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APPROVED AS TO FORM AND LEGALITY:

Malak Heiny, City Attorney

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2023-0010
Bill Number: Z-23-04-12
Council District: 5-Geoff Paddock

Introduction Date: April 25, 2023

Plan Commission
Public Hearing Date: May 8, 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 0.021 acres from R2/Two Family Residential to UC/Urban Corridor

Location: 413 High Street

Reason for Request: To bring the existing commercial property into compliance with the ordinance.

Applicant: Chris Walker

Property Owner: Chris Walker

Related Petitions: none

Effect of Passage: Property will be rezoned to the UC/Urban Corridor zoning district, which is the appropriate district for the existing commercial building.

Effect of Non-Passage: The property will remain zoned R2/Two Family Residential, which does not permit commercial uses. The owner will not be permitted to remodel the building for a new commercial use.

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant CHRIS WALKER
Address 415 HIGH STREET
City FT. WAYNE State IN Zip 46808
Telephone 348-1287 E-mail WalkerFWFD@aol.com

Contact Person
Contact Person CHRIS WALKER
Address 415 HIGH STREET
City FT. WAYNE State IN Zip 46808
Telephone 348-1287 E-mail WalkerFWFD@aol.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 413 HIGH STREET
Present Zoning R2 Proposed Zoning UC Acreage to be rezoned 1348 SQ FT (.021)
Proposed density _____ units per acre
Township name WAYNE Township section # _____
Purpose of rezoning (attach additional page if necessary) PROPERTY IS
CURRENTLY TAXED AS A C/I BUILDING (.01) AND WE
WOULD LIKE ZONING TO MATCH USE
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 Rezonings 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.

Christopher P. Walker CHRISTOPHER P. WALKER 3/14/23
(printed name of applicant) (signature of applicant) (date)
CHRISTOPHER P. WALKER Christopher P. Walker 3/14/23
(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>3/14/23</u>	<u>142718</u>	<u>05/8/23</u>	<u>RE2-2023-0010</u>



FAUST LAND SURVEYING, LLC

P.O. BOX 509
HUNTERTOWN, IN 46748
260-471-6387
CELL 260-444-8874
faustsurveying@aol.com

Page 1 of 2

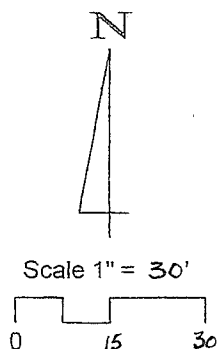
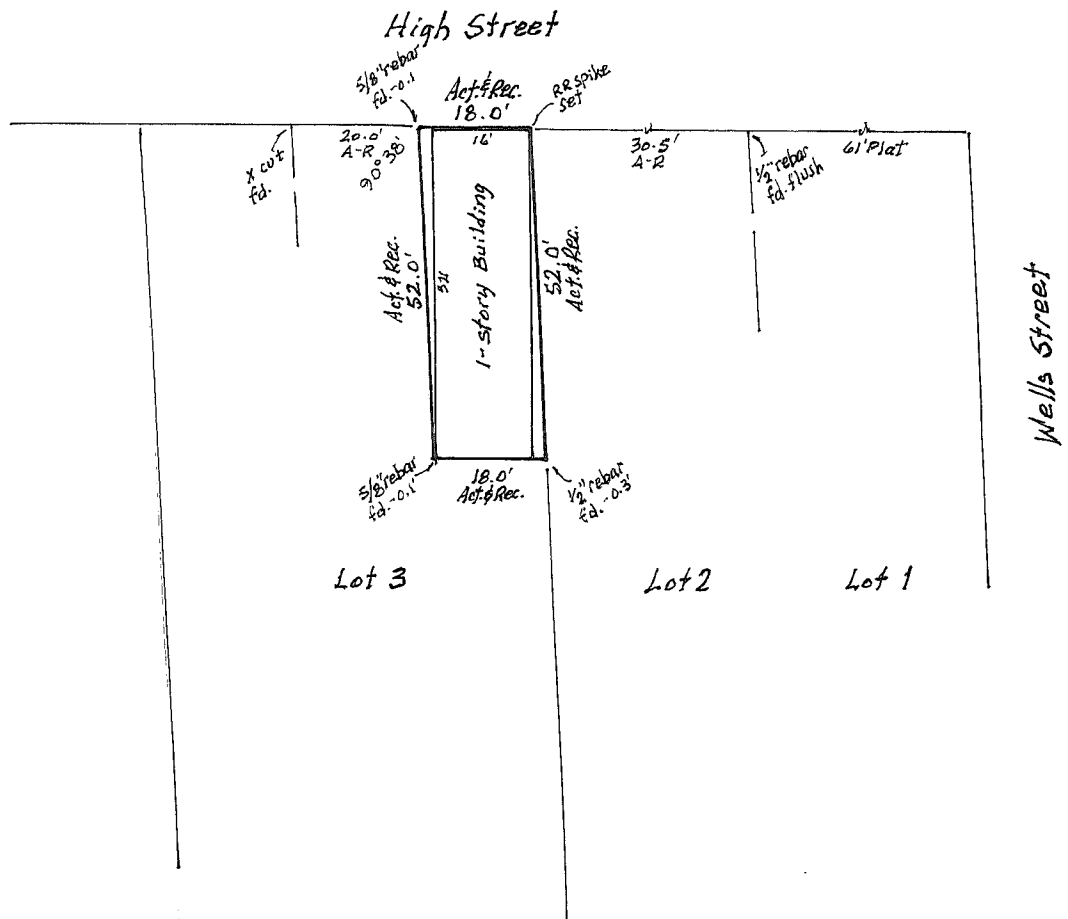
CERTIFICATE OF SURVEY

This document is a record of a resurvey of land and real estate prepared in conformity with established rules of surveying and made in accordance with the records or plat on file in the Recorder's office of SUBJECT County, State of Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments by adjoining land owners unless specifically stated below. Corners were perpetuated as indicated. I hereby certify that the survey was wholly performed under my supervision, that I am a registered Land Surveyor in Indiana, and to the best of my knowledge and belief, this Survey was executed according to the survey requirements in 865 IAC 1-12-13, as amended.

DESCRIPTION OF REAL ESTATE

The East 18 feet of the North 52 feet of Lot #3 in McCulloch's Subdivision, an Addition to the City of Fort Wayne, according to the plat thereof, recorded in Deed Book W, page 120 in the Office of the Recorder of Allen County, Indiana.

Property address: 413 High Street, Fort Wayne, Indiana 46808



Field work completed on October 24, 2022

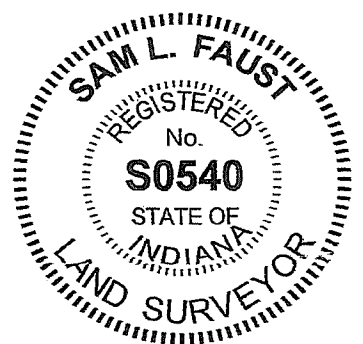
SURVEY NO.: 22-10-9

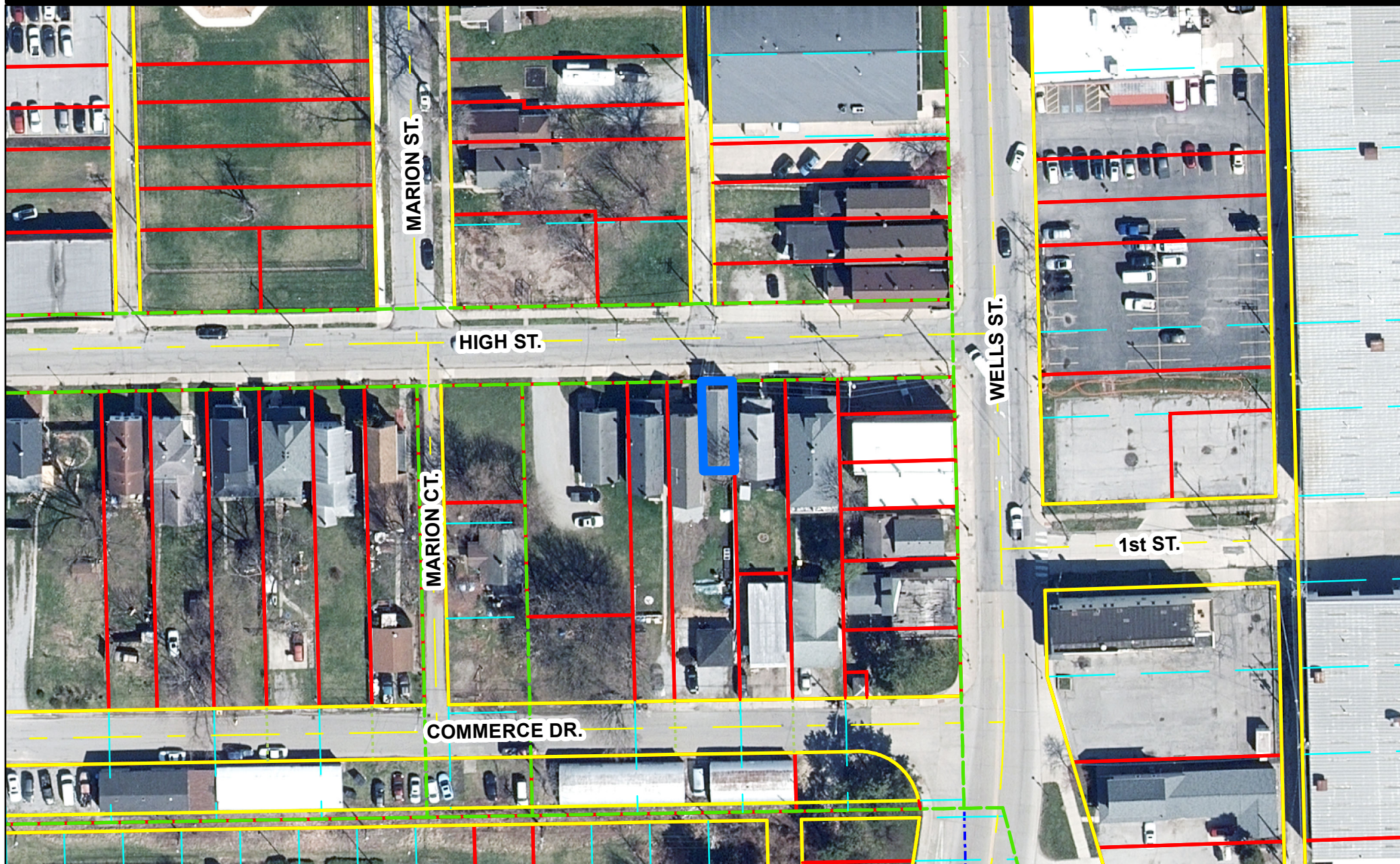
SURVEYED FOR: Walker

DATE: October 26, 2022

Sam L. Faust

SAM L. FAUST
REGISTERED LAND SURVEYOR NO. S0540





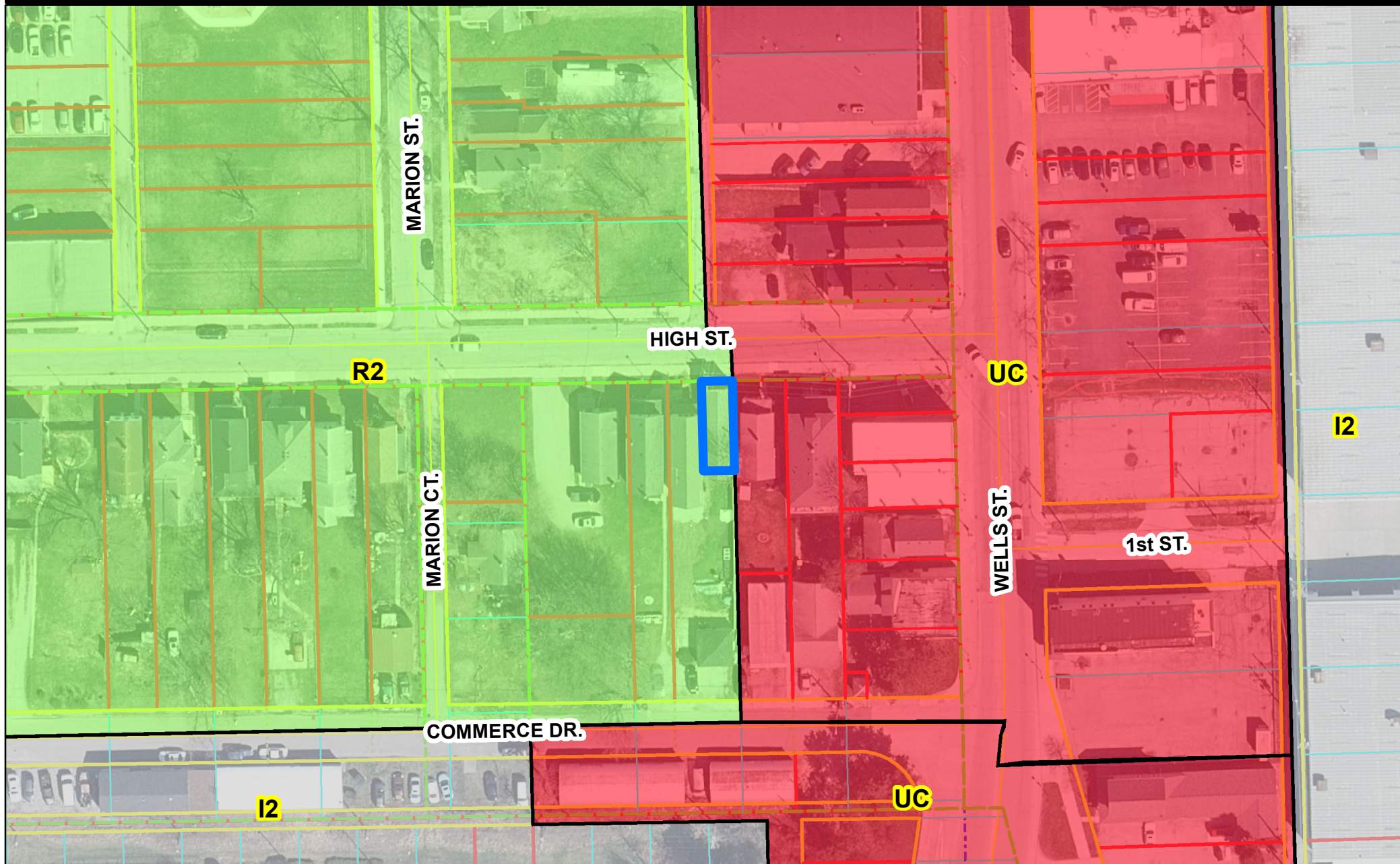
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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 4/12/2023

0 50 100 Feet



1 inch = 75 feet



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