



**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant Steven P Bennett  
 Address 1850 E Dupont Rd  
 City Fort Wayne State Indiana Zip 46825  
 Telephone (260) 750-3388 Fax (260) 489-5175 E-mail drbennett1od@outlook.com

**Property Ownership**  
 Property Owner Steven P Bennett  
 Address 1850 E Dupont Rd  
 City Fort Wayne State Indiana Zip 46825  
 Telephone (260) 750-3388 Fax (260) 489-5175 E-mail drbennett1od@outlook.com

**Contact Person**  
 Contact Person Steven P Bennett  
 Address 1850 E Dupont Rd  
 City Fort Wayne State Indiana Zip 46825  
 Telephone (260) 750-3388 Fax (260) 489-5175 E-mail drbennett1od@outlook.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 1850 E Dupont Road  
 Present Zoning AR Proposed Zoning C1 Acreage to be rezoned .95  
 Proposed density \_\_\_\_\_ units per acre  
 Township name \* St. Joseph Township section # 60  
 Purpose of rezoning (attach additional page if necessary) Medical Building  
 Sewer provider City of Ft Wayne Water provider City of Ft Wayne

**Filing Requirements**  
*Applications will not be accepted unless the following filing requirements are submitted with this application. Please contact staff 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.

STEVEN P. BENNETT Steven P Bennett 4-28-17  
 (printed name of applicant) (signature of applicant) (date)

\_\_\_\_\_  
 (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.
5/2/17	023724	6/12/17	

202-2017-0023

DATE: 07-27-2016

SCALE: 1" = 60'

DRAWN BY: GOU  
CHECKED BY: TDC

ALLEN COUNTY HIGHWAY - DOC. 200906012  
ALLEN COUNTY HIGHWAY - DOC. 200304759  
ALLEN COUNTY HIGHWAY - DOC. 200304760  
ALLEN COUNTY HIGHWAY - DOC. 200501821

**GOLLOFF-JORDAN SURVEYING AND DESIGN, INC.**  
1193 BROADWAY, FORT WAYNE, IN 46802  
PH: 765-325-5245 FAX: 765-434-8916

**BOUNDARY SURVEY**  
DUPONT VISION CENTER  
1815 EAST DUPONT ROAD  
FORT WAYNE, INDIANA

REV. NO.	DATE	DESCRIPTION	REVISIONS
1	07/27/16	FIELD WORK	
2	07/27/16	FIELD WORK	

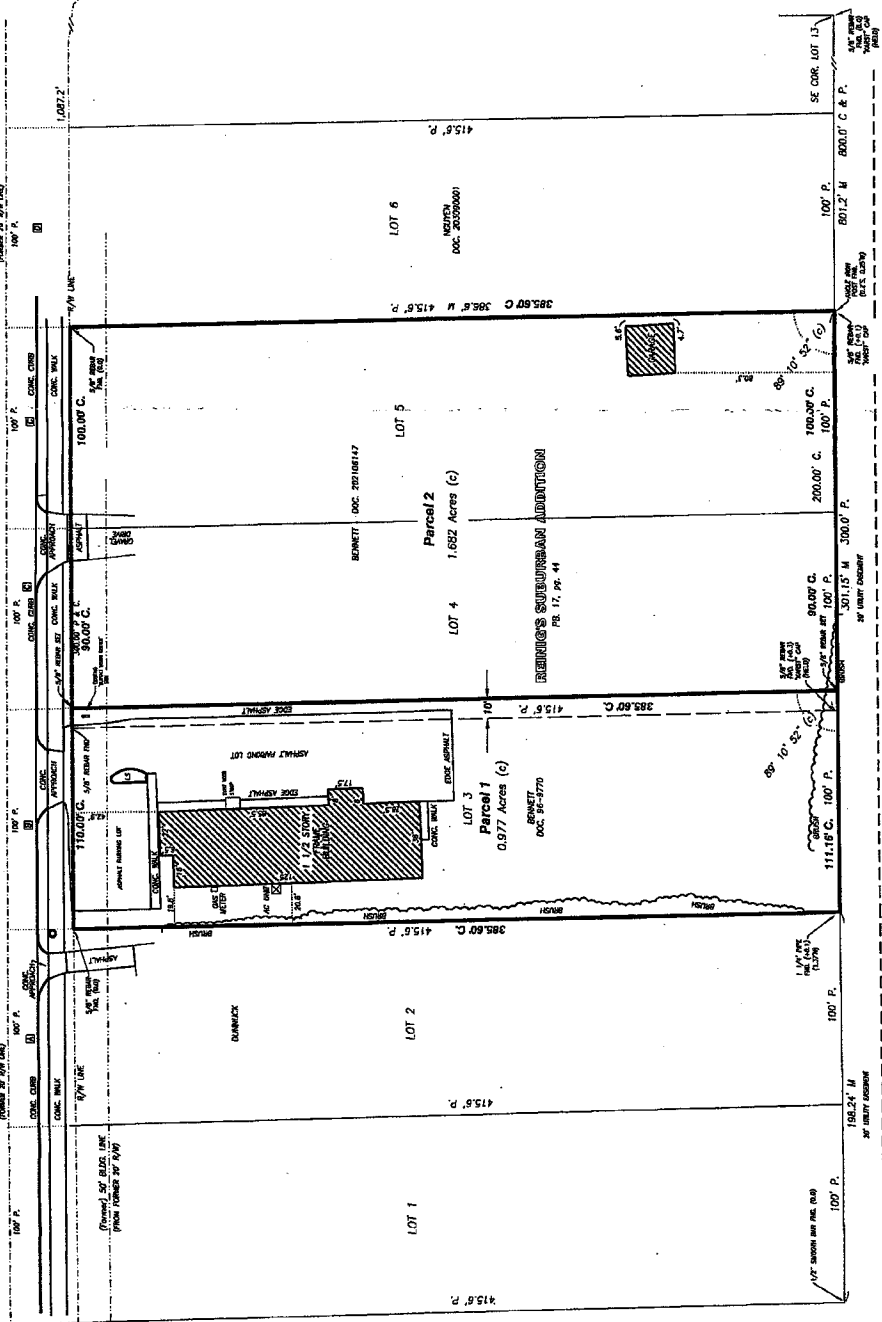
DRAWING NO. 9605238  
SHEET 1 OF 1

PROJECT NO. 9605238



- 1 ALLEN COUNTY HIGHWAY - DOC. 200906012
- 2 ALLEN COUNTY HIGHWAY - DOC. 200304759
- 3 ALLEN COUNTY HIGHWAY - DOC. 200304760
- 4 ALLEN COUNTY HIGHWAY - DOC. 200501821

**AUBURN ROAD**



**LEGAL DESCRIPTION** Parcel 1

Lot 3 and the West 10 feet of Lot 4 in Reing's Suburban Addition, being a Subdivision of the North 435.5 feet of the Northwest Quarter of Section 6, Township 31 North, Range 13 East, according to the plat thereon, recorded in Plat Book 17, page 44 in the Office of the Recorder of Allen County, Indiana, including that part taken for the public right of way for Dupont Road described in document #200304759.

**LEGAL DESCRIPTION** Parcel 2

Lots 4 & 5 except the West 10 feet of Lot 4 in Reing's Suburban Addition, being a Subdivision of the North 435.5 feet of the Northwest Quarter of Section 6, Township 31 North, Range 13 East, according to the plat thereon, recorded in Plat Book 17, page 44 in the Office of the Recorder of Allen County, Indiana, including that part taken for the public right of way for Dupont Road described in document #200304759.

**SURVEYOR'S REPORT** GOLLOFF-JORDAN SURVEYING AND DESIGN, INC.  
TITLE HOLDER: Bennett DATE: September 13, 2007  
JOB NO. 9605238 June 15, 2016

This report and the accompanying survey plat have been prepared in accordance with the standards of practice for land surveyors as set forth in the Administrative Code which establishes the minimum standards for the practice of land surveying.

This report was not prepared at the time of survey. A title search could reveal encumbrances or rights of way not shown on the survey drawing.

The theoretical uncertainty of the corners of the subject tract lies within the specifications of a Class C Survey as defined in Section 7 of said Rule 12. (Random errors in measurements = 0.50 foot maximum.)

Measurements set are 5/8 inch round by 24 inch long steel rebars with yellow plastic caps stamped GOU 032900017.

Measurements are approximately level with the ground unless noted otherwise. Uncertainty in the location of the measurements found or set as the subject property due to encumbrances in reference measurements (measurements found on the subject property and on adjacent properties) is approximately 1.37 feet North-South and 1.2 feet East-West.

The subject survey is a re-survey of Lots 1, 4, & 5 in Reing's Suburban Addition, being a Subdivision of the North 435.5 feet of the Northwest Quarter of Section 6, Township 31 North, Range 13 East, according to the plat thereon, recorded in Plat Book 17, page 44 in the Office of the Recorder of Allen County, Indiana, including that part taken for the public right of way in documents #200304759 & #2.

The South line of said Lots 3-5 was established by 5/8" rebars capped "WEST" found at the SW corner of Lot 4 and the SE corner of Lot 13. The corner of Lot 5 was established 200 feet East of said 5/8" rebar. The subject property was established along the South boundary of the right of way of Dupont Road as established by said documents. The subject property was established by a Class C Survey as defined in Section 7 of said Rule 12. (Random errors in measurements = 0.50 foot maximum.)

This survey was made under the supervision of Timothy C. Goshart, R.L.S. This survey is dated September 13, 2007, June 15, 2016. Original field work completed on August 22, 2007. Subsequent field work completed on May 6, 2016.

**LEGEND**

- 1/8" UNIDY POLE
- OVERHEAD UTILITY LINE
- STORM INLET
- MANHOLE
- BRUSH/TREES
- EDGE OF BRUSH/TREES
- SCOURING TREE WITH FRANK DIAMETER
- (\*) MEASURED
- (r) RECORDED
- (c) CALCULATED
- (g) PLANTED INFORMATION



Original field work completed: 8-22-07  
Subsequent field work completed: 6-06-16  
This survey was performed wholly by me or under my direct supervision and to the best of my knowledge and belief was conducted according to the standards of practice for land surveyors as set forth in the Administrative Code, Title 885 IAC 1-12.

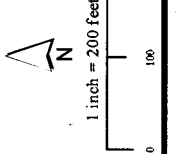
For the exclusive use of:  
**DUPONT VISION CENTER**  
Date: September 13, 2007, June 15, 2016  
Job No. 9605238

Timothy C. Goshart R.L.S. (29500017)

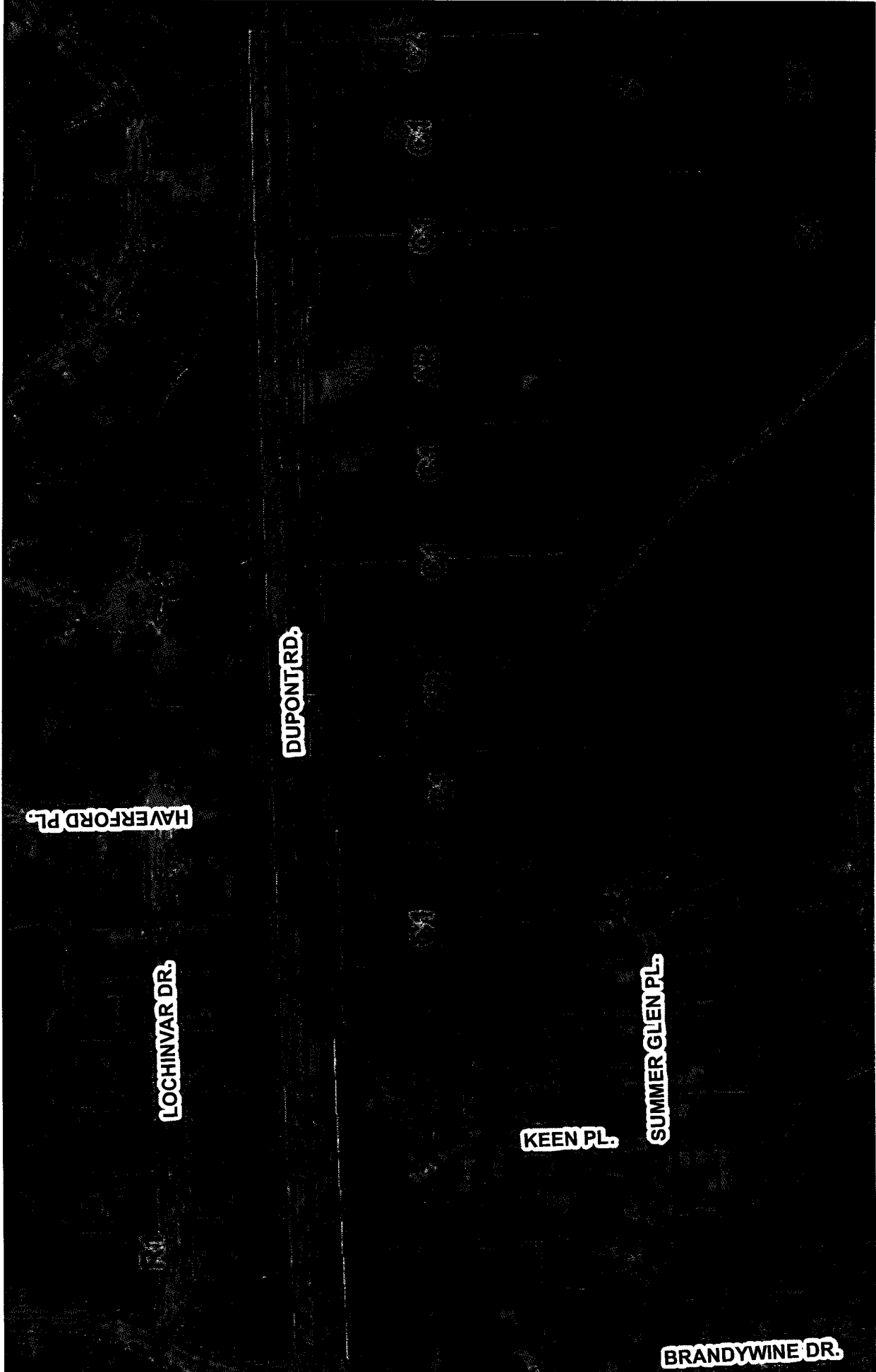
Rezoning Petition REZ-2017-0023 (1850 East Dupont Road)



Although strict accuracy standards have been followed in the preparation of this map, the 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  
North American Datum 1983  
State Plane Coordinate System, Indiana East  
Photos and Contours: Spring 2009  
Date: 5/16/2017

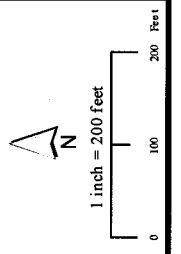


Rezoning Petition REZ-2017-0023 (1850 East Dupont Road)



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© 2004 Board of Commissioners of the County of Allen  
North American Datum 1983  
State Plane Coordinate System, Indiana East  
Photo and Contour: Spring 2009  
DMS-5066017



**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-2017-0023  
Bill Number: Z-17-05-30  
Council District: 2-Russ Jehl

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Introduction Date: May 23, 2017

Plan Commission  
Public Hearing Date: June 12, 2017 (not heard by Council)

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

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Synopsis of Ordinance: To rezone approximately 0.95 acres of property from AR-Low Intensity  
Residential to C1-Professional Office and Personal Services

Location: 1850 East Dupont Road

Reason for Request: To bring the entirety of the applicant's property into the appropriate zoning  
district for the existing medical office.

Applicant: Dr. Stephen P. Bennett

Property Owner: Dr. Stephen P. Bennett

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Related Petitions: none

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Effect of Passage: Property will be rezoned to the C1-Professional Office and Personal  
Services zoning district for the purpose of having appropriate zoning for  
the existing medical office.

Effect of Non-Passage: The property will remain zoned AR-Low Intensity Residential, which  
does not allow for a medical office. The office is currently permitted  
through a Board of Zoning Appeals approval.

**BILL NO. Z-17-05-30**

**REPORT OF COMMITTEE ON REGULATIONS**

**July 11, 2017**

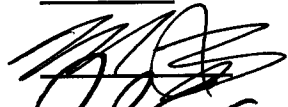
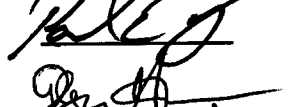
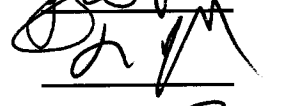
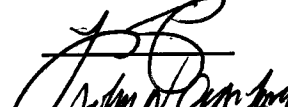
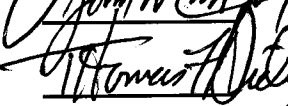


***Michael Barranda Chair***

***John Crawford 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**

<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>	<u>NO REC</u>
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date: June 12, 2017

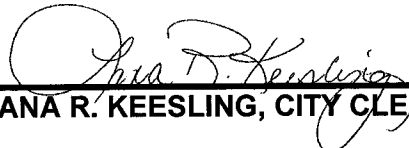
Read the first time in full and on motion by Councilman Crawford.

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

Read the third time in full and on motion by Councilman Barranda, 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: July 11, 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-17-05-30 on the 11th day of July, 2017

ATTEST:


  
 \_\_\_\_\_  
 LANA R. KEESLING  
 CITY CLERK

  
 \_\_\_\_\_  
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th of July 2017, at the hour of 10:35 o'clock A.M. E.S.T.

  
 \_\_\_\_\_  
 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 13<sup>th</sup> day of JULY 2017, at the hour of 3:00 O'clock PM. E.S.T.

  
 \_\_\_\_\_  
 THOMAS C. HENRY, MAYOR