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#REZ-2014-0011

BILL NO. Z-14-02-08

ZONING MAP ORDINANCE NO. Z-14-14

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. L-18 (Sec. 35 of Washington Township)

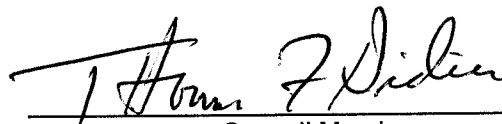
BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
INDIANA:

SECTION 1. That the area described as follows is hereby designated an 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:

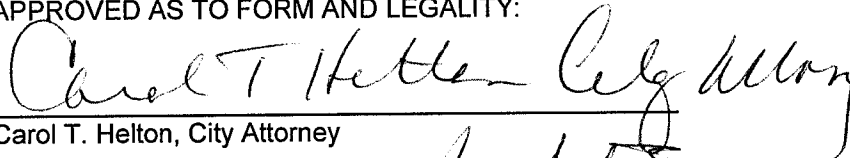
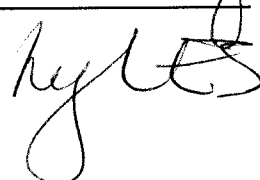
The South 150 feet of the West One-Half of Lot No. 5 in Pfeiffer's Addition to the
City of Fort Wayne, Indiana, according to the recorded plat thereof, Deed Book 2A
page 34 in the Office of the Recorder of Allen County, Indiana.

and the symbols of the City of Fort Wayne Zoning Map No. L-18 (Sec. 35 of Washington
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


City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2014-0011
Bill Number: Z-14-02-08
Council District: 3 – Tom Didier

Introduction Date: February 25, 2014

Plan Commission
Public Hearing Date: March 10, 2014

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

Synopsis of Ordinance: To rezone approximately 0.21 acres of property from R2-Attached Single
Family and Two Family Residential to CM1-Professional Offices and
Personal Services

Location: 810 West State

Reason for Request: To bring the current non-residential property into compliance with the zoning
ordinance for a proposed law office.

Applicant: Loray Enterprises, LLC

Property Owner: Parkview Health System, Inc.

Related Petitions: none

Effect of Passage: Property will be rezoned to CM1-Professional Offices and Personal Services
to allow the existing office use to be in compliance with the zoning ordinance
without a variance. The property currently has a variance approval for a
professional office. The proposed use is a law office.

Effect of Non-Passage: The property will remain zoned R2-Attached Single Family and Two Family
Residential. The property may be used for an office with a new variance
approval by the Board of Zoning Approvals. The current approval does not
apply to the new proposed use.

CERTIFICATE OF SURVEY

1/4 Sec.

SEC.

TWP.

RG.



HOFER AND DAVIS, INC.

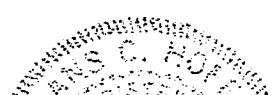
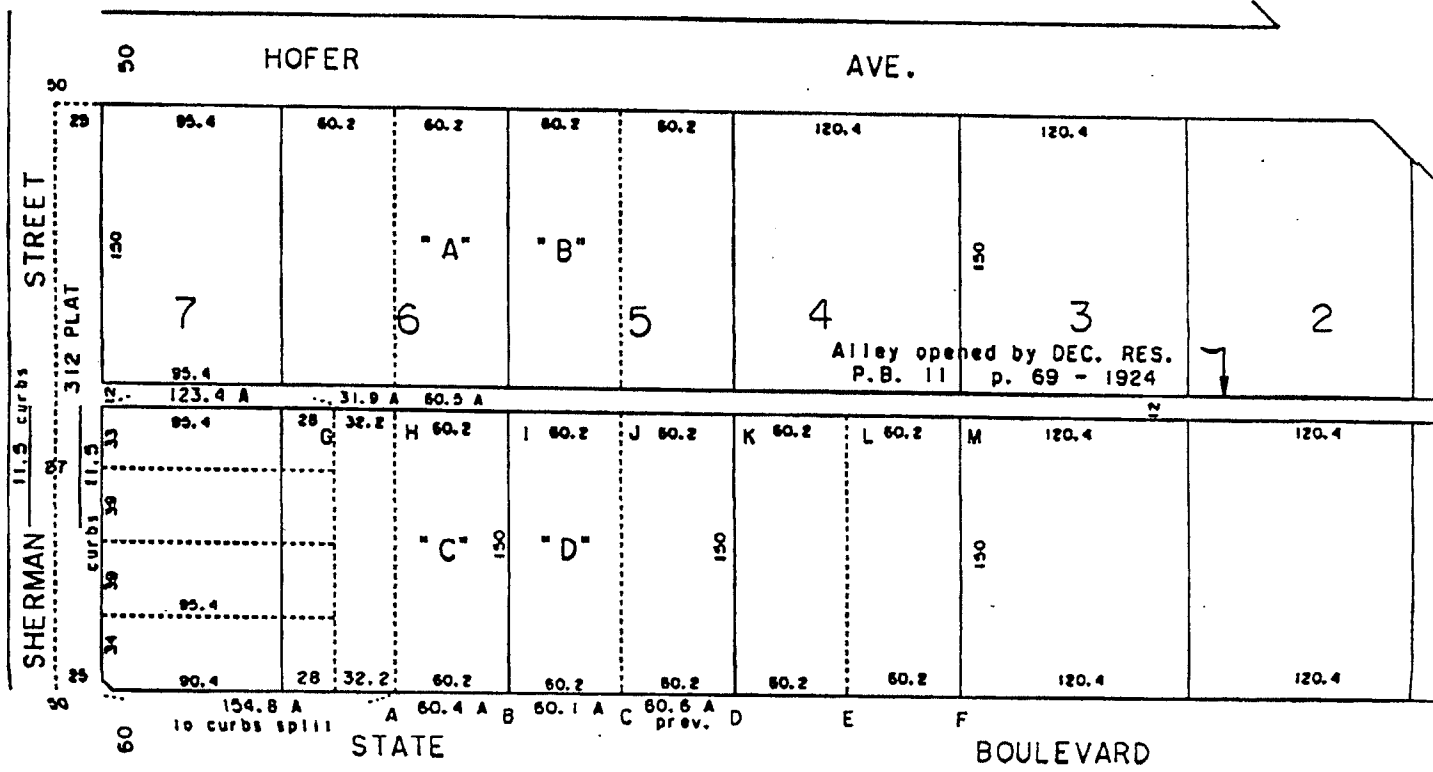
LAND SURVEYORS
203 W. WAYNE ST. #316
FORT WAYNE, IN 46802
(219) 422-9922
FAX (219) 424-2157



MICHAEL W. DAVIS	L.S. No. 880030	
HANS C. HOFER	L.S. No. 900010	
WILLIAM S. DAVIS (RET.)	L.S. No. S-0053	L.S. No. 18114 (MICHIGAN)
CARL A. HOFER (RET.)	L.S. No. 10031	P.E. No. 7122
A. K. HOFER (1968)	L.S. No. 10504	P.E. No. 72

This document is the record of a resurvey of land and real estate situated in Allen County, Indiana, made in accordance with the plat and deed record thereof on file in the Office of the Recorder of said County and State. Furthermore, this resurvey was executed wholly under the direction of the undersigned in accordance with the standards as set forth in the Indiana Administrative Code Title 865, Article 1.1, Chapter 12 as adopted by the State Board of Registration for Land Surveyors on August 16, 1991. The land below described exists in full dimension as herein noted in feet, and is free from encroachments by adjoining landowners, and contains entirely within its boundaries the structures of the buildings on it situated; all as below indicated in detail. Any exceptions or discrepancies are below noted.

DESCRIPTION OF PROPERTY Lot No. The South 150 feet of the West One-Half of Lot No. 5 in
PFEIFFER'S AMENDED ADDITION to the City of Fort Wayne, Indiana
according to the recorded plat thereof. (Doc. No. 89-50519)



LEGAL DESCRIPTION:

The South 150 feet of the West One-Half of Lot No. 5 in Pheiffer's Amended Addition to the City of Fort Wayne according to the recorded plat thereof.

Commonly known as 810 West State Boulevard, Fort Wayne, Indiana 46807

PARCEL NO. 02-07-35-153-022.000-074

Rezoning Petition REZ-2014-0011

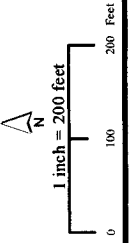


Project boundaries represented by bold colored lines are for representational purposes only.

© 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009

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.

Date: 2/19/2014



Public Hearing Date, if applicable 3-10-14

Read the first time in full and on motion by Councilman Tom Didier,
Read the second time by title and referred to the Regulations Committee
Committee. Read the third time in full and on motion by Councilman
Didier, 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: 4-8-14 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. 2-14-14 on the 8th day of
April, 2014

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

Thomas A. Bender
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 9th day
of April, 2014, at the hour of 4:00 o'clock P.M. E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 9TH day of APRIL
2014, at the hour of 5:00 o'clock PM E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR

BILL NO. Z-14-02-08

REPORT OF COMMITTEE ON REGULATIONS

APRIL 8, 2014

*Tom Didier, Chair
Mitch Harper, Co-Chair
All Council Members*

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. L-18 (Sec. 35 of Washington Township). The property is located at 810 West State.. **COMMITTEE ON REGULATIONS HAVE HAD SAID** Ordinance under consideration and beg leave to report back to the Common Council that said ordinance

<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>	<u>NO REC</u>
<i>Tom Didier</i>			
<i>Mitch Harper</i>			
<i>[Signature]</i>			
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**SANDRA E. KENNEDY
CITY CLERK**