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#REZ-2013-0015

BILL NO. Z-13-02-16

ZONING MAP ORDINANCE NO. Z- 8-13

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. K-66 (Sec. 32 of Perry 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 CM1 (Professional Offices and Personal Services) District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

A part of the Southwest Quarter of the Northwest Quarter of Section 32, Township 32 North, Range 12 East. Allen County, Indiana, more particularly described as follows:

Commencing at a point of beginning located at the intersection of the South line of said Northwest Quarter section with the West right-of-way line of dual land State Highway Number Three (3), also known as the Lima Road; thence Northerly along said West right-of-way line, a distance of 185.00 feet; thence Westerly parallel to aforesaid South line of Northwest Quarter Section, a distance of 218.5 feet; thence Southerly parallel to aforesaid Highway right-of-way line, a distance of 185.0 feet; thence Easterly along said South line of said Northwest Quarter section, a distance of 218.5 feet to the place of beginning, containing 0.93 acre more or less.

and the symbols of the City of Fort Wayne Zoning Map No. K-66 (Sec. 32 of Perry 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. 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:


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-2013-0015
Bill Number: Z-13-02-16
Council District: 3 – Tom Didier

Introduction Date: February 26, 2013

Plan Commission
Public Hearing Date: March 11, 2013

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

Synopsis of Ordinance: To rezone approximately 0.93 acres of property from AR-Low Intensity
Residential to CM1-Professional Offices and Personal Services

Location: 11115 Lima Road

Reason for Request: To allow the existing building and uses to come into compliance with the
zoning ordinance for medical office uses

Applicant: F & W Ventures, LLC/Salin Bank and Trust

Property Owner: Salin Bank and Trust

Related Petitions: none

Effect of Passage: Property will be rezoned to CM1-Professional Offices and Personal Services,
bringing the existing use into compliance with the permitted uses of the
zoning ordinance.

Effect of Non-Passage: The property will remain zoned AR-Low Intensity Residential and the
existing use as a dentist office may continue according to the conditions of the
Board of Zoning Appeals approval.

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant F & W Ventures, LLC/Salin Bank & Trust Company
 Address 409 E. Cook Rd., Ste. 300
 City Fort Wayne State IN Zip 46825
 Telephone 260-489-8500 Fax 260-489-8544 E-mail diana.parent@svn.com

Property Ownership
 Property Owner Salin Bank & Trust Company
 Address 8455 Keyston Crossing Drive
 City Indianapolis State IN Zip 46240
 Telephone Fax E-mail

Contact Person
 Contact Person Tom Gallmeyer or Randall Kammeyer
 Address 116 E. Berry St., Ste. 302
 City Fort Wayne State IN Zip 46802
 Telephone 260-422-1515 Fax 260-424-2656 E-mail tmgallmeyer@hawkhayne.com

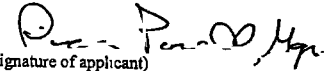
All staff correspondence will be sent only to the designated contact person

Request
 Allen County Planning Jurisdiction City of Fort Wayne Planning Jurisdiction
 Address of the property 11115 Lima Road, Fort Wayne, IN 46845
 Present Zoning AR Proposed Zoning CM1 Acreage to be rezoned 0.93
 Proposed density units per acre
 Township name Perry Township section # 091
 Purpose of rezoning (attach additional page if necessary)

Sewer provider City of Fort Wayne Water provider Well

Filing Requirements
*Applications will not be accepted unless the following filing requirements are submitted with this application.
 Please contact staff 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

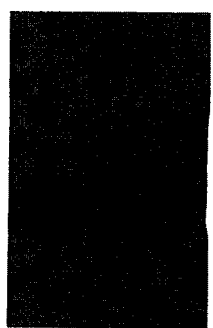
I/we understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures 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.

F&W VENTURES, LLC (printed name of applicant)	 (signature of applicant)	2/7/13 (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
2/6/13	110723	3/11/13	
Re2-2013-0015			



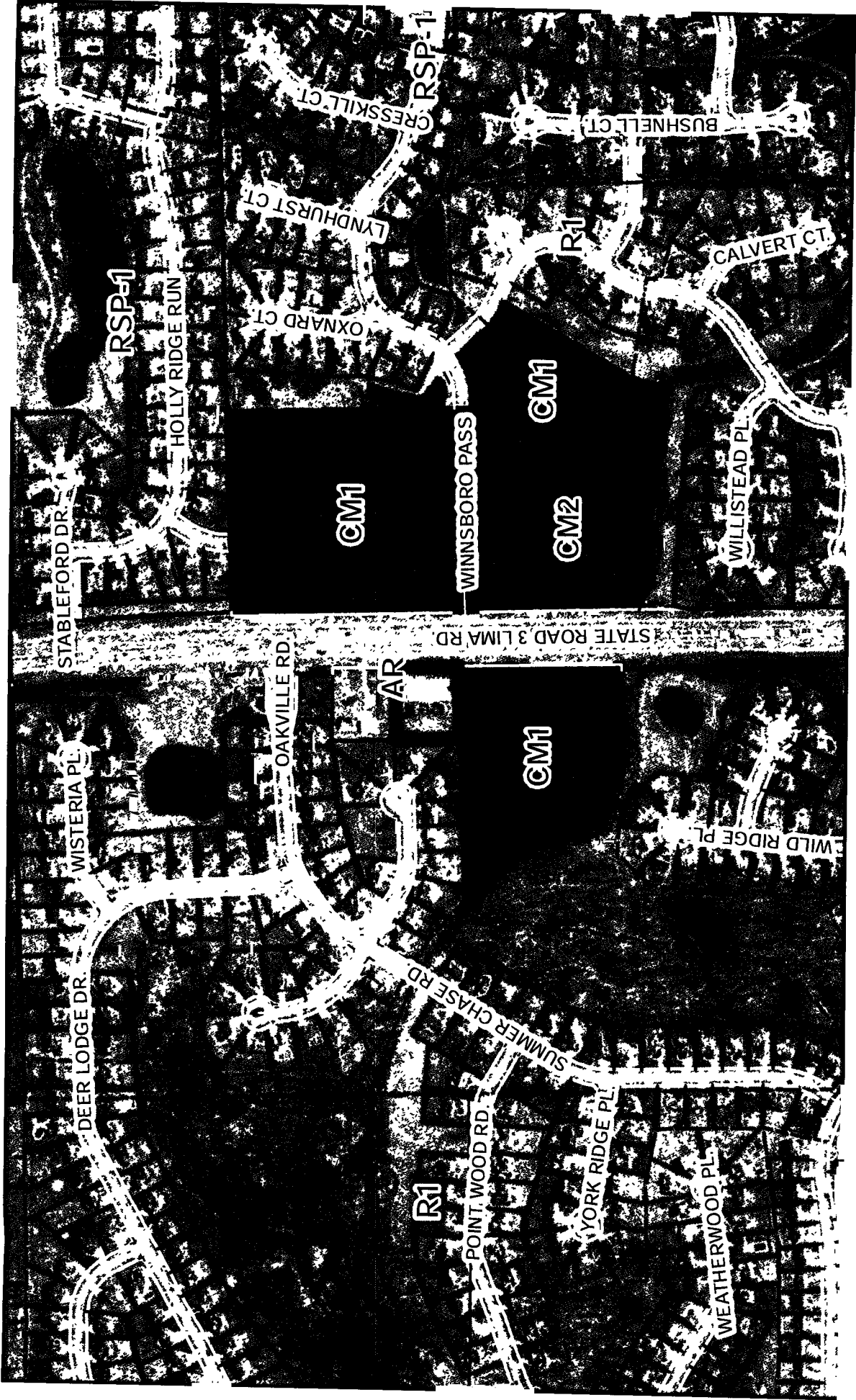
This map is for representational purposes only - Boundaries identified by bold colored lines represent the general location of the proposed project



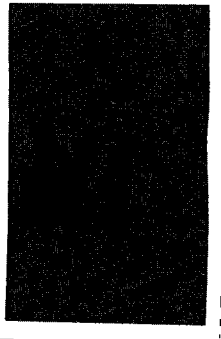
Rezoning Petition REZ-2013-0015

Printed February 13, 2013
 © 2003 Board of Commissioners of the County of Allen
 North Carolina
 State Plane Coordinate System, Indiana 14
 1983, NAD 83, Zone 18
 Although street addresses, 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.





This map is for representational purposes only - Boundaries identified by bold colored lines represent the general location of the proposed project



Rezoning Petition REZ-2013-0015

Printed February 15, 2013
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 North American Datum 1983
 State Plane Coordinate System Indiana East
 Photos: Spring 2006, Centours, 1999
 Although strict accuracy standards have been employed in the completion 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.



Public Hearing Date, if applicable

March 11, 2013

Read the first time in full and on motion by Councilman *Elynn Hines*
Read the second time by title and referred to the *Regulations Committee*
Committee. Read the third time in full and on motion by Councilman
Hines, placed on passage by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	8	1		
BENDER	✓			
CRAWFORD	✓			
DIDIER		✓		
HARPER	✓			
HINES	✓			
JEHL	✓			
PADDOCK	✓			
SHOAFF	✓			
SMITH	✓			

DATED:

4-9-13

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as
(ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE
(RESOLUTION) NO. *7-8-13* on the *10th* day of
April, 2013

ATTEST:
Sandra E. Kennedy
SANDRA E. KENNEDY,
CITY CLERK

Thomas F. Didier
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the *10th* day
of *April*, 2013, at the hour of *1:00* o'clock *PM*. E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this

11 day of *April*

2013, at the hour of

3:00

o'clock

PM E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR

REPORT OF THE COMMITTEE ON FINANCE

APRIL 9, 2013

**GLYNN HINES – CHAIR
RUSSELL JEHL – CO-CHAIR
ALL COUNCIL MEMBERS**

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED **AN ORDINANCE** amending the City of Fort Wayne Zoning Map No. K-66 (Sec. 32 of Perry Township). **COMMITTEE OF REGULATIONS** HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE

DO PASS

DO NOT PASS

ABSTAIN

NO REC

G. Hines
R. Jehl
[Signature]
[Signature]
[Signature]
[Signature]
~~*[Signature]*~~
[Signature]
[Signature]

1 Honorable [Signature]

SANDRA E. KENNEDY
CITY CLERK