

1 REZ-2017-0035  
2 BILL NO. Z-17-08-20

3 ZONING MAP ORDINANCE NO. Z-2177

4 AN ORDINANCE amending the City of Fort Wayne  
5 Zoning Map No. O-22 (Sec. 25 of Washington 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 a C1  
9 (Professional Office and Personal Services) District under the terms of Chapter 157 Title XV  
10 of the Code of the City of Fort Wayne, Indiana:

11 Lot numbered 16, 17, and 18 in Maple View, an Addition to the City of Fort Wayne, as  
12 recorded in Plat record 7, page 22, in the Office of the Recorder of Allen County, Indiana.

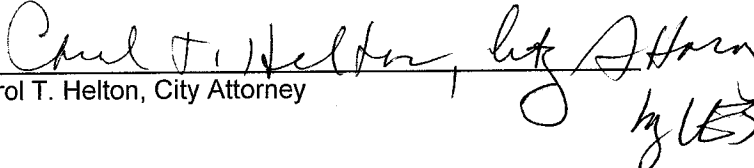
13 and the symbols of the City of Fort Wayne Zoning Map No. O-22 (Sec. 25 of Washington  
14 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort  
15 Wayne, Indiana is hereby changed accordingly.

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

20 SECTION 3. That this Ordinance shall be in full force and effect from and after its  
21 passage and approval by the Mayor.

22  
23   
24 Council Member

25 APPROVED AS TO FORM AND LEGALITY:

26   
27 Carol T. Helton, City Attorney  
28  
29  
30

**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant Bethesda Lutheran Communities  
 Address 600 Hoffmann Drive  
 City Watertown State WI Zip 53094  
 Telephone 920-262-6503 E-mail mike.rollert@mailblc.org

**Contact Person**  
 Contact Person Mike Rollert  
 Address 600 Hoffmann Drive  
 City Watertown State WI Zip 53094  
 Telephone 920-262-6503 E-mail mike.rollert@mailblc.org

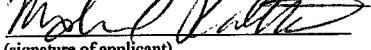
*All staff correspondence will be sent only to the designated contact person.*

**Request**  
 Allen County Planning Jurisdiction  City of Fort Wayne Planning Jurisdiction  
 Address of the property 1615 Vance Avenue, Fort Wayne, IN  
 Present Zoning R3 Proposed Zoning C1 Acreage to be rezoned 1.6  
 Proposed density Same as we have it now. units per acre  
 Township name Wayne Township Township section # 0363112  
 Purpose of rezoning (attach additional page if necessary) \_\_\_\_\_  
 The current zoning of the building is R3 and the parking is zoned R1. We should be C1 to properly use the property.  
 Sewer provider \_\_\_\_\_ Water provider \_\_\_\_\_

**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.

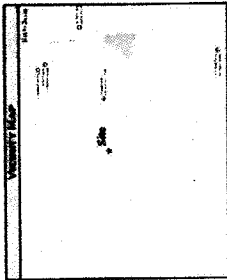
Michael Rollert  07.25.2017  
 (printed name of applicant) (signature of applicant) (date)

\_\_\_\_\_  
 (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.
7-31-17	124687	9-11-17	REZ-2017-0035

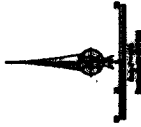
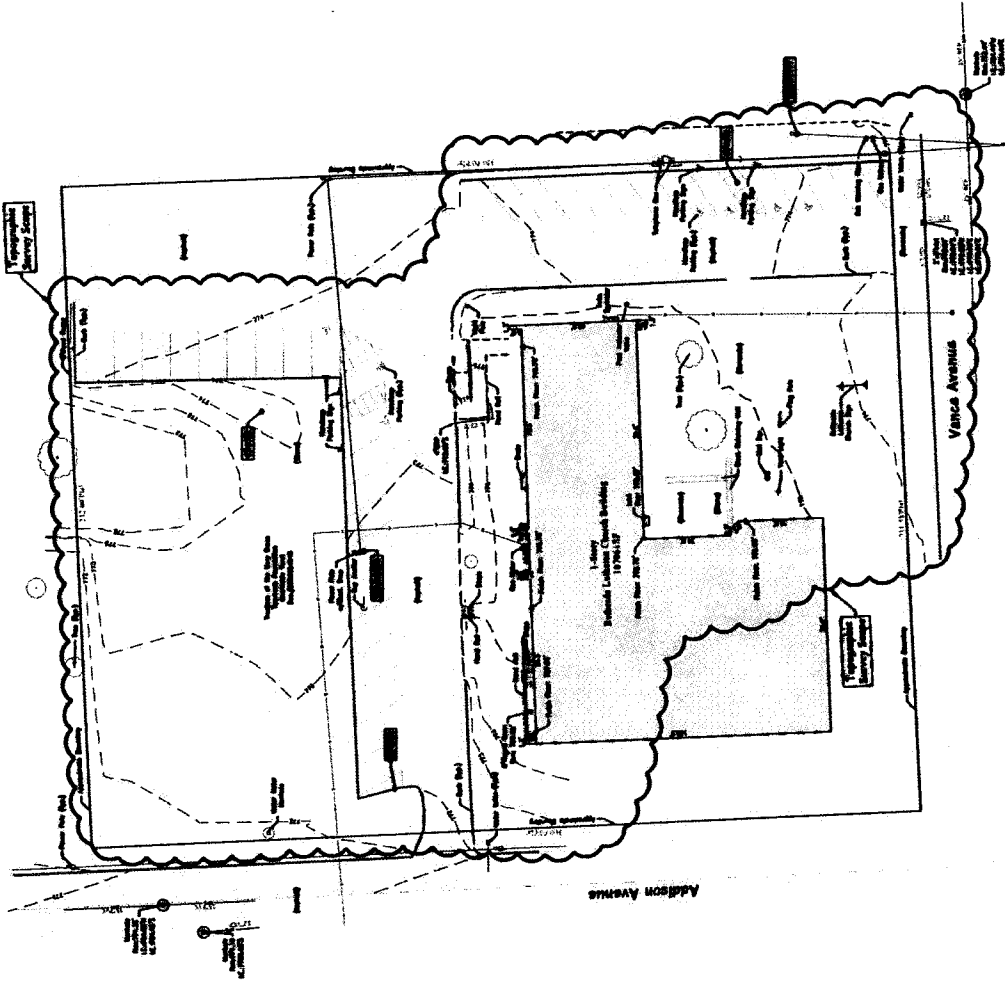


**Legend**

—	Property Boundary
- - -	Survey Boundary
---	Utility Line
○	Well
●	Water Meter
○	Manhole
○	Valve
○	Structure
○	Corner
○	Iron Pin
○	Survey Station
○	Reference Point
○	Other

**Notes**

1. This map was prepared from the original field notes and data.
2. The boundary shown on this map is based on the original field notes and data.
3. The boundary shown on this map is based on the original field notes and data.
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*B. D. Miller*  
 Surveyor  
 State of North Carolina

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**Lot numbered 16, 17, and 18 in Maple View, an Addition to the City of Fort Wayne, as recorded in Plat record 7, page 22 in the office of the Recorder of Allen County, Indiana**

**PIN 02-07-25-482-010 000-074**

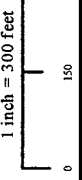
**Address 1615 Vance Avenue, Fort Wayne, IN 46805**

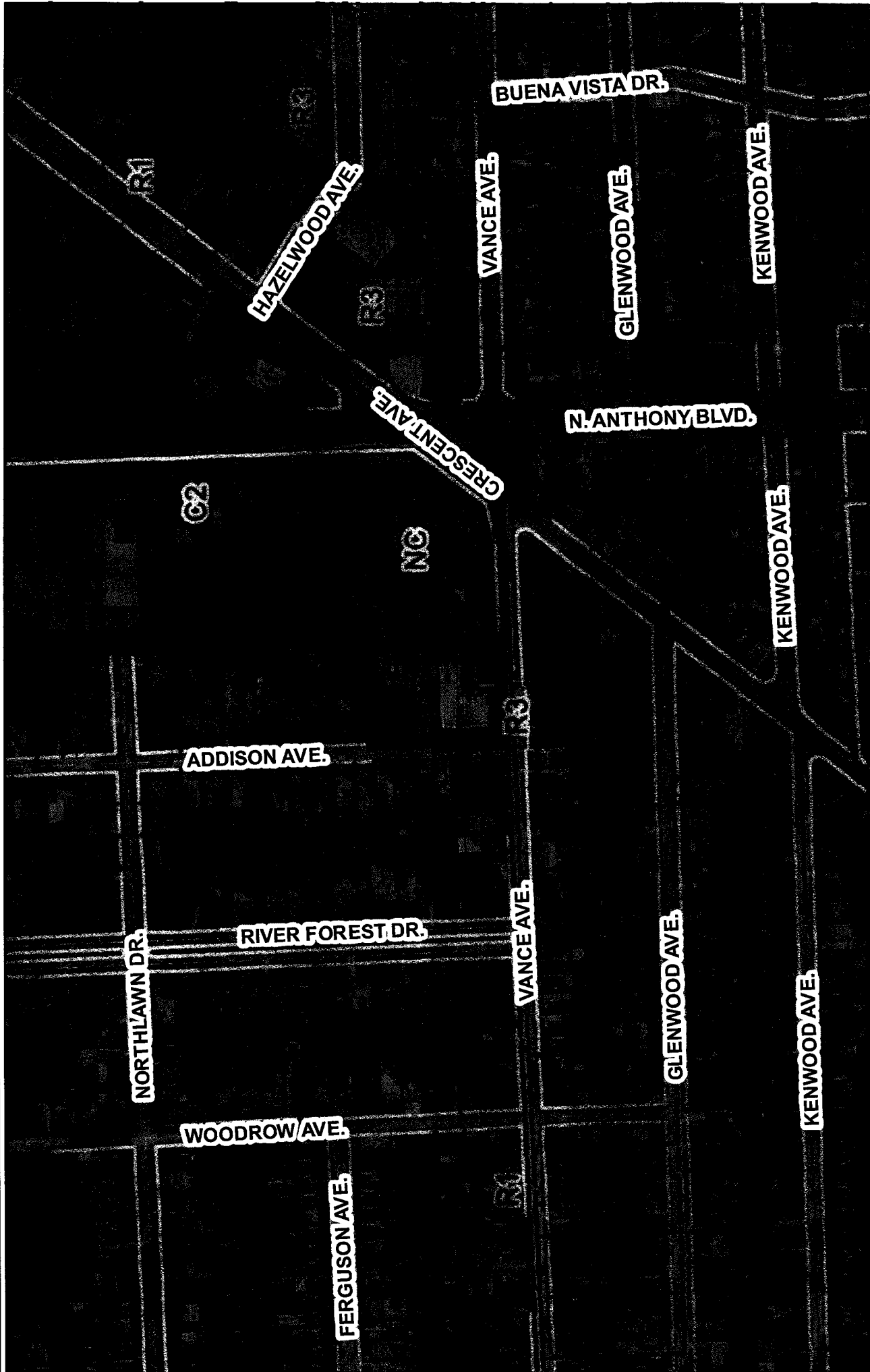


Areas depicted with bold lines are for representational purposes only.

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.

© 2004 Board of Commissioners of the County of Allen  
 North American Datum 1983  
 State Plane Coordinate System, Indiana East  
 Photo and Contour: Spring 2009  
 Date: 8/15/2017

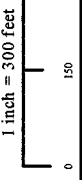




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**City of Fort Wayne Common Council  
DIGEST SHEET**

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**Department of Planning Services**

Title of Ordinance: Zoning Map Amendment  
Case Number: REZ-2017-0035  
Bill Number: Z-17-08-20  
Council District: 2-Russ Jehl

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Introduction Date: August 22, 2017

Plan Commission  
Public Hearing Date: September 11, 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 1.6 acres of property from R3-Multiple Family Residential and R1-Single Family Residential to C1-Professional Office and Personal Services

Location: 1615 Vance Avenue

Reason for Request: To allow the existing building to be utilized as an assisted living facility.

Applicant: Bethesda Lutheran Communities

Property Owners: John V. Tippman Sr.

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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 which will allow the existing office building to be reutilized as an assisted living facility.

Effect of Non-Passage: The site will remain zoned residential and the existing office building may be used for residential uses. Past BZA approvals have been for educational purposes and insurance sales.

**BILL NO. Z-17-08-20**

**REPORT OF COMMITTEE ON REGULATIONS  
September 26, 2017**

**Michael Barranda Chair**

**John Crawford Co-Chair**

**All Council Members**

An Ordinance amending the City of Fort Wayne Zoning Map No. O-22 (Sec. 25 of Washington Township)





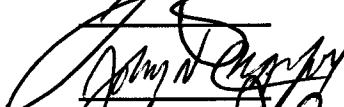



COMMITTEE ON REGULATIONS HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

DO PASS

DO NOT PASS

ABSTAIN

NO REC

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

**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date: 09/11/17


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 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: September 26, 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-17-08-20 on the 26th day of September, 2017

ATTEST:

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

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

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 27th  
 of September 2017, at the hour of 9:15 o'clock A.M. E.S.T.

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

Approved and signed by me this 27<sup>th</sup> day of September  
 2017, at the hour of 3:00 O'clock PM. E.S.T.

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