

1 #REZ-2020-0030

2 BILL NO. Z-20-10-02

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4 ZONING MAP ORDINANCE NO. Z- 34-20

5 AN ORDINANCE amending the City of Fort Wayne  
6 Zoning Map No. T-11 (Sec. 16 of Adams 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 The South 220 feet of the West 400 feet of the West ½ of the Southwest ¼ of Section  
14 16, Township 30 North, Range 13 East, in Allen County, Indiana.


15 and the symbols of the City of Fort Wayne Zoning Map No. T-11 (Sec. 16 of Adams  
16 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort  
17 Wayne, Indiana is hereby changed accordingly.

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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.

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

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5 \_\_\_\_\_  
6 Council Member

7 APPROVED AS TO FORM AND LEGALITY:

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

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All digital data used in this map were prepared in the preparation of the map. Allen County does not warrant or guarantee the accuracy of the information contained herein and is not responsible for any errors or omissions in this map.

© 2014 Board of Commissioners of the County of Allen  
North American Datum 1983  
Base Plane Coordinate System, Indiana East  
North and Contours, Spring 2019  
Date: 1/18/2020



1 inch = 300 feet





Rezoning Petition REZ-2020-0030 (4101 Meyer Road)

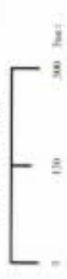


Although staff members have been employed in the preparation of this map, Allen County does not warrant its preparation. No liability is assumed for errors or omissions, and all liability, including those arising from or in connection with this map, shall remain with the County of Allen.

North American Datum 1983  
 State Plane Coordinate System, Indiana East  
 Projection and Contour: Spheroid 2011  
 Date: 5/16/2020



1 inch = 300 feet



Applicant

Applicant James K Campbell  
Address 4101 Meyer Rd.  
City Fort Wayne State IN Zip 46806  
Telephone (260) 515-2213 E-mail Campbelljimmy312@gmail.com

Contact Person

Contact Person \_\_\_\_\_  
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 4101 Meyer Rd Fort Wayne IN, 46806  
Present Zoning H-I Proposed Zoning R-1 Acreage to be rezoned 2.05  
Proposed density 1 units per acre  
Township name Adams Township section # 16  
Purpose of rezoning (attach additional page if necessary) so I can get financing - buying a land contract.  
Sewer provider septic Water provider City Utilities

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.

James K Campbell (printed name of applicant) [Signature] (signature of applicant) 8- (date)  
Malett Contracting, Inc/Andrew Scheitel (printed name of property owner) [Signature] (signature of property owner) 8-26-2020 (date)  
\_\_\_\_\_  
(printed name of property owner) \_\_\_\_\_ (signature of property owner) \_\_\_\_\_ (date)  
\_\_\_\_\_  
(printed name of property owner) \_\_\_\_\_ (signature of property owner) \_\_\_\_\_ (date)

Received <u>8/26/20</u>	Receipt No. <u>135014</u>	Hearing Date <u>Oct. 12 2020</u>	Petition No.
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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-2020-0030  
Bill Number: Z-20-10-02  
Council District: 6-Sharon Tucker

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Introduction Date: October 13, 2020  
Plan Commission  
Public Hearing Date: October 12, 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 2.0 acres from I1/Limited Industrial to R1/Single Family Residential.  
Location: 4101 Meyer Road  
Reason for Request: To bring the existing single family residential use in compliance with the zoning ordinance.  
Applicant: James Campbell  
Property Owner: Malott Contracting/Andrew Schenkel

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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 bring the existing use into compliance and allow for future development and investment.  
Effect of Non-Passage: The property will remain zoned I1/Limited Industrial. The existing house may remain, however investment or refinancing may be difficult or not possible. The current buyer has been unable to receive financing for a land contract.

**REPORT OF COMMITTEE ON REGULATIONS  
November 24, 2020**

***Glynn Hines Chair***

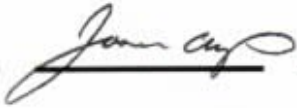
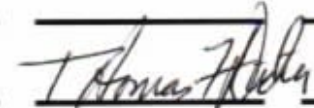

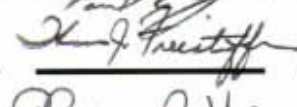
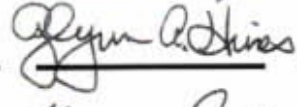


***Tom Freistroffer Co-Chair***

***All Council Members***

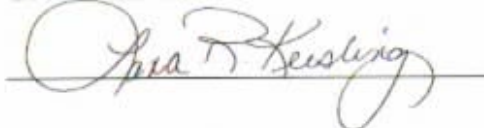
An Ordinance amending the City of Fort Wayne Zoning Map No. T-11 (Sec. 16 of Adams Township)

*To rezone approximately 2.0 acres from I1/Limited Industrial to R1/Single Family Residential at 4101 Meyer Road*

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

<u>COUNCIL MEMBER</u>	<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>
ARP			
CHAMBERS			
DIDIER			
ENSLEY			
FREISTROFFER			
HINES			
JEHL			
PADDOCK			
TUCKER			

**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date: October 12, 2020

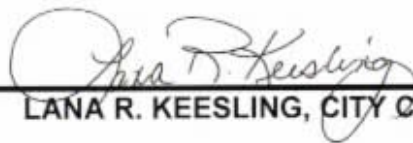
Read the first time in full and on motion by Councilperson Freistroffer.

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

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

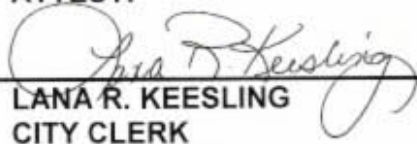
DATED: November 24, 2020

  
LANA R. KEESLING, CITY CLERK

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

Zoning Ordinance No. Z-20-10-02 on the 24th day of November, 2020

ATTEST:

  
LANA R. KEESLING  
CITY CLERK

  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 25th of November 2020, at the hour of 9:20 o'clock A.M. E.S.T.

  
LANA R. KEESLING, CITY CLERK

Approved and signed by me this 1<sup>st</sup> day of December 2020, at the hour of 9:00 o'clock AM E.S.T.

  
THOMAS C. HENRY, MAYOR

