

1 #REZ-2017-0013

2 BILL NO. Z-17-03-20

3 ZONING MAP ORDINANCE NO. Z-10-17

4 AN ORDINANCE amending the City of Fort Wayne
5 Zoning Map No. N-19 (Sec. 24 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 I2
9 (General Industrial) District under the terms of Chapter 157 Title XV of the Code of the City
10 of Fort Wayne, Indiana:

11 Lots Numbered 70, 71 and 75 and One Half Vacated Alley adjoining said Lots, in
12 Hiron's Addition to the City of Fort Wayne, as recorded in Plat Record 6, page 69,
13 and Lots Numbered 13 and 14 in South Wood Heights Addition to the City of Fort
14 Wayne, as recorded in Plat Record 10, pages 4-6; also a triangular tract of land on
15 the East side of Clay Street Extended, beginning at a point on the Southwest corner
16 of Lot Number 13 in South Wood Heights Addition to the City of Fort Wayne, Allen
17 County, Indiana; thence South along the East ling of said Clay Street Extended, 58.2
18 feet; thence in a Northeasterly direction, 89.4 feet to the South line of said Lot
19 Number 13 in South Wood Heights Addition, 56.1 feet to the place of beginning,
20 Allen County, Indiana.

21 and the symbols of the City of Fort Wayne Zoning Map No. N-19 (Sec. 24 of Wayne
22 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
23 Wayne, Indiana is hereby changed accordingly.

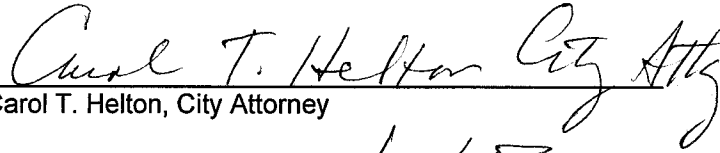
24 SECTION 2. If a written commitment is a condition of the Plan Commission's
25 recommendation for the adoption of the rezoning, or if a written commitment is modified and
26 approved by the Common Council as part of the zone map amendment, that written
27 commitment is hereby approved and is hereby incorporated by reference.
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SECTION 3. 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



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**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Toufik DINE
 Address 5001 Avondale
 City Fort Wayne State IN Zip 46806
 Telephone 260 804 0698 E-mail tdino2@hotmail.com

Contact Person
 Contact Person TOUFIK DINE
 Address 4641 E LaFayette Espl
 City FT Wayne State IN Zip 46806
 Telephone 260 804 0698 E-mail _____

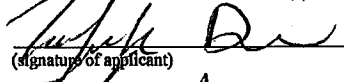
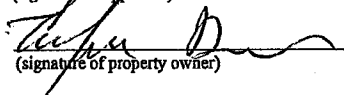
All staff correspondence will be sent only to the designated contact person.

Request
 Allen County Planning Jurisdiction City of Fort Wayne Planning Jurisdiction
 Address of the property 5001 Avondale
 Present Zoning I 1 Proposed Zoning I 2 Acreage to be rezoned 1.06
 Proposed density _____ units per acre
 Township name Wayne Township section # 24
 Purpose of rezoning (attach additional page if necessary)
Automobile Services INDOOR Salvageyard
 Sewer provider Fort Wayne Water provider Fort Wayne

*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.*

- Filing 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.

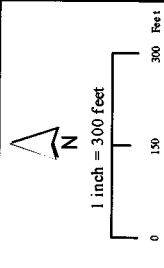
<u>Toufik DINE</u> (printed name of applicant)	 (signature of applicant)	<u>03/06/17</u> (date)
<u>Toufik Dine</u> (printed name of property owner)	 (signature of property owner)	<u>03/16/17</u> (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

Received <u>3/6/17</u>	Receipt No. <u>123220</u>	Hearing Date <u>4/10/17</u>	Petition No. <u>REZ-2017-0013</u>
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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.

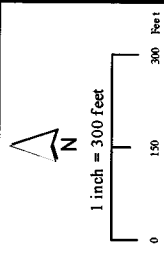
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 Photo and Contour System: 8x 2109
 Date: 3/20/07





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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-2017-0013
Bill Number: Z-17-03-20
Council District: 6-Glynn Hines

Introduction Date: March 28, 2017

Plan Commission
Public Hearing Date: April 10, 2017 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 1.06 acres of property from I1-Limited Industrial to
I2-General Industrial

Location: 5001 Avondale

Reason for Request: To allow for a automobile services and an indoor salvage yard

Applicant: Toufik Dine

Property Owner: Toufik Dine

Related Petitions: none

Effect of Passage: Property will be rezoned to the I2-General Industrial which will allow the
applicant to expand the business with indoor salvage.

Effect of Non-Passage: The property will remain zoned I1-Limited Industrial which will allow the
automobile services, but not indoor salvage.

REPORT OF COMMITTEE ON REGULATIONS

May 9, 2017

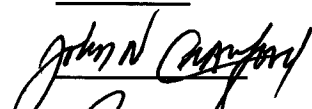

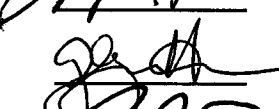

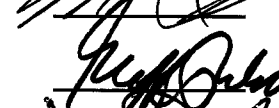

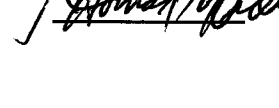
John Crawford Chair

Michael Barranda Co-Chair

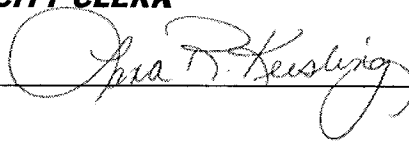
All Council Members

An Ordinance amending the City of Fort Wayne Zoning Map No. N-19 (Sec. 24 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>
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: April 10, 2017

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

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

Read the third time in full and on motion by Councilman Crawford, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<input checked="" 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: May 9, 2017


LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Zoning Ordinance No. Z-17-03-20 on the 9th day of May, 2017

ATTEST:

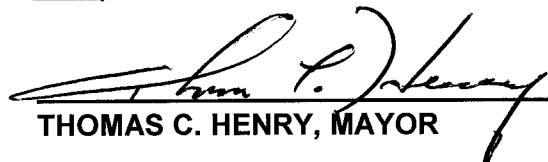

LANA R. KEESLING
CITY CLERK


PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th of May 2017, at the hour of 10:30 o'clock A.M. E.S.T.


LANA R. KEESLING, CITY CLERK

Approved and signed by me this 10TH day of MAY 2017, at the hour of 4:00 O'clock PM E.S.T.


THOMAS C. HENRY, MAYOR