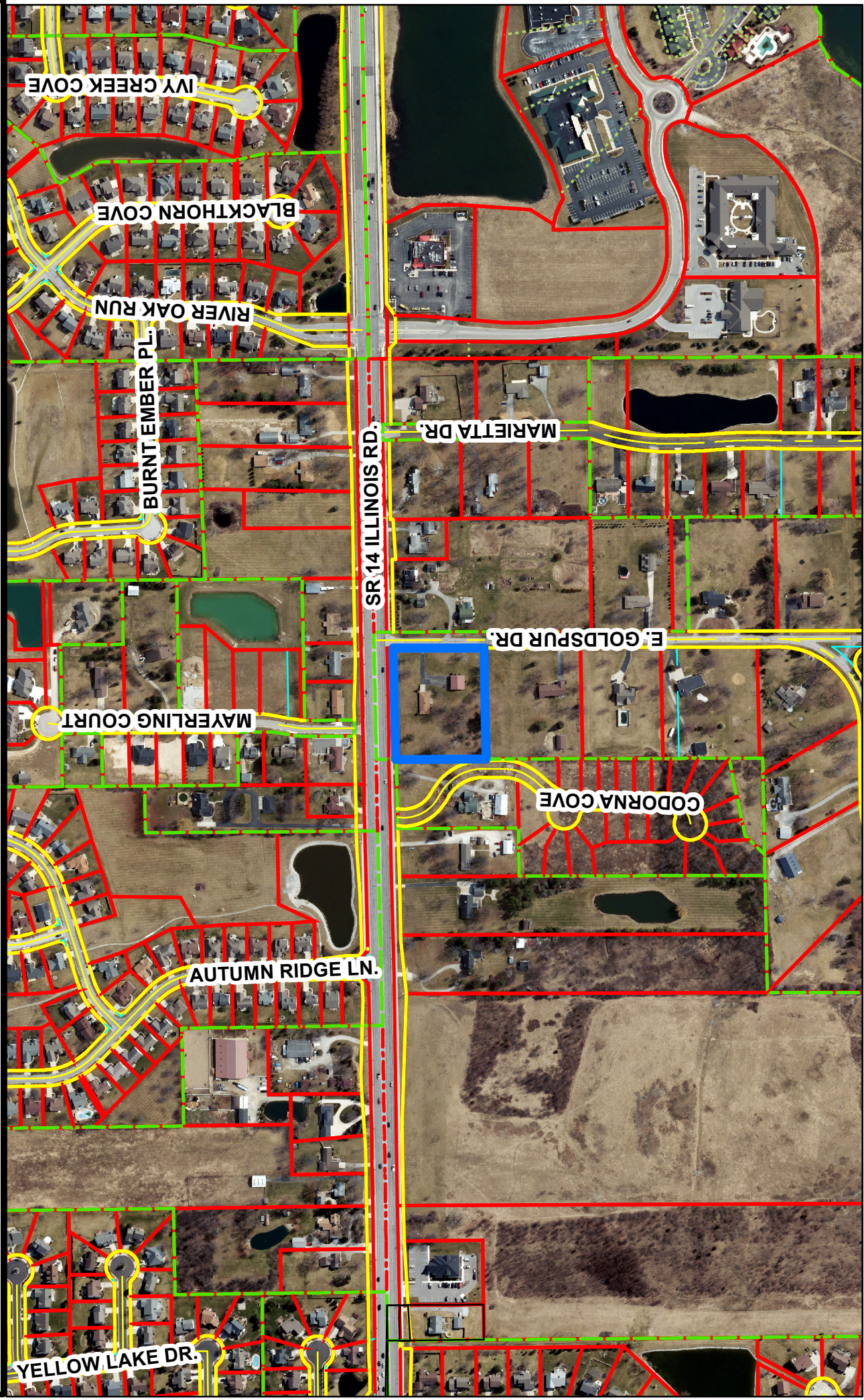
I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures 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.

Barbara A. Browne
(printed name of applicant) Barbara A. Browne 12-7-2021
(signature of applicant) (date)
Barbara A. Browne
(printed name of property owner) Barbara A. Browne 12-7-2021
(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.
<u>12/7/21</u>	<u>139051</u>	<u>1-10-2022</u>	<u>REZ-2021-0068</u>

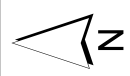


REZ-2021-0069, PDP-2021-0049, and VPLT-2021-0007 Centaur Acres Lot 1



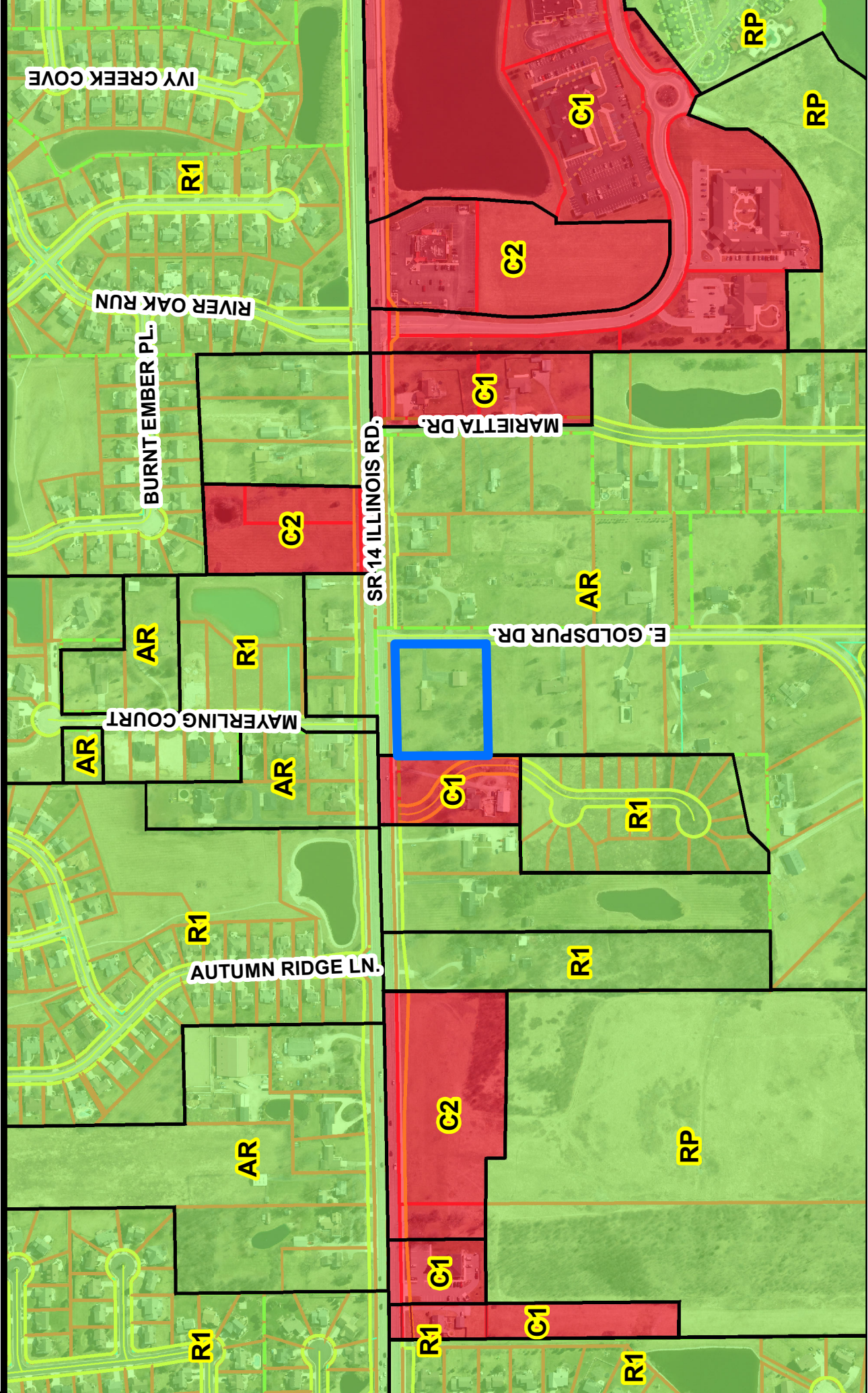
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State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 12/30/2021



1 inch = 400 feet

REZ-2021-0069, PDP-2021-0049, and VPLT-2021-0007 Centaur Acres Lot 1



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