

1 #REZ-2015-0060

2 BILL NO. Z-15-11-23

3 ZONING MAP ORDINANCE NO. Z- 29-15

4 AN ORDINANCE amending the City of Fort Wayne  
5 Zoning Map No. G-11 (Sec. 17 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 an I1 (Limited  
9 Industrial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort  
10 Wayne, Indiana:

11 The West 180.0 feet of the East 678.0 feet of the South 382.0 feet of the Southeast  
12 Quarter of Section 17, Township 30 North, Range 12 East, in Allen County, Indiana,  
containing 1.58 acres, commonly known as 3916 Engle Road.

13 Excluded from the above described premises is the South 35 feet of the above  
14 described property, said South 35 feet containing 0.145 acres of land, more or less.

15 ALSO:

16 Part of the Southeast Quarter of Section 17, Township 30 North, Range 12 East, in  
Allen County, Indiana, more particularly described as follows:

17 Beginning at a point located 498 feet west and 382 feet north of the southeast  
18 corner of the Southeast Quarter of Section 17, Township 30 North, Range 12 East,  
19 in Allen County, Indiana; thence north and parallel to the east line of the Southeast  
20 Quarter of Section 17, Township 30 North, Range 12 East, a distance of 200 feet;  
21 thence west and parallel to the south line of the Southeast Quarter of Section 17,  
22 Township 30 North, Range 12 East a distance of 180 feet; thence south and parallel  
to the east line of the Southeast Quarter of Section 17, Township 30 North, Range  
12 East a distance of 200 feet; thence east and parallel to the south line of the  
Southeast Quarter of Section 17, Township 30 North, Range 12 East a distance of  
180 feet to the point of beginning, containing 0.83 acre more or less.

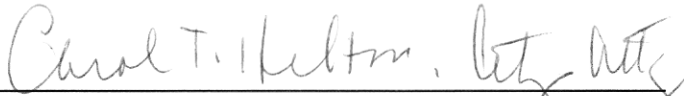
23 and the symbols of the City of Fort Wayne Zoning Map No. G-11 (Sec. 17 of Wayne  
24 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort  
25 Wayne, Indiana is hereby changed accordingly.  
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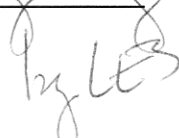
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SECTION 2. That this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

  
\_\_\_\_\_  
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-2015-0060  
Bill Number: Z-15-11-23  
Council District: 4-Mitch Harper

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Introduction Date: November 24, 2015  
Plan Commission  
Public Hearing Date: December 7, 2015  
Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

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Synopsis of Ordinance: To rezone approximately 2.26 acres of property from R1-Single Family Residential to I1-Limited Industrial  
Location: 3916 Engle Road and 4036 Westbury Drive  
Reason for Request: To allow the properties to be used for a plumbing and construction contractor business. There is an existing commercial building on 4036 Westbury Drive.  
Applicant: Donnie Chestnut, Chestnut Services, Inc.  
Property Owner: P and A Realty, Inc.

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Related Petitions: none

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Effect of Passage: Property will be rezoned to the I1-Limited Industrial zoning district which will permit a variety of low-intensity industrial uses.  
Effect of Non-Passage: The property will remain zoned for residential use.

**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant Donnie Chestnut  
 Address 1927 Eminence Break Pass  
 City Fort Wayne State Indiana Zip 46808  
 Telephone 260-410-6542 E-mail lynnchestnut@live.com

**Contact Person**  
 Contact Person Donnie Chestnut  
 Address 1927 Eminence Break Pass  
 City Fort Wayne State Indiana Zip 46808  
 Telephone 260-410-6542 E-mail lynnchestnut@live.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 3916 Engle Rd.  
 Present Zoning R 1 Proposed Zoning I 1 Acreage to be rezoned 2.41  
 Proposed density \_\_\_\_\_ units per acre  
 Township name Wayne Township section # \_\_\_\_\_  
 Purpose of rezoning (attach additional page if necessary) For use as HVAC Shop.

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 Rezonings 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.

Donnie Chestnut [Signature] 10/31/15  
 (printed name of applicant) (signature of applicant) (date)

P And A Realty, Inc. [Signature] Nov 2 2015  
 (printed name of property owner) (signature of property owner) (date)

\_\_\_\_\_  
 (printed name of property owner) (signature of property owner) (date)

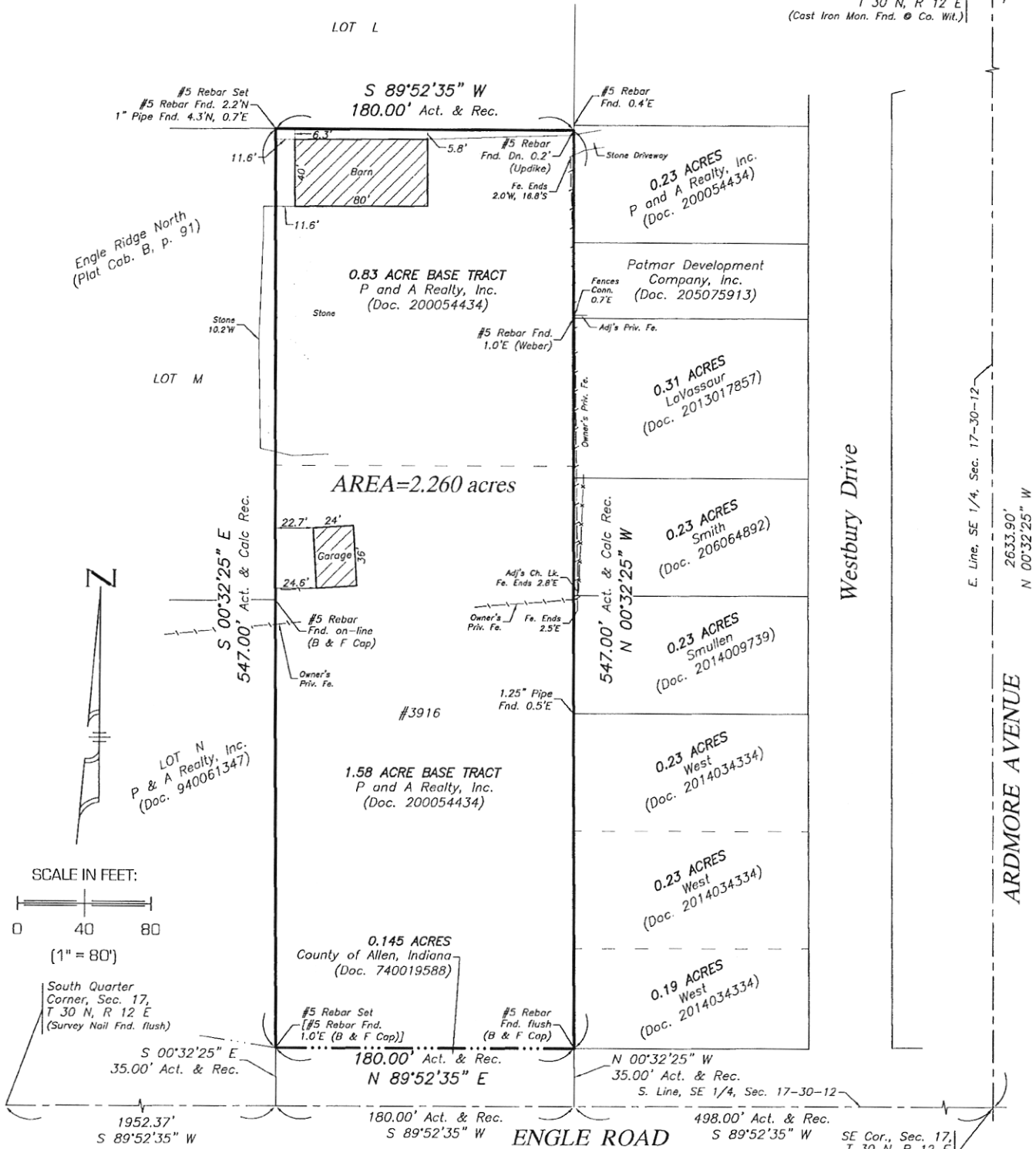
\_\_\_\_\_  
 (printed name of property owner) (signature of property owner) (date)

Received	Receipt No.	Hearing Date	Petition No.
11/3/15	119480 w 7987	12/7/15	Per-2015-0060

**PLAT OF SURVEY**

1" = 80'

East Quarter  
Corner, Sec. 17,  
T 30 N, R 12 E  
(Cast Iron Mon. Fnd. @ Co. Wit.)



SE Cor., Sec. 17,  
T 30 N, R 12 E  
(Cast Iron Mon.  
Fnd. @ Co. Wit.)

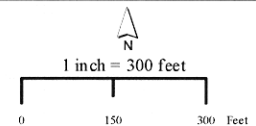


Project boundaries represented by bold colored lines are for representational purposes only.

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: 11/17/2015



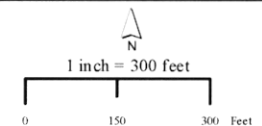


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Public Hearing Date, if applicable \_\_\_\_\_

~~December 29~~ 12-7-2015

Read the first time in full and on motion by Councilman Glynn Hines  
Read the second time by title and referred to the Negotiations Committee  
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>8</u>	_____	_____	<u>1</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: 12-22-15 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. Z-29-15 on the 22<sup>nd</sup> day of  
December, 2015

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

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 23<sup>rd</sup> day  
of December, 2015, at the hour of 1:00 o'clock PM. E.S.T.

Michelle D. Chambers  
MICHELLE D. CHAMBERS, CITY CLERK

Approved and signed by me this 28<sup>th</sup> day of December  
2015, at the hour of 9:00 O'clock AM. E.S.T.

Thomas C. Henry  
THOMAS C. HENRY, MAYOR

**BILL NO. Z-15-11-23**

**REPORT OF COMMITTEE ON REGULATIONS**

**December 22, 2015**

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


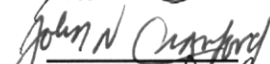


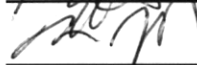
**AN ORDINANCE** amending the City of Fort Wayne Zoning Map No. G-11 (Sec. 17 of Wayne Township). The location is at 3916 Engle Road and 4036 Westbury Drive.  
**COMMITTEE ON REGULATIONS HAVE HAD SAID** Ordinance under consideration and beg leave to report back to the Common Council that said ordinance

**DO PASS**

**DO NOT PASS**

**ABSTAIN**

**NO REC**

	_____	_____	_____
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**MICHELLE D. CHAMBERS  
CITY CLERK**

