

1 #REZ-2020-0032

2 BILL NO. Z-20-10-03

3
4 ZONING MAP ORDINANCE NO. Z- 33-20

5 AN ORDINANCE amending the City of Fort Wayne
6 Zoning Map No. P-27 (Sec. 30 of Adams 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
13 The East 165 feet of Lot Number Eighteen (19) and the East 165 feet of the South ½
14 f Lot Number Nineteen (19) in Curde's South Acre Addition to the City of Fort
15 Wayne, as recorded in Plat Record 8, page 12, in the Office of the Recorder of Allen
16 County Indiana, excepting therefrom the South 8.5 feet of the East 165 feet of Lot
17 Number Eighteen (18) heretofore dedicated for street purposes as set out in
18 Document Number 74-07178.

19 Together with:

20 Lot Number 18 in Curde's South Acre Addition to the City of Fort Wayne, Indiana,
21 as recorded in Plat Record 8, Page 12, excepting therefrom the East 165.0 feet
22 thereof and excepting therefrom the South 25.0 feet thereof appropriated for
23 Seddlemeyer Avenue right-of-way and further excepting therefrom the West 50.0
24 feet thereof appropriated for Anthony Boulevard right-of-way.

25 Together with:

26 The South 66 and 2/3 feet of Lot Number 19 in Curde's South Acre Addition to the
27 City of Fort Wayne, Indiana,, as recorded in Plat Record 8, Page 12, excepting
28 therefrom the East 165.00 feet thereof and excepting therefrom the West 50.0 feet
29 threeof appropriated for Anthony Boulevard right-of-way.

30 and the symbols of the City of Fort Wayne Zoning Map No. P-27 (Sec. 30 of Adams
Township), as established by Section 157.082 of Title XV of the Code of the City of Fort

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Wayne, Indiana is hereby changed accordingly.


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

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



Council Member

APPROVED AS TO FORM AND LEGALITY:

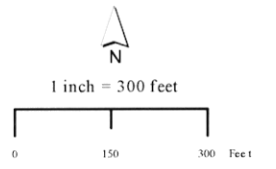


Carol T. Helton, City Attorney



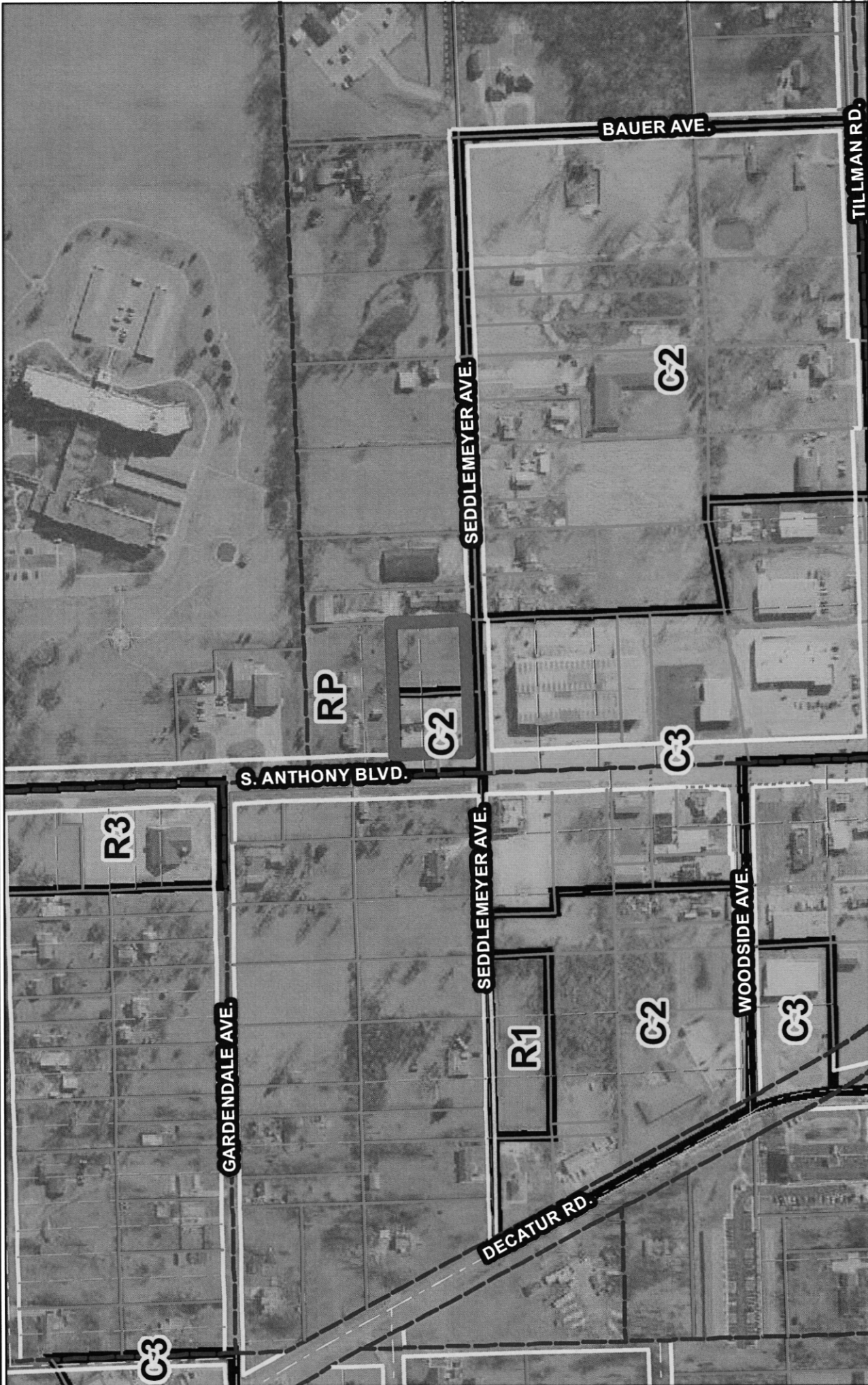
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 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 9/16/2020



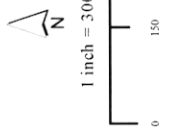


Rezoning Petition REZ-2020-0032 (1815 Seddlemeier Ave)



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 North American Datum 1983
 State Plane Coordinate System, Indiana East
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**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant San Da
 Address 1616 Hollis Ln
 City Fort Wayne State IN Zip 46816
 Telephone _____ E-mail _____

Contact Person
 Contact Person Oh Mar
 Address 6320 S Anthony Blvd.
 City Fort Wayne State IN Zip 46816
 Telephone 260-418-2971 E-mail ohmar089@gmail.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 1815 Seddlemyer Ave
 Present Zoning RP Proposed Zoning C2 Acreage to be rezoned .65
 Proposed density _____ units per acre
 Township name Adams Township section # 0030
 Purpose of rezoning (attach additional page if necessary) We want to rezone lots behind store located at 7017 S Anthony Blvd to extend the store in to these lots for additional Storage Space.
 Curdes South Acre E 165ft Lot 18 ex pt to st and Curdes South Acres Lot 19 E 165ft Of S1/2 Ex St
 Sewer provider City of Fort Wayne Water provider City of 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.

Oh Mar OH MAR 8-21-20
 (printed name of applicant) (signature of applicant) (date)

San Da San Da 8-21-20
 (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.
8-21-2020	134954	10-12-2020	REZ-2020-0032



City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2020-0032
Bill Number: Z-20-10-03
Council District: 6-Sharon Tucker

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

Synopsis of Ordinance: To rezone approximately 0.65 acres from RP/Planned Residential to C2/Limited Commercial.

Location: 1815 Seddlemeyer Avenue

Reason for Request: To allow the property owner to expand the existing grocery business at 7017 South Anthony, to combine properties, and bring all the property under the same zoning district.

Applicant: San Da

Property Owner: San Da

Related Petitions: none

Effect of Passage: Property will be rezoned to the C2/Limited Commercial zoning district, which will allow the existing grocery business to expand onto adjacent lots.

Effect of Non-Passage: The property will remain zoned RP/Planned Residential and may develop with residential uses.

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

Glynn Hines Chair

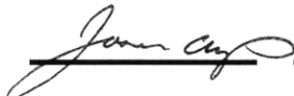
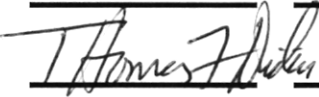

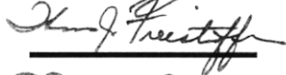
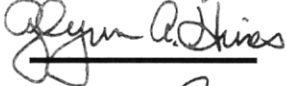



Tom Freistroffer Co-Chair

All Council Members

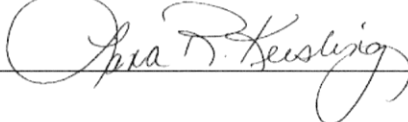
An Ordinance amending the City of Fort Wayne Zoning Map No. P-27 (Sec. 30 of Adams Township)

To rezone approximately 0.65 acres from RP/Planned Residential to C2/Limited Commercial at 1815 Seddlemeyer Avenue

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>
<u>ARP</u>		<u> </u>	<u> </u>
<u>CHAMBERS</u>	<u> </u>	<u> </u>	<u> </u>
<u>DIDIER</u>		<u> </u>	<u> </u>
<u>ENSLEY</u>		<u> </u>	<u> </u>
<u>FREISTROFFER</u>		<u> </u>	<u> </u>
<u>HINES</u>		<u> </u>	<u> </u>
<u>JEHL</u>		<u> </u>	<u> </u>
<u>PADDOCK</u>		<u> </u>	<u> </u>
<u>TUCKER</u>		<u> </u>	<u> </u>

**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: 10/12/20

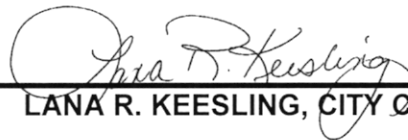
Read the first time in full and on motion by Councilperson Freistroffer.

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-20-10-03 on the 24th day of November, 2020

ATTEST:

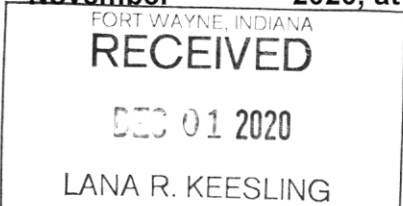


LANA R. KEESLING
CITY CLERK



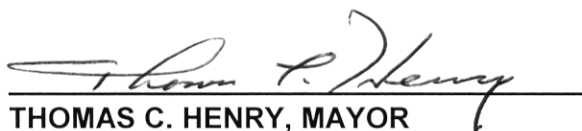
PRESIDING OFFICER

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 1st day of December 2020, at the hour of 9:00 o'clock AM E.S.T.



THOMAS C. HENRY, MAYOR