

1 #REZ-2015-0051

2 BILL NO. Z-15-10-15

3 ZONING MAP ORDINANCE NO. Z-26-15

4 AN ORDINANCE amending the City of Fort Wayne
5 Zoning Map No. G-02 (Sec. 8 of Wayne 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 a 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 Part of LaGro Section, in Township 30 North, Range 12 East, in Allen County,
12 Indiana, more particularly described as follows, to-wit: Commencing 6.50 chains
13 West of and 40.00 chains North of the Southeast corner of the said LaGro Section;
14 thence West on the North line of the Southeast quarter of said LaGro Section 1.00
15 chain to the center line of the Huntington Road, being U.S. Highway No. 24; thence
16 South 51 degrees, 30 minutes West of the center line of the said Highway 1,350 feet
17 for the point of beginning of the tract herein described; thence South 38 degrees, 30
18 minutes East, 385 feet; thence South 51 degrees 30 minutes West, 340 feet; thence
19 North 40 degrees, 2 minutes West, 385 feet to the center line of the said U.S.
20 Highway No. 24; thence North 51 degrees, 30 minutes East on the center line of said
21 Highway, 350 feet to the place of beginning, containing 3.05 acres, more or less,
22 excepting therefrom the following described parcel of real estate:

23 A part of LaGro Section, in Township 30 North, Range 12 East, in Allen County,
24 Indiana, more particularly described as follows, to-wit: Commencing 6.50 chains
25 West of and 40.00 chains North of the Southeast corner of the said LaGro Section;
26 thence West on the North line of the Southeast quarter of said LaGro Section 1.00
27 chain to the center line of the Huntington Road, being U.S. Highway No. 24; thence
28 South 51 degrees, 30 minutes West of the center line of the said Highway 1,350 feet
29 for the point of beginning of the tract herein described; thence South 38 degrees, 30
30 minutes East, 385 feet; thence South 51 degrees 30 minutes West, a distance of 120
feet; thence North 43 degrees 47 minutes West a distance of 210 feet; thence South
74 degrees 23 minutes West a distance of 28 feet; thence North 42 degrees 0 minutes
West, a distance of 165.6 feet to a point in the centerline of the Huntington Road;
thence North 51 degrees 30 minutes East along the centerline of said Road a distance
of 174 feet to the place of beginning, containing 1.31 acres of land, more or less.

and the symbols of the City of Fort Wayne Zoning Map No. G-02 (Sec. 8 of Wayne
Township), as established by Section 157.082 of Title XV of the Code of the City of Fort

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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-2015-0051
Bill Number: Z-15-10-15
Council District: 4-Mitch Harper

Introduction Date: October 27, 2015

Plan Commission
Public Hearing Date: November 9, 2015

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

Synopsis of Ordinance: To rezone approximately 1.74 acres of property from RP-Planned Residential
to C1-Professional Office and Personal Services

Location: 4225 West Jefferson Boulevard

Reason for Request: To allow the existing structure on the property to be used as a professional
office.

Applicant: Blackburn & Green Real Estate, LLC

Property Owner: Blackburn & Green Real Estate, LLC

Related Petitions: none

Effect of Passage: Property will be rezoned to the C1-Professional Office and Personal
Services zoning district which will match the adjacent property owned by
Blackburn & Green and will permit additional office and office storage
space.

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

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Blackburn & Green Real Estate, LLC
 Address 4203 W. Jefferson Blvd.
 City Fort Wayne State IN Zip 46804
 Telephone 260-4224400 E-mail _____

Contact Person
 Contact Person Mark H. Bains / Barrett McNagny LLP
 Address 215 East Berry Street
 City Fort Wayne State IN Zip 46802
 Telephone 260-423-9551 E-mail tmn@barrettllaw.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 4225 W. Jefferson Blvd.
 Present Zoning RX P Proposed Zoning C1 Acreage to be rezoned 1.74
 Proposed density _____ units per acre
 Township name _____ Township section # _____
 Purpose of rezoning (attach additional page if necessary) Applicant desires to rezone the property to C1 so that it may utilize the property for professional office space
 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.

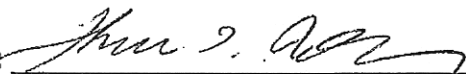
see attached Exhibit "A"
 _____ (printed name of applicant) _____ (signature of applicant) _____ (date)
 see attached Exhibit "A"
 _____ (printed name of property owner) _____ (signature of property owner) _____ (date)
 _____ (printed name of property owner) _____ (signature of property owner) _____ (date)
 _____ (printed name of property owner) _____ (signature of property owner) _____ (date)

Received	Receipt No.	Hearing Date	Petition No.
10/6/15	119227	11-9-15	REZ-2015-0051

Exhibit "A"
Blackburn & Green Rezoning Petition Application

"APPLICANT"


BLACKBURN & GREEN REAL ESTATE, LLC

By: 
Printed Name: Thomas D. Blackburn
Its: OWNER & MANAGER

Dated: 10-5-15

"PROPERTY OWNER"

BLACKBURN & GREEN REAL ESTATE, LLC

By: 
Printed Name: P. J. Green
Its: OWNER

Dated: 10-5-15

EXHIBIT "A"

A part of LaGro Section, in Township 30 North, Range 12 East, in Allen County, Indiana, more particularly described as follows, to-wit: Commencing 6.50 chains West of and 40.00 chains North of the Southeast corner of the said LaGro Section; thence West on the North line of the Southeast quarter of said LaGro Section 1.00 chains to the center line of the Huntington Road, being U.S. Highway No. 24; thence South 51 degrees, 30 minutes West of the center line of the said highway 1,350 feet for the point of beginning of the tract herein described; thence South 38 degrees, 30 minutes East, 385 feet; thence South 51 degrees, 30 minutes West, 340 feet; thence North 40 degrees, 2 minutes West, 385 feet to the center line of the said U.S. Highway No. 24; thence North 51 degrees, 30 minutes East on the center line of said Highway, 350 feet to the place of beginning, containing 3.05 acres, more or less, excepting therefrom the following described parcel of real estate:

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Rezoning Petition REZ-2015-0051

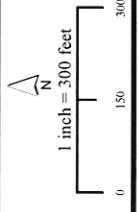


Project boundaries represented by bold colored lines are for representational purposes only.

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.

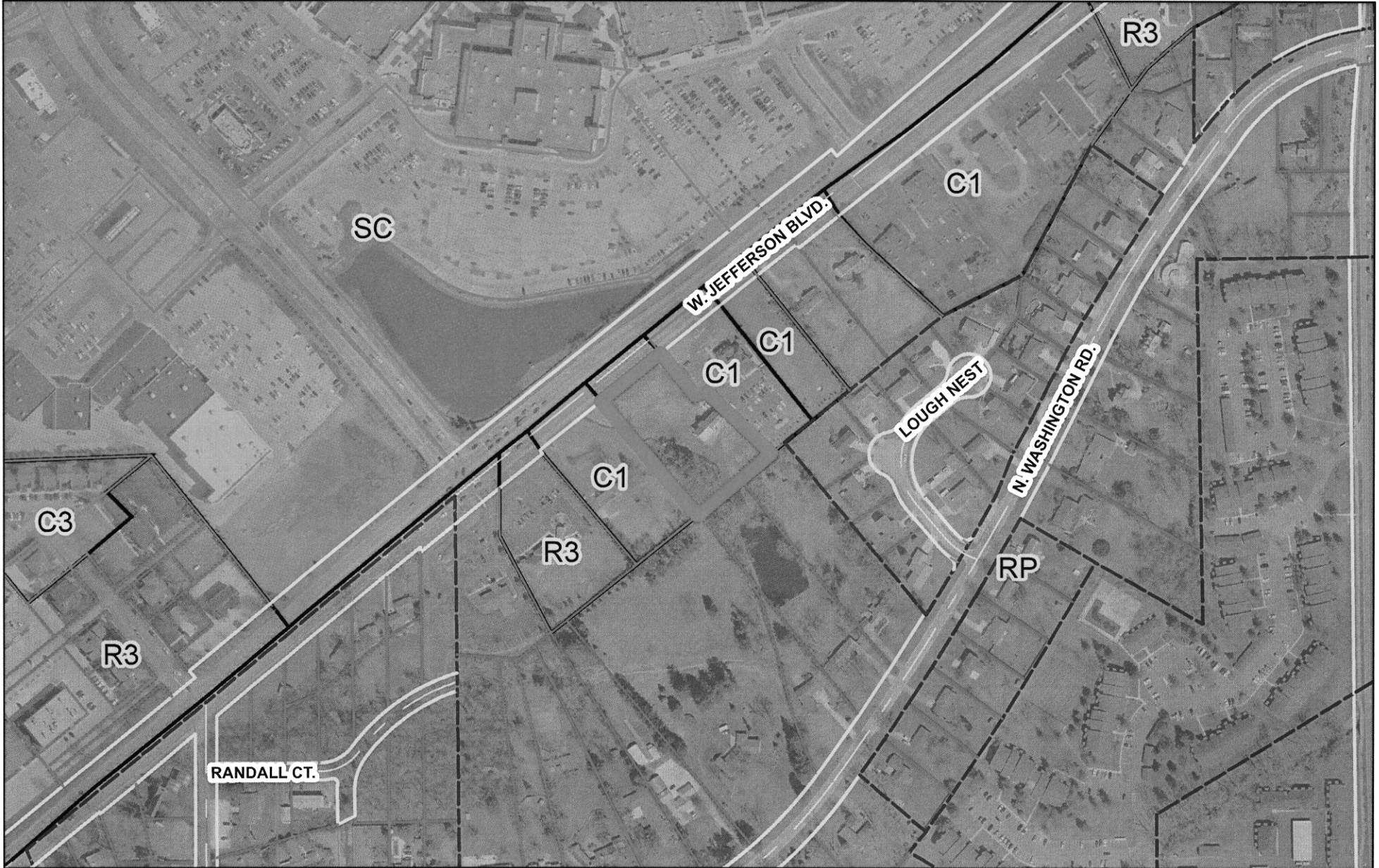
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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

Date: 10/21/2015





Rezoning Petition REZ-2015-0051

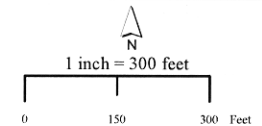


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© 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009

Date: 10/21/2015



Public Hearing Date, if applicable 11-9-15

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
Martin Bender, placed on passage by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>7</u>	<u> </u>	<u> </u>	<u>2</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: 11-24-15 Michelle D. Chambers
MICHELLE D. CHAMBERS, 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. 2-26-15 on the 24th day of
November, 2015

Michelle D. Chambers ATTEST: John N. Crawford
MICHELLE D. CHAMBERS, PRESIDING OFFICER
CITY CLERK

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 30th day
of November, 2015, at the hour of 12:00 o'clock PM. E.S.T.

Michelle D. Chambers
MICHELLE D. CHAMBERS, CITY CLERK

Approved and signed by me this 1st day of December
2015, at the hour of 4:00 O'clock PM. E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR

BILL NO. Z-15-10-15

REPORT OF COMMITTEE ON REGULATIONS

November 24, 2015

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

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. G-02 (Sec. 8 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

DO PASS

DO NOT PASS

ABSTAIN

NO REC

<i>Martin D. Bond</i>	_____	_____	_____
<i>John W. Campbell</i>	_____	_____	_____
<i>Mitch Harper</i>	_____	_____	_____
<i>Thomas Widger</i>	_____	_____	_____
<i>[Signature]</i>	_____	_____	_____
<i>[Signature]</i>	_____	_____	_____
<i>[Signature]</i>	_____	_____	_____
<i>[Signature]</i>	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

MICHELLE D. CHAMBERS
CITY CLERK *Michelle Chambers*

Sarah A. Rogers

From: Michelle Wood
Sent: Monday, November 16, 2015 1:30 PM
To: Sarah A. Rogers
Subject: Items for next Tuesday
Attachments: VALY 2015 0058 ph pkt.pdf

Hi Sarah,
I have attached the public hearing packet for G-15-11-06.
I would like this on for discussion and passage as well, please.

Also, I will be sending the following to you this week, also for discussion and passage next week:

Z-15-10-10
Z-15-10-11
Z-15-10-12
Z-15-10-13
Z-15-10-14
Z-15-10-15

Thanks!



MICHELLE BYRD WOOD, RLA
SENIOR LAND USE PLANNER
DEPARTMENT OF PLANNING SERVICES

200 EAST BERRY, SUITE 150
CITIZENS SQUARE
FORT WAYNE, IN 46802
260.449.7607 P
260.449.7682 F

[HTTP://WWW.ALLENCOUNTY.US](http://www.allencounty.us)