

1 **#REZ-2022-0004**

2 **BILL NO. Z-22-02-04**

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

5 **AN ORDINANCE amending the City of Fort Wayne**
6 **Zoning Map No. P-06 (Sec. 6 of Adams Township)**

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

10 SECTION 1. That the area described as follows is hereby designated a C3 (General
11 Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
12 Wayne, Indiana:

13 The North 105 feet of lots Numbered 13 and 14 in Chute and Prince's Addition to the City of
14 Fort Wayne Indiana.

15 and

16 A part or Section 6, Township 30 North, Range 13 East, commencing at a point where
17 Walton Avenue Intersects the Wabash and Erie Canal, thence running south along the East
18 line Walton Avenue to the North line of Wayne Street; thence East along the North line of
19 Wayne Street 120 feet; thence North on a line parallel with the East line of Walton Avenue
20 to the Wabash and Erie Canal; thence West along said Wabash and Erie Canal to the place of
21 beginning, being in the City of Fort Wayne, Allen County, Indiana, and being real estate
22 located at the Northeast corner of the intersection of Wayne Street and Anthony Boulevard,
23 Fort Wayne, Indiana.

24 and the symbols of the City of Fort Wayne Zoning Map No. P-06 (Sec. 6 of Adams
25 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
26 Wayne, Indiana is hereby changed accordingly.

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

1
2 SECTION 3. That this Ordinance shall be in full force and effect from and after its
3 passage and approval by the Mayor.
4

5 _____
6 Council Member

7 APPROVED AS TO FORM AND LEGALITY:
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9 
10 _____
11 Carol T. Helton, City Attorney
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City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2022-0004
Bill Number: Z-22-02-04
Council District: 5 – Geoff Paddock

Introduction Date: February 8, 2022

Plan Commission
Public Hearing Date: February 14, 2022 (not heard by Council)

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

Synopsis of Ordinance: To rezone 0.67 acres from C2/Limited Commercial to C3/General
 Commercial with a Written Commitment to restrict certain uses

Location: 1803 E. Wayne

Reason for Request: To bring an existing gas station and convenience store into compliance
 with the zoning ordinance.

Applicant: Onkar Oil, LLC

Property Owner: Onkar Oil, LLC

Related Petitions: none

Effect of Passage: Property will be rezoned to the C3/General Commercial zoning district,
 which will allow the existing use as a permitted use by right. A recorded
 Written Commitment on the property will restrict all C3 uses except those
 on site currently and those permitted in the C2/Limited Commercial
 district.

Effect of Non-Passage: The property will remain zoned for limited commercial uses. The gas
 station and convenience store may remain as a non-conforming use, but
 the owner may be limited on future maintenance, expansion, and
 financing resources because of the non-conforming status.



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: 1/19/2022

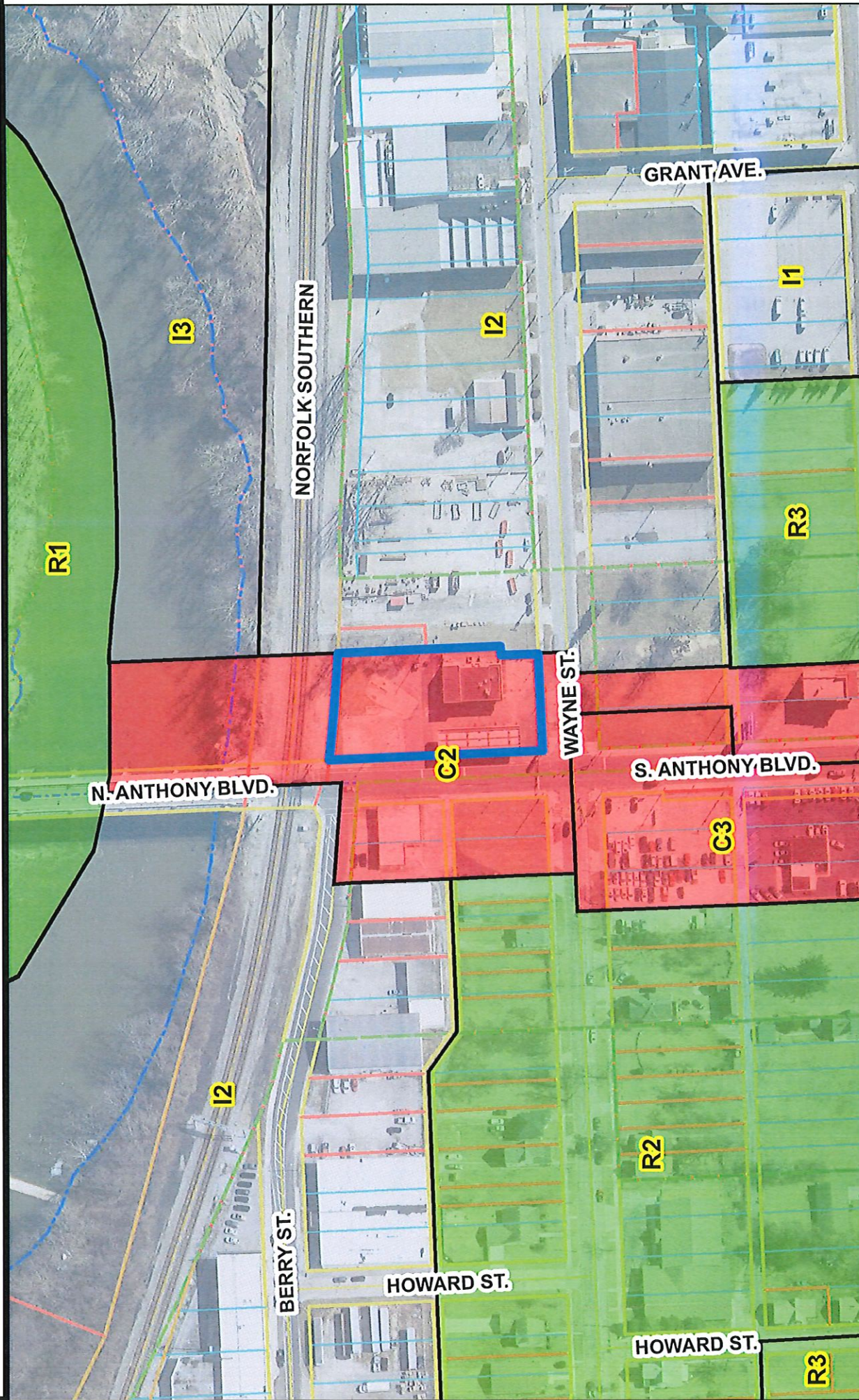


1 inch = 150 feet





Rezoning Petition REZ-2022-0004 - 1803 East Wayne Street



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1 inch = 150 feet

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Phone (260) 449-7607 • Fax (260) 449-7682 • www.ci.fortwayne.in.us/pls/pls.htm

E. WAYNE

2020001281

RECORDED: 01/09/2020 11:29:21 AM

ANITA MATHER

ALLEN COUNTY RECORDER

FORT WAYNE, IN



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1x:4402302

STATE OF INDIANA) IN THE ALLEN CIRCUIT COURT

COUNTY OF ALLEN) SS:

CAUSE NO. 02C01-9907-CP-978

LASSUS BROS. OIL, INC.,
Plaintiff,

vs.

THE HEIRS and DEVISEES OF HENRIETTA
LASSUS including AUGUST J. LASSUS, ELMER
F. LASSUS, WILLIAM F. LASSUS, VELMA
CENTILVIRE, DOROTHY MARTIN, RITA
YARNELLE, NORMA HURST, and the following
specifically named persons and entities: VELMA
CENTILVIRE TRUST, DIANE LASSUS, DAVE
LASSUS, DOROTHY MARTIN, RITA YARNELLE,
JIM HURST, and JOHN DOE and JANE DOE, as the
Husband or Wife, Widow or Widower by reason of their
relationship to an Heir or Devisee of HENRIETTA
LASSUS and all persons claiming an interest in said
Properties.

Defendants:

ORDER QUIETING
TITLE TO
REAL ESTATE.

AUDITOR'S OFFICE
has reviewed this document, finding
it to be accurate for recording.

FEB 12 2002

ALLEN COUNTY

Comes now Plaintiff, by counsel, and shows proof of service upon all of the within

named Defendants either by the Clerk's service and return or by publication of notice to all Heirs
and Devisees of Henrietta Lassus, and all other persons whosever by publication of notice of
these proceeding in the News-Sentinel, the last publication being dated August 9, 1999; and it
appearing that all other Defendants have failed to appear or answer (except Dave Lassus, a/k/a
David W. Lassus, personally and as Personal Representative of the Estate of William F. Lassus,
and Diane Lassus all of whom by attorney Vincent J. Heiny have stipulated to the relief prayed
for by Plaintiff) herein are now called and defaulted.

01 18167
AUDITORS NUMBER

Wayne 91-0067-1023

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