

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Southern Heights Baptist Church
 Address 4001 S. Anthony Blvd. Fort Wayne, IN 46806
 City Fort Wayne State IN Zip 46806
 Telephone _____ E-mail _____

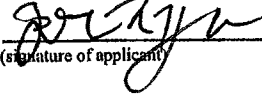
Contact Person
 Contact Person Zaremba Group, LLC / AR Engineering, LLC
 Address 14600 Detroit Ave., Suite 1500 / 4664 Campus Drive, Suite 106
 City Lakewood / Kalamazoo State OH / MI Zip 44107 / 49008
 Telephone 216-221-6600 / 269-830-1311 E-mail ECrouch@zarembagroup.com / Whitney@arengineeringllc.com
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 4001 S. Anthony Blvd. Fort Wayne, IN 46806
 Present Zoning R1 Proposed Zoning C2 Acreage to be rezoned 1.15
 Proposed density 1 building (9,100 SF) units per acre
 Township name Fort Wayne Township section # 18
 Purpose of rezoning (attach additional page if necessary) To construct a 9,100 SF general retail store that will provide employment opportunities and serve the needs of the surrounding community.
Approving the rezone will also contribute to the continuing growth along S. Anthony Blvd.
 Sewer provider City of Ft. Wayne Water provider City of Ft. Wayne

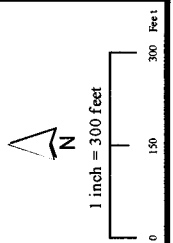
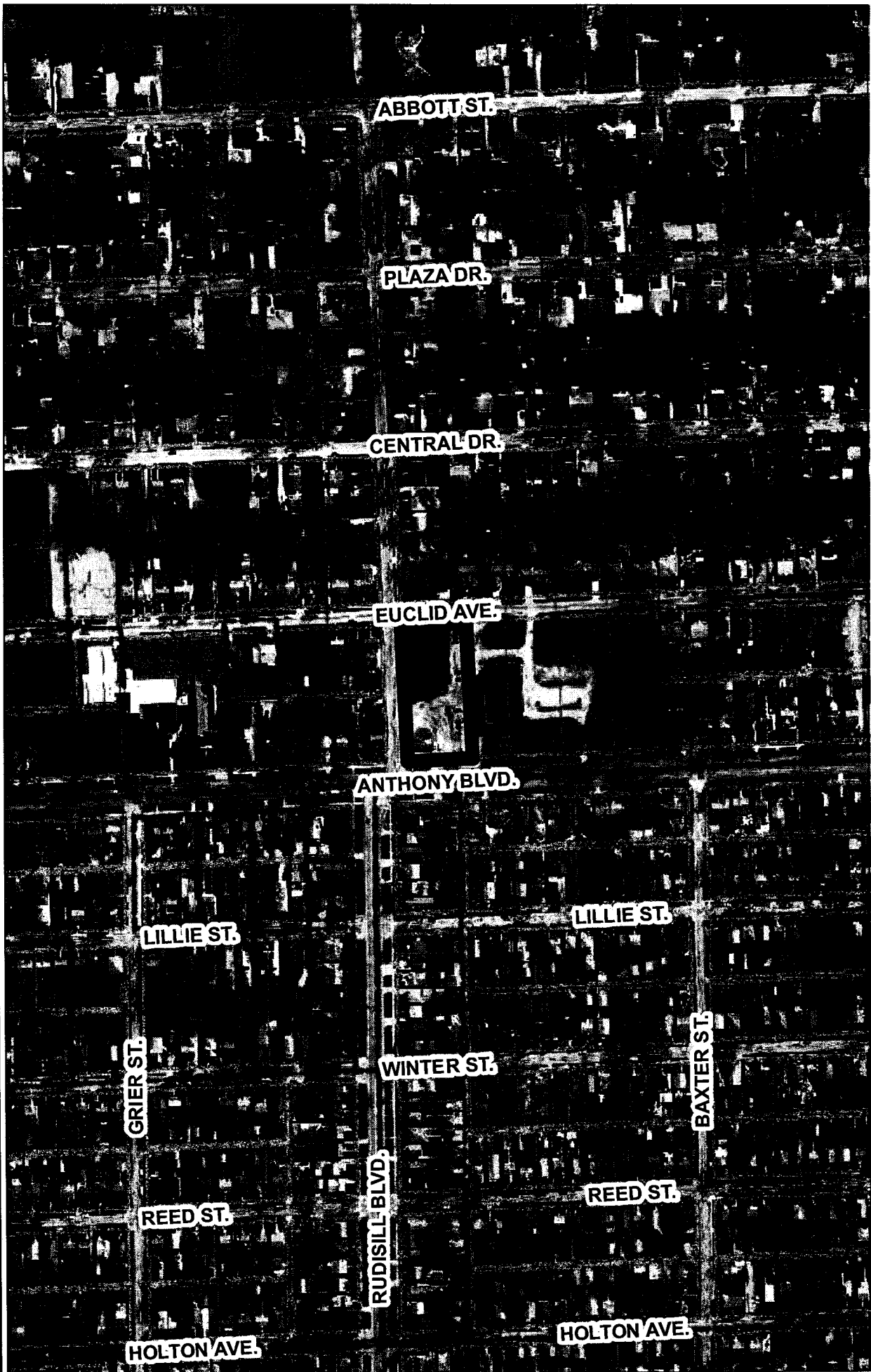
Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements.

- 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 N/A

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>John Wojtila</u> (printed name of applicant)	 (signature of applicant)	<u>6/5/17</u> (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 <u>6/6/17</u>	Receipt No. <u>124138</u>	Hearing Date <u>July 10</u>	Petition No. <u>REC-2017-0029</u>
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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: 6/20/2017

ABBOTT ST.

PLAZA DR.

CENTRAL DR.

EUCLID AVE.

ANTHONY BLVD.

LILLIE ST.

LILLIE ST.

GRIER ST.

WINTER ST.

BAXTER ST.

REED ST.

REED ST.

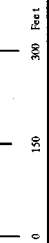
RUDISILL BLVD.

HOLTON AVE.

HOLTON AVE.



1 inch = 300 feet



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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-2017-0029
Bill Number: Z-17-06-46
Council District: 6-Glynn Hines

Introduction Date: June 27, 2017

Plan Commission
Public Hearing Date: July 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 1.15 acres of property from R1-Single Family
Residential to C2-Limited Commercial

Location: 4001 South Anthony

Reason for Request: To allow the property to be redeveloped as a general retail store.

Applicant: Southern Heights Baptist Church

Property Owner: Southern Heights Baptist Church

Related Petitions: Primary Development Plan, General Retail Store

Effect of Passage: Property will be rezoned to the C2-Limited Commercial zoning district
for the purpose of developing the site with a general retail store.

Effect of Non-Passage: The property will remain zoned R1-Single Family Residential and can be
developed with residential uses.

BILL NO. Z-17-06-46

REPORT OF COMMITTEE ON REGULATIONS

August 8, 2017

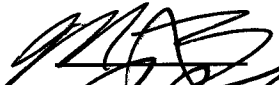



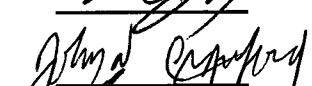
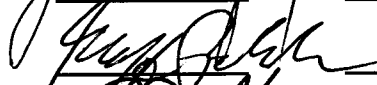

Michael Barranda Chair

John Crawford Co-Chair


All Council Members

An Ordinance amending the City of Fort Wayne Zoning Map No. P-11 (Sec. 18 of Adams 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>
	_____	_____	_____
	_____	_____	_____
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_____	_____	_____	_____

**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: July 10, 2017


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

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: August 8, 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-17-06-46 on the 8th day of August, 2017

ATTEST:



 LANA R. KEESLING
 CITY CLERK



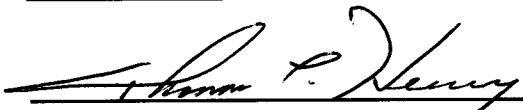
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 8th
 of August 2017, at the hour of 10:10 o'clock A.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 9TH day of August
 2017, at the hour of 12:00 O'clock PM E.S.T.



 THOMAS C. HENRY, MAYOR