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1 #REZ-2013-0128

2 BILL NO. Z-13-10-10

3 ZONING MAP ORDINANCE NO. Z- 20-13

4 AN ORDINANCE amending the City of Fort Wayne  
5 Zoning Map No. R-02 (Sec. 8 of Adams Township)

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 IN1

9 (Limited Industrial) District under the terms of Chapter 157 Title XV of the Code of the City of  
10 Fort Wayne, Indiana:

11 Parcel I:

12 A parcel, triangular in form, lying North of the Wabash Railroad right-of-way; West of the  
13 West line of Clarksdale Addition; and East of the East line of the land as described in Deed  
14 by Warren Wayne Webster to Denzil Webster, as recorded in Deed Record 497, page 151,  
15 and in particular described as follows to-wit:

16 A part, triangular in form, of the Northwest Quarter of Section 8, Township 30 North, Range  
17 13 East, in Allen County, Indiana, by metes and bounds, described as follows:

18 Commencing on the North line of the right-of-way of the Wabash Railroad, at the Southwest  
19 corner of the plat as recorded in Plat Book 10, pages 90-91, of Clarksdale Addition to the  
20 City of Fort Wayne, as marked by a concrete monument defining the right-of-way of U.S.  
21 Highways Nos. 24 and 30, and as situated 539 feet West of the East line of said Quarter  
22 Section; thence North by an 89 degrees 33 minutes deflection to the right of the Westward  
23 direction of said railroad right-of-way line, on a line coincident with the West boundary line  
24 of the plat of said Clarksdale Addition, as marked and defined by the State Highway right-  
25 of-way fence, a distance of 429.9 feet to a concrete monument marking the said highway  
26 right-of-way; thence South, a distance of 492.9 feet to the aforesaid railroad right-of-way  
27 line, at a point situated 6.16 feet West of the place of beginning; thence East on the line  
28 aforesaid, 6.16 feet to the place of beginning, containing 0.035 acres of land.

29 Parcel II:

30 A part of the Northwest Quarter of Section 8, Township 30 North, Range 13 East, in Allen  
County, Indiana, by metes and bounds, as described as follows:

Commencing on the North line of the right-of-way of the Wabash Railroad, at a point  
situated 6.16 feet West of the Southwest corner of the plat as recorded as Clarksdale  
Addition to the City of Fort Wayne, in Plat Book 10, pages 90-91, as said plat corner is  
marked by concrete monument defining the right-of-way of U.S. Highways Nos. 24 and 30,  
and as situated 539 feet West of the East line of said Quarter Section; thence running  
Northward by a 90 degrees 15 minutes deflection to the right of the Westward direction of  
said railroad right-of-way line, a distance of 492.9 feet to a concrete monument, marking the



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

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**Department of Planning Services**

Title of Ordinance: Zoning Map Amendment  
Case Number: REZ-2013-0128  
Bill Number: Z-13-10-10  
Council District: 6 – Glynn Hines

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Introduction Date: October 22, 2013

Plan Commission  
Public Hearing Date: November 4, 2013

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

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Synopsis of Ordinance: To rezone approximately 3.12 acres of property from IN3-Heavy Industrial to  
IN1-Limited Industrial

Location: 3730 East Washington Boulevard, just west of the Coliseum/Washington  
Boulevard “cloverleaf”, the current location of the Hallmark Inn.

Reason for Request: To allow the use of the property as an assisted living facility (with a Special  
Use approval from the Board of Zoning Appeals).

Applicant: Kunjrai LLC

Property Owners: Kunjrai LLC

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Related Petitions: Future Board of Zoning Appeals Special Use Petition

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Effect of Passage: Property will be downzoned to IN1-Limited Industrial, which will allow the  
applicant to apply for a Special Use Approval for an assisted living facility.

Effect of Non-Passage: The property will remain zoned IN3-Heavy Industrial and the hotel use may  
remain, or the site may be redeveloped with an industrial use.

**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant Kunjrai LLC  
 Address 3730 E Washington  
 City Fort Wayne State Indiana Zip 46803  
 Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

**Property Ownership**  
 Property Owner Kunjrai LLC  
 Address 3730 E Washington  
 City Fort Wayne State Indiana Zip 46803  
 Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

**Contact Person**  
 Contact Person Louis A Lengacher  
 Address 17116 Notestine Road  
 City Woodburn State Indiana Zip 46797  
 Telephone 260-410-2038 Fax N/A E-mail louislengacher@yahoo.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 3730 E Washington  
 Present Zoning IN3 Proposed Zoning IN1 Acreage to be rezoned 3.12  
 Proposed density N/A units per acre  
 Township name \* Adem Township section # 8  
 Purpose of rezoning (attach additional page if necessary) Convert to Assisted Living Facility  
 Sewer provider FW Water provider FW

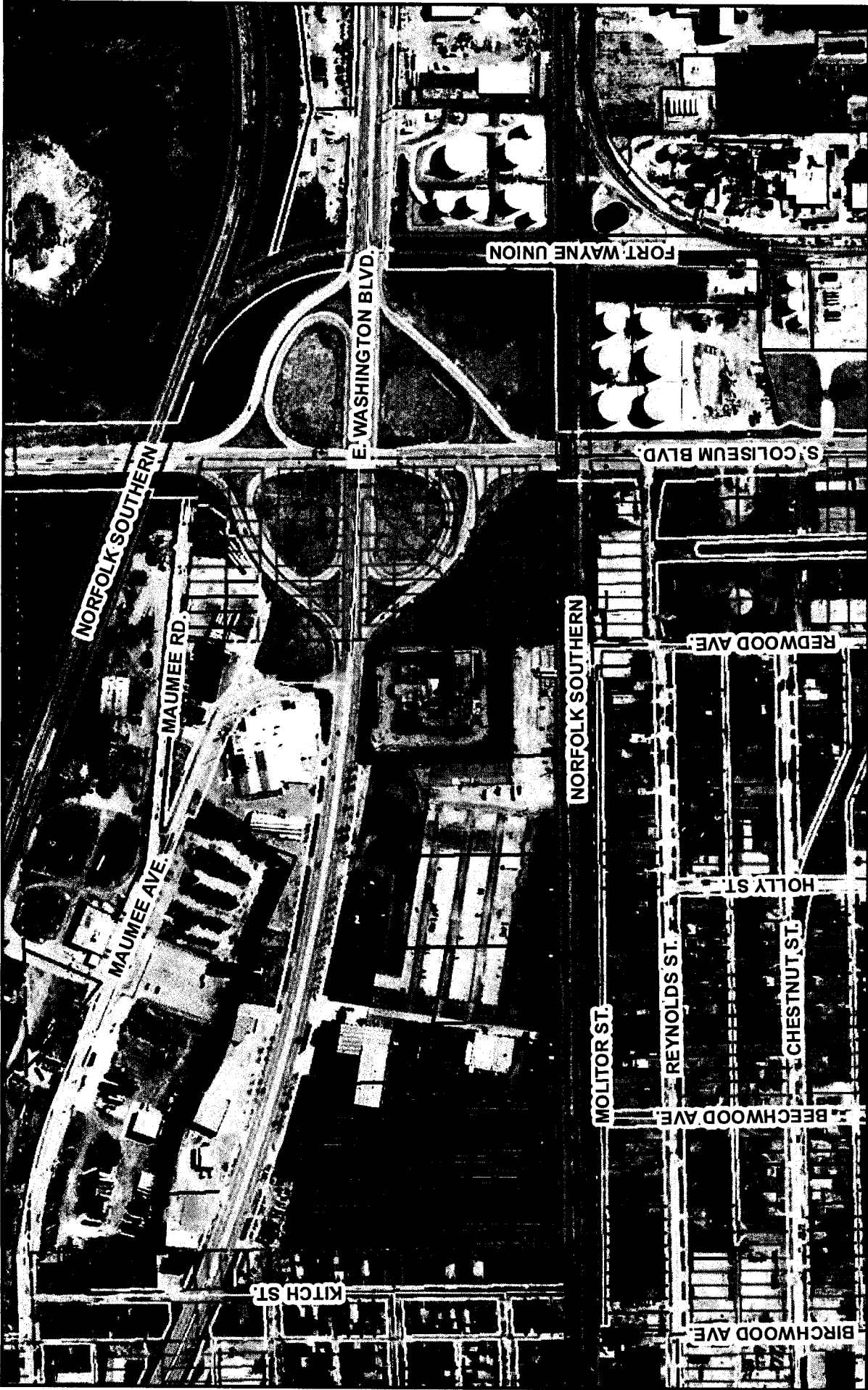
**Filing Requirements**  
*Applications will not be accepted unless the following filing requirements are submitted with this application. Please contact staff for applicable filing fees and plan/survey submittal requirements.*  
 Applicable filing fee  
 Applicable number of surveys showing area to be rezoned (plans must be folded)  
 Legal Description of parcel to be rezoned  
 Rezoning Questionnaire (original and 10 copies) County 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.*

Louis A Lengacher [Signature] 9/26/2013  
 (printed name of applicant) (signature of applicant) (date)  
RAZ GATEL [Signature] 9/26/2013  
 (printed name of property owner) (signature of property owner) (date)  
 \_\_\_\_\_ (signature of property owner) \_\_\_\_\_ (date)  
 \_\_\_\_\_ (signature of property owner) \_\_\_\_\_ (date)

Received <u>9-26-13</u>	Receipt No. <u>11349</u>	Hearing Date	Petition No.
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Rez-2013-0128



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

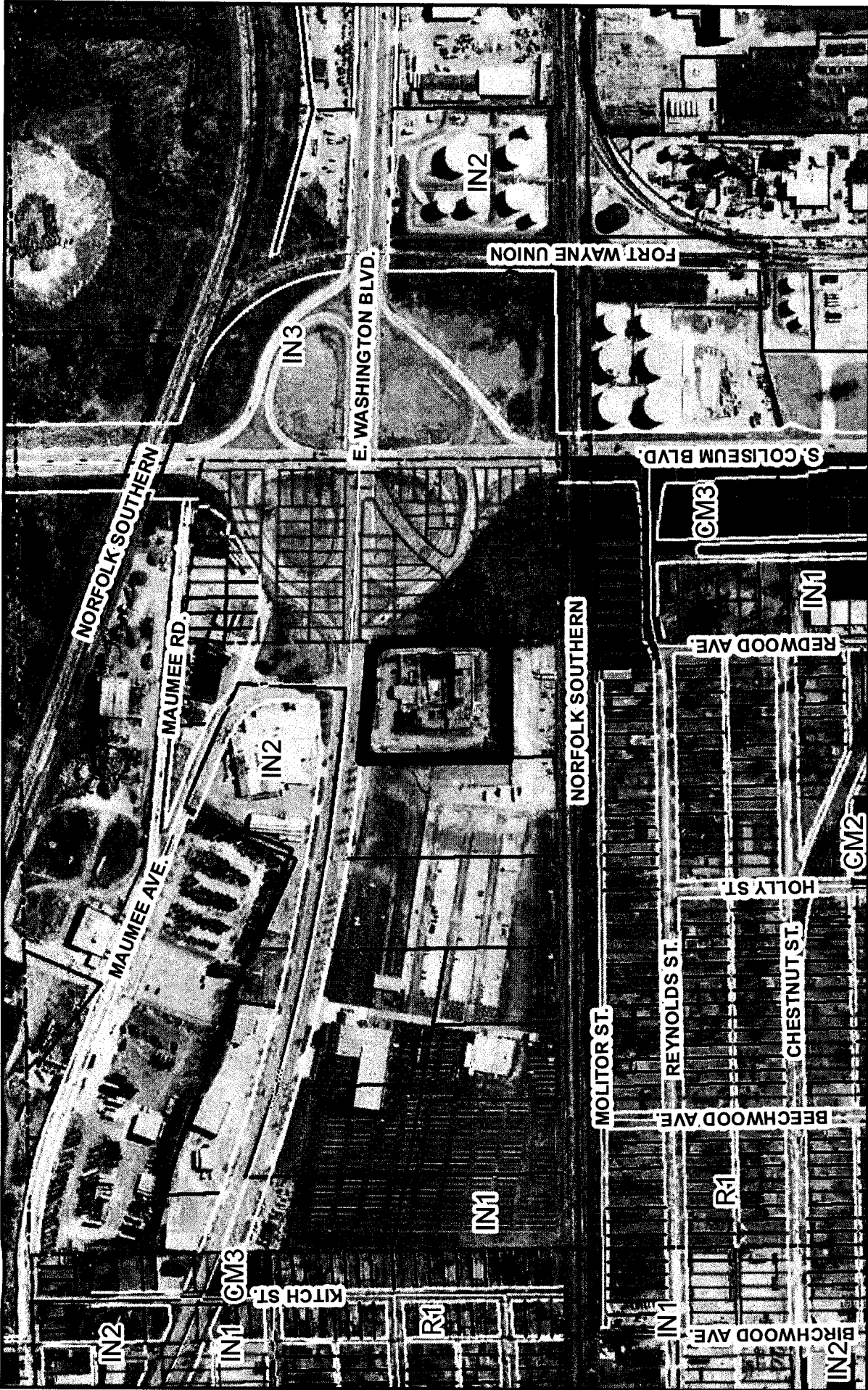
Rezoning Petition REZ-2013-0128

Printed: October 14, 2013  
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Scale: True Coordinate System, Indiana East  
 Photos: Spring 2006 / Contour: 1999

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Rezoning Petition REZ-2013-0128

Printed: October 14, 2013  
 © 2004 Brief of Commissioners of the County of Allen  
 State Plane Coordinate System, Indiana East  
 Photos: Spring 2006 / Contours: 1999

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Public Hearing Date, if applicable 11-4-13

Read the first time in full and on motion by Councilman Russell Jehl

Read the second time by title and referred to the Regulations Committee

Committee. Read the third time in full and on motion by Councilman

Jehl, placed on passage by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____
BENDER	<u>✓</u>	_____	_____	_____
CRAWFORD	<u>✓</u>	_____	_____	_____
DIDIER	<u>✓</u>	_____	_____	_____
HARPER	<u>✓</u>	_____	_____	_____
HINES	<u>✓</u>	_____	_____	_____
JEHL	<u>✓</u>	_____	_____	_____
PADDOCK	<u>✓</u>	_____	_____	_____
SHOAFF	<u>✓</u>	_____	_____	_____
SMITH	<u>✓</u>	_____	_____	_____

DATED: 12-10-13 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. Z-20-13 on the 10<sup>th</sup> day of  
December, 2013

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

T. Thomas F. Didier  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 11<sup>th</sup> day  
of December, 2013, at the hour of 10:00 o'clock AM E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 12<sup>th</sup> day of December

2013, at the hour of 2:00 o'clock PM E.S.T.

Thomas C. Henry  
THOMAS C. HENRY, MAYOR

BILL NO. Z-13-10-10

**REPORT OF COMMITTEE ON REGULATIONS**

**DECEMBER 3, 2013**

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

**AN ORDINANCE** amending the City of Fort Wayne Zoning Map No. R-02 (Sec. 8 of Adams Township). The location of the property is 3730 East Washington Boulevard, just west of the Coliseum/Washington Boulevard "Cloverleaf," the current location of the Hallmark Inn. **COMMITTEE ON REGULATION** 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

*[Handwritten signatures in the 'DO PASS' column]*

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SANDRA E. KENNEDY  
CITY CLERK