



**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant: Steven P Incremona  
 Address: 228 E Wallace St  
 City: Fort Wayne State: IN Zip: 46803  
 Telephone: 260-456-3922 E-mail: steve@cfsfloorcovering.com

**Contact Person**  
 Contact Person: Edward Welling  
 Address: 903 West Berry St  
 City: Fort Wayne State: IN Zip: 46802  
 Telephone: 260-424-5942 E-mail: edwelling@grinsfelderarchitects.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: 1801 S Clinton & 220 E Wallace  
 Present Zoning: R3 Proposed Zoning: G2 Acreage to be rezoned: .50  
 Proposed density: N/A units per acre  
 Township name: Wayne Township section #: 0113012  
 Purpose of rezoning (attach additional page if necessary): The applicant wants to construct a new retail showroom for his carpet business which is currently located a couple of lots east of this property. Retail carpet sales are not permitted in an R3 zone.  
 Sewer provider: Fort Wayne Water provider: 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.

Steven P Incremona (printed name of applicant) [Signature] (signature of applicant) 1 SEPT 17 (date)  
Steven P Incremona (printed name of property owner) [Signature] (signature of property owner) 1 SEPT 17 (date)  
Melissa J. Glaze (printed name of property owner) [Signature] (signature of property owner) 7/20/2017 (date)  
200 West Wayne, LLC (printed name of property owner) [Signature] (signature of property owner) (date)

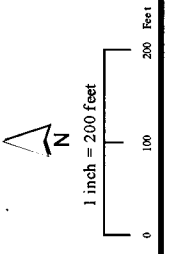
Received	Receipt No.	Hearing Date	Petition No.
9/5/17	125032	10/9/17	REZ-2017-0043





Although strict accuracy standards have been adopted 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  
Photos and Contours: Spring 2009  
Date: 01/18/2017

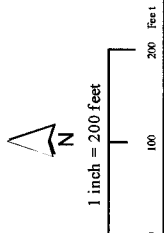
Areas depicted with bold lines are for representational purposes only.





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© 2004 Board of Commissioners of the County of Allen  
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Photo and Contour: Spring 2009  
Date: 9/18/2017

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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-2017-0043  
Bill Number: Z-17-09-06  
Council District: 6-Glynn Hines

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Introduction Date: September 26, 2017

Plan Commission  
Public Hearing Date: October 9, 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 0.50 acres of property from R3-Multiple Family  
Residential to C2-Limited Commercial

Location: 1801 South Clinton and 220 East Wallace

Reason for Request: To allow the existing paved lot to be used for a new commercial flooring  
business showroom.

Applicant: Steven P. Incremona

Property Owners: Steven P. Incremona and Melissa J. Glaze

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Related Petitions: Primary Development Plan, CFS Flooring

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Effect of Passage: Property will be rezoned to the C2-Limited Commercial district which  
will allow the sales and showroom uses for a commercial flooring  
business.

Effect of Non-Passage: The site will remain zoned residential and may redevelop with single-, two-,  
or multiple-family uses.

**BILL NO. Z-17-09-06**

**REPORT OF COMMITTEE ON REGULATIONS**

**November 7, 2017**

***Michael Barranda Chair***

***John Crawford Co-Chair***

***All Council Members***

An Ordinance amending the City of Fort Wayne Zoning Map No. M-02 (Sec. 11 of Wayne Township)

*Rezone approximately 0.50 acres of property from R3-Multiple Family Residential to C2-Limited Commercial - 1801 South Clinton and 220 East Wallace*





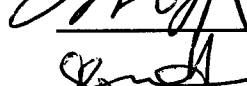

**COMMITTEE ON REGULATIONS HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance**

DO PASS

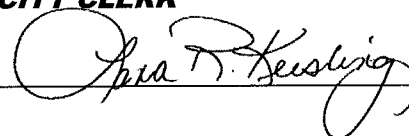
DO NOT PASS

ABSTAIN

NO REC

	_____	_____	_____
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**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date: October 9, 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 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: November 14, 2017

STACY A. REED, DEPUTY CITY CLERK

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

Zoning Ordinance No. Z-17-09-06 on the 14th day of November, 2017

ATTEST:

STACY A. REED  
DEPUTY CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th of November 2017, at the hour of 11:25 o'clock A.M. E.S.T.

STACY A. REED, DEPUTY CITY CLERK

Approved and signed by me this 15<sup>th</sup> day of November

2017, at the hour of 4:30 O'clock Pm E.S.T.

THOMAS C. HENRY, MAYOR