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#REZ-2016-0016

BILL NO. Z-16-05-22

ZONING MAP ORDINANCE NO. Z-10-16

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. P-58 (Sec. 6 of St. Joseph 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 a C1
(Professional Office and Personal Services) District under the terms of Chapter 157 Title XV
of the Code of the City of Fort Wayne, Indiana:

Part of the Northwest Quarter of Section 6, Township 31 North, Range 13 East, of the
Second Principal Meridian, Allen County, Indiana, described as follows:

Commencing at the Northwest corner of the Northwest Corner of said Section 6; thence
South 01 degrees 01 minutes 10 seconds East (assumed bearing), along the West line of the
Northwest Quarter of said Section 6, a distance of 2,148.1 feet; thence South 89 degrees 38
minutes 20 seconds East, 952.3 feet to the Point of Beginning; thence North 01 degrees 00
minutes 00 seconds West 156.9 feet to the centerline of a ditch; thence North 89 degrees 00
minutes 00 seconds East, said ditch, 311.0 feet to the centerline of the Old Auburn Road as
presently established; thence South 24 degrees 09 minutes 30 seconds West, along said Road
centerline, 179.5 feet; thence North 89 degrees 38 minutes 20 seconds West, 235.0 feet to
the Point of Beginning, containing 1.00 acre, more or less.

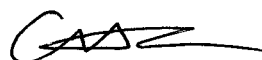
and the symbols of the City of Fort Wayne Zoning Map No. P-58 (Sec. 6 of St. Joseph
Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
Wayne, Indiana is hereby changed accordingly.

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

**Department of Planning Services
Rezoning Petition Application**

Applicant

Applicant Scott Investors, LLC
 Address 409 E. Cook Rd., Ste. 300
 City Fort Wayne State IN Zip 46825
 Telephone 260-489-8500 E-mail diana.parent@svn.com

Contact Person

Contact Person Diana Parent
 Address 409 E. Cook Rd., Ste. 300
 City Fort Wayne State IN Zip 46825
 Telephone 260-489-8500 E-mail diana.parent@svn.com

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

Request

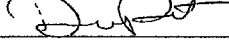
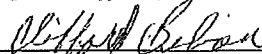
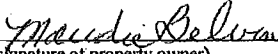
Allen County Planning Jurisdiction City of Fort Wayne Planning Jurisdiction
 Address of the property 9823 Auburn Road, Fort Wayne, IN 46825
 Present Zoning AR Proposed Zoning C1 Acreage to be rezoned 1.00 acres
 Proposed density _____ units per acre
 Township name St. Joseph Township section # 6
 Purpose of rezoning (attach additional page if necessary) Medical Office
 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

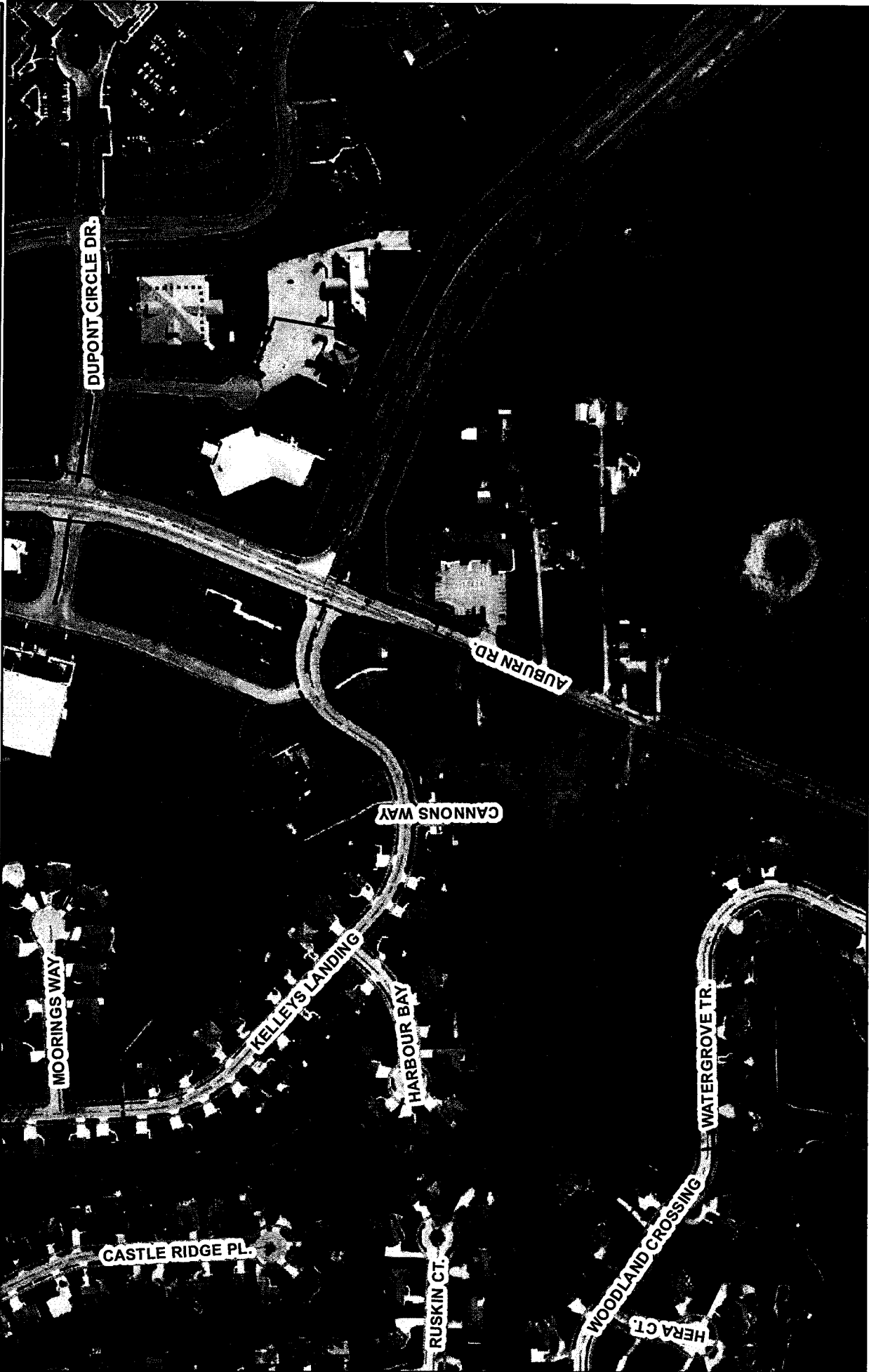
I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures 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>Diana Parent</u> (printed name of applicant)	 (signature of applicant)	<u>5/2/16</u> (date)
<u>Clifford Belvin</u> (printed name of property owner)	 (signature of property owner)	<u>5/2/16</u> (date)
<u>Maude Belvin</u> (printed name of property owner)	 (signature of property owner)	<u>5/2/16</u> (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

Received <u>5-3-16</u>	Receipt No. <u>120698</u>	Hearing Date <u>6-13-16</u>	Petition No. <u>REZ-2016-0016</u>
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Rezoning Petition REZ-2016-0016 and Primary Development Plan PDP-2016-0018 - Auburn Road Medical Office Building

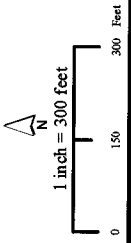


Project boundaries represented by bold colored lines are for representational purposes only.

Although third accuracy data 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.

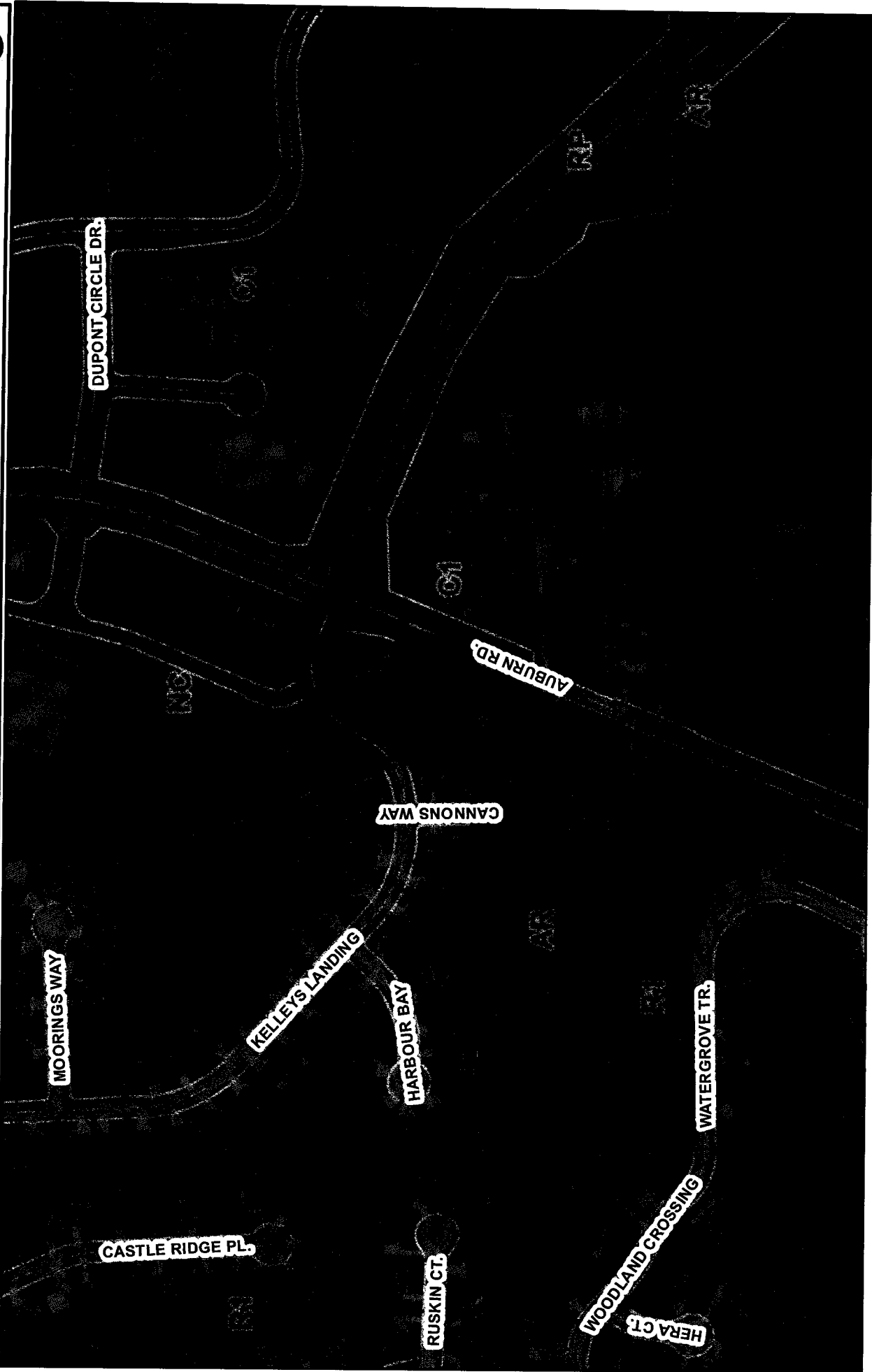
© 2004 Board of Commissioners of the County of Allen
State Plane Coordinate System, East
Photos and Contours: Spring 2009

Date: 5/17/2016





Rezoning Petition REZ-2016-0016 and Primary Development Plan PDP-2016-0018 - Auburn Road Medical Office Building



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

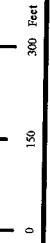
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2005

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Date: 5/17/2016



1 inch = 300 feet



**City of Fort Wayne Common Council
DIGEST SHEET**

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2016-0016
Bill Number: Z-16-05-22
Council District: 2-Russ Jehl

Introduction Date: May 24, 2016

**Plan Commission
Public Hearing Date:** June 13, 2016

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

Synopsis of Ordinance: To rezone approximately 1.0 acre of property from AR-Low Intensity
Residential to C1-Professional Office and Personal Services

Location: 9823 Auburn Road

Reason for Request: To construct a new 3,432 square foot medical office building

Applicant: Scott Investors, LLC

Property Owner: Clifford and Maude Belvin

Related Petitions: Primary Development Plan, Auburn Road Medical Office Building

Effect of Passage: Property will be rezoned to the C1-Professional Office and Personal
Services zoning district which allow the development of the site for a new
medical or general office building.

Effect of Non-Passage: The property will remain zoned for single-family residential development
and low-intensity agricultural uses.

Public Hearing Date, if applicable June 13, 2016

Read the first time in full and on motion by Councilman Didier.

Read the second time by title and referred to the Regulations Committee.

Read the third time in full and on motion by Councilman Didier, placed on passage by the following vote:

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
ARP	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BARRANDA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRAWFORD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DIDIER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENSLEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HINES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


DATED: June 28, 2016



 LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as
 Zoning No. Z-16-05-22 on the 28th day of June, 2016

ATTEST:



 LANA R. KEESLING
 CITY CLERK



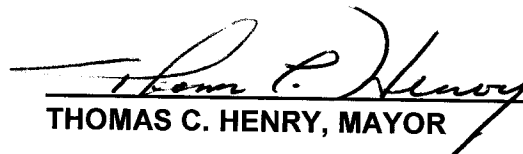
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 29th
 of June 2016, at the hour of 11:30 o'clock A.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 29th day of June
 2016, at the hour of 2:00 O'clock Pm . E.S.T.



 THOMAS C. HENRY, MAYOR

BILL NO. Z-16-05-22

REPORT OF COMMITTEE ON REGULATIONS

JUNE 21, 2016

*Tom Didier, Chair
Tom Freistroffer, Co-Chair
All Council Members*

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. P-58 (Sec. 6 of St. Joseph Township)

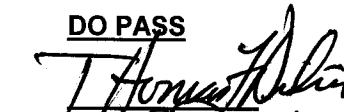
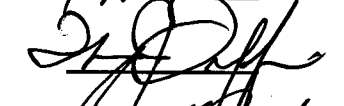

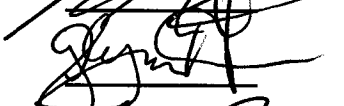
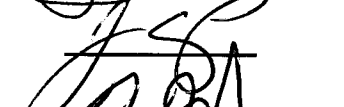
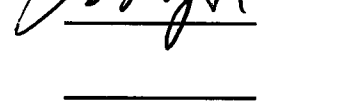
COMMITTEE ON REGULATIONS HAVE HAD SAID Ordinance under consideration
and beg leave to report back to the Common Council that said ordinance

DO PASS

DO NOT PASS

ABSTAIN

NO REC

	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**LANA R. KEESLING
CITY CLERK**

