

#REZ-2021-0072

BILL NO. Z-22-02-05

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. R-11 (Sec. 14 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 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 14, Township 30 North, Range 11 East,
Allen County, Indiana, more particularly described as follows, to-wit:

Lots 15 and 16 in Schlaudroff's Addition to the City of Fort Wayne, as platted in
Book 11 B, Page 86, in the Office of the Recorder of Allen County, Indiana

and the symbols of the City of Fort Wayne Zoning Map No. R-11 (Sec. 14 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.

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

4 _____
5 Council Member

6 APPROVED AS TO FORM AND LEGALITY:
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9 _____
10 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-2021-0072
Bill Number: Z-22-02-05
Council District: 6-Sharon Tucker

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 approximately 0.59 acres from R1/Single Family Residential to
 R2/Two Family Residential.

Location: 3704 Wayne Trace

Reason for Request: For approval of a new residential duplex structure

Applicant: JJI, Inc.

Property Owner: Reggie Jackson

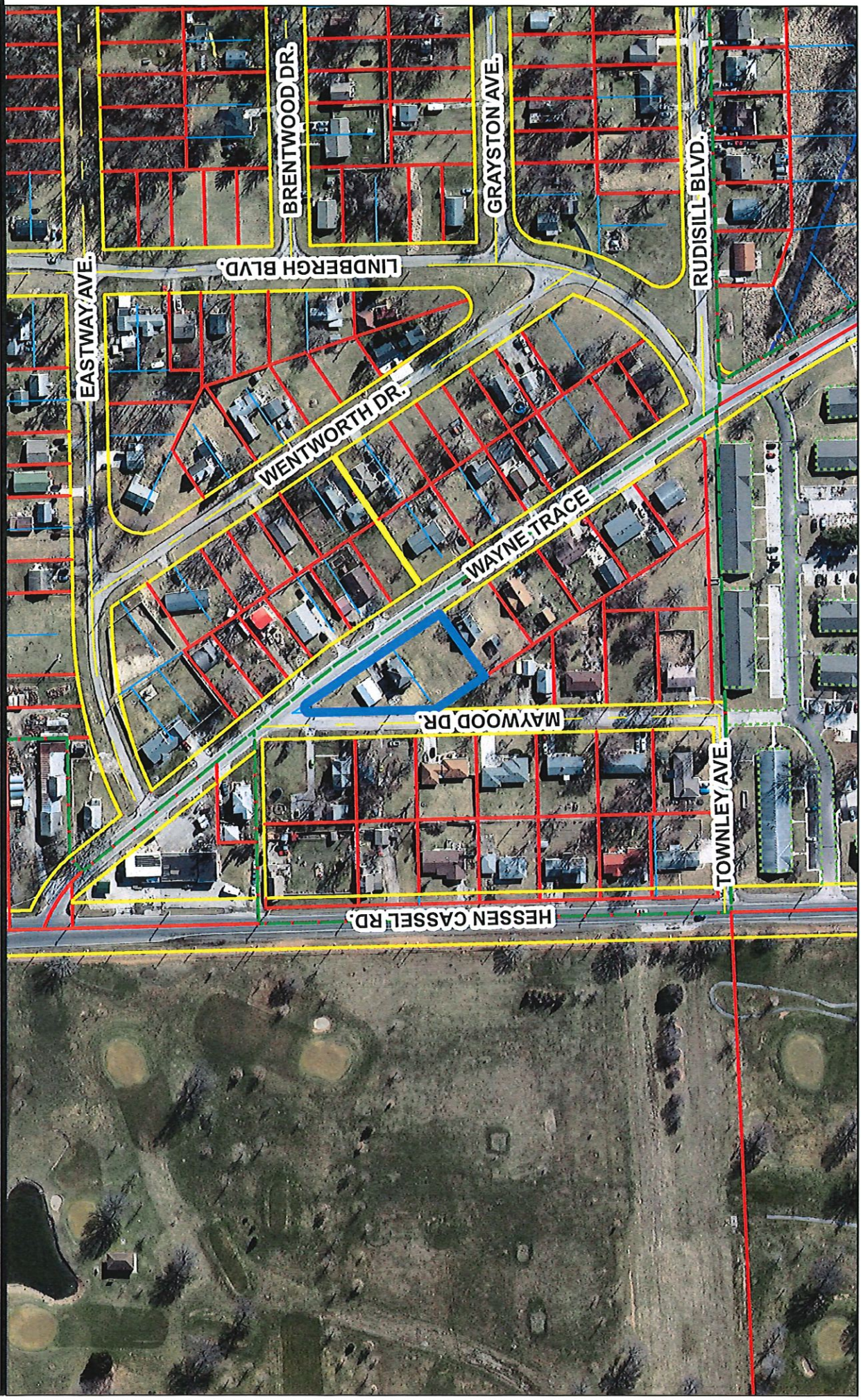
Related Petitions: none

Effect of Passage: Property will be rezoned to the R2/Two Family zoning district, which
 will allow the currently vacant parcel to be developed with either a single
 or two-family residential structure.

Effect of Non-Passage: The property will remain zoned single family residential and may be
 developed for single family residential purposes.



Rezoning Petition REZ-2021-0071 - 3704 Wayne Trace



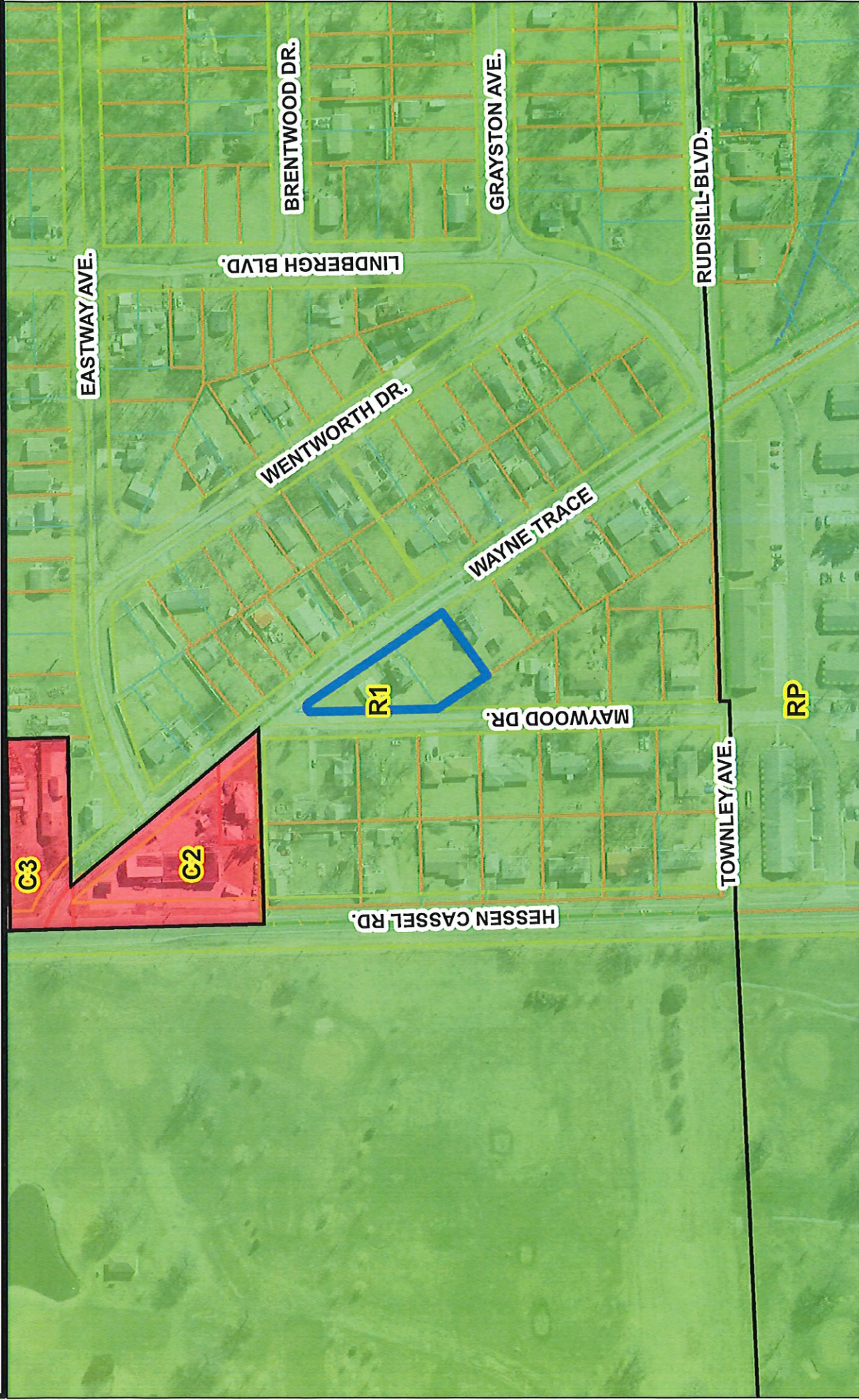
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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 = 200 feet





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1 inch = 200 feet

Department of Planning Services
Rezoning Petition Application

Applicant
Applicant JJI INC
Address 9827 Skipjack Cove
City Fort Wayne State IN Zip 46835
Telephone 260 715 3598 E-mail ROJACKSON181@yahoo.com

Contact Person
Contact Person Peggie Jackson ROJACKSON181@yahoo.com
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 3704 Wayne Trace
Present Zoning R1 Proposed Zoning R2 Acreage to be rezoned 0.59
Proposed density _____ units per acre
Township name Adams Township section # 17
Purpose of rezoning (attach additional page if necessary) _____

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.

Peggie Jackson
(printed name of applicant)

[Signature]
(signature of applicant)

12/28/21
(date)

(printed name of property owner)

(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>12/28/21</u>	<u>139160</u>	<u>2/14/21</u>	<u>PEZ-2021-0072</u>

2015054686
RECORDED: 10/22/2015 1:57:02 PM
ANITA MATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN

THIS FORM HAS BEEN PREPARED FOR USE IN THE STATE OF INDIANA BY LAWYERS ONLY. SELECTING A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTING SPECIAL CLAUSES MAY CONSTITUTE THE PRACTICE OF LAW, WHICH SHOULD BE PERFORMED ONLY BY A LAWYER.

Mail tax bills to: 3704 Wayne Trace, Fort Wayne, IN 46806

Tax Key No:

JND-119067

DEED OF PERSONAL REPRESENTATIVE

Representative(s) of the estate of Larry McChesney, as Personal
Thomas F. McChesney
deceased. This estate is pending as Cause Number 02D03-1508-EU-290 in Allen
County, Indiana.

(mark 1 or 2)

1. ☒ convey(s) to JJI, Inc. of
Allen County in the State of Indiana, for good and sufficient
consideration (mark 1.1, 1.2, or 1.3):
1.1 ☐ By order of the _____
Court of _____ County, Indiana, dated _____
1.2 ☐ By virtue of the decedent's will.
1.3 ☒ By virtue of power given a personal representative in unsupervised administration under Indiana law.

2. ☐ distribute(s) to _____, of
_____ County in the State of _____, as an heir or devise in unsupervised
administration

the following described real estate located in Allen County, Indiana:
Schlaudroff Lot 15 & 16, pursuant to the Assessor of Allen County, Indiana, Parcel No. 02-13-17-303-006.000-070,
commonly known as 3704 Wayne Trace, Fort Wayne, Indiana 46806-4540. Adams 129315

Subject to all covenants, restrictions, reservations, rights of way, easements, mortgages, taxes, assessments, conditions
and rights appearing of record; subject to any state of facts that an accurate survey would show.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this
document, unless required by law.

Douglas E. Ulmer
Douglas E. Ulmer, #2083-02

(Do not mark below this line)

AFTER RECORDING
RETURN TO:
TRADEMARK TITLE
9025 COLDWATER ROAD STE 100A
FORT WAYNE, IN 46825

AUDITOR'S OFFICE
Duly entered for taxation. Subject
to final acceptance for transfer.

Oct 22 2015

TERA K. KLUTZ
AUDITOR OF ALLEN COUNTY

This deed has been made pursuant to and for the purposes of IC 29-1-15-18, IC 29-1-7.5-3.4, and/or IC 29-1-7.5-3.6 and any laws amendatory or in substitution thereto.

Date this 21st day of October, 2015

Larry McChesney
(Signature)

Larry McChesney

(Name Printed or Typed)

as Personal Representative(s).

STATE OF INDIANA, COUNTY OF Allen SS:

Before me, a Notary Public in and for said County and State, personally appeared Larry McChesney,

as Personal Representative(s) of Thomas F. McChesney, deceased, and acknowledged the execution of the foregoing deed.

Witness my hand and Notarial Seal this 21st day of October 2015

My Commission Expires: 7/25/2020

Resident of Allen County

Signature:

Printed

Aimee Clinkensbeard

Notary Public

This instrument prepared by: Douglas E. Uimer

Attorney Identification No. 2063-02

Attorney at Law

Mail to: Tax Bill + Grants address

9821 Skipjack Ct

Ft. Wayne IN 46835



AIMEE CLINKENBEARD, Notary Public

Allen County, State of Indiana

My Commission Expires July 25, 2020



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