

1 #REZ-2020-0002

2 BILL NO. Z-20-01-32

3  
4 ZONING MAP ORDINANCE NO. Z-11-20

5 AN ORDINANCE amending the City of Fort Wayne  
6 Zoning Map No. N-02 (Sec. 12 of Wayne Township)

7 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,  
8 INDIANA:

9 SECTION 1. That the area described as follows is hereby designated a C2 (Limited  
10 Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort  
11 Wayne, Indiana:

12 Lot Numbered 45 except the West 30 feet thereof, Lot Numbered 46, Lot Numbered  
13 47, Lot Numbered 86, Lot Numbered 87, and Lot Numbered 88 except the East 50  
14 feet thereof, in Lewis Addition to the City of Fort Wayne, according to the recorded  
15 plat thereof, as recorded in the Office of the Recorder of Allen County, Indiana.

16 and the symbols of the City of Fort Wayne Zoning Map No. N-02 (Sec. 12 of Wayne  
17 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort  
18 Wayne, Indiana is hereby changed accordingly.

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

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

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28 Council Member  
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APPROVED AS TO FORM AND LEGALITY:

Carol T. Helton City Attorney by CES  
Carol T. Helton, City Attorney

**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant Inner City Hope Corporation db. Miss Virginia's Food Pantry  
 Address P.O. Box 12045  
 City Fort Wayne State IN Zip 46862  
 Telephone 260-745-6719 E-mail leonyoungpeter@msn.com

**Contact Person**  
 Contact Person Edward Welling  
 Address 903 W Berry Street  
 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 1312 South Hanna St  
 Present Zoning R3 Proposed Zoning C2 Acreage to be rezoned .962  
 Proposed density N/A units per acre  
 Township name Wayne Township section # \_\_\_\_\_  
 Purpose of rezoning (attach additional page if necessary) The owner needs to expand the building in order to better serve its food pantry mission. It currently has a special exception.  
 Sewer provider Fort Wayne Water provider Fort Wayne

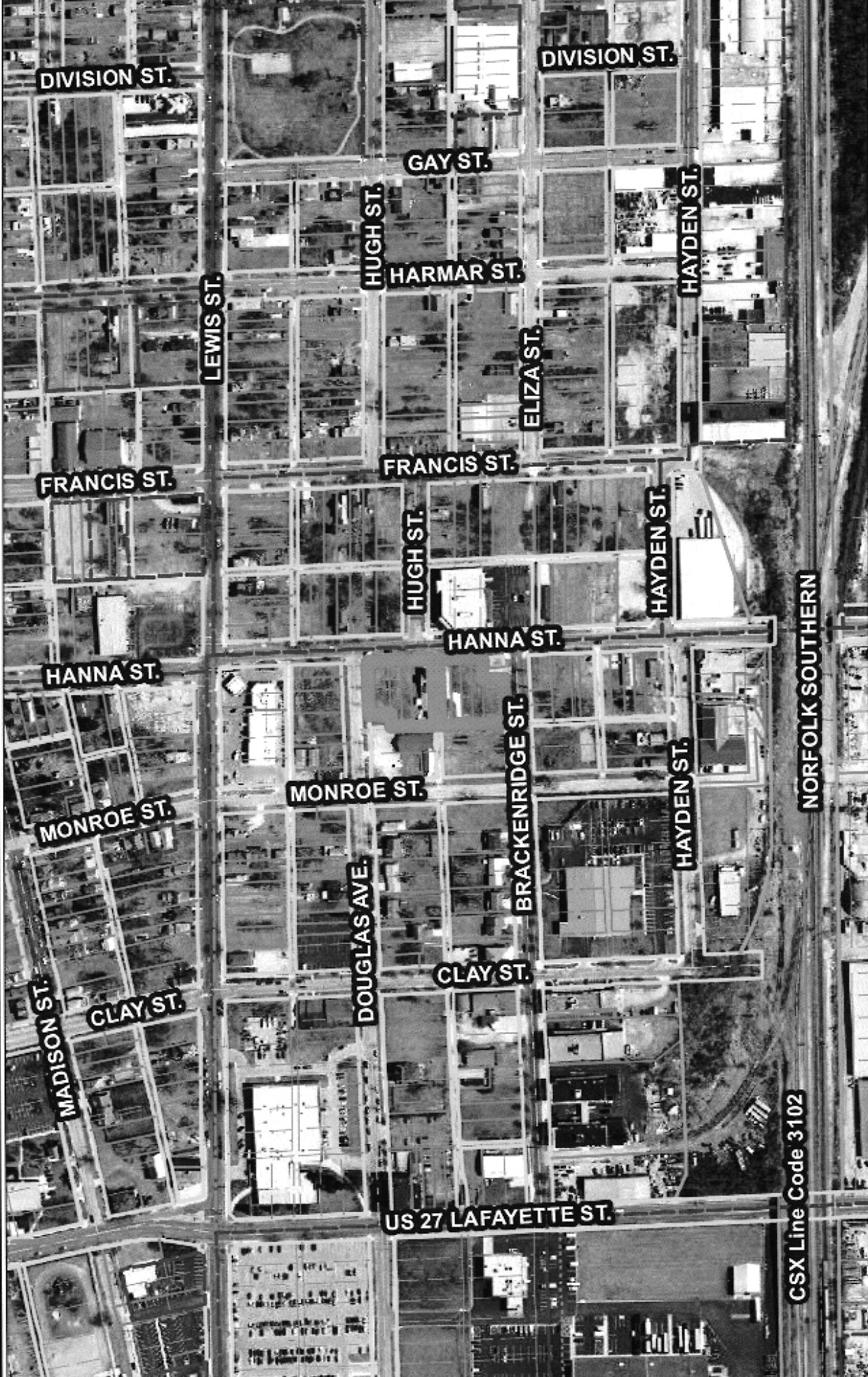
**Filing Requirements**  
*Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements.*

- 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 Rezonings Only

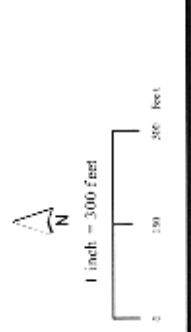
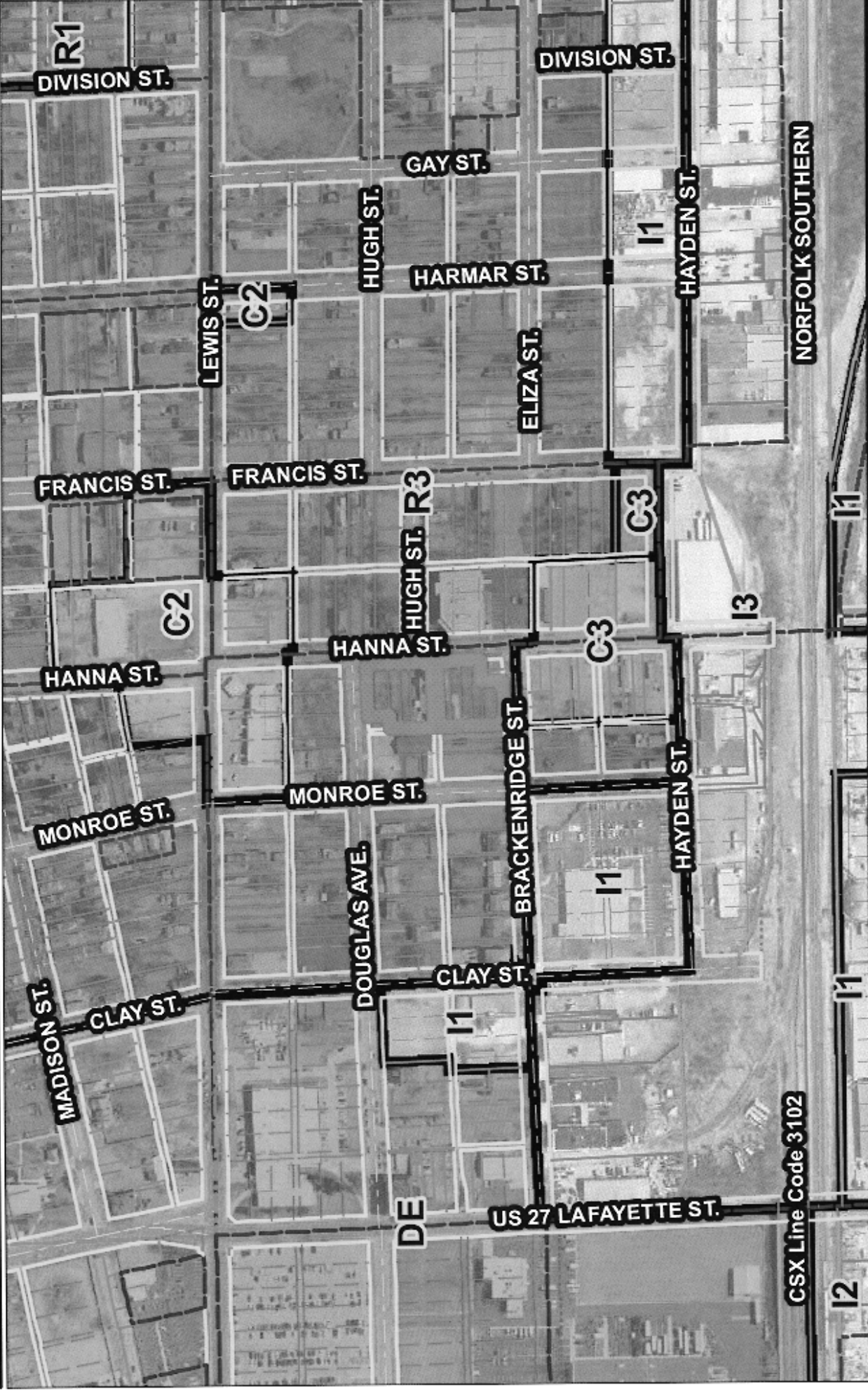
I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures 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>Leon A Youngpeter</u> (printed name of applicant)	<u>Leon A. Youngpeter</u> (signature of applicant)	<u>1/6/20</u> (date)
<u>Leon A Youngpeter</u> (printed name of property owner)	<u>Leon A. Youngpeter</u> (signature of property owner)	<u>1/6/20</u> (date)
<u>Anthony Henry</u> (printed name of property owner)	<u>Anthony M Henry</u> (signature of property owner)	<u>1-06-2020</u> (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

Received	Receipt No.	Hearing Date	Petition No.
1-7-2020	133047	2-10-2020	REZ-2020-0002



All information on this map is for informational purposes only. It is not intended to be used as a legal document. The accuracy of the information is not guaranteed. The City of Miss Virginia is not responsible for any errors or omissions in this map. ©2020 Board of Commissioners of the County of Clarke, North Avenue, Barkers, 1988. State Plane Coordinate System, Indiana East. Photo and Cartography: Spring 2005. Date: 1/20/2020



All other rights reserved. No warranty is made by the County for the accuracy of the information contained herein and no liability is assumed for any errors or omissions in this map. © 2010 Board of Commissioners of the County of Loudoun, Virginia. State Plane Coordinate System, 1983. North American Datum, 1983. Date: 1/22/2020







**GRINSFELDER ASSOCIATES ARCHITECTS**  
 1000 N. 10th St., Suite 100  
 Raleigh, NC 27601  
 Phone: 919.850.1000  
 Fax: 919.850.1001  
 www.grinsfelder.com

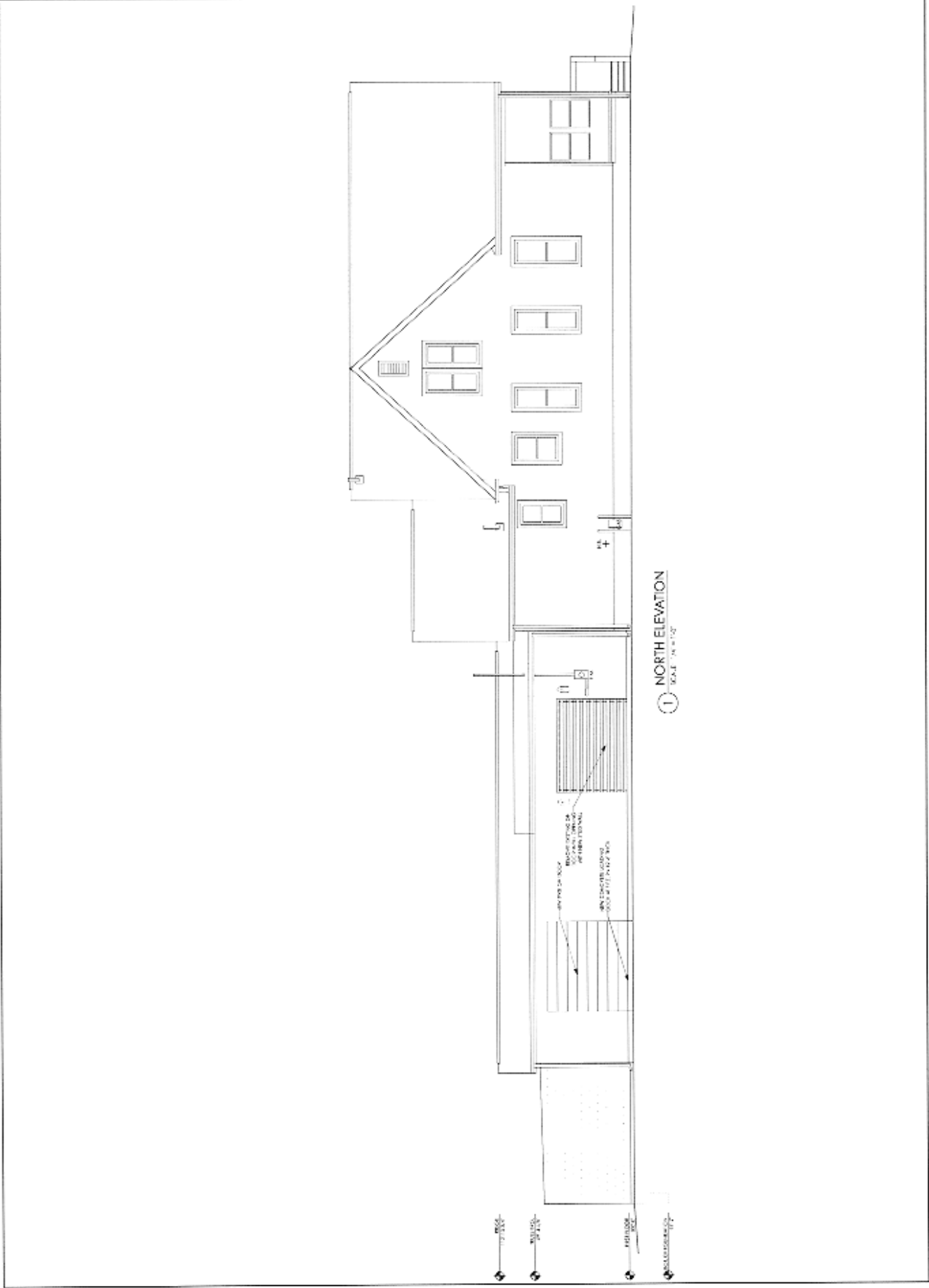


A Renovation For  
**MISS VIRGINIA'S FOOD PANTRY**  
 1912 S. Hargett St.  
 Fort Wayne, Indiana 46827

OWNER	
DATE	
SCALE	
REVISION	

DATE: **A3 3**

PROJECT # **1803**





## FACT SHEET

Case #REZ-2020-0002      Bill # Z-20-01-32      Project Start: January 2020

APPLICANT:	Inner City Hope Corporation – Miss Virginia’s Food Pantry
REQUEST:	To rezone property from R3/Multiple Family Residential to C2/Limited Commercial; and approve a primary development plan for building and site improvements to the existing food pantry.
LOCATION:	The site is located on the west side of the 1200 to 1300 blocks of South Hanna Street. The address of the subject property is 1312 South Hanna Street (Section 12 of Wayne Township).
LAND AREA:	Approximately 1 acre
PRESENT ZONING:	R3/Multiple Family Residential
PROPOSED ZONING:	C2/Limited Commercial
COUNCIL DISTRICT:	5-Geoff Paddock
ASSOCIATED PROJECTS:	Primary Development Plan, Miss Virginia’s Food Pantry
SPONSOR:	City of Fort Wayne Plan Commission

### 10 February 2020 Public Hearing

- No one spoke at the hearing in support or opposition.
- Letters of support were submitted.
- Patrick Zaharako was absent.

### 17 February – Business Meeting

#### Plan Commission Recommendation: DO PASS w/Written Commitment

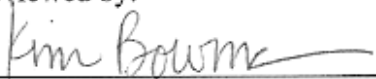
A motion was made by Judi Wire and seconded by Justin Shurley to return the ordinance with a Do Pass recommendation with a Written Commitment to Common Council for their final decision.

#### 7-0 MOTION PASSED

- Paul Sauerteig and Patrick Zaharako were absent.

Fact Sheet Prepared by:  
Michelle B. Wood, Senior Land Use Planner  
February 19, 2020

Reviewed by:

  
\_\_\_\_\_  
Kimberly R. Bowman, AICP  
Executive Director  
Secretary to the Commission

## PROJECT SUMMARY

The site has received approvals for food distribution and designation as a neighborhood facility from the Fort Wayne Board of Zoning Appeals (VAR0391986 and SU 0042005).

The petitioner is Inner City Hope Corp, the non-profit organization that runs Miss Virginia's Food Pantry at 1312 South Hanna. The pantry needs to make improvements and expand, and decided, along with staff input, to request a rezoning rather than additional BZA approvals. The site is currently zoned R3/Multiple Family Residential. The food pantry distributes food and other goods and is considered a store by the zoning ordinance, which requires at least a C2/Limited Commercial zoning designation.

The current zoning in the area is varied: a large swath of R3/Multiple Family Residential, bordered by C2/Limited Commercial, C3/General Commercial, and Industrial zoning districts. The existing uses are not all reflective of the current zoning. In the blocks adjacent to Miss Virginia's, the uses are primarily religious or institutional. Inner City Hope owns all the lots on the east half of the block except for the single house on the corner of Hanna and Brackenridge. The applicant was encouraged to speak with all adjacent property owners, and create a draft Written Commitment to restrict some C2 uses that may be considered incompatible. With a Written Commitment, the rezoning could be considered compatible with the surrounding uses and zoning district. By changing the zoning to a commercial district, all expansions will need to be constructed by commercial standards, which would be an improvement to the area.

The proposal could be supported by the following goals and polices of the Comprehensive Plan:

- LU3. Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure;
- LU5. Encourage sustainable growth and quality development, revitalization and redevelopment by increasing and enhancing connectivity;
- LU5.C Encourage development proposals that provide neighborhood commercial, civic, institutional and other similar uses, designed to allow adequate access for pedestrians and bicycles, in close proximity to housing.
- LU6. Encourage carefully planned sustainable growth and coordinated development by encouraging mixed land uses.
- LU6.C Encourage the conversion of vacant or underutilized properties into compatible mixed-use development areas.
- LU6.D Support carefully planned, coordinated, compatible mixed-use development.
- LU8. Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.

### **PUBLIC HEARING SUMMARY:**

Presenter: Ed Welling, Grinsfelder Architects, and Leon Youngpeter, Inner City Hope, addressed the Plan Commission, and explained the proposal as outlined above.

### Public Comments:

none

## FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

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### Rezoning Petition REZ-2020-0002

APPLICANT:	Inner City Hope Corporation – Miss Virginia’s Food Pantry
REQUEST:	To rezone property from R3/Multiple Family Residential to C2/Limited Commercial for building and site improvements to the existing food pantry.
LOCATION:	The site is located on the west side of the 1200 to 1300 blocks of South Hanna Street. The address of the subject property is 1312 South Hanna Street (Section 12 of Wayne Township).
LAND AREA:	Approximately 1acre
PRESENT ZONING:	R3/Multiple Family Residential
PROPOSED ZONING:	C2/Limited Commercial

---

**The Plan Commission recommends that Rezoning Petition REZ-2020-0002, with a Written Commitment, be returned to Council with a “Do Pass” recommendation after considering the following:**

1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The site is in an area of religious and service/type uses, mixed with residential. Many vacant parcels are available for reinvestment. A Written Commitment that restricts certain uses will aid in compatibility. The proposal meets the following goals of the Comprehensive Plan:
  - LU3. Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure;
  - LU5. Encourage sustainable growth and quality development, revitalization and redevelopment by increasing and enhancing connectivity;
  - LU5.C Encourage development proposals that provide neighborhood commercial, civic, institutional and other similar uses, designed to allow adequate access for pedestrians and bicycles, in close proximity to housing;
  - LU6.C Encourage the conversion of vacant or underutilized properties into compatible mixed-use development areas;
  - LU8. Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.
2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. Site plan and architectural review from the Plan Commission and staff will ensure a compatible development that complements the neighborhood.
3. Approval is consistent with the preservation of property values in the area. This proposal will provide additional investment in the neighborhood and continue a history of serving the greater area with much needed food and household supplies.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Review by City engineering departments indicates that the site can be developed for the proposed uses and adequate infrastructure is available to service the site.

These findings approved by the Fort Wayne Plan Commission on February 17, 2020.

Handwritten signature of Kimberly R. Bowman in cursive script, written over a horizontal line.

Kimberly R. Bowman, AICP  
Executive Director  
Secretary to the Commission

**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant Inner City Hope Corporation db. Miss Virginia's Food Pantry  
 Address P.O. Box 12045  
 City Fort Wayne State IN Zip 46862  
 Telephone 260-745-6719 E-mail leonyoungpeter@msn.com

**Contact Person**  
 Contact Person Edward Welling  
 Address 903 W Berry Street  
 City Fort Wayne State IN Zip 46802  
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 Sewer provider Fort Wayne Water provider Fort Wayne

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Leon A Youngpeter  
 (printed name of applicant)

Leon A. Youngpeter  
 (signature of applicant)

1/6/20  
 (date)

Leon A Youngpeter  
 (printed name of property owner)

Leon A. Youngpeter  
 (signature of property owner)

1/6/20  
 (date)

Anthony Henry  
 (printed name of property owner)

Anthony M. Henry  
 (signature of property owner)

1-06-2020  
 (date)

(printed name of property owner)

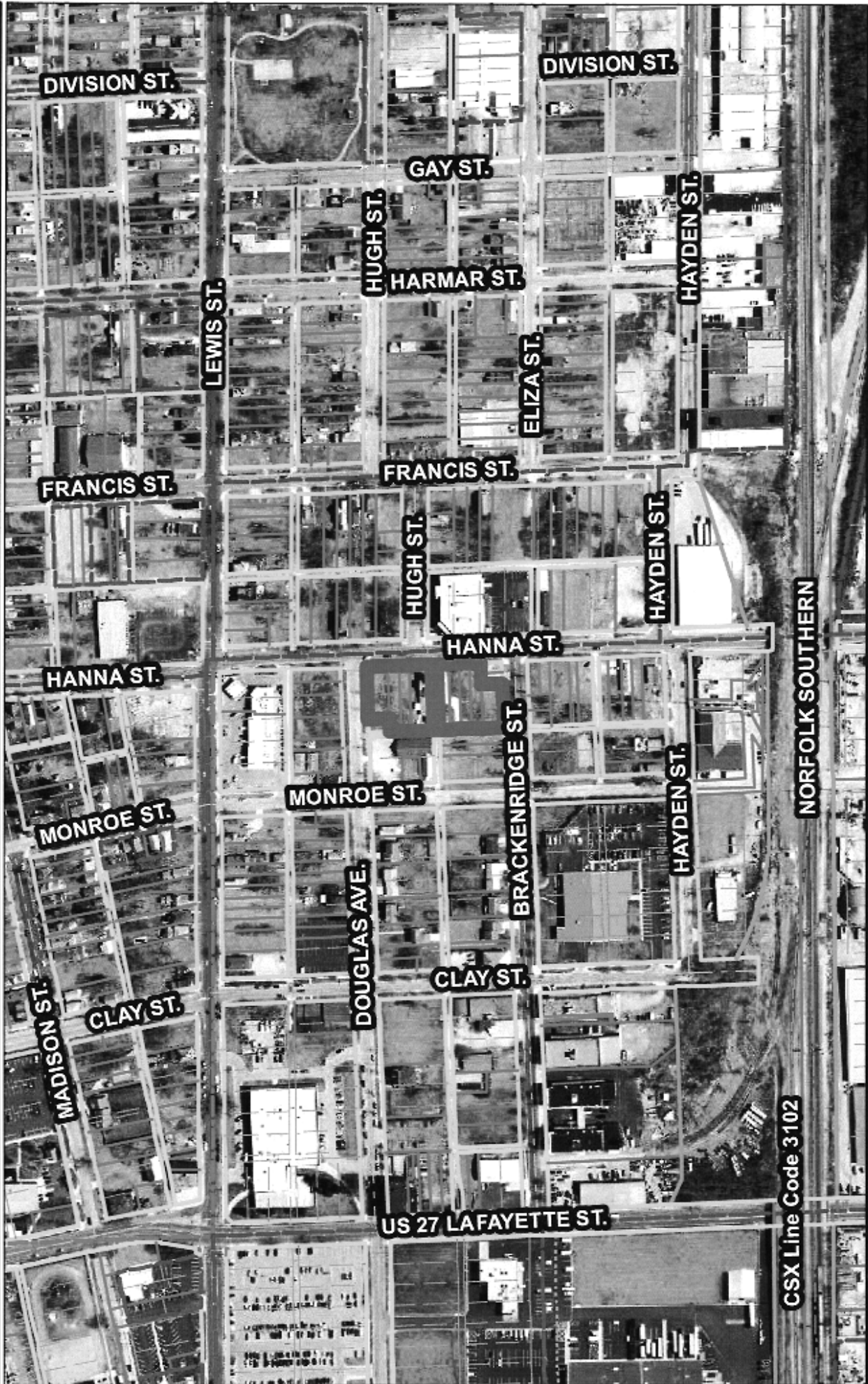
(signature of property owner)

(date)

Received	Receipt No.	Hearing Date	Petition No.
<u>1-7-2020</u>	<u>132047</u>	<u>2-10-2020</u>	<u>REZ-2020-0002</u>



Rezoning Petition REZ-2020-0002 and Primary Development Plan PDP-2020-0001 - Miss Virginia



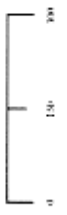
CSX Line Code 3102

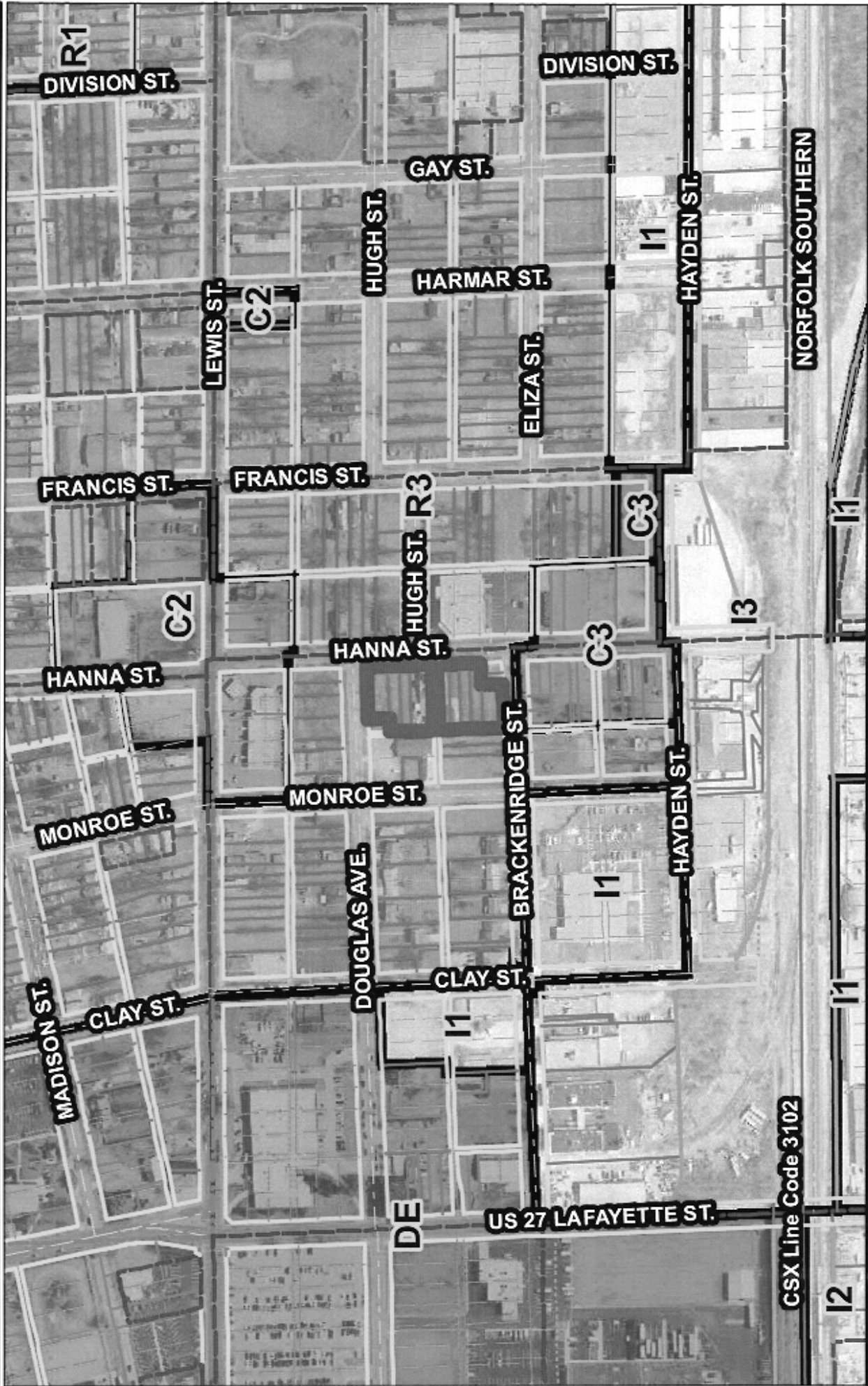
NORFOLK SOUTHERN

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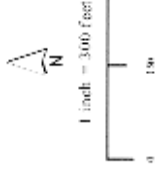
1 inch = 300 Feet





CSX Line Code 3102

Although every measure standard has been explained in the companion of an map, After, to any form of administrative purpose for issuance of the information and to be a final and complete and all liability resulting from any error or omission in this map, the City of Norfolk, Virginia, 23502, is not responsible for any error or omission in this map. This map is not to be used for any other purpose than that for which it was prepared. © 2020 City of Norfolk, Virginia. All rights reserved. Date: 1/24/2022



## WRITTEN COMMITMENT

**THIS WRITTEN COMMITMENT** ("Commitment") is made as of this \_\_\_\_ day of \_\_\_\_\_, 2020, by Inner City Hope Corporation db. Miss Virginia's Food Pantry, an Indiana Corporation (herein the, "Declarant"), under the following circumstances:

### WITNESSETH:

**WHEREAS**, Declarant is the owner of approximately .962 acre of real estate located in Fort Wayne, Allen County, Indiana, the legal description of which is attached hereto as Exhibit "A" (herein, the "Real Estate"); and

**WHEREAS**, Declarant's Zoning Map Amendment Application, filed with the City of Fort Wayne Plan Commission, bearing number \_\_\_\_\_ (the "Application"), respecting the Real Estate, has been approved by the City of Fort Wayne, Indiana Common Council and the Mayor of the City of Fort Wayne; and

**WHEREAS**, pursuant to the Application, the Real Estate has been rezoned to C2 pursuant to the City of Fort Wayne Zoning Ordinance (the "Ordinance") which permits development upon the Real Estate of certain professional office and personal service uses and limited and retail commercial uses; and

**WHEREAS**, Declarant has submitted this Commitment, voluntarily, pursuant to section 157.503 of the Ordinance and Indiana Code 36-7-4-1015 for the purpose of limiting certain off site impacts and certain uses arising from development upon the Real Estate; and

**WHEREAS**, in conjunction with said Application, the Plan Commission has required the execution of this Commitment and its recordation with the Allen County, Indiana, Recorder's Office prior to the commencement of any building improvements for uses permitted pursuant to the Application.

**NOW, THEREFORE**, in consideration of the above and foregoing recitals, Declarant hereby impresses upon the Real Estate certain restrictions and covenants which shall run with the Real Estate and be binding upon Declarant and all future owners of the Real Estate, and all lessees of all or a portion of the Real Estate.

1. Prohibited Uses. The following uses shall be prohibited upon the Real Estate as permitted in the C2/Limited Retail zoning district §157.213 (C) of the City of Fort Wayne Zoning Ordinance ("Ordinance") or as Special Uses in the C2/Limited Retail zoning district §157.213 (D):

1. Air Conditioning Sales
2. Animal Grooming
3. Animal Hospital
4. Animal Kennel
5. Animal Obedience School
6. Arcade

56. Swimming Pool / Hot Tub Sales
57. Tattoo Establishment
58. Taxi Service
59. Television Station
60. Tennis Club
61. Tire Sales
62. Treatment Center
63. Variety Store
64. Wind Energy Conversion System (Micro) (2)
65. Window Sales
66. Zoo

2. Parking Improvements. Any parking improvements that require a Parking Lot Permit will include a sidewalk along Brackenridge Street, and landscaping per the Zoning Ordinance.

3. Future Additions. No additional building additions or structures will be permitted without meeting the minimum parking requirements and standards.

4. Southern Parcel. Any Development on the southern parcel (other than parking and circulation as shown on the primary development plan) will require Plan Commission review through an amended primary development plan.

5. Successors and Assigns. This Commitment and the restrictions set forth above shall inure to the benefit of all persons who own property comprising the Real Estate, their successors and assigns, and shall also inure to the benefit of the Zoning Administrator of the City of Fort Wayne and the Plan Commission. This Commitment and the restrictions and limitations set forth herein shall run with the Real Estate, and any conveyance thereof, shall be binding upon Declarant and its successors and assigns as owners of the Real Estate.

6. Enforcement Rights. The City of Fort Wayne Zoning Administrator (the "Zoning Administrator") and the Plan Commission each shall have the option (but not the obligation) to enforce this Commitment, at law or in equity, in the event of a breach of an obligation in this Commitment; and in the event such an enforcement action is commenced, the Zoning Administrator or the Plan Commission (as applicable) shall have the remedies allowed by the Ordinance (or the ordinance governing the Real Estate at the time of the enforcement action) and I.C. §36-7-4-1015, which remedies shall be cumulative and not exclusive. A violation of this Commitment shall be deemed a violation of the Ordinance, or the ordinance governing the Real Estate at the time of the violation; provided, however, that nothing in this Commitment shall be construed as giving any person the right to compel enforcement of it by the Zoning Administrator or the Plan Commission, or any successor agency having zoning jurisdiction over the Real Estate.

7. Amendment or Termination. This Commitment may be amended or terminated upon application by an owner of the Real Estate and only with the prior written consent of all owners of the Real Estate and the Plan Commission, following a public hearing to consider said amendment or termination.

STATE OF INDIANA     )  
                                  ) SS:  
COUNTY OF ALLEN     )

Before me, the undersigned, a Notary Public, in and for said County and State, this \_ day of \_\_\_\_\_ 2019, personally appeared \_\_\_\_\_, the \_\_\_\_\_ of Show-Me Properties, LLC and acknowledged the execution of the foregoing. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

My County of Residence: \_\_\_\_\_

**EXHIBIT "A"**

**LEGAL DESCRIPTION FOR THE REAL ESTATE**

Lot Numbered 45 except the West 30 feet thereof, Lot Numbered 46, Lot Numbered 47, Lot Numbered 86, Lot Numbered 87, and Lot Numbered 88 except the East 50 feet thereof, in Lewis Addition to the City of Fort Wayne, according to the recorded plat thereof, as recorded in the Office of the Recorder of Allen County, Indiana.

**ANDERSON SURVEYING, INC.**  
 1124 East Avenue  
 Fort Wayne, Indiana 46802  
 Phone: (317) 434-1115  
 Fax: (317) 434-1116  
 www.andersonsurveying.com

**Retirement Survey**  
 The Board of Lighthouse Defense Cathedral, Inc.  
 & Inner City Hope Corporation, Inc.  
 1312 S. Hanna St., Fort Wayne, IN 46802  
 Part of Lewis Addition to the City of Fort Wayne  
 Wayne Twp., Allen County, IN

DATE	1" = 20'	SHEET NO.	1 OF 1
PROJECT	0327-2018	DATE	03/27/2018
SCALE	AS SHOWN	PROJECT NO.	0327-2018

**RETIREMENT SURVEY**  
 1312 S. Hanna Street  
 Fort Wayne, IN 46802

SURVEY NO.: 70-03-115

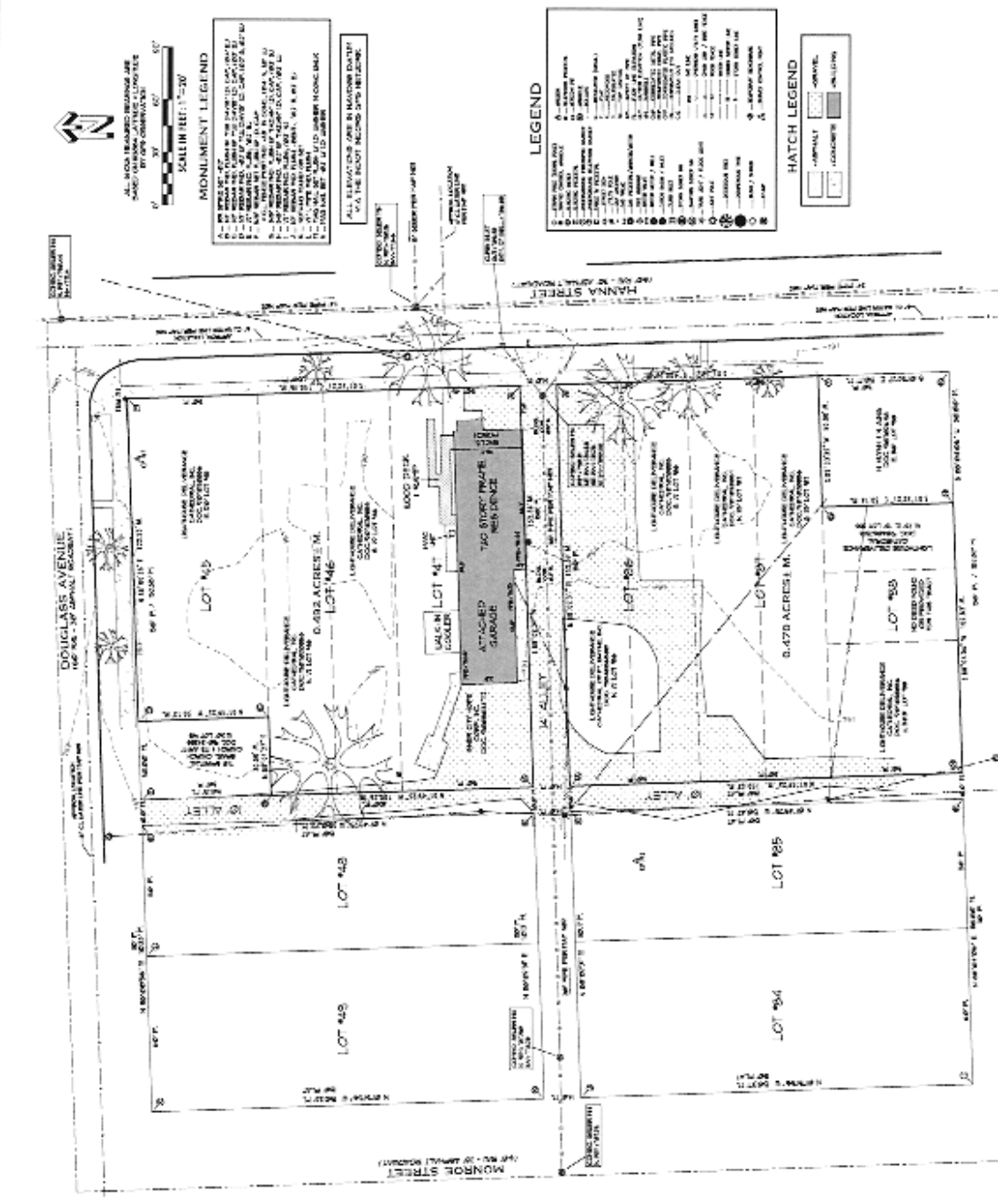
**SURVEY**  
 SHEET 1 OF 1

**GENERAL NOTES:**  
 1. The purpose of this survey is to determine the location and area of the lots shown on the attached plat. The survey was conducted in accordance with the provisions of the Indiana Surveying Act, Chapter 36-3, Indiana Code, and the rules and regulations of the Board of Surveying and Mapping, Indiana State Board of Accountancy, Chapter 67-1, Indiana Code.

**LEGEND:**  
 1. LOT 449  
 2. LOT 450  
 3. LOT 451  
 4. LOT 452  
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 51. LOT 499  
 52. LOT 500

**STATE OF INDIANA**  
 DEPARTMENT OF CONSUMER SERVICES  
 BOARD OF SURVEYING AND MAPPING  
 1300 N. ALLEN AVENUE  
 FORT WAYNE, INDIANA 46802  
 (317) 434-1115  
 www.in.gov/surveying

**Michael C. Voth**  
 MICHAEL C. VOTH, LICENSED SURVEYOR



**MONUMENT LEGEND**

1. 1/4\"

**LEGEND**

1. LOT 449  
 2. LOT 450  
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 52. LOT 500

**HATCH LEGEND**

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 36. LOT 484  
 37. LOT 485  
 38. LOT 486  
 39. LOT 487  
 40. LOT 488  
 41. LOT 489  
 42. LOT 490  
 43. LOT 491  
 44. LOT 492  
 45. LOT 493  
 46. LOT 494  
 47. LOT 495  
 48. LOT 496  
 49. LOT 497  
 50. LOT 498  
 51. LOT 499  
 52. LOT 500

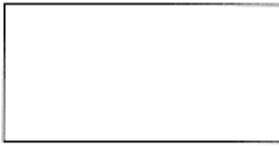
**SURVEY CONTROL**

1. MONROE STREET  
 2. DOUGLASS AVENUE  
 3. BRACKENRIDGE STREET  
 4. HANNA STREET





**GRINSFELDER ASSOCIATES ARCHITECTS**  
 ARCHITECTS REGISTERED IN THE STATE OF VIRGINIA  
 1000 COMMONWEALTH AVENUE, SUITE 200  
 ARLINGTON, VIRGINIA 22202  
 TEL: 703.241.1100  
 WWW.GRINSFELDER.COM

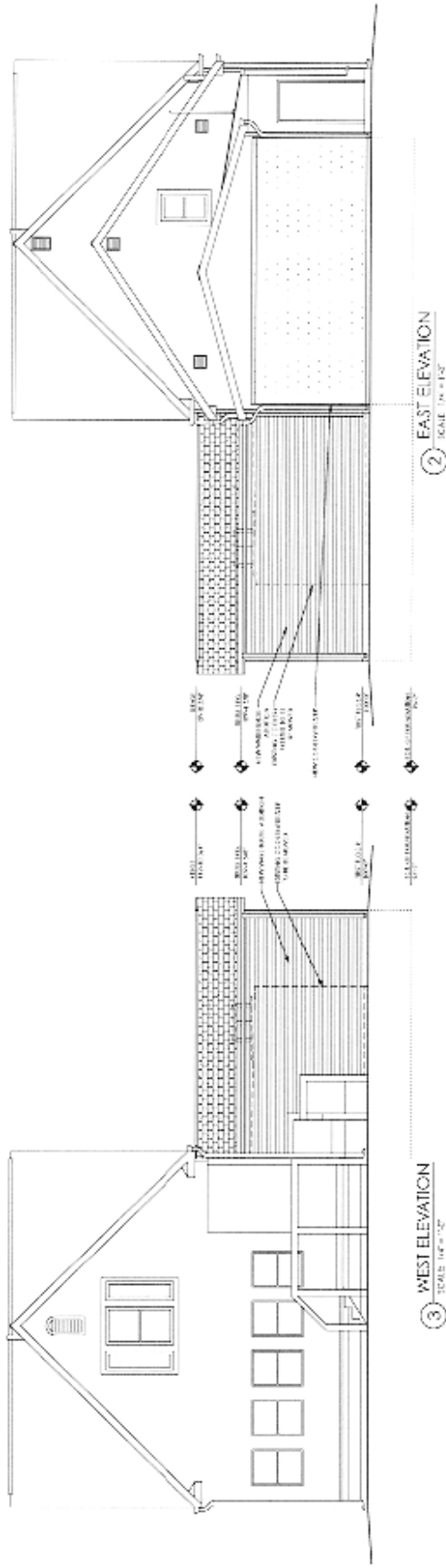


A PROFESSIONAL SEAL  
**MISS VIRGINIA'S FOOD PANTRY**  
 1212 S. BRIDGES ST.  
 FARMINGTON, VIRGINIA 22040

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE

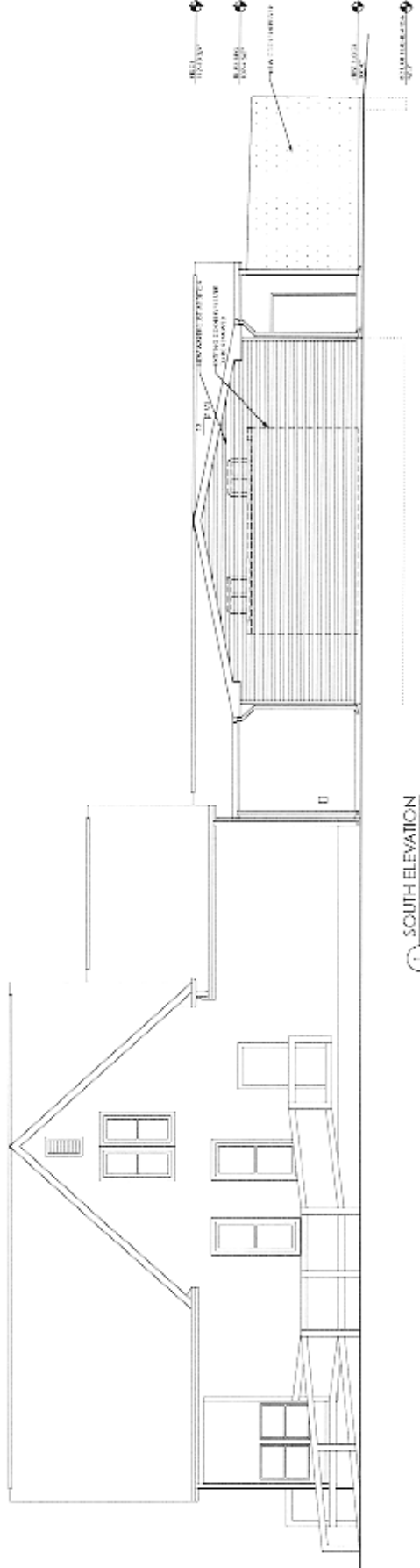
PROJECT NO. **A2 3**

DATE OF ISSUE **1803**



③ WEST ELEVATION  
SCALE: 1/4" = 1'-0"

② EAST ELEVATION  
SCALE: 1/4" = 1'-0"



① SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



**GRINFELDER ASSOCIATES ARCHITECTS**  
 ARCHITECTS  
 1000 N. 10TH ST., SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.1111  
 WWW.GRINFELDERARCHITECTS.COM

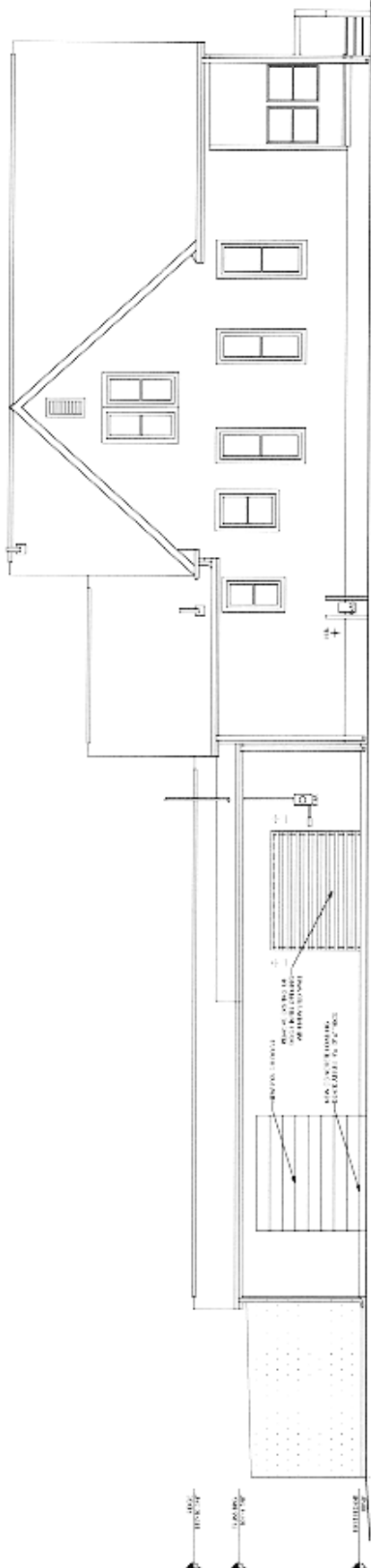


A DRAWING FOR  
**MISS VIRGINIA'S FOOD PANTRY**  
 1212 HERRING ST.  
 DENVER, COLORADO 80202

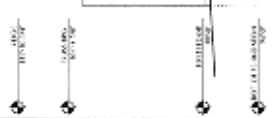
DATE
NO.
BY
CHECKED
REVIEWED

SHEET  
**A3 3**

COMMITTEE #  
**1803**



① NORTH ELEVATION  
 SCALE: 1/4" = 1'-0"





**GRINSFELDER ASSOCIATES ARCHITECTS**  
 ARCHITECTS  
 100 West Peachtree Street, Suite 1000  
 Atlanta, Georgia 30308  
 404.525.1100  
 www.grinsfelder.com

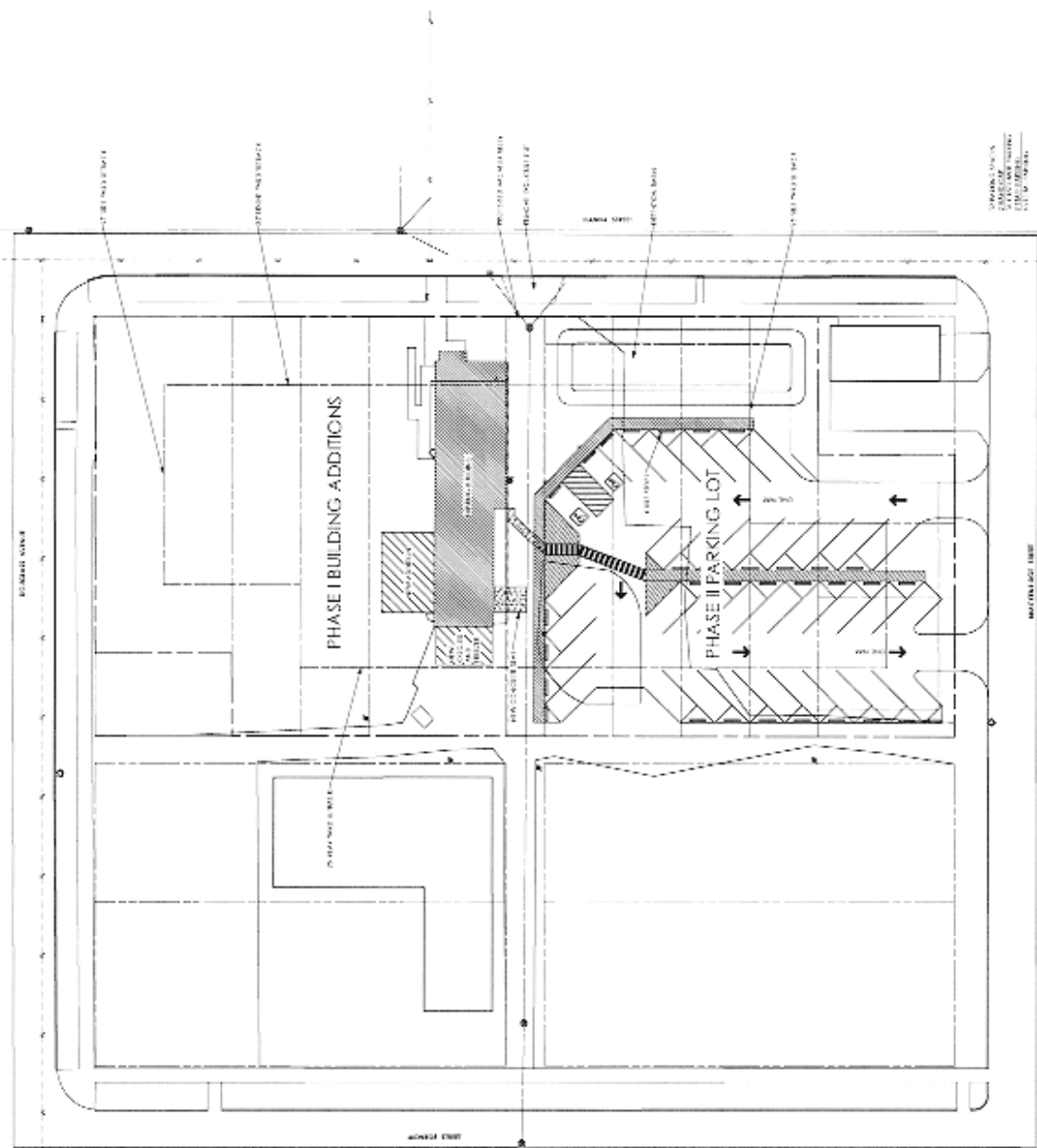


**MISS VIRGINIA'S FOOD PANTRY**  
 A Branch of the  
 1015 Avenue S  
 Fort Wayne, Indiana 46805

DATE	10/15/2010
BY	W. J. GIBSON
PROJECT	MISS VIRGINIA'S FOOD PANTRY

NO. **CI 1**

1803



CONSTRUCTION NOTES:  
 1. ALL NEW CONCRETE SHALL BE 4000 PSI.  
 2. ALL NEW CONCRETE SHALL BE FINISHED WITH BROOM.

**SITE PLAN**  
 SCALE 1" = 30'



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-2020-0002  
Bill Number: Z-20-01-32  
Council District: 5-Geoff Paddock

---

Introduction Date: January 28, 2020  
Plan Commission  
Public Hearing Date: February 10, 2020 (not heard by Council)  
Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

---

Synopsis of Ordinance: To rezone approximately 0.962 acres from R3/Multiple Family Residential to C2/Limited Commercial.  
Location: 1312 South Hanna  
Reason for Request: To allow for improvements for Miss Virginia's Food Pantry.  
Applicant: Inner City Hope Corporation dba Miss Virginia's Food Pantry  
Property Owner: Inner City Hope Corporation dba Miss Virginia's Food Pantry

---

Related Petitions: Primary Development Plan, PDP-2020-0001 and Vacation Petition VALY-2020-0002

---

Effect of Passage: The rezoning will bring the existing building/use into conformance with the zoning ordinance, as well as allow for improvements to the food pantry.  
Effect of Non-Passage: The property will remain zoned for residential purposes. The existing food pantry may remain under the Board of Zoning Appeals approval but improvements and expansion will need new approvals. Financing may be hindered without proper zoning.

**BILL NO. Z-20-01-32**

**REPORT OF COMMITTEE ON REGULATIONS**

**February 25, 2020**

***Tom Freistroffer Chair***

***Glynn Hines Co-Chair***

***All Council Members***

An Ordinance amending the City of Fort Wayne Zoning Map No. N-02 (Sec. 12 of Wayne Township)

*To rezone approximately 0.962 acres from R3/Multiple Family Residential to C2/Limited Commercial at 1312 South Hanna Street*




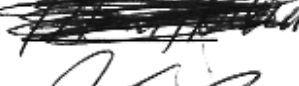


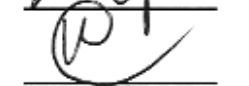

**COMMITTEE ON REGULATIONS HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance**

DO PASS

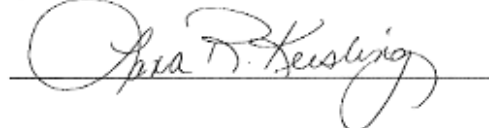
DO NOT PASS

ABSTAIN

NO REC

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

**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date: February 10, 2020

Read the first time in full and on motion by Councilperson Freistroffer.

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

Read the third time in full and on motion by Councilperson Freistroffer, 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"/>
CHAMBERS	<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"/>
TUCKER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATED: February 25, 2020

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

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

Zoning Ordinance No. Z-20-01-32 on the 25th day of February, 2020

ATTEST:

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

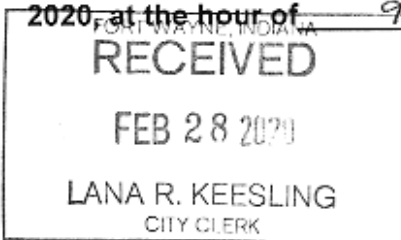
  
 \_\_\_\_\_  
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 26th of February 2020, at the hour of 10:30 o'clock A.M. E.S.T.

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

Approved and signed by me this 28<sup>th</sup> day of FEBRUARY

2020, at the hour of 9:00 o'clock AM E.S.T.



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