

1 #REZ-2015-0041

2 BILL NO. Z-15-09-13

3 ZONING MAP ORDINANCE NO. Z-20-15

4 AN ORDINANCE amending the City of Fort Wayne
5 Zoning Map No. K-46 (Sec. 10 of Washington 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 C1

9 (Professional Office and Personal Services) District under the terms of Chapter 157 Title XV
10 of the Code of the City of Fort Wayne, Indiana:

11 A portion of the lands of Susan Riddle per Document No. 2014017904 as recorded in
12 the Office of the Recorder of Allen County, Indiana, and being a part of the South
13 Half of Lot No. 2 of Hollywood Acres per Plat Book 7B, Page 71, also recorded in
14 the Office of the Recorder of Allen County, Indiana, more particularly described as
15 follows:

16 Commencing at the Southwest corner of Lot No. 2 of said Hollywood Acres; thence
17 North 88 degrees 17 minutes 22 seconds East along the South Line of Lot No. 2
18 (basis of bearing and bearings to follow) 200.00 feet to the Point of Beginning of this
19 description; thence North 2 degrees 5 minutes 46 seconds West 65.24 feet to the
20 North Line of the South Half of said Lot No. 2; thence North 88 degrees 17 minutes
21 22 seconds East on and along said North Line 451.98 feet to the East line of said Lot
22 No. 2; thence South 2 degrees 8 minutes 1 second East on and along said East Line
23 65.24 feet to the Southeast corner of said Lot No. 2; thence South 88 degrees 17
24 minutes 22 seconds West on and along the South Line of said Lot No. 2 452.02 feet
25 to the point of beginning. Containing 0.677 acres, more or less.

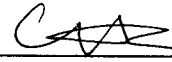
26 Part of Parent Parcel Tax I.D. No. 02-07-10-478-012.000-073

27 and the symbols of the City of Fort Wayne Zoning Map No. K-46 (Sec. 10 of Washington
28 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
29 Wayne, Indiana is hereby changed accordingly.
30

1 SECTION 2. That this Ordinance shall be in full force and effect from and after its
2 passage and approval by the Mayor.

3 
4 _____
5 Council Member

6 APPROVED AS TO FORM AND LEGALITY:

7 
8 _____
9 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-2015-0041
Bill Number: Z-15-09-13
Council District: 3-Tom Didier

Introduction Date: September 22, 2015

Plan Commission
Public Hearing Date: October 12, 2015

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

Synopsis of Ordinance: To rezone approximately 0.67 acres of property from R1-Single Family
Residential to C1-Professional Office and Personal Services

Location: The eastern 455 feet of 7420 Woodbine Avenue

Reason for Request: To bring the zoning of the property into compliance with the remaining
property owned by the applicant and to relocate a structure on the
property.

Applicant: Edgewood Chiropractic Center

Property Owner: William and L. Jean Webster

Related Petitions: Primary Development Plan, Edgewood Chiropractic Center

Effect of Passage: Property is being purchased to add to the Edgewood Chiropractic Center
at 1114 West Cook Road. The applicant intends to relocate an existing
garage on the subject property.

Effect of Non-Passage: The property will remain zoned for single family development.

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Edgewood Chiropractic Center
 Address 1114 West Cook Road
 City Fort Wayne State IN Zip 46825
 Telephone 260-483-5588 E-mail chiroboggs@msn.com

Contact Person
 Contact Person Mark Reinhard - Engineering Resources Inc.
 Address 11020 Diebold Road
 City Fort Wayne State IN Zip 46845
 Telephone 260-451-9740 E-mail mark@eri.consulting

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 7420 Woodbine Ave., Fort Wayne IN 46825
 Present Zoning R1 Proposed Zoning C1 Acreage to be rezoned 1.35
 Proposed density 1 units per acre
 Township name Washington Township section # WS10
 Purpose of rezoning (attach additional page if necessary) Edgewood Chiropractic Center proposes to rezone portion of existing lot to C1 for property to have commercial use with 1114 West Cook Road parcel.
 Sewer provider City of Fort Wayne Water provider City of Fort Wayne

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

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>B + B Concepts LLC</u> (printed name of applicant)	<u>T. Boggs</u> (signature of applicant)	<u>8.31.15</u> (date)
<u>B + B Concepts LLC</u> (printed name of property owner)	<u>T. Boggs</u> (signature of property owner)	<u>8.31.15</u> (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

Received <u>9/1/15</u>	Receipt No. <u>118915</u>	Hearing Date <u>10-12-15</u>	Petition No. <u>REZ - 2015 - 0041</u>
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Exhibit "A"

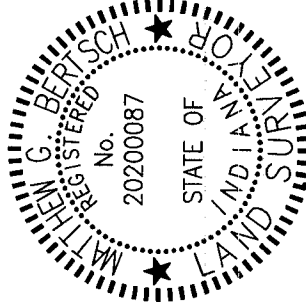
Proposed Re-zoning Area Description

A portion of the lands of Susan Riddle per Document No. 2014017904 as recorded in the Office of the Recorder of Allen County, Indiana, and being a part of the South Half of Lot No. 2 of Hollywood Acres per Plat Book 7B, Page 71, also recorded in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of Lot No. 2 of said Hollywood Acres; thence North 88 degrees 17 minutes 22 seconds East along the South Line of Lot No. 2 (basis of bearing and bearings to follow) 200.00 feet to the Point of Beginning of this description; thence North 2 degrees 5 minutes 46 seconds West 65.24 feet to the North Line of the South Half of said Lot No. 2; thence North 88 degrees 17 minutes 22 seconds East on and along said North Line 451.98 feet to the East line of said Lot No. 2; thence South 2 degrees 8 minutes 1 second East on and along said East Line 65.24 feet to the Southeast corner of said Lot No. 2; thence South 88 degrees 17 minutes 22 seconds West on and along the South Line of said Lot No. 2 452.02 feet to the point of beginning. Containing 0.677 acres, more or less.


Part of Parent Parcel Tax I.D. No. 02-07-10-478-012.000-073

This description was prepared for Engineering Resources, Inc. by Bertsch-Frank & Associates, LLC, and certified by Matthew G. Bertsch, P.L.S. Indiana Registered Land Surveyor No. 20200087.



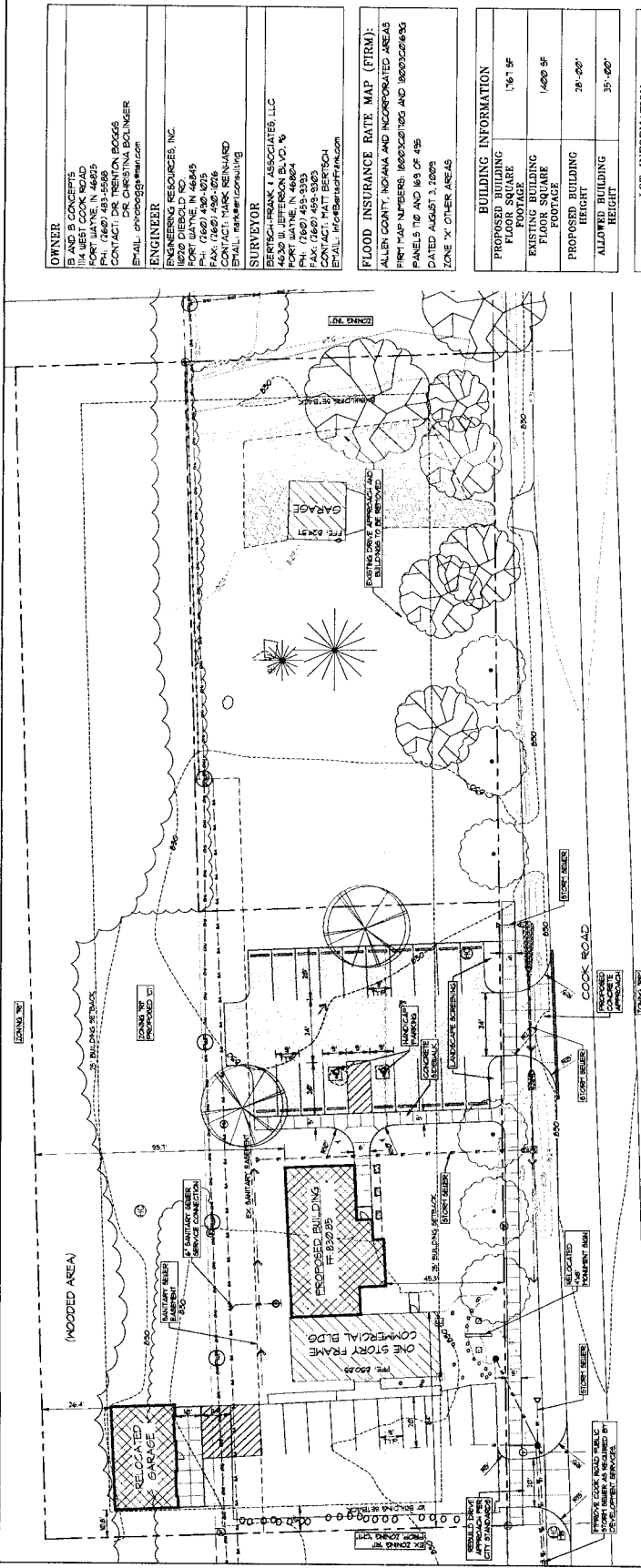
Matthew G. Bertsch

Matthew G. Bertsch, P.L.S.
Indiana Registered Land Surveyor No. 20200087

 <p>LAND SURVEYING 811 LAWRENCE DRIVE FORT WAYNE, IN 46804</p>		<p>Susan Riddle Exhibit "A" Edgewood Chiropractic Center Proposed Re-zoning Area City of Fort Wayne</p>		<table border="1"> <thead> <tr> <th colspan="2">REVISIONS</th> </tr> <tr> <th>MARK</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		REVISIONS		MARK	DATE											<table border="1"> <tr> <td>CAD FILE:</td> <td>12378Rezone.dwg</td> </tr> <tr> <td>DRAWN BY:</td> <td>ARF</td> </tr> <tr> <td>CHECKED BY:</td> <td>MGB</td> </tr> <tr> <td>DATE:</td> <td>8/31/2015</td> </tr> <tr> <td>PRJCT. NO.:</td> <td>12378.100</td> </tr> </table>		CAD FILE:	12378Rezone.dwg	DRAWN BY:	ARF	CHECKED BY:	MGB	DATE:	8/31/2015	PRJCT. NO.:	12378.100
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Edgewood Chiropractic Center

1114 West Cook Road
Fort Wayne, Indiana



BUILDING INFORMATION	
PROPOSED BUILDING FLOOR SQUARE FOOTAGE	176,750 SF
EXISTING BUILDING FLOOR SQUARE FOOTAGE	14,000 SF
PROPOSED BUILDING HEIGHT	28'-00"
ALLOWED BUILDING HEIGHT	35'-00"

LOT INFORMATION	
CURRENT ZONING	R1/C1
PROPOSED ZONING	C1
CURRENT USE	CHIROPRACTIC OFFICE
PROPOSED USE	CHIROPRACTIC OFFICE
DISTURBED AREA	0.7807 AC

PARKING SUMMARY	
6 SPACES PER DOCTOR & 1 SPACE PER EMPLOYEE	TOTAL PARKING PROVIDED
2 DOCTORS / 8 EMPLOYEES	20 SPACES
	73 SPACES



LOCATION MAP
SCALE: NOT TO SCALE

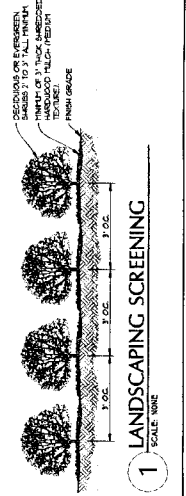
PRIMARY DEVELOPMENT PLAN

SCALE: 1" = 2' 10"

- PROPOSED LEGEND:**
- STORM ALLEY
 - STORM MAIN
 - STORM CLEANOUT
 - MANHOLE SYMBOL
 - MANHOLE BOX

- LAYOUT LEGEND:**
- PARKING LOT LANDSCAPE
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE

- LANDSCAPE LEGEND:**
- RELOCATED GARAGE
 - PROPOSED BUILDING
 - PROPOSED CONCRETE





Rezoning Petition REZ-2015-0041 and Primary Development Plan - Edgewood Chiropractic Care Center

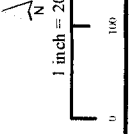


Project boundaries represented by bold colored lines are for representational purposes only.

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

Date: 9/4/2015

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.





Rezoning Petition REZ-2015-0041 and Primary Development Plan - Edgewood Chiropractic Care Center



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North American Datum 1983
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Photos and Contours: Spring 2009

Date: 9/4/2015

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Public Hearing Date, if applicable 10-12-15

Read the first time in full and on motion by Councilman Glynn Hines,
Read the second time by title and referred to the Regulations
Committee. Read the third time in full and on motion by Councilman
Glynn Hines, 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>	_____	_____	_____
SHOAF	<u>✓</u>	_____	_____	_____
SMITH	<u>✓</u>	_____	_____	_____

DATED: 10-27-15 Angela K Davis
ANGELA K. DAVIS, DEPUTY 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. 2-20-15 on the 27th day of
October, 2015

Angela K Davis ATTEST:
ANGELA K. DAVIS,
DEPUTY CITY CLERK

John N. Crawford
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 28th day
of October, 2015, at the hour of 2:00 o'clock PM. E.S.T.

Angela K Davis
ANGELA K. DAVIS, DEPUTY CITY CLERK

Approved and signed by me this 28th day of OCTOBER
2015, at the hour of 4:30 o'clock PM. E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR

BILL NO. Z-15-09-13

REPORT OF COMMITTEE ON REGULATIONS

October 27, 2015

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

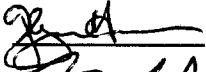
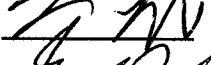

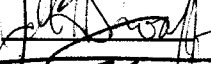
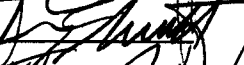
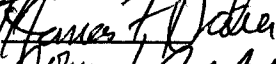
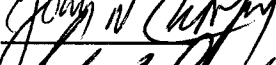

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. K-46 (Sec. 10 of Washington Township). The location is the eastern 455 feet of 7420 Woodbine Avenue.
COMMITTEE ON REGULATIONS HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said ordinance

DO PASS

DO NOT PASS

ABSTAIN

NO REC

	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
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**SANDRA E. KENNEDY
CITY CLERK**