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#REZ-2020-0034

BILL NO. Z-20-10-05

ZONING MAP ORDINANCE NO. Z-31-20

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. K-07 (Sec. 15 of Wayne Township)**

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

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

Lot 76 of W.J. and M.S. Vesey's Second Addition as platted in Book 3A, Page 21, in the Office of the Recorder of Allen County, Indiana.

and the symbols of the City of Fort Wayne Zoning Map No. K-07 (Sec. 15 of Wayne Township), as established by Section 157.082 of Title XV of the Code of the City of Fort 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.


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



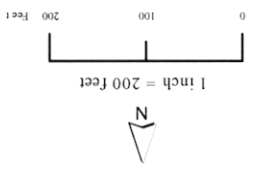
Council Member

APPROVED AS TO FORM AND LEGALITY:



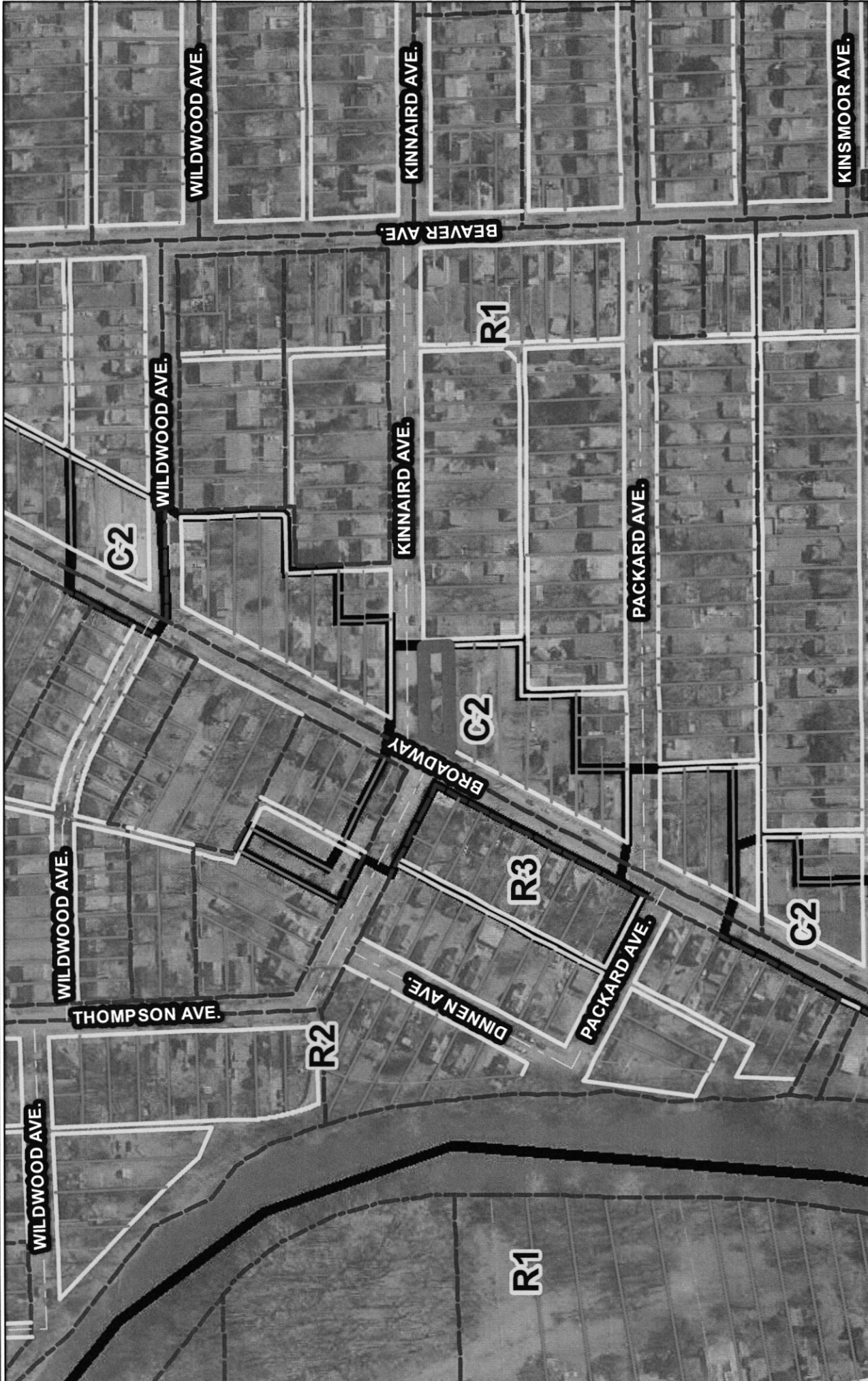
Carol T. Helton, City Attorney

Although strict accuracy standards have been applied in the compilation of this map, Aiken 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.
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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 9/16/2010





Rezoning Petition REZ-2020-0034 (3201 Broadway)



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 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: 9/16/2020



1 inch = 200 feet



**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant same as below
 Address _____
 City _____ State _____ Zip _____
 Telephone _____ E-mail _____

Contact Person
 Contact Person ARMYRE PROPERTIES LLC
 Address 429 E. DUPONT RD STE 241
 City FORT WAYNE State IN Zip 46825
 Telephone 260-750-9322 mail HRM PROPERTIES LLC @ EMAIL
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 3201 Broadway
 Present Zoning C2 Proposed Zoning R1 Acreage to be rezoned .12
 Proposed density _____ units per acre
 Township name WAYNE Township section # 15
 Purpose of rezoning (attach additional page if necessary) SERVICE BACK TO RESIDENTIAL.
 Sewer provider CITY Water provider CITY

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.

Fred Webb Fred Webb 9-1-2020
 (printed name of applicant) (signature of applicant) (date)

 (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.
9-1-2020	135092	10-12-2020	RE2-2020-0034



City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2020-0034
Bill Number: Z-20-10-05
Council District: 5-Geoff Paddock

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 0.12 acres from C2/Limited Commercial to R1/Single Family Residential.
Location: 3201 Broadway
Reason for Request: To bring the existing residential structure in compliance with the zoning ordinance.
Applicant: Amfire Properties, LLC
Property Owner: Fred Webb

Related Petitions: none

Effect of Passage: Property will be rezoned to the R1/Single Family Residential zoning district, which will bring the existing residential structure into compliance and allow for future investment.
Effect of Non-Passage: The property will remain zoned C2/Limited Commercial. The existing house has recently been used as an office but the current desire is to revert the structure back to a residential use. A non-conforming use can be difficult to receive financing and investment possibilities can be limited.

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

Glynn Hines Chair

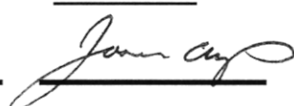
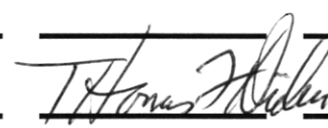
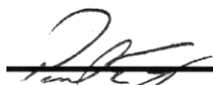
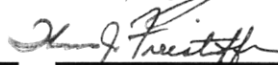
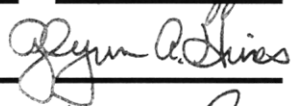
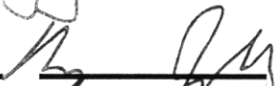


Tom Freistroffer Co-Chair

All Council Members

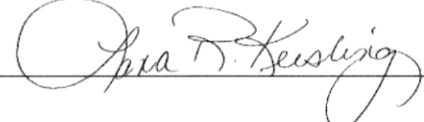
An Ordinance amending the City of Fort Wayne Zoning Map No. K-07 (Sec. 16 of Wayne Township)

To rezone approximately 0.12 acres from C2/Limited Retail to R1/Single Family Residential at 3201 Broadway

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: 10/12/20

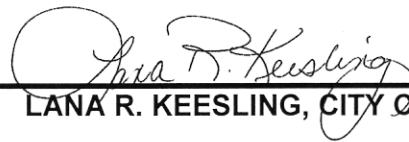
Read the first time in full and on motion by Councilperson Freistroffer.

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-20-10-05 on the 24th day of November, 2020

ATTEST:



LANA R. KEESLING
CITY CLERK



PRESIDING OFFICER

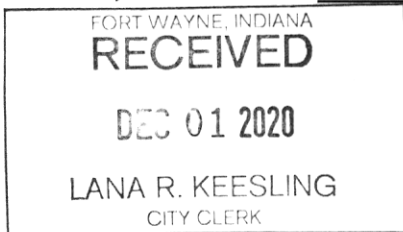
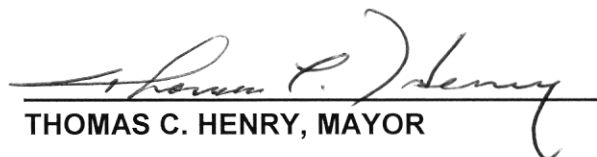
Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 25th of November 2020, at the hour of 9:20 o'clock A.M. E.S.T.



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