

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:

Malak Heiny, City Attorney

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Humaidi Group LLC
Address 5805 Fairfield Ave
City Fort Wayne State IN Zip 46807
Telephone 260-343-8383 E-mail humaidim@gmail.com

Contact Person
Contact Person Phillip A Troyer Inc
Address 6625 Sunny Lane
City Indianapolis State IN Zip 46220
Telephone 260-318-0926 E-mail phil@patroyer.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 5825 Fairfield Ave
Present Zoning R1 Proposed Zoning C2 Acreage to be rezoned 0.268
Proposed density NA units per acre
Township name _____ Township section # _____
Purpose of rezoning (attach additional page if necessary) Redevelopment of the area with construction of a laundry
Sewer provider Fort Wayne Water provider 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
☐ 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.

<u>Ahmed Humaidi</u> (printed name of applicant)	<u></u> (signature of applicant)	<u>6-30-22</u> (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 <u>J-4 1</u>	Receipt No. <u>140777</u>	Hearing Date <u>August 8</u>	Petition No. <u>REZ- 2022- 0038</u>
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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-2022-0038
Bill Number: Z-22-07-22
Council District: 5-Geoff Paddock

Introduction Date: July 26, 2022

Plan Commission
Public Hearing Date: August 8, 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 0.268 acres from R1/Single Family Residential to C2/Limited Commercial

Location: 5825 Fairfield Avenue, north of W. Cox Drive

Reason for Request: To allow a laundromat.

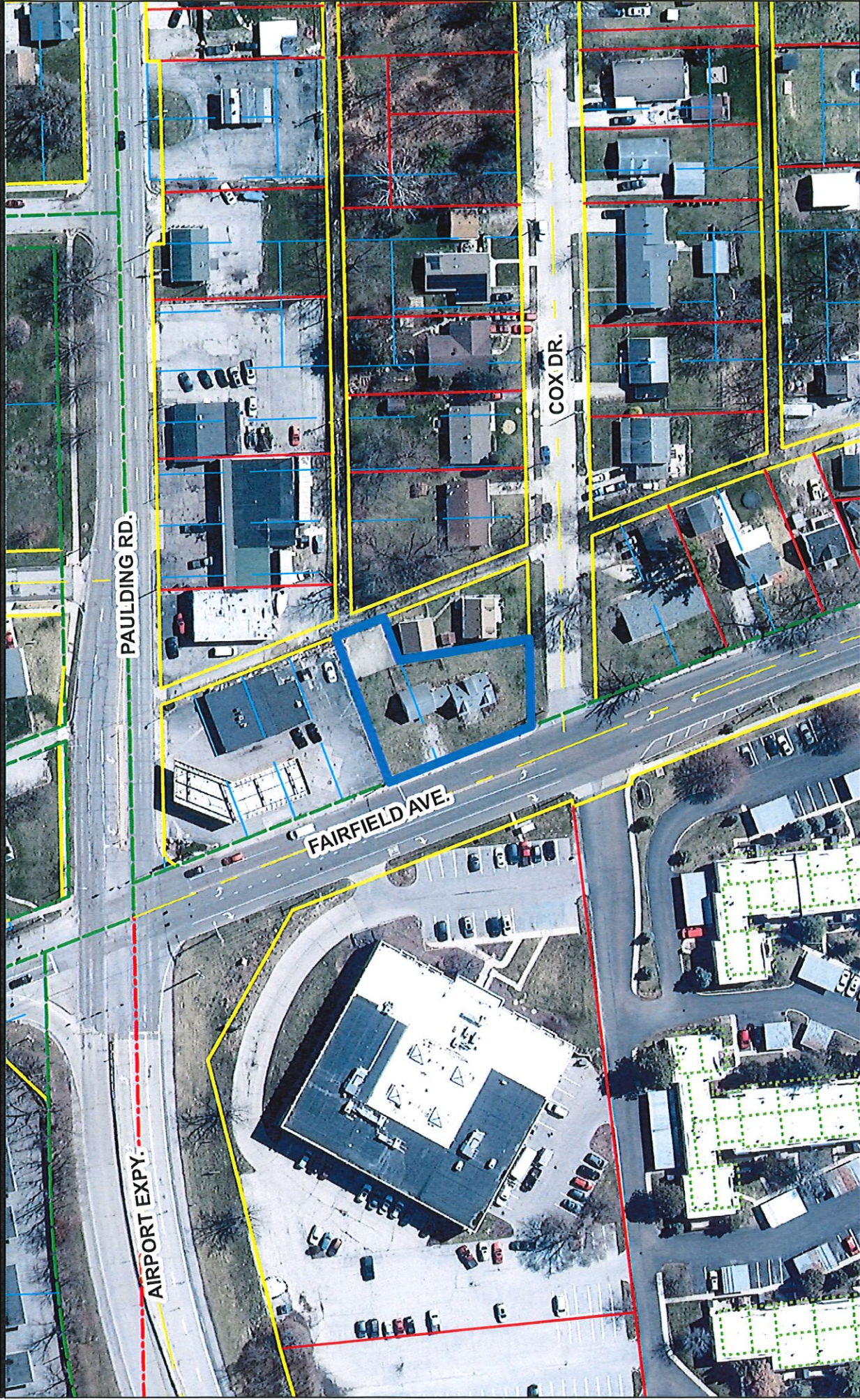
Applicant: Fairfield Laundromat

Property Owner: Humaidi Group LLC

Related Petitions: Primary Development Plan, Fairfield Laundromat

Effect of Passage: Property will be rezoned to the C2/Limited commercial district, which will allow development of a laundromat and other permitted C2 uses.

Effect of Non-Passage: The property will remain zoned R1, and development of the property would be unable to continue. The property may continue to be used for single family purposes.



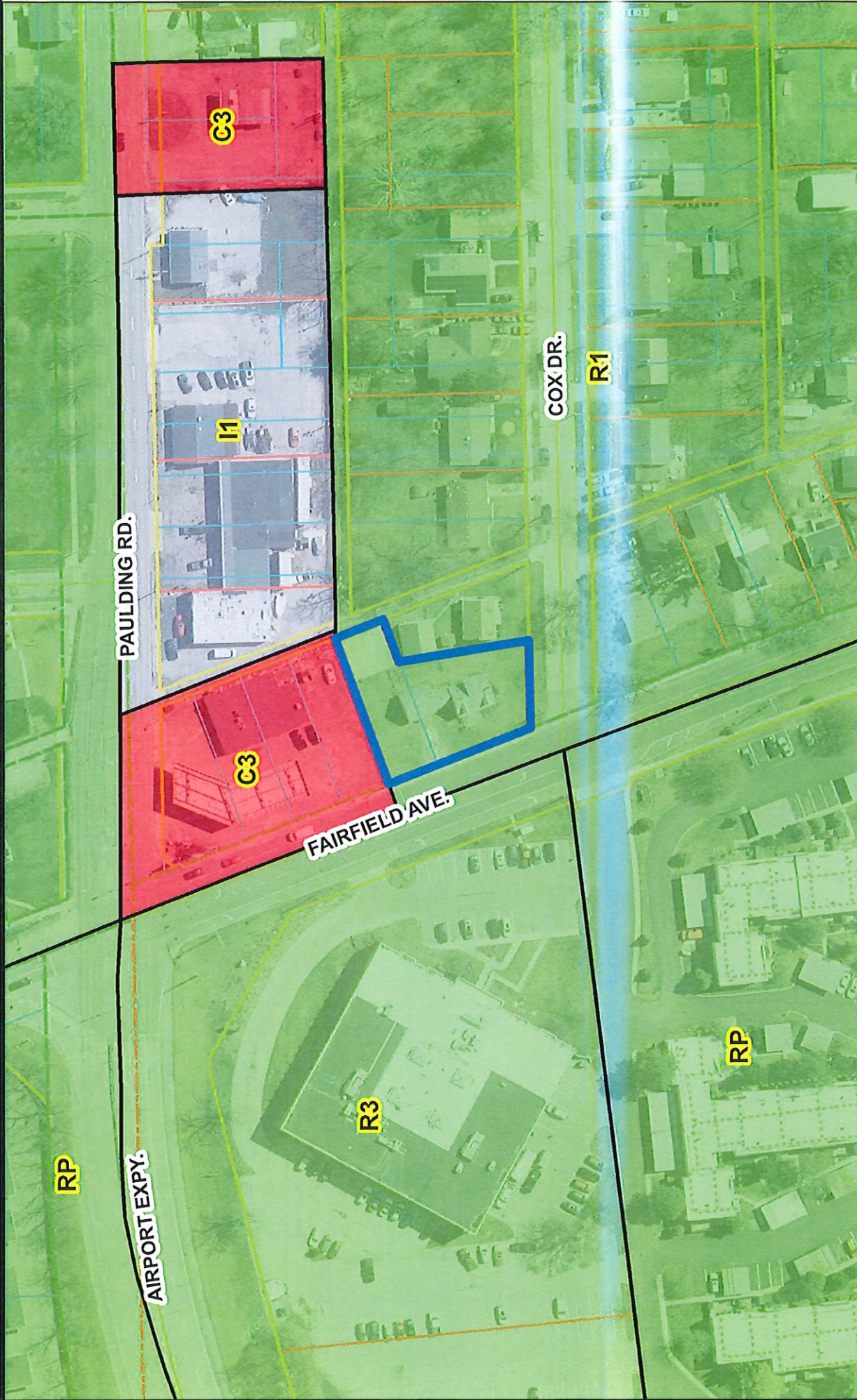


N

1 inch = 100 feet

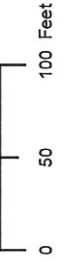
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 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 7/19/2022



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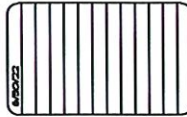
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1 inch = 100 feet



P. A. TROYER INC.
ARCHITECTURE
6625 SUNNY LANE
PHIL@PATROYER.COM
INDIANAPOLIS, IN 46220
DEVELOPMENT
G. 260-318-0926
CONSTRUCTION



LAUNDROMAT
FAIRFIELD AVE. @ PAULDING RD.
FORT WAYNE, INDIANA 46807



SURVEY
SHEET 1 OF 1

Panel	Number	Time (min)	Time (min)	Time (min)	Time (min)
5600	2706.765	4030	473.461	3566	770.74
5601	2706.997	5700	479.050	4570	772.66
5602	2707.083	3346	477.564	7470	774.24
5603	2706.988	5140	475.755	3070	771.30
5604	2706.995	5740	475.768	3468	772.36
18	2706.997		476.063		775.30

