

1 #REZ 2024 0037

2 BILL NO. Z-24-08-16

3
4 ZONING MAP ORDINANCE NO. Z-Failed

5 AN ORDINANCE amending the City of Fort Wayne
6 Zoning Map No. G-02 (Sec. 8 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
10 C1/Professional and Personal Services District under the terms of Chapter 157 Title XV of
11 the Code of the City of Fort Wayne, Indiana:

12 **LEGAL DESCRIPTION:**

13 PARCEL I

14
15 A parcel of land situated in LaGro Reserve in Township 30 North, Range 12 East, Allen County, Indiana
16 and more particularly described as follows: Commencing at the southwest corner of lot 5 in
17 Washington Place Addition to the City of Fort Wayne as recorded in Plat Record 15, page 134 in the
18 Office of the Recorder of Allen County, Indiana; thence North 00 degrees 00 minutes 00 seconds East
19 along the west line of said lot 5, a distance of 61.20 feet to the southerly corner of a 0.131 acre
20 parcel described in DOC. #2011023557; thence North 19 degrees 38 minutes 02 seconds West along
21 the westerly line of said 0.131 acre parcel, a distance of 75.04 feet to a five-eighths inch diameter
22 steel pin with D&A Firm No. 0026 identification cap set at the point of beginning. BEGINNING at the
23 above described point; thence continue North 19 degrees 38 minutes 02 seconds West along said
24 westerly line, a distance of 91.14 feet to a five-eighths inch diameter with D&A Firm No. 0026
25 identification cap found at the northwesterly corner of said 0.131 acre parcel; thence North 49
26 degrees 08 minutes 59 seconds East along the northerly line of said 0.131 acre parcel, a distance of
27 73.82 feet to a one inch pipe found at the northeasterly corner of said 0.131 acre parcel; thence
28 South 00 degrees 00 minutes 00 seconds East along the east line of said 0.131 acre parcel and also
29 being the west line of said lot 5, a distance of 122.36 feet to a five-eighths inch diameter steel pin set
30 with D&A Firm No. 0026 identification cap; thence South 64 degrees 58 minutes 25 seconds West, a
distance of 27.83 feet to the point of beginning, containing 0.107 acres of land, more or less.

Together With:

25 PARCEL II

26 A parcel of land situated in LaGro Reserve in Township 30 North, Range 12 East, Allen County, Indiana
27 and more particularly described as follows: Commencing at the southwest corner of lot 5 in
28 Washington Place Addition to the City of Fort Wayne as recorded in Plat Record 15, page 134 in the
29 Office of the Recorder of Allen County, Indiana; thence North 00 degrees 00 minutes 00 seconds East
30 along the west line of said lot 5, a distance of 61.20 feet to the southerly corner of a 0.131 acre
parcel described in DOC. #2011023557 : thence North 19 degrees 38 minutes 02 seconds West along
the westerly line of said 0.131 acre parcel, a distance of 75.04 feet to a five-eighths inch diameter
steel pin with D&A Firm No. 0026 identification cap set at the point of beginning. BEGINNING at the

1 above described point; thence continue North 19 degrees 38 minutes 02 seconds West along said
2 westerly line, a distance of 91.14 feet to a five-eighths inch diameter with D&A Firm No. 0026
3 identification cap found at the northwesterly corner of said 0.131 acre parcel and also being the
4 northerly line of a 0.767 acre parcel described in DOC. #2011043648; thence South 48 degrees 50
5 minutes 08 seconds West along the said northerly line, a distance of 67.18 feet to a five-eighths inch
6 diameter steel pin found with D&A Firm No. 0026 identification cap; thence South 38 degrees 56
7 minutes 29 seconds West along the northerly line of said 0.76 acre parcel, a distance of 76.15 feet to
8 a five-eighths inch diameter steel pin set with D&A Firm No. 0026 identification cap; thence South 85
9 degrees 57 minutes 01 seconds East, a distance of 79.52 feet to a five-eighths inch diameter steel pin
10 set with D&A Firm No. 0026 identification cap; thence North 64 degrees 58 minutes 25 seconds East,
11 a distance of 54.89 feet to the point of beginning, containing 0.168 acres of land, more or less.

12 and the symbols of the City of Fort Wayne Zoning Map No. G-02 (Sec. 8 of Wayne
13 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
14 Wayne, Indiana is hereby changed accordingly.


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

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

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Council Member

APPROVED AS TO FORM AND LEGALITY:



Malak Heiny, City Attorney

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2024-0037
Bill Number: Z-24-08-16
Council District: 4 – Dr. Scott Myers

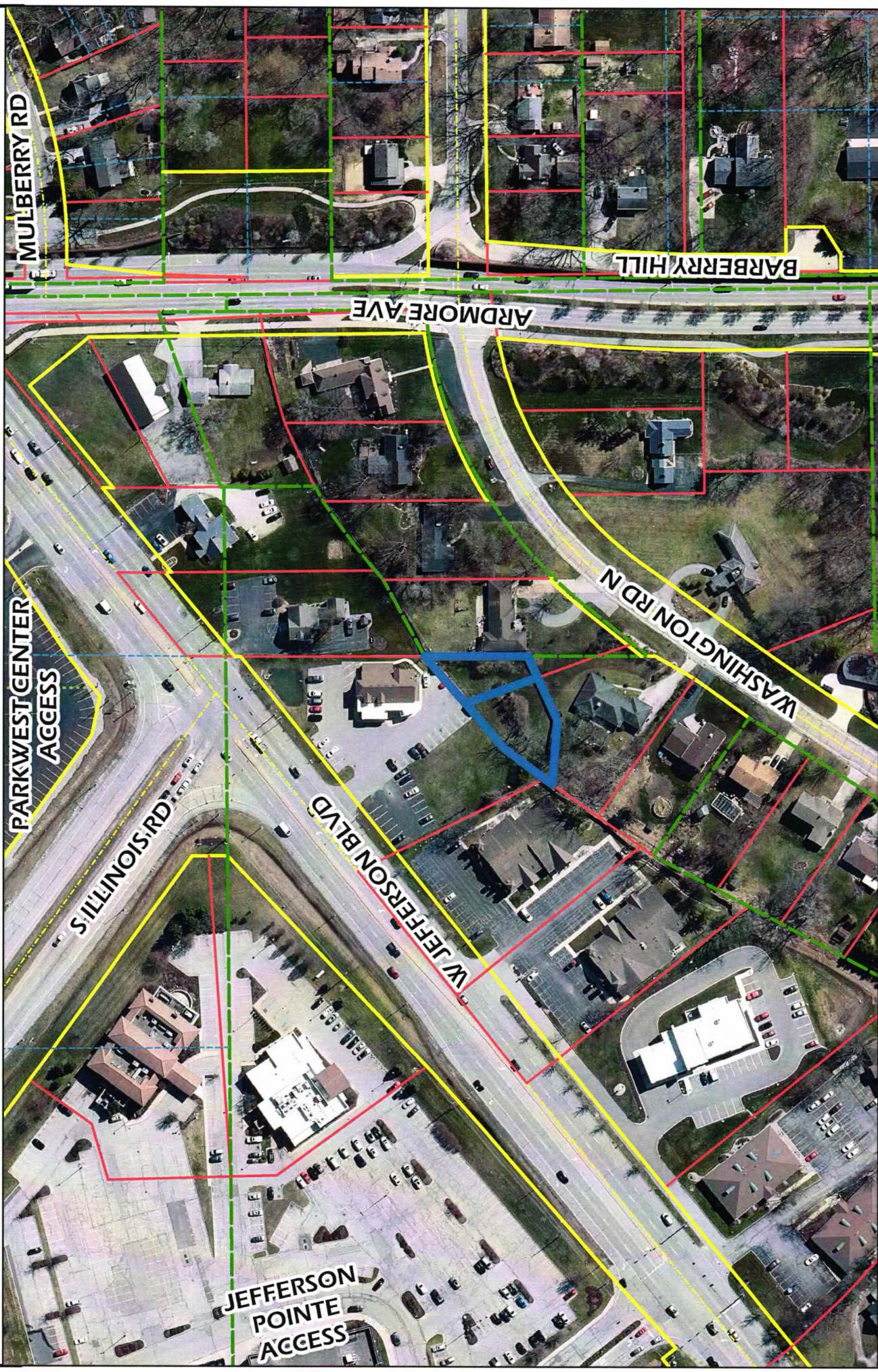
Introduction Date: August 27, 2024
Plan Commission
Public Hearing Date: September 9, 2024 (not heard by Council)
Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance: To rezone 0.275 acres from RP/Planned Residential to C1/Professional Office and Personal Services
Location: 3919 West Jefferson Blvd (Section 8 of Wayne Township)
Reason for Request: To permit additional parking.
Applicant: 3838 North Washington Land Trust and White House on Jefferson Blvd & Jefferson Point Trust
Property Owner: Zoila Veerula

Related Petitions: None

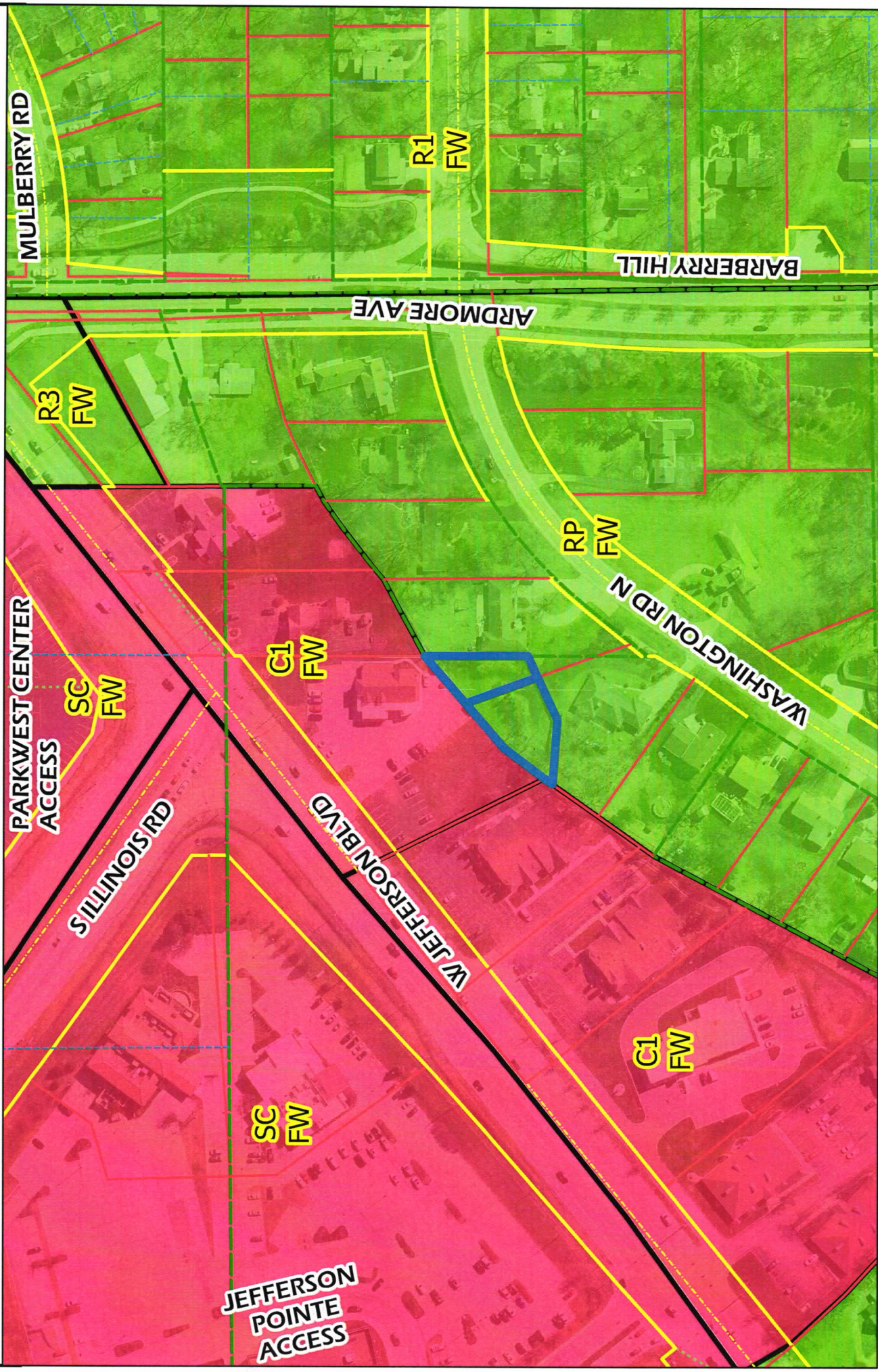
Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal Services zoning district, which would permit a parking lot once the parcels are combined with the adjacent medical office building or other C1 permitted use.
Effect of Non-Passage: Property will remain zoned RP/Planned Residential, which does not permit a parking lot for an office use. The site is landlocked and may be difficult to redevelop with residential uses.

Rezoning Petition REZ-2024-0037 - 3919 W Jefferson Blvd & 3838 N Washington Rd



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: City of Allen, Spring 2005
Date: 8/19/2024

Rezoning Petition REZ-2024-0037 - 3919 W Jefferson Blvd & 3838 N Washington Rd



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© 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System - Kansas East
 Photos and Contours: Spring 2009
 Date: 8/19/2024

SURVEY # 213084

SHEET 1 of 3

DATE: MARCH 21, 2013

KIMRY D. DICKMEYER, L.S. #50243
BRIAN W. JACQUAY, L.S. #20100090
SOHN P. STRIVATH, L.S. #20400070

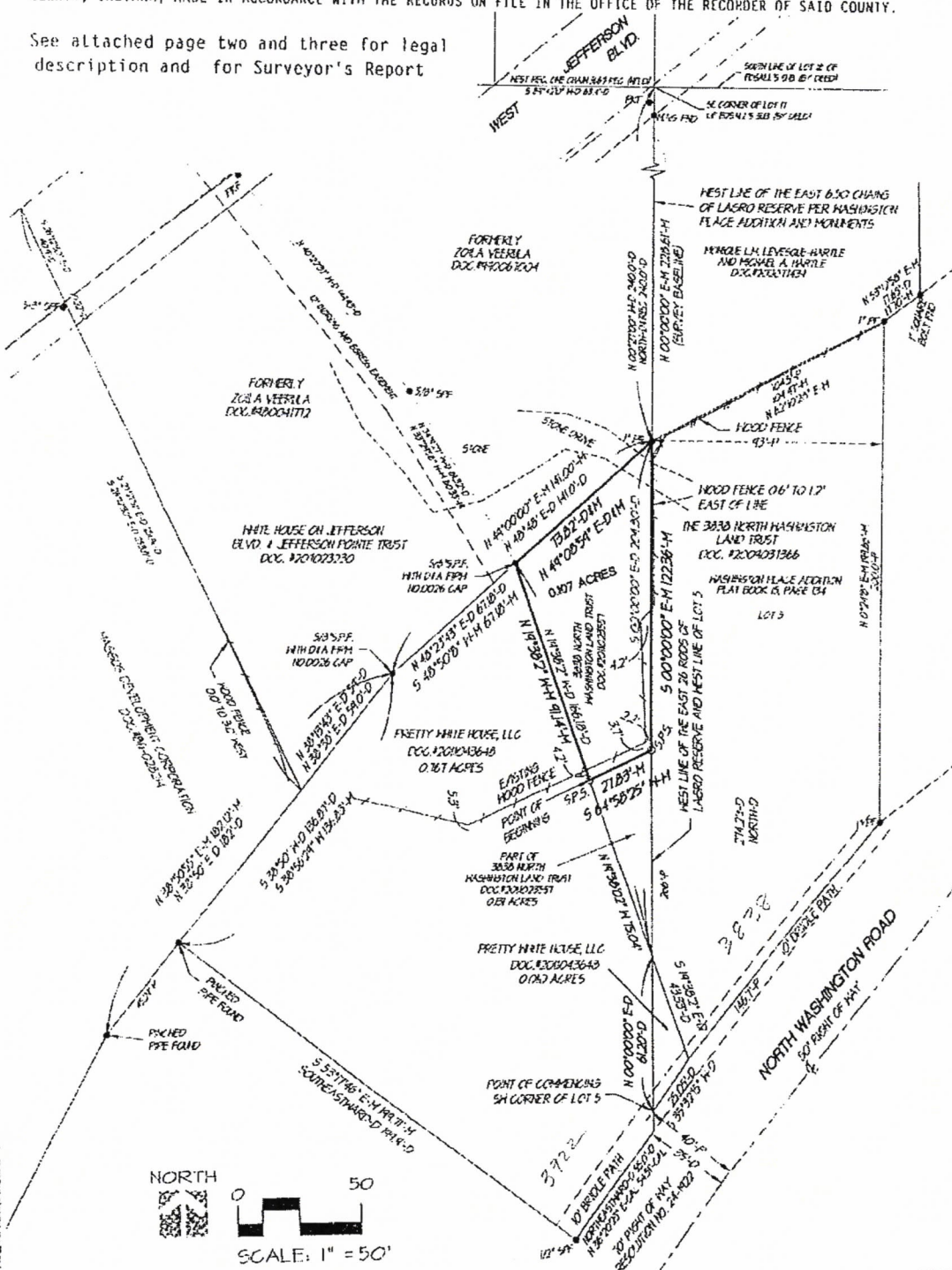
DICKMEYER & ASSOCIATES
ENGINEERS-SURVEYORS, INC.

6010 EAST STATE BOULEVARD
FORT WAYNE, INDIANA 46815-7639
OFFICE: 260-749-0125 FAX: 260-749-0921

SURVEY PLAT

THIS DOCUMENT IS A REPRESENTATION OF A RETRACEMENT OR ORIGINAL SURVEY OF LAND IN WAYNE TOWNSHIP, ALLEN COUNTY, INDIANA, MADE IN ACCORDANCE WITH THE RECORDS ON FILE IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

See attached page two and three for legal description and for Surveyor's Report



FOR: THE 3838 NORTH WASHINGTON LAND TRUST

DATE FIELD WORK COMPLETED: 2/15/2013

(G.00)	- PIN BELOW (-) OR ABOVE (+) GRADE	P	- PLATTED OR CALCULATED FROM PLAT	MONUMENTS FOUND HAVE NO DOCUMENTED HISTORY, EXCEPT AS NOTED
O.H.	- OVERHANG	S.P.F.	- STEEL PIN FOUND AT GRADE	MINIMUM SETBACK AND SIDE YARD PER COVENANTS & RESTRICTIONS OR LOCAL REQUIREMENTS:
B.L.	- BUILDING LINE	S.P.S.	- 5/8" DIA. STEEL PIN, 24" LONG, SET AT GRADE, WITH CAP	N.P. --- FRONT BUILDING LINE
F.M.T	- EASEMENT		- STAMPED "D&A FIRM NO. 0026"	R.P. --- REAR YARD BUILDING LINE
S.D.	- SURFACE DRAINAGE		- PIPE FOUND	N.E. --- SIDE YARD BUILDING LINE
G.I.	- UTILITY	P.F.	- PIPE FOUND	N.P. --- NOT PROVIDED BY CLIENT
G.	- HEED OR CALCULATED FROM BFD	P.K.F.	- P.K. NAIL FOUND	
M	- MEASURED OR CALCULATED FROM FIELD DATA	MAG FND	- MAG NAIL FOUND	THIS SURVEY IS NOT VALID WITHOUT THE ATTACHED SHEET WHICH CONTAINS THE SURVEYOR'S REPORT CERTIFICATION, ORIGINAL SEAL AND SIGNATURE
CB	- CHORD BEARING	MAG SET	- MAG NAIL SET WITH 2" DIA. DISC STAMPED "D&A FIRM NO. 0026"	

EX A-1

Survey No. 213084

Sheet 2 of 3

Date March 21, 2013

Kerry D. Dickmeyer, L.S. #83243

Brian W. Jacobay, L.S. #20160090

Scott P. Sinyala, L.S. #20455920

DICKMEYER & ASSOCIATES

Engineers-Surveyors, Inc.

6018 East State Boulevard

Fort Wayne, Indiana 46815-7639

Office: 260-749-0125 Fax: 260-749-0921

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NEW PARCEL DESCRIPTION

A parcel of land situated in LaGro Reserve in Township 30 North, Range 12 East, Allen County, Indiana and more particularly described as follows: Commencing at the southwest corner of lot 5 in Washington Place Addition to the City of Fort Wayne as recorded in Plat Record 15, page 134 in the Office of the Recorder of Allen County, Indiana; thence North 00 degrees 00 minutes 00 seconds East along the west line of said lot 5, a distance of 61.20 feet to the southerly corner of a 0.131 acre parcel described in DOC. #2011023557; thence North 19 degrees 38 minutes 02 seconds West along the westerly line of said 0.131 acre parcel, a distance of 75.04 feet to a five-eighths inch diameter steel pin with D&A Firm No. 0026 identification cap set at the point of beginning. BEGINNING at the above described point; thence continue North 19 degrees 38 minutes 02 seconds West along said westerly line, a distance of 91.14 feet to a five-eighths inch diameter with D&A Firm No. 0026 identification cap found at the northwesterly corner of said 0.131 acre parcel; thence North 49 degrees 08 minutes 59 seconds East along the northerly line of said 0.131 acre parcel, a distance of 73.82 feet to a one inch pipe found at the northeasterly corner of said 0.131 acre parcel; thence South 00 degrees 00 minutes 00 seconds East along the east line of said 0.131 acre parcel and also being the west line of said lot 5, a distance of 122.36 feet to a five-eighths inch diameter steel pin set with D&A Firm No. 0026 identification cap; thence South 64 degrees 58 minutes 25 seconds West, a distance of 27.83 feet to the point of beginning, containing 0.107 acres of land, more or less.

SURVEYOR'S REPORT

IN ACCORDANCE WITH RULE 12 OF TITLE 865 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES OF THE LOCATION OF LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF THE AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS, INCONSISTENCIES IN OCCUPATION OR POSSESSION LINES, DISCREPANCIES OR AMBIGUITIES IN RECORD DESCRIPTIONS AND PLATS, AND RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS. REFER TO THE GRAPHIC PORTION OF THIS SURVEY FOR ADDITIONAL INFORMATION REGARDING THIS DISCUSSION. CONTRACT REQUIREMENTS: THIS SURVEY WAS COMPLETED IN ACCORDANCE WITH TITLE 865 INDIANA ADMINISTRATIVE CODE 1-12-12. THIS SURVEY IS CERTIFIED TO THE NAMED PARTIES BELOW AND MAY NOT BE RELIED UPON BY ANY OTHER PERSON, PERSONS OR ENTITY FOR ANY PURPOSE. THERE ARE NO INTENDED THIRD PARTY BENEFICIARIES OF THIS SURVEY OR ANY MATTERS CONTAINED HEREON. THE LIABILITY OF THE SURVEYOR AND DICKMEYER & ASSOCIATES ENGINEERS-SURVEYORS, INC. IS LIMITED TO THE PARTIES TO WHICH THE SURVEY IS CERTIFIED AND ONLY AS TO THOSE MATTERS WHICH EXIST UPON THE SURVEYED REAL ESTATE AS TO THE DATE OF CERTIFICATION AND WHICH HAVE BEEN SURVEYED PURSUANT TO THE STANDARDS AND SPECIFICATIONS AS SET FORTH HEREIN.

This is an original survey of a 0.107 acre parcel situated in LaGro Reserve in Township 30 North, Range 12 East, Allen County, Indiana. This survey was completed without the benefit of a title commitment or abstract of title. A complete title search may reveal facts that may change portions of this survey. Client has requested we provide an original survey of said 0.107 acre parcel. This parcel was subdivided from parent tract described in DOC. #2011023557. The parent tract was previously surveyed by Anderson Surveying, Inc. on August 19, 2008, survey number 95-10-152-2.

- A) **AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS:** In our field research for this survey, we located a sufficient number of adjacent monuments (as shown on the graphic segment of this survey), which in our opinion, provided us with enough data to verify or reestablish the plat and/or deed location of the subject property relative to the applicable found and accepted as adjacent plat and/or deed boundaries. Unless noted otherwise on this survey, all found monuments are flush with the ground, in good material condition and firmly set in the ground. Various monuments were found during the course of this survey as shown on sheet no. 1. The five-eighths inch diameter steel pins with D&A Firm No. 0026 identification cap found marking the corners of this parcel and the adjoiners are believed to be the monuments as noted on the recorded deed.

Survey No. 213084
Sheet 3 of 3

Kerry D. Dickmeyer, L.S. #83243
Brian W. Jacquay, L.S. #20100090
Sorn P. Sirivath, L.S. #20400020

DICKMEYER & ASSOCIATES

Engineers-Surveyors, Inc.

6018 East State Boulevard
Fort Wayne, Indiana 46815-7639
Office: 260-749-0125 Fax: 260-749-0921

SURVEYOR'S REPORT

(continued)

Relative to the baseline, the monuments found at northeasterly and northwesterly corners of the subject parcel were accepted as the deeded positions of said corners because they were record monuments and/or were at or within the limits of the relative positional accuracy for this class of survey. The original monuments for this parcel were set as shown on sheet no. 1. **THEORY OF LOCATION:** Based on the monuments found and the comparison of measurements taken between monuments and platted and/or deeded dimensions, the line between the monuments found at the northeasterly corner and the southeasterly corner of the north adjoiner was held as the baseline for this survey. This line was used because the terminal ends appeared to be undisturbed monuments. Also, the bearings and distance relationships to adjacent monuments were within the limits of the relative positional accuracy for this class of survey when compared to data given on the record deed. This line has been assigned a bearing of North 00 degrees 00 minutes 00 seconds East to correspond with record deed (basis of bearings). It is my opinion that the uncertainty associated with these corners is 0.5 feet based on measurements between monuments versus deeded distances.


- B) **OCCUPATION OR POSSESSION LINES:** Items, such as fences, indicating occupation or possession lines, are shown on the graphic portion of this survey with dimensions indicating their position relative to the lines and corners of this survey. The dimensions are given to the nearest tenth of a foot to illustrate the difference of the inconsistencies between said occupation or possession lines with the deed or plat line(s). Any uncertainty associated with these items is limited to the significant figures indicated by the dimensions.
- C) **CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:** There was no metes and bounds description shown on Warranty Deed of the north adjoiner (DOC. #207023230). Prior document was used for this survey. There are no apparent discrepancies in the record plat and/or deed in this area. A copy of the plat for Washington Place Addition recorded in Plat Book 15, page 134 and Document Numbers 202077439; 990067004; 980041772; 207023230; 86-028214; 2011043648; 2011023557 and 2009037366 were reviewed and used in the completion of this survey.
- D) **RELATIVE POSITIONAL ACCURACY OF MEASUREMENTS:** The relative positional accuracy of measurements performed on this survey is within a SUBURBAN Class survey due to random errors in measurement, equipment and trained personnel as defined in I.A.C. 865 1-12-7.

It is not the intent of this survey or Surveyor to determine ownership, rights of ownership nor title of the property.

There are no sideyard or rear yard setbacks given on the record plat and/or deed and written evidence of setbacks has not been provided to this office as required by State Statute 865 IAC 1-12-13 (12) & (13).

THIS SURVEY WAS PERFORMED BY, OR UNDER, THE RESPONSIBLE DIRECTION OF THE UNDERSIGNED REGISTERED LAND SURVEYOR AND TO THE BEST OF SAID REGISTERED LAND SURVEYOR'S KNOWLEDGE AND BELIEF, SAID SURVEY WAS EXECUTED ACCORDING TO THE APPLICABLE SURVEY REQUIREMENTS OF TITLE 865 I.A.C. - 1-12.



SIGNATURE:  DATE: March 21, 2013

VALID ONLY WITH ORIGINAL HAND AND SEAL

SURVEY # 2130480

SHEET 1 of 3

DATE: March 20, 2013

KERRY D. DICKMEYER, L.S. #50243
BRIAN W. JACQUAY, L.S. #20100090
SORN P. SRIVATH, L.S. #20400020

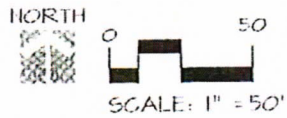
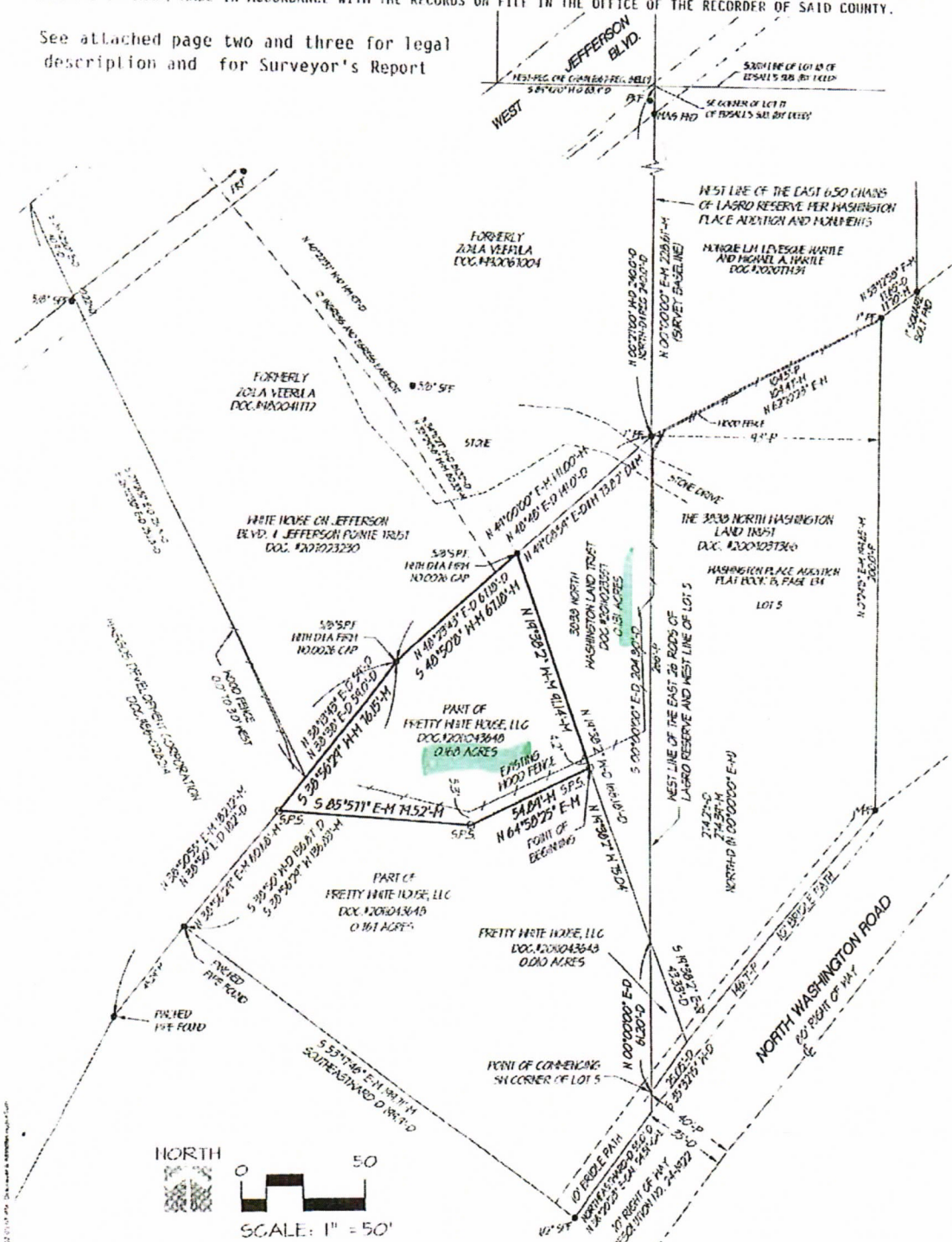
DICKMEYER & ASSOCIATES ENGINEERS-SURVEYORS, INC.

6018 EAST STATE BOULEVARD
FORT WAYNE, INDIANA 46815-7639
OFFICE: 260-749-0125 FAX: 260-749-0921

SURVEY PLAT

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See attached page two and three for legal description and for Surveyor's Report



FOR: PRETTY WHITE HOUSE, LLC

DATE FIELD WORK COMPLETED: 2/15/2013

10.001	PIN BELOW (-) OR ABOVE (+) GRADE	P	PLATTED OR CALCULATED FROM PLAT	MONUMENTS FOUND HAVE NO DOCUMENTED HISTORY, EXCEPT AS NOTED
O.B.	OVERHANG	S.P.T.	STEEL PIN FOUND AT GRADE	MINIMUM SETBACK AND SIDE YARD PER COVENANTS & RESTRICTIONS OR LOCAL REQUIREMENTS:
B.L.	BUILDING LINE	S.P.S.	5/8" DIA. STEEL PIN, 24" LONG, SET AT GRADE, WITH CAP	N.E. FRONT BUILDING LINE
ESM1	EASEMENT		STAMPED "D&A FIRM NO. 0026"	N.R. REAR YARD BUILDING LINE
SD.	SURFACE DRAINAGE	P.F.	PIPE FOUND	N.E. SIDE YARD BUILDING LINE
UT	UTILITY	P.K.F.	P.K. NAIL FOUND	N.P. NOT PROVIDED BY CLIENT
D	USED OR CALCULATED FROM DEED	MAG IND	MAG NAIL FOUND	
M	MEASURED OR CALCULATED FROM FIELD DATA	MAG SET	MAG NAIL SET WITH 2" DIA. DISC STAMPED "D&A FIRM NO. 0026"	
CB	CURB BEATING			

THIS SURVEY IS NOT VALID WITHOUT THE ATTACHED SHEET WHICH CONTAINS THE SURVEYOR'S REPORT CERTIFICATION, ORIGINAL SEAL AND SIGNATURE.

Ex. A-2

Survey No. 213080
Sheet 2 of 3
Date March 20, 2013
Kerry D. Dickmeyer, L.S. #80243
Brian W. Jacquay, L.S. #20100990
Soni P. Srivath, L.S. #20400020

DICKMEYER & ASSOCIATES
Engineers-Surveyors, Inc.
6018 East State Boulevard
Fort Wayne, Indiana 46815-7639
Office: 260-749-0125 Fax: 260-749-0921
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- A) **AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS:** In our field research for this survey, we located a sufficient number of adjacent monuments (as shown on the graphic segment of this survey), which in our opinion, provided us with enough data to verify or reestablish the plat and/or deed location of the subject property relative to the applicable found and accepted as adjacent plat and/or deed boundaries. Unless noted otherwise on this survey, all found monuments are flush with the ground, in good material condition and firmly set in the ground. Various monuments were found during the course of this survey as shown on sheet no. 1. The five-eighths inch diameter steel pins with D&A Firm No. 0026 identification cap found marking the corners of this parcel and the adjoiners are believed to be the monuments as noted on the recorded deed.

Survey No. 213080
Sheet 3 of 3

Kerry D. Dickmeyer, L.S. #S0243
Brian W. Jacquay, L.S. #20100093
Som P. Sinval, L.S. #20400020

DICKMEYER & ASSOCIATES
Engineers-Surveyors, Inc.

6018 East State Boulevard
Fort Wayne, Indiana 46815-7639
Office: 260-749-0125 Fax: 260-749-0921

SURVEYOR'S REPORT

(continued)

Relative to the baseline, the monuments found at north line of the subject parcel were accepted as the deeded positions of said corners because they were record monuments and/or were at or within the limits of the relative positional accuracy for this class of survey. The original monuments for this parcel were set as shown on sheet no. 1. **THEORY OF LOCATION:** Based on the monuments found and the comparison of measurements taken between monuments and platted and/or deeded dimensions, the line between the monuments found at the northeasterly corner and the southeasterly corner of the north adjoiner was held as the baseline for this survey. This line was used because the terminal ends appeared to be undisturbed monuments. Also, the bearings and distance relationships to adjacent monuments were within the limits of the relative positional accuracy for this class of survey when compared to data given on the record deed. This line has been assigned a bearing of North 00 degrees 00 minutes 00 seconds East to correspond with record deed (basis of bearings). It is my opinion that the uncertainty associated with these corners is 0.5 feet based on measurements between monuments versus deeded distances.


- B) **OCCUPATION OR POSSESSION LINES:** Items, such as fences, indicating occupation or possession lines, are shown on the graphic portion of this survey with dimensions indicating their position relative to the lines and corners of this survey. The dimensions are given to the nearest tenth of a foot to illustrate the difference of the inconsistencies between said occupation or possession lines with the deed or plat line(s). Any uncertainty associated with these items is limited to the significant figures indicated by the dimensions.
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- D) **RELATIVE POSITIONAL ACCURACY OF MEASUREMENTS:** The relative positional accuracy of measurements performed on this survey is within a SUBURBAN Class survey due to random errors in measurement, equipment and trained personnel as defined in I.A.C. 865 1-12-7.

It is not the intent of this survey or Surveyor to determine ownership, rights of ownership nor title of the property.

There are no sideyard or rear yard setbacks given on the record plat and/or deed and written evidence of setbacks has not been provided to this office as required by State Statute 865 IAC 1-12-13 (12) & (13).

THIS SURVEY WAS PERFORMED BY, OR UNDER, THE RESPONSIBLE DIRECTION OF THE UNDERSIGNED REGISTERED LAND SURVEYOR AND TO THE BEST OF SAID REGISTERED LAND SURVEYOR'S KNOWLEDGE AND BELIEF, SAID SURVEY WAS EXECUTED ACCORDING TO THE APPLICABLE SURVEY REQUIREMENTS OF TITLE 865 I.A.C. - 1-12.



SIGNATURE:  DATE: March 20, 2013

VALID ONLY WITH ORIGINAL HAND AND SEAL

EX. B

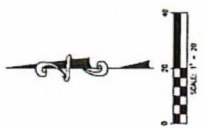
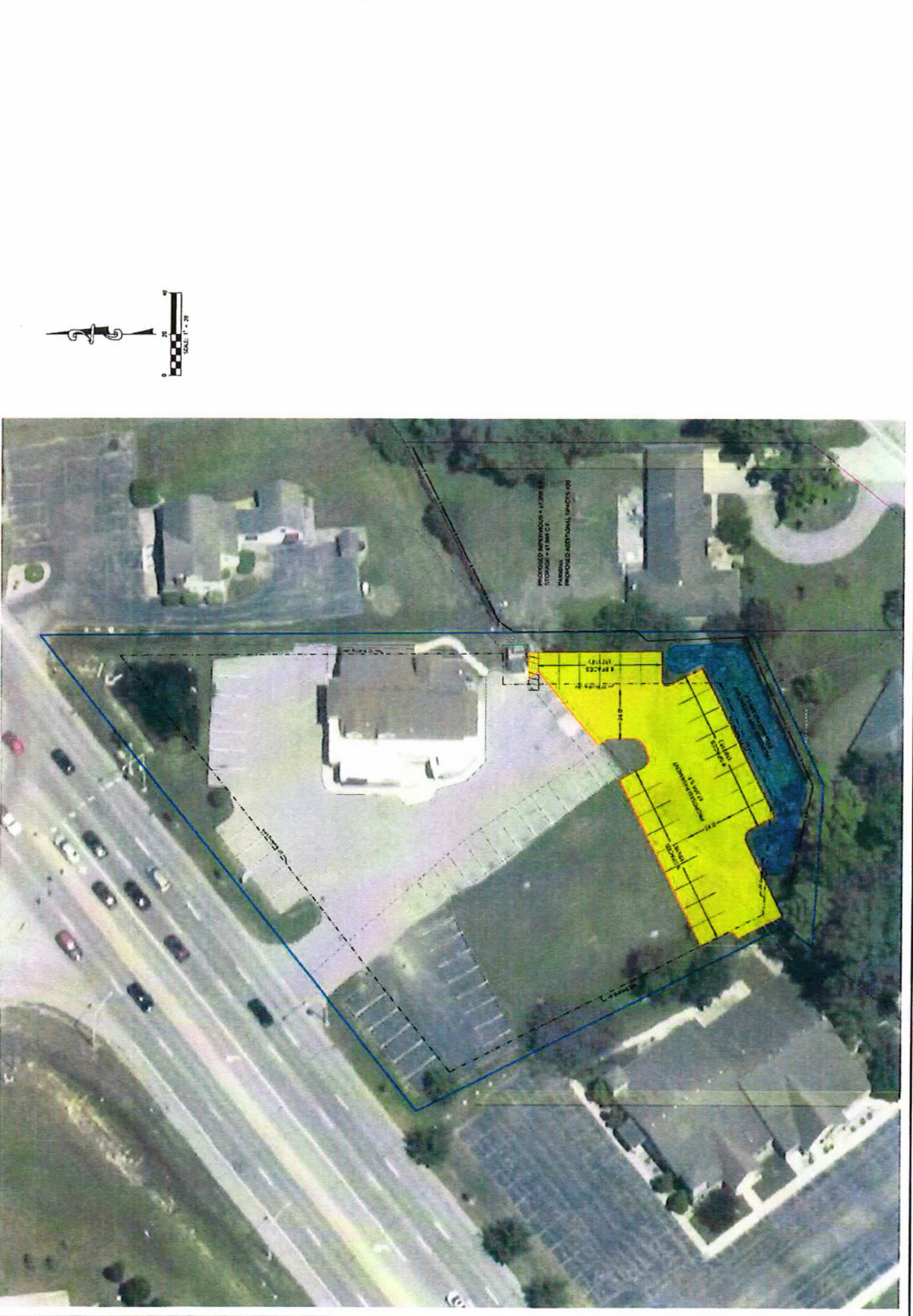
T-E INCORPORATED
 1829 BRADLEY BLVD
 FAYETTEVILLE, AR 72701
 PHONE: (501) 484-1174
 FAX: (501) 484-1174
 WWW: WWW.TEINC.COM



Date	06/24/2024
Drawn By	ZJH/SGL
Checked By	AMC
Job No.	24125
Scale	1"=20'
Sheet No.	1 of 1

Date	
Drawn By	
Checked By	
Job No.	
Scale	
Sheet No.	

Preliminary Site Plan
 Part of the Large River, Township 29 North, Range 12 East
 Range 12 East Township, Stone County, Arkansas
 Forest Owners: Forestry Consulting, LLC
 3919 W. Jefferson Blvd, Fayetteville, AR 72704



No.1 Department of Planning Services
 Rezoning Petition Application (.107 acres)

Applicant
 Applicant 3838 North Washington Land Trust (.107 acres)
 Address 3919 West Jefferson Blvd.
 City Fort Wayne State IN Zip 46804
 Telephone 330-715-2005 E-mail zveerula@yahoo.com

Property Ownership
 Property Owner 3838 North Washington Land Trust, Zoila Veerula, President
 Address 1524 Goldspur West
 City Fort Wayne State IN Zip 46804
 Telephone 330-715-2005 E-mail zveerula@yahoo.com

Contact Person
 Contact Person Philip R. Terrill, Attorney
 Address 800 S. Calhoun St.
 City Fort Wayne State IN Zip 46802
 Telephone 260-420-6000 E-mail pterrill@fwlawfirm.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 3838 North Washington Rd. Township and Section LaGro Reserve in Twp. 30 N, Range 12 E
 Present Zoning Residential Proposed Zoning C-1 Acreage to be rezoned .107 acre
 Purpose of rezoning (attach additional page if necessary) This property is behind and contiguous with the Medical Practice of Giri Veerula, MD and Vindhya Veerula, MD located at 3919 W. Jefferson Blvd., Fort Wayne, and will be an addition to the existing parking lot for patients and employees.
 Sewer provider yes Water provider yes

Filing Checklist
Applications will not be accepted unless the following filing requirements are submitted with this application.
 Filing fee \$1000.00
 Surveys showing area to be rezoned Exhibit A attached
 Legal Description of parcel to be rezoned Exhibit A attached
 Rezoning Criteria (please complete attached document) Exhibit B Site Plan; Exhibit C Plat

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 Fort Wayne and Allen County Plan Commissions 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

Zoila Veerula
 (printed name of applicant)

[Signature]
 (signature of applicant)

8.7.2024
 (date)

Zoila Veerula
 (printed name of property owner)

[Signature]
 (signature of property owner)

8.7.2024
 (date)



Received	Receipt No.	Hearing Date	Petition No.
8-7-24	146002	9-9-24	REZ-2024-0031

Department of Planning Services • 200 East Berry Suite 150 • Fort Wayne, Indiana • 46802
 Phone (260) 449-7607 • Fax (260) 449-7682 • www.allencounty.us • www.cityoffortwayne.org



No. 2 Department of Planning Services
 Rezoning Petition Application (.168 acres)

Applicant
 Applicant White House on Jefferson Blvd. & Jefferson Point Trust
 Address 3919 West Jefferson Blvd.
 City Fort Wayne State IN Zip 46804
 Telephone 330-715-2005 E-mail zveerula@yahoo.com

Property Ownership
 Property Owner White House on Jefferson Blvd. & Jefferson Point Trust
Zoila Veerula, President
 Address 1524 Goldspur West
 City Fort Wayne State IN Zip 46804
 Telephone 330-715-2005 E-mail zveerula@yahoo.com

Contact Person
 Contact Person Philip R. Terrill, Attorney
 Address 800 S. Calhoun St.
 City Fort Wayne State IN Zip 46802
 Telephone 260-420-6000 E-mail pterrill@fwlawfirm.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 3922 North Washington Rd. Township and Section LaGro Reserve in Twp.30 N, Range 12 E
 Present Zoning Res. Proposed Zoning C-1 Acreage to be rezoned .168 acre
 Purpose of rezoning (attach additional page if necessary) This property is behind and contiguous with the Medical Practice of Giri Veerula, MD and Vindhya Veerula, MD, located at 3919 W. Jefferson Blvd., Fort Wayne, and will be an addition to the existing parking lot for patients and employees.
 Sewer provider yes Water provider yes

Filing Checklist
Applications will not be accepted unless the following filing requirements are submitted with this application.
 Filing fee \$1000.00
 Surveys showing area to be rezoned Exhibit A attached
 Legal Description of parcel to be rezoned Exhibit A attached
 Rezoning Criteria (please complete attached document) Exhibit B Site Plan; Exhibit C Plat

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 Fort Wayne and Allen County Plan Commissions 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

Zoila Veerula (printed name of applicant) [Signature] (signature of applicant) 8.7.2024 (date)
Zoila Veerula (printed name of property owner) [Signature] (signature of property owner) 8.7.2024 (date)



Received	Receipt No.	Hearing Date	Petition No.
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Department of Planning Services • 200 East Berry Suite 150 • Fort Wayne, Indiana • 46802
 Phone (260) 449-7607 • Fax (260) 449-7682 • www.allencounty.us • www.cityoffortwayne.org



**DEPARTMENT OF PLANNING SERVICES
REZONING PETITION APPLICATION**

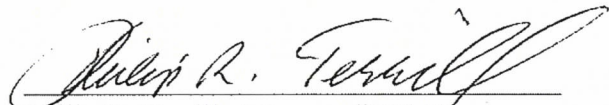
One piece of property containing 2 separate legal descriptions that are contiguous with each other and contiguous with the Veerula Medical Practice of Gary Veerula, M.D. and Vindhya Veerula, M.D., at their medical practice facility at 3919 West Jefferson Boulevard, Fort Wayne, Indiana 46804, which are as follow:

No. 1: 3838 North Washington Land Trust (.107 acres)
Owned by Zoila Veerula

No. 2: White House on Jefferson Blvd. & Jefferson Point Trust (.168 acres)
Owned by Zoila Veerula

The rezoning application includes these 2 separate legal descriptions of .107 acres owned by 3838 North Washington Land Trust and next to and contiguous with a .168 acre tract owned by White House on Jefferson Blvd. & Jefferson Point Trust, all of which is next to and will be part of an additional parking facility for said medical practice facility at 3919 West Jefferson Boulevard, Fort Wayne.

Respectfully submitted,



Philip R. Terrill, Attorney #826-02
Leonard Hammond Thoma & Terrill
800 S. Calhoun St.
Fort Wayne, IN 46802
Phone: 260-420-6000
Fax: 260-424-6000
ATTORNEY FOR ZOILA VEERULA

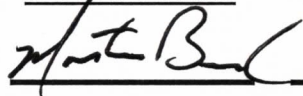
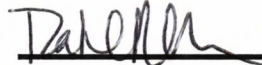
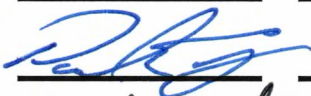

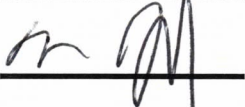
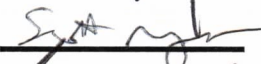

BILL NO. Z-24-08-16

**REPORT OF COMMITTEE ON REGULATIONS
October 1, 2024**

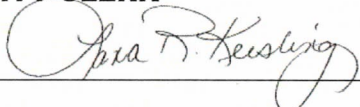
**Scott Myers Chair
Michelle Chambers Co-Chair
All Council Members**

An Ordinance amending the City of Fort Wayne Zoning Map No. G-02 (Sec. 8 of Wayne Township)
To rezone 0.275 acres from RP/Planned Residential to C1/Professional Office and Personal Services at 3919 West Jefferson Blvd to permit additional parking for the medical practice located at 3919 West Jefferson Boulevard

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>BENDER</u>	<u> </u>	<u></u>	<u> </u>
<u>BOOKER</u>	<u> </u>	<u></u>	<u> </u>
<u>CHAMBERS</u>	<u> </u>	<u> </u>	<u> </u>
<u>ENSLEY</u>	<u> </u>	<u></u>	<u> </u>
<u>FREISTROFFER</u>	<u> </u>	<u></u>	<u> </u>
<u>HARTMAN</u>	<u> </u>	<u> </u>	<u> </u>
<u>JEHL</u>	<u> / </u>	<u></u>	<u> </u>
<u>MYERS</u>	<u> </u>	<u></u>	<u> </u>
<u>PADDOCK</u>	<u> </u>	<u></u>	<u> </u>

**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: N/A

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

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

Read the third time in full and on motion by Councilperson Myers, placed on passage by the following vote:

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
BENDER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOOKER	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CHAMBERS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENSLEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HARTMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MYERS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADDOCK	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATED: October 8, 2024

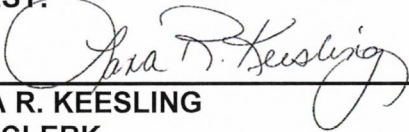



LANA R. KEESLING, CITY CLERK

Not passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Zoning Ordinance No. Z-24-08-16 on the 8th day of October, 2024

ATTEST:


LANA R. KEESLING
CITY CLERK


PRESIDING OFFICER