

#REZ-2013-0136

BILL NO. Z-13-10-12

ZONING MAP ORDINANCE NO. Z- 3-14

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. J-10 (Sec. 3 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 an IN2
(General Industrial) District under the terms of Chapter 157 Title XV of the Code of the City
of Fort Wayne, Indiana:

Lots 4, 5, 6, and 7 of Rockhill Heirs Addition, Block 24, as recorded in Deed Book 62,
page 600, in the Office of the Recorder of Allen County, Indiana.

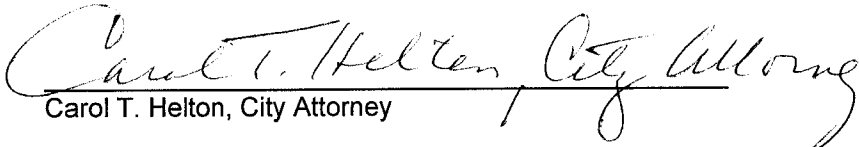
and the symbols of the City of Fort Wayne Zoning Map No. J-10 (Sec. 3 of Wayne
Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
Wayne, Indiana is hereby changed accordingly.

SECTION 2. 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

by 

R
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

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

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2013-0136
Bill Number: Z-13-10-12
Council District: 5 – Geoff Paddock

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

Synopsis of Ordinance: To rezone approximately 0.57 acres of property from R2-Attached Single
Family and Two Family Residential to IN2-General Industrial.

Location: The western portion of 1025 Osage Street, Lots 4, 5, 6, and 7 of Rockhill
Heirs Addition, Block 24

Reason for Request: To bring the current use of the property into compliance and to match the
zoning for the remainder of the industrial property.

Applicant: Lefebvere, Inc.

Property Owners: Lefebvere, Inc.

Related Petitions: Eventual Site Plan Review Routing for new building adjacent to this property

Effect of Passage: Property will be rezoned to IN2-General Industrial, which will allow the
existing storage taking place on the site. It appears the site has been used for
industrial uses since the 1980's.

Effect of Non-Passage: The property will remain zoned R2-Attached Single Family and Two Family
Residential and the existing use will be in violation of the zoning ordinance.
Expansion of the existing business will be hindered.

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant LEFEBVRE, INC.
 Address 1025 OSAGE STREET
 City FORT WAYNE State INDIANA Zip 46808
 Telephone 260-422-1264 Fax 260-422-6968 E-mail info@lefebvreinc.com

Property Ownership
 Property Owner LEFEBVRE, INC.
 Address 1025 OSAGE STREET
 City FORT WAYNE State INDIANA Zip 46808
 Telephone 260-422-1264 Fax 260-422-6968 E-mail info@lefebvreinc.com

Contact Person
 Contact Person KENNETH NORD C E & M ARCHITECTS
 Address 116 W. RUDISILL BLVD.
 City FORT WAYNE State INDIANA Zip 46807
 Telephone 260-744-2781 Fax 260-422-6968 E-mail knord@cemincorp.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 1025 OSAGE STREET
 Present Zoning R-2 Proposed Zoning IN-2 Acreage to be rezoned 0.568
 Proposed density NOT APPLICABLE units per acre
 Township name Eel River Township section # 3
 Purpose of rezoning (attach additional page if necessary) TO HAVE THE SAME ZONING FOR THE ENTIRE PROPERTY.
 Sewer provider NOT APPLICABLE Water provider NOT APPLICABLE

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.

Steve Lefebvre [Signature] 10/1/13
 (printed name of applicant) (signature of applicant) (date)
Steve Lefebvre [Signature] 10/1/13
 (printed name of property owner) (signature of property owner) (date)
 _____ (signature of property owner) _____ (date)
 _____ (signature of property owner) _____ (date)

Received	Receipt No.	Hearing Date	Petition No.
2 Oct 13	113235		

Re2-2013-0136



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

Rezoning Petition REZ-2013-0126



Printed: October 14, 2013
 © 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos: Spring 2006 / Contour: 1999

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.





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

Rezoning Petition REZ-2013-0126

Printed: October 14, 2013
 © 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos: Spring 2006 / Contour: 1999

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.



BILL NO. Z-13-10-12

REPORT OF COMMITTEE ON REGULATIONS

JANUARY 14, 2014

ALL COUNCIL MEMBERS

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. J-10 (Sec. 3 of Wayne Township). The property is located on the western portion of 1025 Osage Street, Lots 4, 5, 6, and 7 of Rockhill Heirs Addition, Block 24. **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

Mark C. ...
Marty ...
Tom ...
John ...
Jeff ...
Jim ...
John ...

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**SANDRA E. KENNEDY
CITY CLERK**

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
Mitch Harper, placed on passage by the following vote:

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

DATED: 1-14-14 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. 2-3-14 on the 14th day of
January, 2014

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

Martha A. Bender
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 17th day
of January, 2014, at the hour of 3:00 o'clock P.M. E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 17th day of JANUARY
2014, at the hour of 4:00 o'clock PM E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR