

1 #REZ-2020-0028

2 BILL NO. Z-20-09-02

3  
4 ZONING MAP ORDINANCE NO. Z-Withdrawn

5 AN ORDINANCE amending the City of Fort Wayne  
6 Zoning Map No. I-27 (Sec. 28 of Wayne Township)

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

9  
10 SECTION 1. That the area described as follows is hereby designated an R1 (Single Family  
11 Residential) District under the terms of Chapter 157 Title XV of the Code of the City of Fort  
12 Wayne, Indiana:

13 Lot Number One (1) in Wiegman's Subdivision of Lots 79, 80, 115, and 116 of  
14 Elzey's First Addition to Waynedale, an addition to the City of Fort Wayne  
15 according to the plat thereof recorded in Plat Record 13, page 65, in the Office of the  
16 Recorder of Allen County, Indiana.

17 and the symbols of the City of Fort Wayne Zoning Map No. I-27 (Sec. 28 of Wayne  
18 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort  
19 Wayne, Indiana is hereby changed accordingly.

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


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

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Council Member

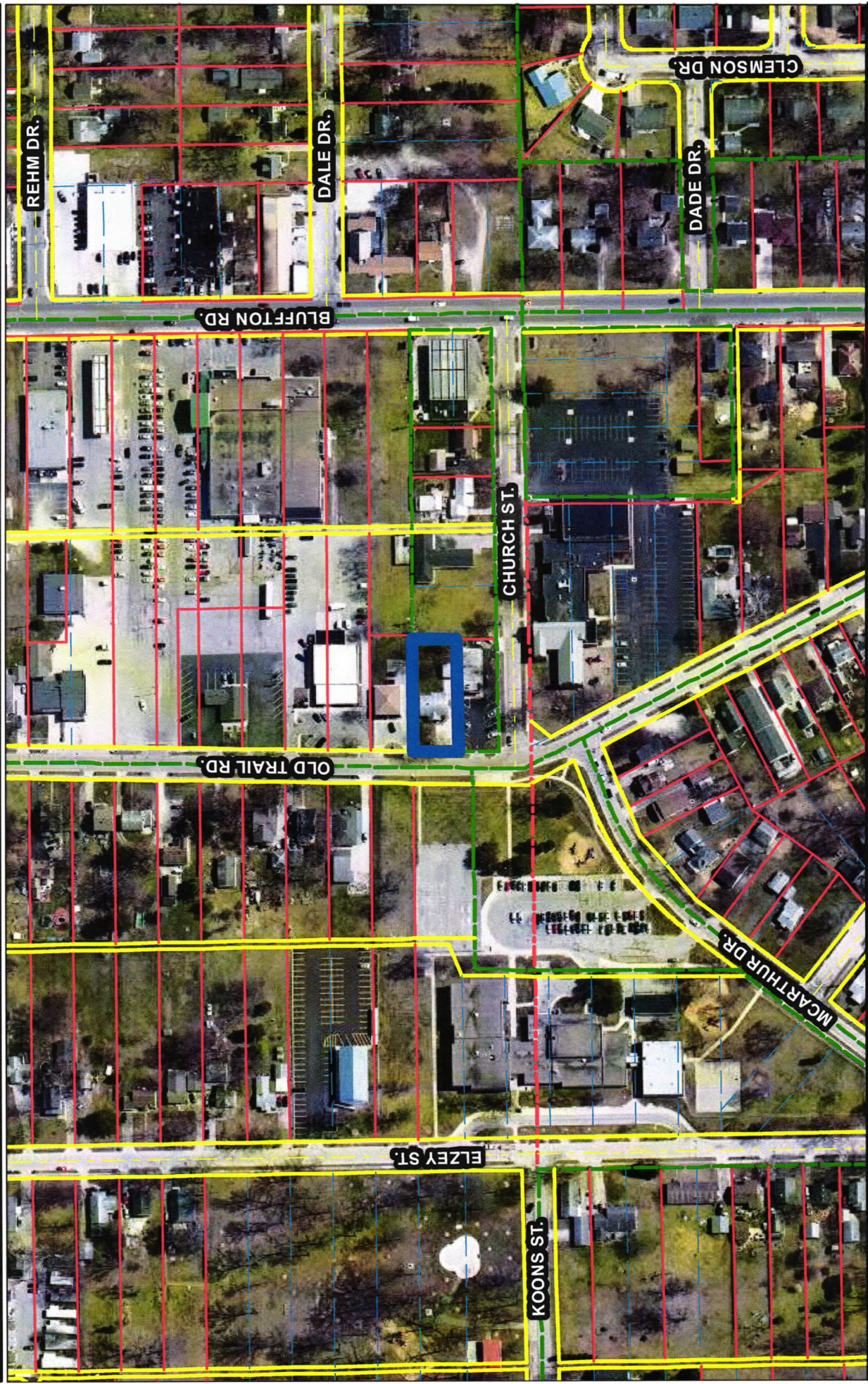
APPROVED AS TO FORM AND LEGALITY:

  
\_\_\_\_\_  
Carol T. Helton, City Attorney

*Carol T. Helton City Attorney by  
LES*



Rezoning Petition REZ-2020-0028 (7111 Old Trail)

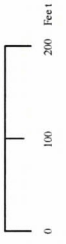


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any liability arising from any use or reliance on this map.

© 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: 8/5/2020

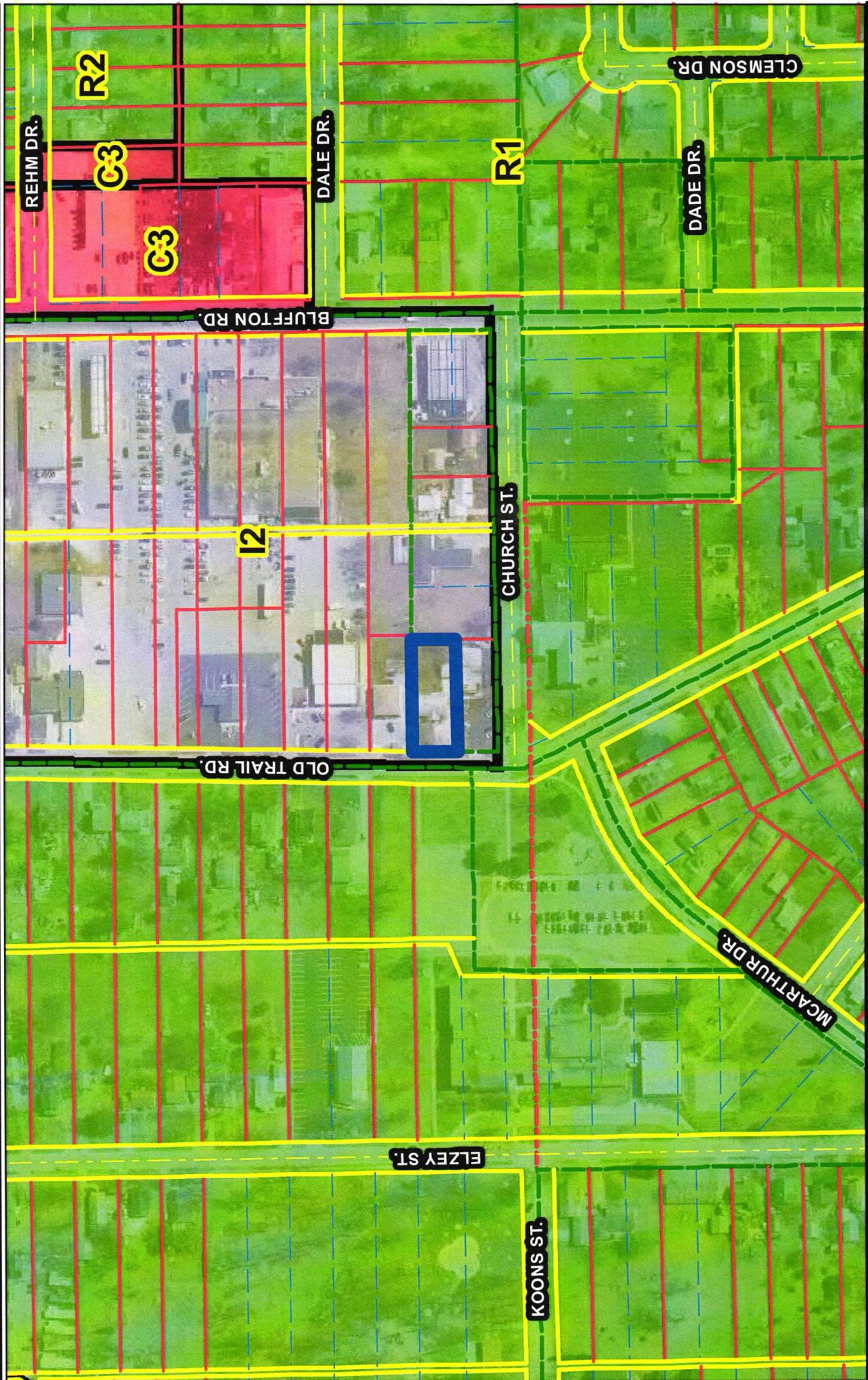


1 inch = 200 feet





Rezoning Petition REZ-2020-0028 (7111 Old Trail)



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 State Plane Coordinate System, Indiana East  
 Photos and Contours: Spring 2009  
 Date: 8/2/20

**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant Brande Ringger - Crown Homes Inc.  
 Address 4481 SE SR 116  
 City Bluffton State IN Zip 46714  
 Telephone 260 273 3300 E-mail brande.ringger@gmail.com

**Contact Person**  
 Contact Person ↑ Same  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_ E-mail \_\_\_\_\_

*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 7111 Old Trail  
 Present Zoning I2 Proposed Zoning R2 Acreage to be rezoned .26  
 Proposed density \_\_\_\_\_ units per acre  
 Township name Wayne Township section # 28  
 Purpose of rezoning (attach additional page if necessary) This 3 bedroom 1 bath home with a full kitchen & 2 car garage was used as a home for 80 years  
 Sewer provider City Water provider City

*+ is surrounded by homes & a school.*

**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 \$ 300.00  
 Applicable number of surveys showing area to be rezoned (plans must be folded) 1  
 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.

Brande Ringger Brande Ringger 8-3-20  
 (printed name of applicant) (signature of applicant) (date)  
Brande Ringger Brande Ringger 8-3-20  
 (printed name of property owner) (signature of property owner) (date)  
 \_\_\_\_\_ (signature of property owner) (date)  
 \_\_\_\_\_ (signature of property owner) (date)

Received	Receipt No.	Hearing Date	Petition No.
8/3/20	134740	9-14-2020	REZ-2020-0028

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-2020-0028  
Bill Number: Z-20-09-02  
Council District: 4-Jason Arp

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Introduction Date: September 8, 2020  
Plan Commission  
Public Hearing Date: September 14, 2020 (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 0.26 acre from I2/General Industrial to R1/Single Family Residential.  
Location: 7111 Old Trail  
Reason for Request: To allow an existing residential structure to be compliant with the zoning ordinance.  
Applicant: Patty Sheneman  
Property Owner: Patty Sheneman

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Related Petitions: none

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Effect of Passage: Property will be rezoned to the R1/Single Family Residential zoning district, which will allow the house-turned-office to be used as a home once more, in compliance with the zoning ordinance.  
Effect of Non-Passage: The property will remain zoned industrial and the use as a house will be non-conforming. The house is under new ownership and the owner and the house should be a permitted use by right.