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#REZ-2023-0004

BILL NO. Z-23-02-36

ZONING MAP ORDINANCE NO. Z-____

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. L-23 (Sec. 26 of Wayne 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 a C2 (Limited Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

Lot Numbered 271 in Fairfield Terrace Addition, Section "B", an addition to the City of Fort Wayne, Allen County, as recorded in Plat Book 11, pages 52-53 in the Office of the Recorder of Allen County, Indiana.

and the symbols of the City of Fort Wayne Zoning Map No. L-23 (Sec. 26 of Wayne 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.

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3	SECTION 3. That this Ordinance shall be in full force and effect from and after its
4	passage and approval by the Mayor.
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6	Council Member
7	APPROVED AS TO FORM AND LEGALITY:
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9	Malak Heiny, 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-2023-0004
Bill Number: Z-23-02-36

Council District: 5-Geoff Paddock

Introduction Date: February 28, 2023

Plan Commission

Public Hearing Date: March 13, 2023 (not heard by Council)

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

Plan Commission

Synopsis of Ordinance: To rezone approximately 0.119 acres from R1/Single Family Residential

to C2/Limited Commercial

Location: 5825 Fairfield Avenue

Reason for Request: To add this parcel to the proposal for a new laundromat and tenant space.

Applicant: Humaidi Group LLC

Property Owners: Humaidi Group LLC

Related Petitions: PDP-2023-0004 – Fairfield Laundromat

Effect of Passage: Property will be rezoned to the C2/Limited Commercial zoning district,

which will allow the development of a neighborhood laundromat and

tenant space.

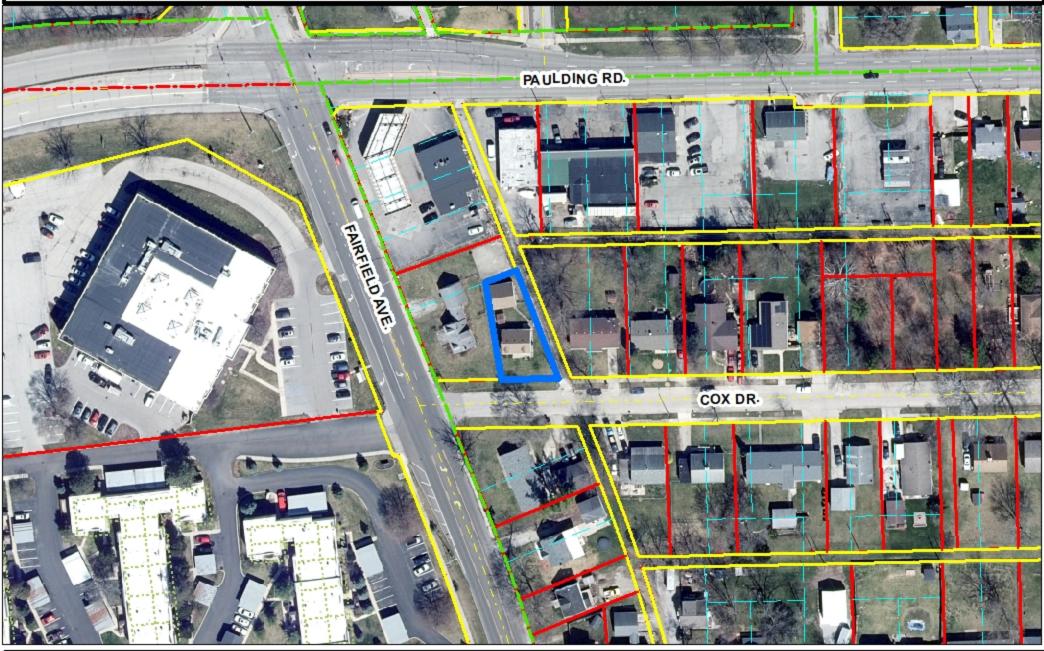
Effect of Non-Passage: The property will remain zoned R1/Single Family Residential, which

supports the existing house.



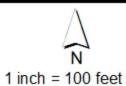
Rezoning Petition REZ-2023-0004 and Primary Development Plan PDP-2023-0004 - Fairfield Laundromat





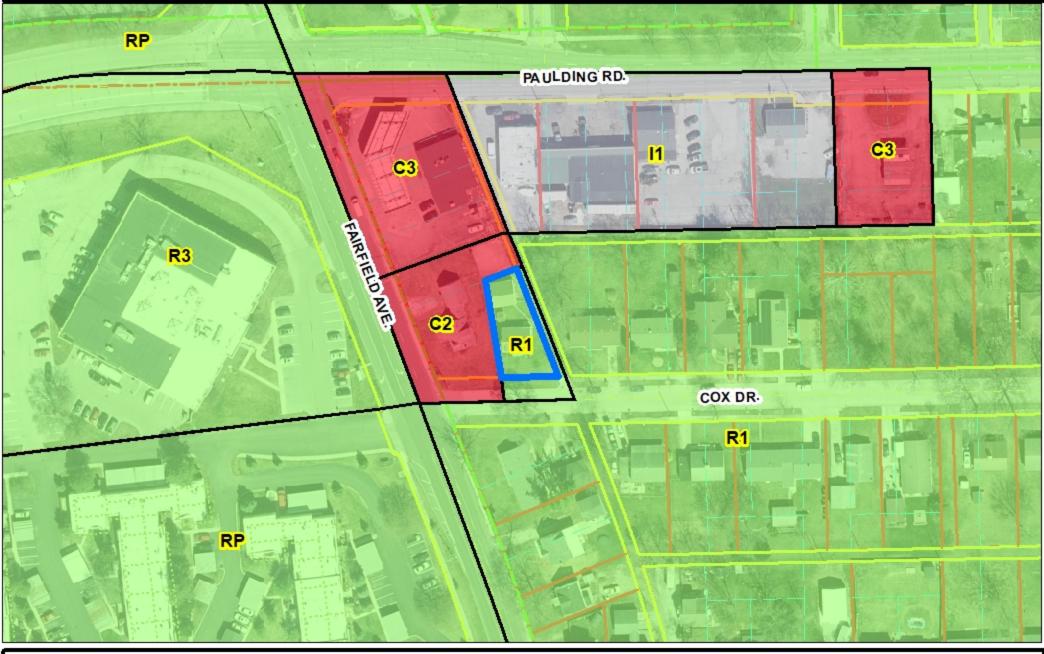
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 2/22/2023



Rezoning Petition REZ-2023-0004 and Primary Development Plan PDP-2023-0004 - Fairfield Laundromat 🕵





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ARCHITECTURE 6625 SUNNY LANE PHIL@PATROYER.COM 1/25/23

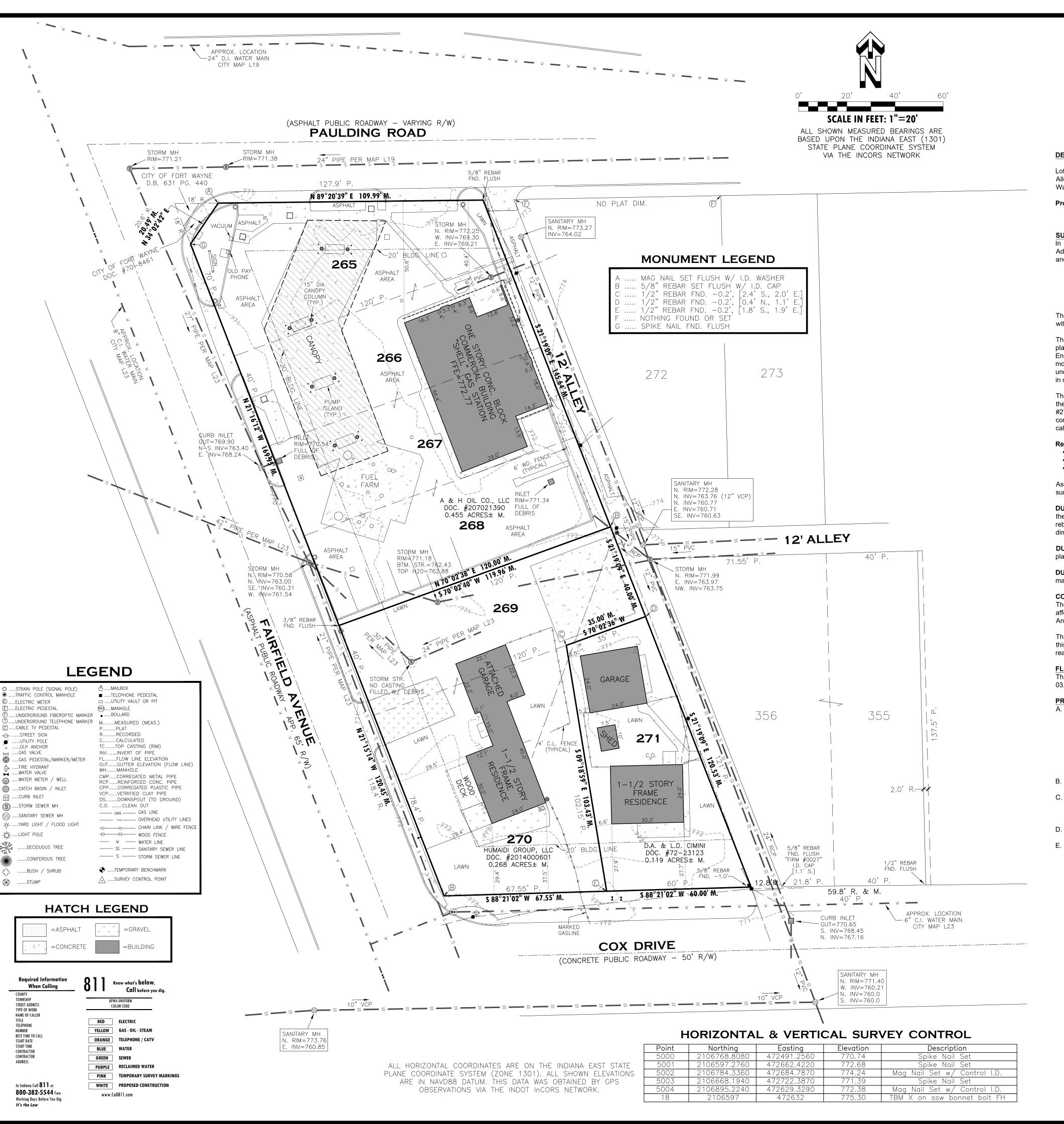
AUNDROMAT AIRFIELD AVE. @ PAULDING RD.



9/9/22 1/25/23

6/30/22 7/6/22

LAUNDROMAT
FAIRFILED AVE. @ PAULDING RD.



DESCRIPTION OF REAL ESTATE:

Lots Numbered 265, 266, 267, 268, 269, 270, and 271 in Fairfield Terrace Addition, Section "B", and addition to the City of Fort Wayne, Allen County, Indiana, as recorded in Plat Book 11, pages 52-53, EXCEPT that portion of Lot Numbered 265 conveyed to the City of Fort

Property Addresses: 5805 Fairfield Ave, Fort Wayne, IN 46807 5825 Fairfield Ave, Fort Wayne, IN 46807

In accordance with the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12, Sections 1 through 29 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- (a) Variances in the reference monuments:

within the specifications for an "Urban" Survey (0.07 feet plus 50 parts per million) as defined in I.A.C. 865.

monumentation is considered by this firm to be "Local Corners", due to a lack of original monumentation, which are subject to undiscovered evidence regarding the true location of said corners. The corners of subject tract are marked as shown on the Plat of Survey in conformity with said monumentation. The uncertainty for all corners is not readily determinable because of the reliance on local corners.

the southerly corner of the excepted City of Fort Wayne parcel (Document #70-8461) was accepted in place. The southwest corner of Lot #270 was established by distance-distance intersection from the aforesaid spike nail and from the rebar monumenting the southeast corner of Lot #271. The east corner of the excepted City of Fort Wayne parcel was established being record distance east of the calculated northwest corner of Lot #265. All as shown on the Plat of Survey.

Reference Documents this survey:

- City Sewer and Water Maps

survey are as follows:

DUE TO VARIANCES IN REFERENCE MONUMENTS: As shown on the Plat of Survey. Record bearing and distance differential over the RPA for this survey are noted on the Plat of Survey. All found monumentation is of unknown origin unless noted otherwise. All set rebars are 5/8 inch diameter 24 inches long with orange identification caps stamped "ANDERSON-FIRM #29A". See Plat of Survey. No dimension on this Plat of Survey can be interpreted to be of greater precision than the RPA as stated above.

platted dimension. Rec. (R) indicates recorded dimension. Calc. (C) indicates calculated dimension. See Plat of Survey.

DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: See Plat of Survey relative the location of existing utilities. Unwritten rights

CONTRACT REQUIREMENTS: All surveying fees to Anderson Surveying, Inc. must be satisfied before this survey and report is valid. The commitment for title insurance was not provided at the time of this report. An abstract or title search may reveal additional information affecting this property. This survey is subject to any facts and or easements that may be disclosed by said full and accurate title search. Anderson Surveying, Inc. should be notified of any additions or revisions that may be required.

This is certified as an "Urban" Survey in accordance with the Indiana Survey Standards to the owner of record and the buyer as listed on this certificate, the title company of contract and the lender for said buyer for the exclusive use in the conveyance of the above described

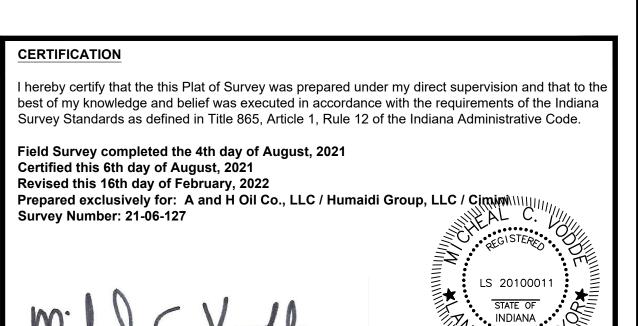
FLOOD ZONE CLASSIFICATION

This property is in Zone "X" as location plots by scale on Flood Insurance Rate Maps 18003C0292G and 18003C0294G, effective August 03, 2009. The accuracy of this statement is subject to map scale uncertainty.

PROJECT NOTES

- A. The locations of underground utilities and features, as shown on this Survey, are based upon visible features and above-ground structures. The locations of these items may vary from locations shown hereon and additional buried utilities, etc.... may be encountered. All underground utility routings are not necessarily known or shown. No excavations were made during this Survey to locate buried utilities, etc... Indiana 811 was contacted to request all underground utilities be located/marked on or near the project area. All utilities were to be marked by July 02, 2021. The following ticket number was provided by Indiana 811, Ticket Number 2106301235. All of the utilities that were marked and visible the day of fieldwork are shown on the survey drawing. The following member utilities were contacted by 811: AEP, NIPSCO, Frontier, Comcast, and the City of Fort Wayne (water, traffic, fiber optic, & sewer). Nonmember utilities are not known and were not contacted by this firm.
- C. Anderson Surveying, Inc. has made no independent search or investigation for easements of record and not of record, encumbrances, restrictive covenants, land use regulations, ownership title evidence or any other facts that an accurate and current title dating back to the historical origin of the subject area may disclose.
- Subsurface and environmental conditions were not examined or considered a part of this Survey.
- This Survey is valid only if print has original seal and signature of the Indiana Registered Land Surveyor shown.

Micheal C. Vodde, LS# 20100011



Wayne as recorded in Deed Record 631, page 440 and by Dedication to the City of Fort Wayne recorded as Document Number 70-8461.

430 W Cox Dr, Fort Wayne, IN 46807

- (b) Discrepancies in record descriptions and plats: (c) Inconsistencies in lines of occupation and:
- (d) Random errors in measurement (Theoretical Uncertainty).

The Relative Positional Accuracy (RPA) due to random errors in measurement of the corners of the subject tract established this survey is

The boundary lines of the above Lots were retraced during this survey on the basis of found monumentation essentially in agreement with platted and record dimensions. The ancient plat of Fairfield Terrace Addition, Section "B" was prepared by Orin Darling, Professional Engineer, in 1925 and does not state the type, size, or material of the monuments set during platting. As a result, the found

The rebars found at the northeast corner of Lot #265 and the southeast corner of Lot #271 were accepted in place. The found spike nail at

- Fairfield Terrace Addition, Section "B"
- County Tax and GIS Maps

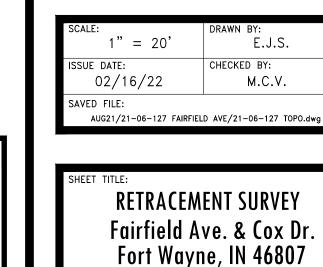
As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this

DUE TO DISCREPANCIES IN THE RECORD DESCRIPTION: None noted. Meas. (M) indicates measured dimension. Plat (P) indicates

may by associated with these occupations.

real estate. This Survey is not to be warranted or assigned to any person(s) after said conveyance is complete.

- This Survey does not constitute a title search by Anderson Surveying, Inc.



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ND 805 &

-271 in | Wayne

4

SURVEY NO.: 21-06-127

LOCATE ADJUSTED MANHOLE 2/16/22 EJS

