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#REZ-2014-0102

BILL NO. Z-14-12-01

ZONING MAP ORDINANCE NO. Z-1-15

AN ORDINANCE amending the City of Fort Wayne  
Zoning Map No. E-03 (Sec. 7 of Wayne Township)

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

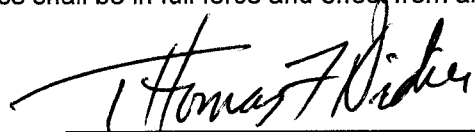
SECTION 1. That the area described as follows is hereby designated an C1  
(Professional Offices and Personal Services) District under the terms of Chapter 157 Title  
XV of the Code of the City of Fort Wayne, Indiana:

Per Document Number 2009053238 in the Office of the Recorder of Allen County,  
Indiana:

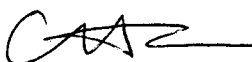
1.60 acres of land in the Southeast ¼ of Section 7, Township 30 North, Range 12  
East, in Allen County, Indiana, more particularly described as follows, to wit:  
Beginning at a point located 125 feet South 89 degrees 53 minutes West and 345 feet  
North of the Southeast corner of the aforesaid ¼ of Section 7, Township 30 North,  
Range 12 East; thence South 79 degrees 45 minutes West, a distance of 230 feet;  
thence North a distance of 286.3 feet to the South line of U.S. Highway 24 in the  
aforesaid Section, Township and Range; thence in a Northeasterly direction along  
the South line of said U.S. Highway 24, a distance of 238.5 feet; thence South a  
distance of 327 feet to the place of beginning, containing 1.60 acres of land, more or  
less, in Allen County, Indiana.

and the symbols of the City of Fort Wayne Zoning Map No. E-03 (Sec. 7 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

**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-2014-0102  
Bill Number: Z-14-12-01  
Council District: 4 – Mitch Harper

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Introduction Date: December 9, 2014

Plan Commission  
Public Hearing Date: December 8, 2014

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

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Synopsis of Ordinance: To rezone approximately 1.60 acres of property from R1-Single Family Residential to C1-Professional Office and Personal Services with a Written Commitment

Location: 5323 West Jefferson Boulevard

Reason for Request: To allow the conversion of an existing house to a medical office building, with a possible future expansion.

Applicant: Dr. Muhammod Ahmad

Property Owner: 5323 W. Jefferson Blvd., LLC

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Related Petitions: Primary Development Plan, Dr. Ahmad Medical Clinic

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Effect of Passage: Property will be rezoned to C1-Professional Office and Personal Services and the applicant may convert the existing house into a medical office.

Effect of Non-Passage: The property will remain zoned R1-Single Family Residential and may continue to be used for single family purposes.

**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant Dr. Muhammod Ahmad  
 Address 117 Eagle Cliff Cove  
 City Huntertown State IN Zip 46748  
 Telephone 260-750-4710 E-mail doctorzchoice@hotmail.com

**Contact Person**  
 Contact Person Thomas B. Trent, Esq./Rothberg Logan & Warsco LLP  
 Address 505 E. Washington Blvd.  
 City Fort Wayne State IN Zip 46859  
 Telephone 260-422-9454 E-mail ttrent@rlwlawfirm.com

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

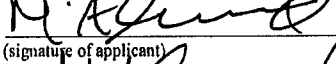
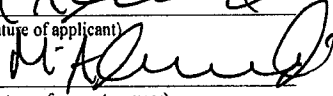
**Request**  
 Allen County Planning Jurisdiction  City of Fort Wayne Planning Jurisdiction  
 Address of the property 5323 W. Jefferson Blvd., Fort Wayne, IN 46804  
 Present Zoning R1 Proposed Zoning C1 Acreage to be rezoned 1.6 acres  
 Proposed density 1 units per acre  
 Township name 12 - Wayne Township section # 7  
 Purpose of rezoning (attach additional page if necessary) The purpose of the rezoning is to enable Applicant to operate a medical facility/clinic on the subject property.

Sewer provider City - FW Water provider City - FW (well-current)

**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 Rezoning Only - **N/A**

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.

<u>Dr. Muhammod Ahmad</u> (printed name of applicant)	 (signature of applicant)	<u>11/5/2014</u> (date)
<u>5323 W. Jefferson Blvd. L.L.C.</u> (printed name of property owner)	 (signature of property owner)	<u>11/5/2014</u> (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>11/5/14</u>	<u>116652</u>	<u>12/8/14</u>	<u>Rez-2014-0102</u>

Primary Development Plan For  
**Dr. Ahmad Medical Clinic**  
 5323 West Jefferson Boulevard  
 Fort Wayne, Indiana

Project Civil Engineer/Land Surveyor  
 Foresight Consulting, LLC  
 1910 St. Joe Center Road, Suite 51  
 Fort Wayne, Indiana 46825  
 Phone: 765-484-9900  
 Fax: 765-484-9995

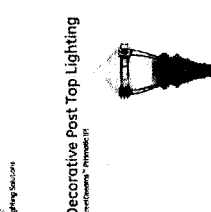
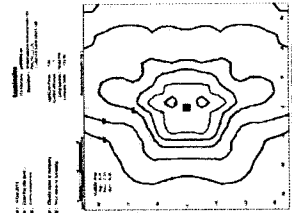
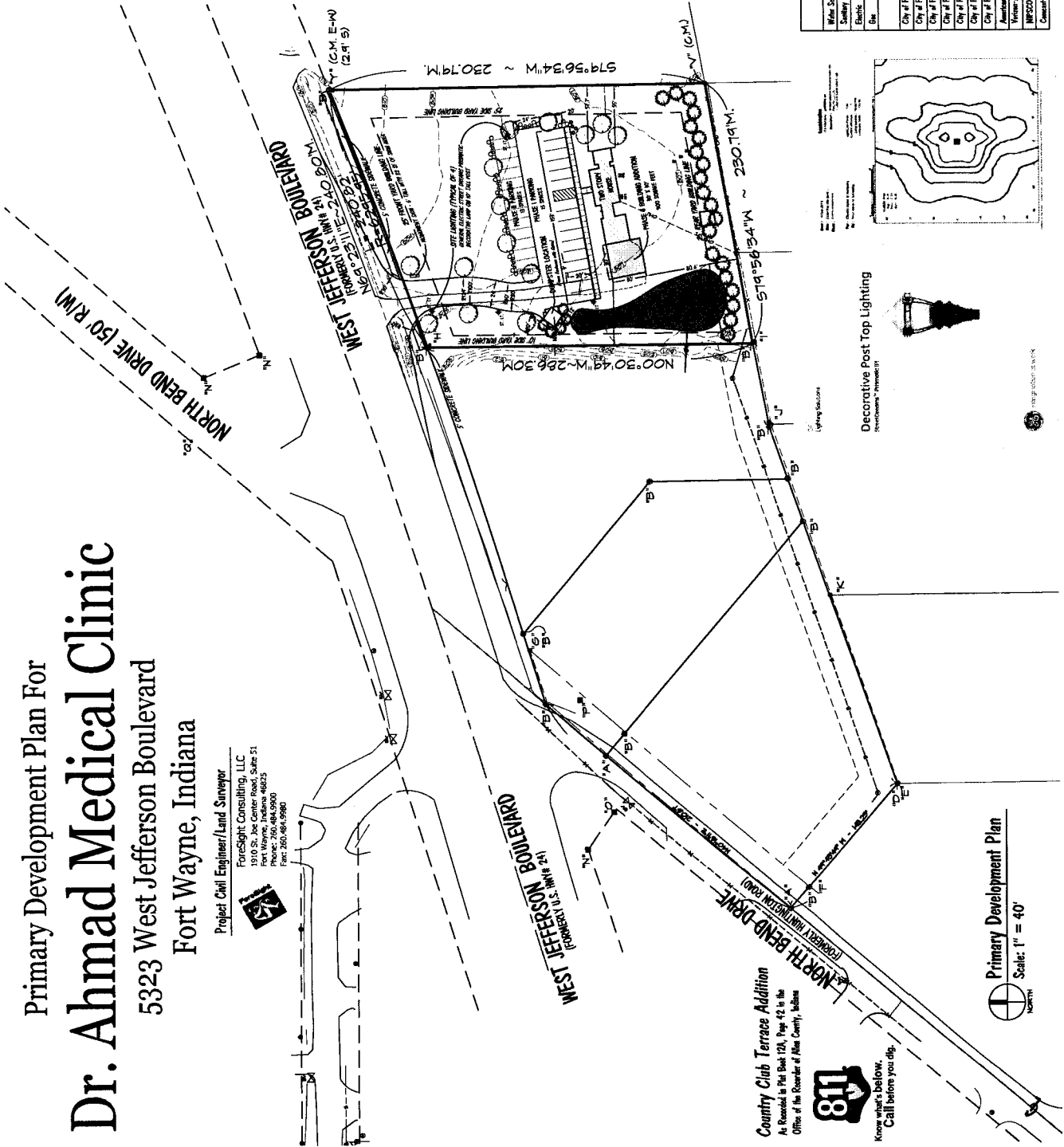


Country Club Terrace Addition  
 As Recorded in Plat Book 129, Page 412 in the  
 Office of the Recorder of Allen County, Indiana



Know what's below.  
 Call before you dig.

Primary Development Plan  
 Scale: 1" = 40'

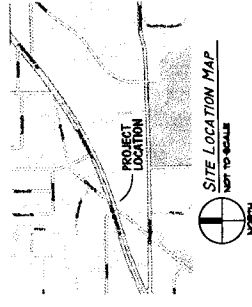
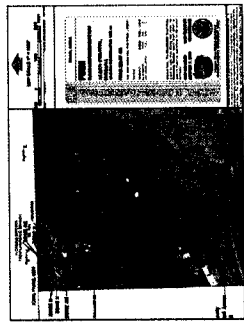


Existing Utility Provider Information	
Water Service	City of Fort Wayne
Sewer Service	City of Fort Wayne
Electric	American Electric Power
Gas	NPESCO
Contact Information	
City of Fort Wayne Department of Land Use Management/Utilities Work	260-427-3222
City of Fort Wayne Fire Department/Utilities Block	260-427-3658
City of Fort Wayne Water and Sewer Engineering-Campus Builders	260-427-1951
City of Fort Wayne Sewer Engineering-Department/Line Runners	260-427-2064
City of Fort Wayne Stormwater Engineering-Department/Practic Army	260-427-2064
City of Fort Wayne Water Engineering-Department/Block South	260-427-2064
City of Fort Wayne Traffic Engineering-Department/Field Working	260-427-3172
American Electric Power-Campus Builder	260-408-8683
NPESCO-Block South	260-461-5325
NPESCO-Block North	260-439-1038
Concrete Pipes-Underfoot	765-449-2801

ForeSight Consulting, LLC  
 Civil Engineering ~ Land Surveying  
 Serving Northeast Indiana  
 1910 St. Joe Center Road, Suite #51  
 Fort Wayne, Indiana 46825  
 260.484.9900 phone  
 260.484.9900 fax  
 www.foresight-consulting.biz



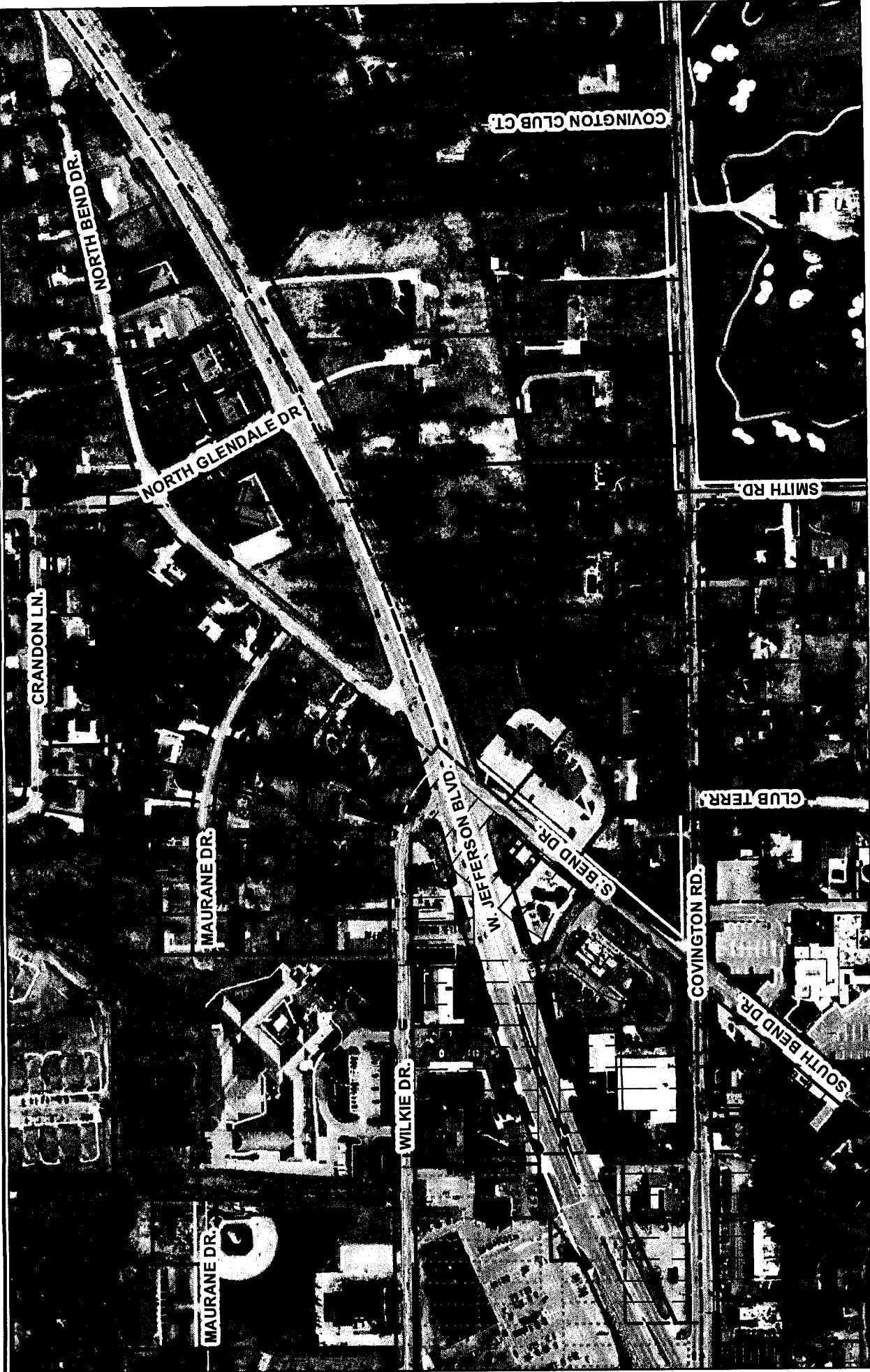
Performed for:  
**Dr. Ahmad Medical Clinic**  
 5323 West Jefferson Boulevard  
 Fort Wayne, Indiana 46804



Commission Number  
 141520  
 Date  
 November 5th, 2014  
 Title  
 Primary  
 Development Plan  
 Sheet Number  
**PDI**



Rezoning Petition REZ-2014-0102 and Primary Development Plan - Dr. Ahmad Medical Office

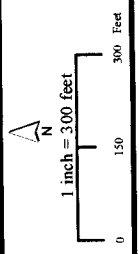


Project boundaries represented by bold colored lines are for representational purposes only.

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

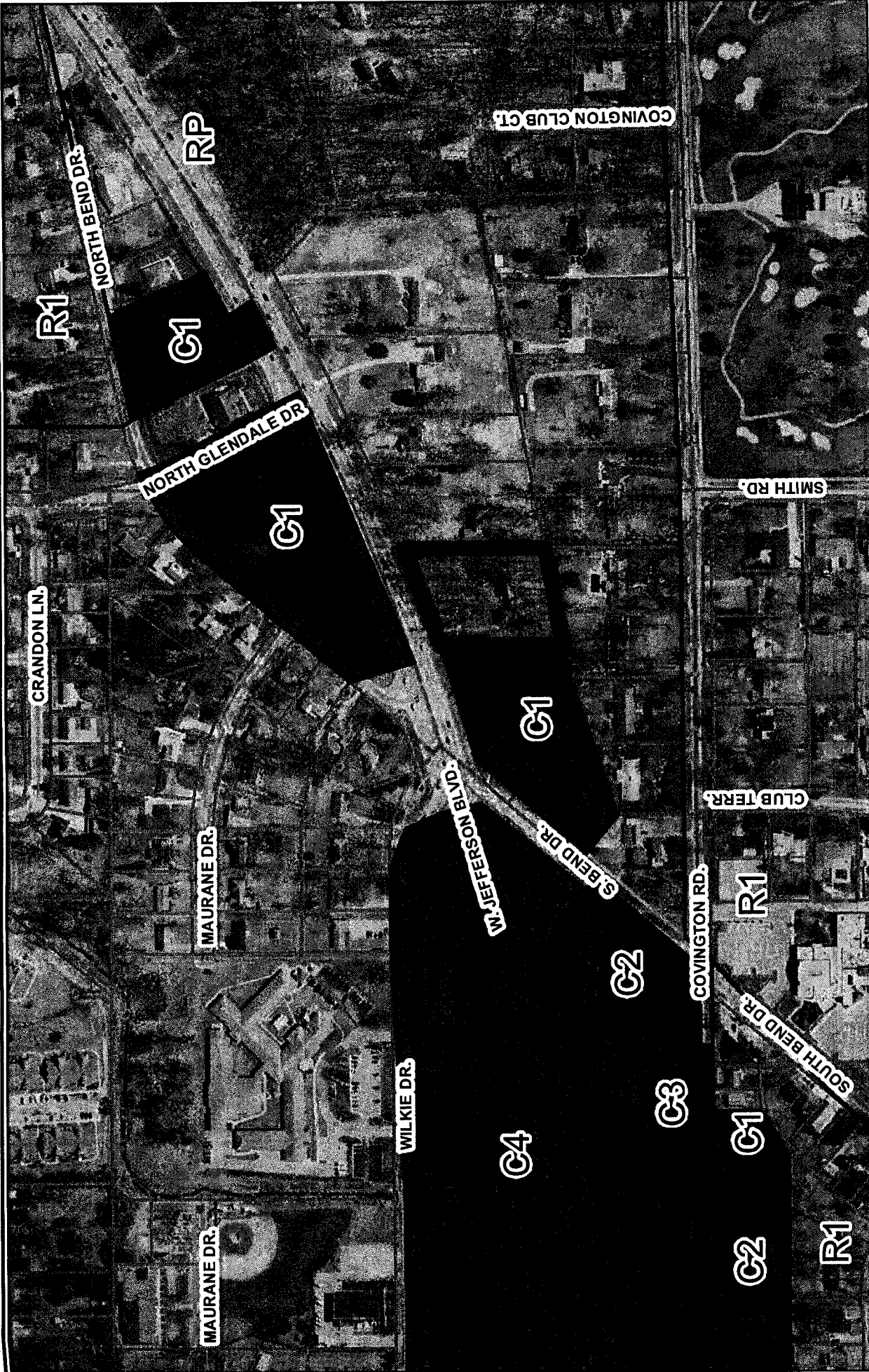
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

Date: 11/24/2014





Rezoning Petition REZ-2014-0102 and Primary Development Plan - Dr. Ahmad Medical Office

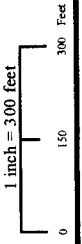


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© 2004 Board of Commissioners of the County of Allen  
 North American Datum 1983  
 State Plane Coordinate System, Zone 14 East  
 Photos and Contours: Spring 2009

Date: 11/2/2014



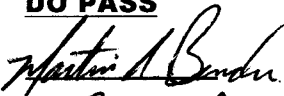

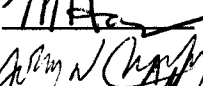
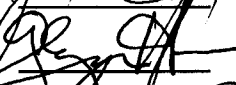
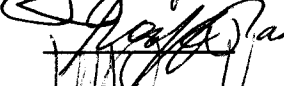
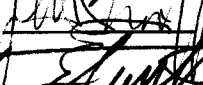
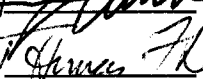

**BILL NO. Z-14-12-01**

**REPORT OF COMMITTEE ON REGULATIONS**

**FEBRUARY 24, 2015**

*Mitch Harper, Chair  
Glynn Hines, Co-Chair  
All Council Members*

**AN ORDINANCE** amending the City of Fort Wayne Zoning Map No. E-03 (Sec. 7 of Wayne Township). **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>
	_____	_____	_____
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	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

**SANDRA E. KENNEDY  
CITY CLERK**

Public Hearing Date, if applicable \_\_\_\_\_

Read the first time in full and on motion by Councilman Mitch Harper,  
Read the second time by title and referred to the Regulations  
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>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: 2-24-15 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. 2-1-15 on the 24<sup>th</sup> day of  
February, 2015

ATTEST:  
Sandra E. Kennedy  
SANDRA E. KENNEDY,  
CITY CLERK  
John N. Crawford  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 25<sup>th</sup> day  
of February, 2015, at the hour of 1:45 O'clock P.M. E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 27<sup>th</sup> day of FEBRUARY  
2015, at the hour of 9:30 O'clock AM E.S.T.

Thomas C. Henry  
THOMAS C. HENRY, MAYOR