1	#REZ-2022-0022 BILL NO. Z-22-05-25
2	BILL NO. 2-22-05-25
3	ZONING MAP ORDINANCE NO. Z
4	AN ORDINANCE amending the City of Fort Wayne
5	Zoning Map No. J-23 (Sec. 27 of Wayne)
6	BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
7	INDIANA:
8	SECTION 1. That the area described as follows is hereby designated an R1 (Single
9	Family Residential) District under the terms of Chapter 157 Title XV of the Code of the City
10	of Fort Wayne, Indiana:
11	Lot Number 18 and the South 10 feet of Lot Number 19, in William May Addition, Section B, as
12	recorded in Plat Record 18, page 25, in the Office of the Recorder of Allen County, Indiana.
13	
14	and the symbols of the City of Fort Wayne Zoning Map No. J-23 (Sec. 27 of Wayne
15	Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
16	Wayne, Indiana is hereby changed accordingly.
17	
18	SECTION 2. If a written commitment is a condition of the Plan Commission's
19	recommendation for the adoption of the rezoning, or if a written commitment is modified and
20	approved by the Common Council as part of the zone map amendment, that written
21	commitment is hereby approved and is hereby incorporated by reference.
22	
23	SECTION 3. That this Ordinance shall be in full force and effect from and after its
24	passage and approval by the Mayor.
25	Council Member
26	APPROVED AS TO FORM AND LEGALITY:
27	Milh 6/2
28	Malak Heiny, City Attorney
29	

City of Fort Wayne Common Council **DIGEST SHEET**

Department of Planning Services

Title of Ordinance:

Zoning Map Amendment

Case Number: Bill Number:

REZ-2022-0022

Z-22-05-25

Council District:

4 – Jason Arp

Introduction Date:

May 24, 2022

Plan Commission

Public Hearing Date:

June 13, 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 0.40 acre from C3/General Commercial to

R1/Single Family Residential

Location:

6411 Bluffton Road

Reason for Request:

To return the property back to single family residential to support the

use as a single family home.

Applicant:

Silverstream Investments, LLC

Property Owners:

Silverstream Investments, LLC

Related Petitions:

none

Effect of Passage:

Property will be rezoned to the R1/Single Family Residential zoning

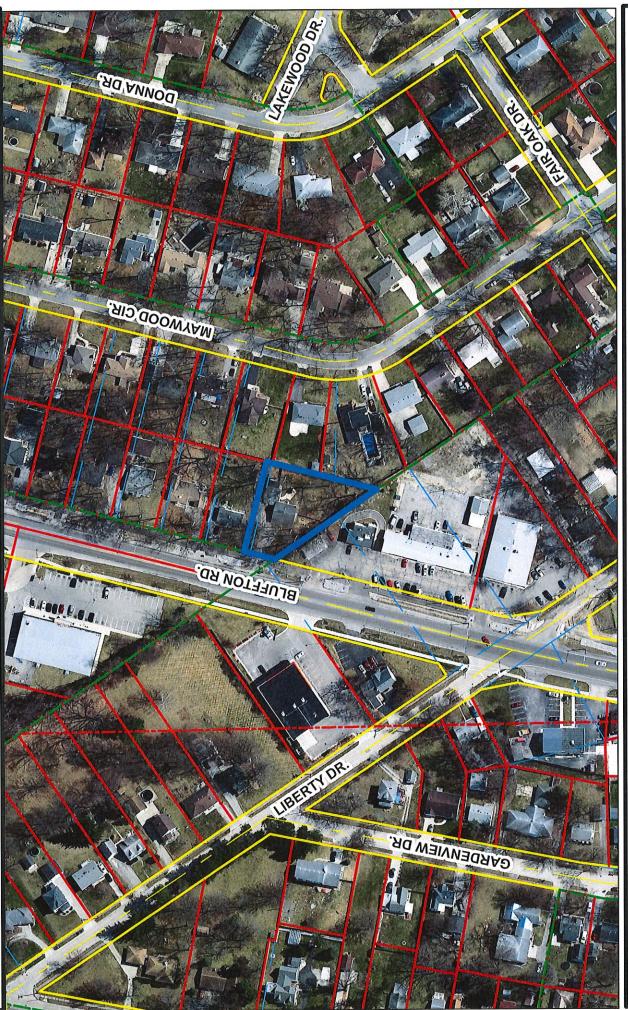
district, which will allow the historical use as a home.

Effect of Non-Passage:

The property will remain zoned for industrial purposes. A single family

home is not permitted by right in industrial districts.





been employed in the compilation of this map.

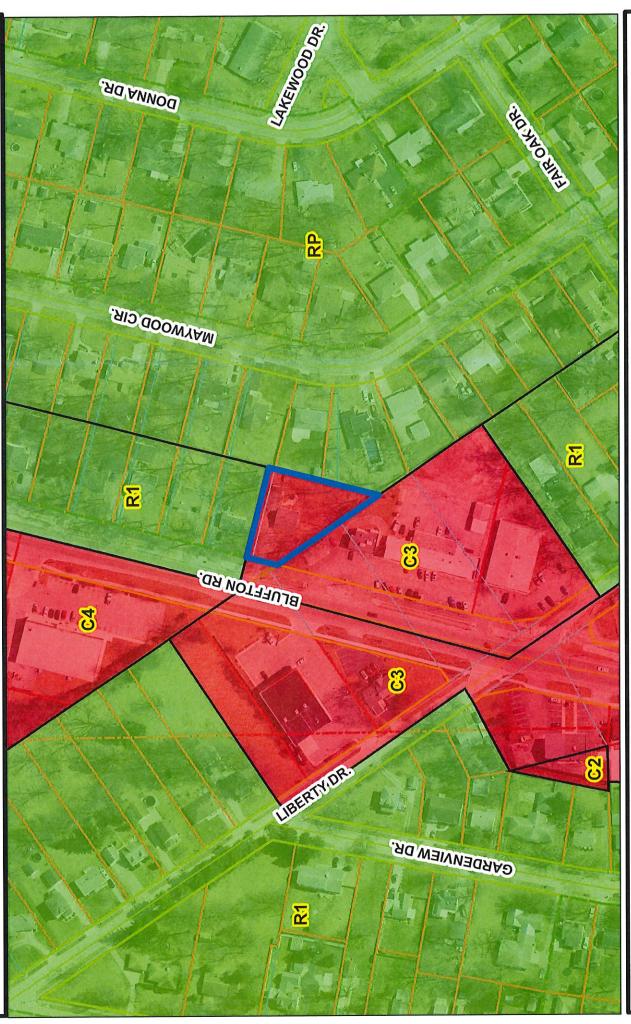
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1 inch = 150 feet

100 Feet

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	rtment of Planning Service ning Petition Application	S	9		
Applicant	Applicant Silverstream Investments, W.C. Montes Riecke Address 6632 Ruby Springs Pkwy. City Auburn State IN Zip 46706 Telephone 260.466.4991 E-mail Manica riecka D Comogstonet				
Contact Person	Contact Person Monica Riecke, Address Lolo 32 Ruby Springs Pkyy. City Auburn State IN Zip 46706 Telephone 260.466.4991 E-mail Monica Gacko a Congast net All staff correspondence will be sent only to the designated contact person.				
Request	Allen County Planning Jurisdiction Address of the property Lot I Bluffon Rol Fort Wayne Planning Jurisdiction Address of the property Lot I Bluffon Rol Fort Wayne IN 46809 Present Zoning C-3 Proposed Zoning R L Acreage to be rezoned 3988 Proposed density N/A units per acre Township name Wayne Township section # 27 Purpose of rezoning (attach additional page if necessary) To use as a single family home in the correct district Sewer provider City Water provider City				
Fille	Please refer to checklist for applicable Applicable filing fee Applicable number of survey Legal Description of parcel to	ss the following filing requirements are submitted filing fees and plan/survey submittal requirements as showing area to be rezoned (plans must be be rezoned)	ents,		
Ordinance a to the hand! I/we agree to	scribed in this application; that I/we agree as well as all procedures and policies of the ling and disposition of this application; that t	sion of this application, that I am/we are the owner(s) to abide by all provisions of the Allen County Zo Allen County Plan Commission as those provisions, the above information is true and accurate to the best required interested persons at the rate of \$0.85 per n	oning and Subdivision Control procedures and policies related of my/our knowledge; and that		
(printed nam	ne of applicant) By Minimour	(signature of applicant)	(date)		
	Joel M. Johnson (member Colony Shoppes LLC) printed name of property owner) (signature of property owner) May 2, 2022 (date)				

(airmature of avanauter arrman)

(data)

(neinted name of monarty ourman)

EXHIBIT "A"

Lot Number 18 and the South 10 feet of Lot Number 19, in William May Addition, Section B, as recorded in Plat Record 18, page 25, in the Office of the Recorder of Allen County, Indiana.

BOUNDARY RERTACEMENT SURVEY

FORT WAYNE, INDIANA



SUBJECT TRACT ZONED - RI (SINGLE FAMILY RESIDENCE)

Lot 34
m May Additor, Section 3°
Plot Rec. 12, pp. 25
OHera
Docut 2015002551

Lot 19 Nama/ Doc# 201040439

10) TEN PAGE 1001

GAOA NOTATUJA

LEGAL DESCRIPTION - Doc # 2015009561

Lot Number 18 and the South 10 test of Lot Number 19, in William May Addition Section 18; as recorded in Plet Record 18, page 25; in the Office of the Records of Allen County, inclene.

For the exclusive use of: Brackman JOB NO: 20170008 SURVEYOR'S REPORT

Menumanit set are SG lint round by 3d lach long sheel robers with yellow placific aspa stamped 'G I 2 2950017" and as set little with the ground-placifics unless otherwise notes. Feund monument types and little Geptits are silven on the servey disaving.

Lot 35 Howard Doc# 2016048494

Lot 18
Brockmunn
Bock 2015009561

e recort was not provided at time al survey. A title search strown at the survey drowing. In proceed that survey is 3 Tinel survey" of recently console described herean.

THEORY OF LOCATION:
The fines and comear of this survey were established as depicted on the sun Mahmellon about and comear of this survey were established, Seejen 3° and Docu Mahmellon about on the plat of Villiam May Additon, Seejen 3° and Docu ast found in the Olice of the Resorted of Allan County, Indians.

The uncertainty in the lines and comers found ar established by this survey

(A) Availability and condition of reference monuments: Menuments found are described and depicted on the survey drawing.

Koefer Doc.# 200012407

American Way, LLC Doc,# 2013010723

(A) One Story Framed Resid

(C)Clarity or ambiguity of the recard description and or adjoiner's des No uncertainty was exeated by the above-monitioned documents.

(D) The Raidne Positional Presision of this survey falls under the classification of a "Suburbor" survey. Kantden arms in increatement = 0,13 (bb) (40 millimatem) plus 100 petts per milites as specified in Section 7 clask Rus 12.

SURVENORS CERTIFICATION

THE ARRAY WAS PRIMARED BY, O treds the respicable efencion of the undersigned registered band surveyor and

The Be best of and registered land surveyor's showledge and belief, and survey have are Original field work for this survey was performed on January 18, 2017.

DATED THIS 12th DAY OF FEDRUARY, 2017

SURVEYING AND DESIGN, INC.
1133 BROADWY FORTWANK IN 4603
1147 REGISTANCE FOR EAGL 4734-4913

Performed for: Brockman

Sheet: 1 of 1 PROJECT NUMBER 20170008 DRAWING NUMBER 20170008 TCG TCG Scale: 1"=30" DRAWN

Pebruary 13, 2017

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	RE	DATE		
		REV. NO.		

BOUNDARY RERTACEMENT SURVEY	6411 BLUFFTON ROAD

6411 BLUFFTON ROAD	ALLEN COUNTY, FORT WAYNE, INDIANA

FACT SHEET

Case #REZ-2022-0022

Bill # Z-22-05-25

Project Start: June 2022

APPLICANT:

Silverstream Investments, LLC – Monica Riecke

REQUEST:

Rezone property from C3/General Commercial to R1 Single Family

Residential to allow existing residential uses.

LOCATION:

6411 Bluffton Road, 400 feet north of its intersection with Liberty Drive

(Section 27 of Wayne Township)

LAND AREA:

0.40 acres

PRESENT ZONING: PROPOSED ZONING:

C3/General Commercial R1/Single Family Residential

COUNCIL DISTRICT:

4- Jason Arp

SPONSOR:

City of Fort Wayne Plan Commission

June 13, 2022 Public Hearing

No one spoke in opposition.

Tom Freistroffer and Don Schmidt were absent.

June 21, 2022 Business Meeting

Plan Commission Recommendation: DO PASS

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

8-0 MOTION PASSED

Paul Sauerteig was absent.

Fact Sheet Prepared by: Michelle B. Wood, Senior Land Use Planner July 20, 2022

PROJECT SUMMARY

- The site contains one residential structure, built in 1954.
- The site has historically been used for single family residential uses.
- The C3 zoning district was established in 2019.

The petitioner is requesting to return the residential property back to R1/Single Family Residential to permit the existing use. In 2019, the Plan Commission approved an update to Colony Shoppes, an existing retail strip on Bluffton Road, immediately southwest of the subject property. The updates Colony Shoppes plan included this property to be rezoned to C3/General Commitment with a Written Commitment. Since that approval, this residential property is no longer planned to be added to the commercial center and has been purchased by Silverstream Investments to rehabilitate and return the property to the local housing stock. The area east and north of the retail center is a single family neighborhood made up of single and multifamily zoning. This particular lot is the logical break between the neighborhood and the commercial businesses.

The written commitment for Colony Shoppes, which also included 6411 Bluffton Road, would not permit single family uses. However, once the zoning of a property has been changed back to residential, the C3 restrictions in the written commitment automatically cease, per Fort Wayne Code §157.503(A)(5)(f).

PUBLIC HEARING SUMMARY:

<u>Presenter</u>: Monica Reicke, property owner, presented the request as outlined above. She and her husband are investing in the property.

Public Comments:

None

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

Rezoning Petition REZ-2022-0022

APPLICANT:

Silverstream Investments, LLC - Monica Riecke

REQUEST:

Rezone property from C3/General Commercial to R1 Single Family

Residential to allow existing residential uses.

LOCATION:

6411 Bluffton Road, 400 feet north of its intersection with Liberty Drive

(Section 27 of Wayne Township)

LAND AREA:

0.40 acres

PRESENT ZONING:

C3/General Commercial

PROPOSED ZONING:

R1/Single Family Residential

The Plan Commission recommends that Rezoning Petition REZ-2022-0022, be returned to Council with a "Do Pass" recommendation after considering the following:

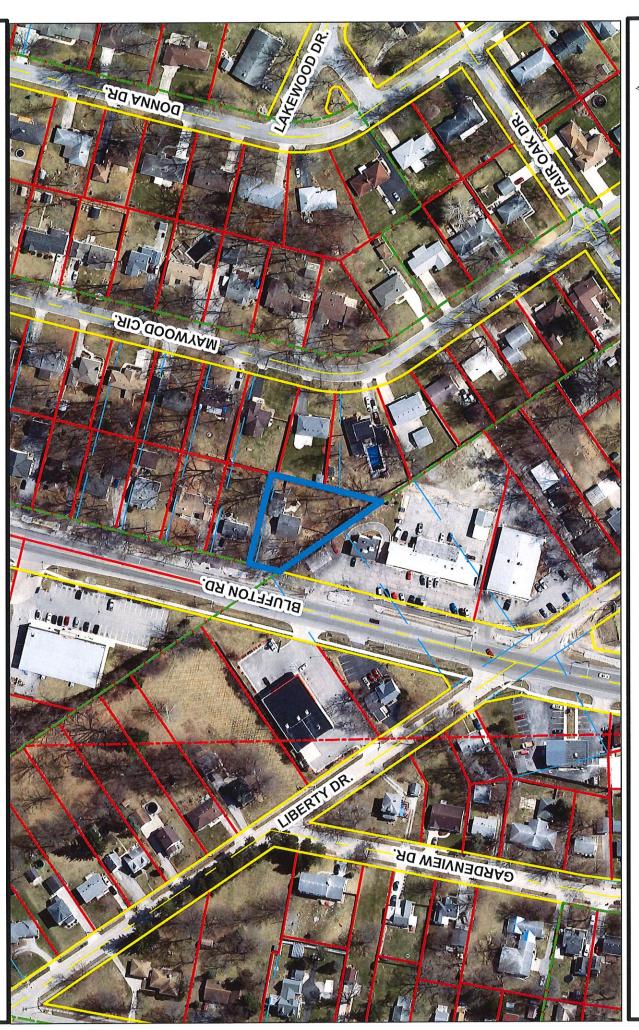
- 1. Approval of the rezoning request will be in substantial compliance with City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The site has historically been used for residential purposes and is within a single family neighborhood.
- 2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. No new development is proposed on the site.
- 3. Approval is consistent with the preservation of property values in the area. The new owners are rehabilitating the house and garage and plan to offer the home for sale or rent.
- 4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. This proposal is not proposing extension of infrastructure. Public right-of-way with an improved street and public trail is adjacent to the site.

These findings approved by the Fort Wayne Plan Commission on June 20, 2022.

Benjamin J. Roussel Executive Director

Secretary to the Commission





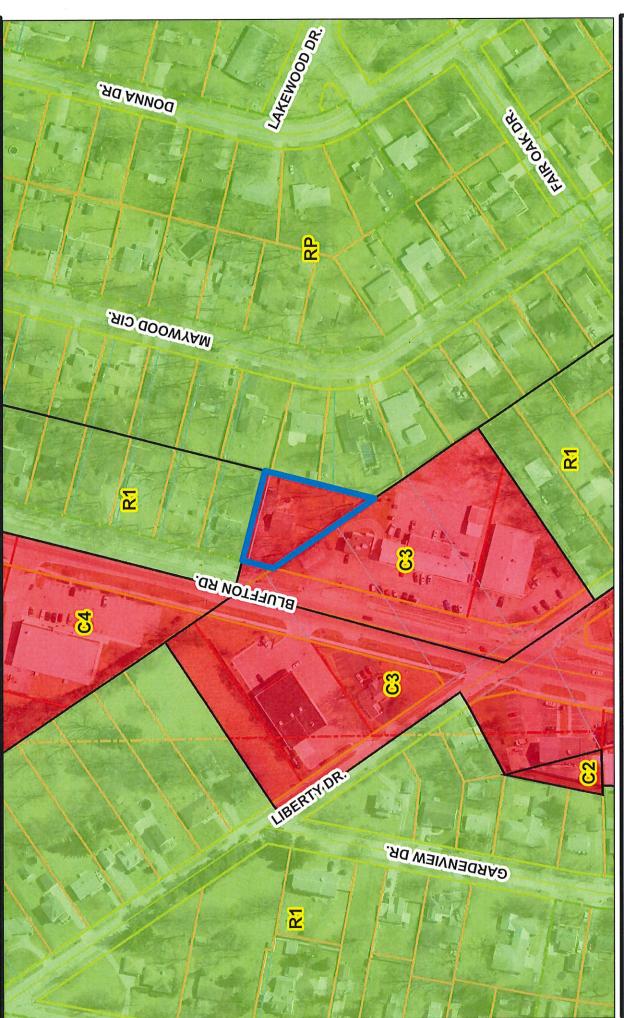
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100 Feet

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1 inch = 150 feet



BOUNDARY RERTACEMENT SURVEY 6411 BLUFFTON ROAD FORT WAYNE, INDUMAN







Lot 19 Kinned Doca 2010-0-09

LEGAL DESCRIPTION - Doc.#2015009561

Lot Number 18 and the South 10 feet of Lot Number 19, in William May Addition, Section 15", as recorded in Plet Record 18, page 25, in the Office of the Records of Atlan County, Indiane.

ממשעבו האים שבו של	GOULDPE JORDAN SURVEYING AND DESIGN, INC.
For the exclusive use of: Brockman JOB NC: 20170008	DATE: Fobruary 12, 2017
This report and the accompanying survey plat have been prepared in a 1, Rub 12, Sec 1-29, and all emendments themselve, of the Indiano Admit ostabilishes the indianum standards but his concluse of land surveyor.	This report and the accompanying zurvey pial time been prepared in accordance with Title 845, Article 17, Rible 72, Sec 7-25, and all amendments thems, of the Indiana Administrative Code, which adsalbilities the relationship for the produce of Lord recovery.

Lot 35 Howard Dec.# 2016048404

Lot 18 Brockmuss Doc.# 2015009561

GAOA NOTATUJA

American Woy, LLC Doc# 2013010722

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Newfor Doc.# 200012897

Lot 36

DATED THIS 12th DAY OF FEBRUA



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- JORDAN ND DESIGN, INC	PAX (260) 424-4916
GOULOFF - J	1133 BROADWAY PO

BOUNDARY RERTACEMENT SURVEY

SEV. NO. DATE

VICINITY MAP

6411 BLUFFTON ROAD ALLEN COUNTY, FORT WAYNE, INDIANA

to dimension	Scale: 1"=	DEMINN	MJC
Performed for:	Brockman		
Perf	Bro		

PROJECT NUMBER 20170008	DRAWING NUMBER 20170008	Sheet: 1 of 1
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Pebruary 1:	Scale: 1"=30"	DRAWN
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