

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

#REZ-2021-0015

BILL NO. Z-21-05-08

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. R-14 (Sec. 32 of Saint Joseph 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 a C2 (Limited Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

Lot Numbered 21 of Delta Heights as recorded in Plat Book 11B, Page 84, in the Office of the Recorder of Allen County, Indiana.

and the symbols of the City of Fort Wayne Zoning Map No. R-14 (Sec. 32 of Saint Joseph 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.

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

3
4 _____
5 Council Member

6 APPROVED AS TO FORM AND LEGALITY:

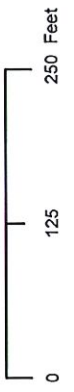
7
8 _____
9 Carol T. Helton, City Attorney
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

REZ-2021-0015 1841 North Coliseum Boulevard



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.

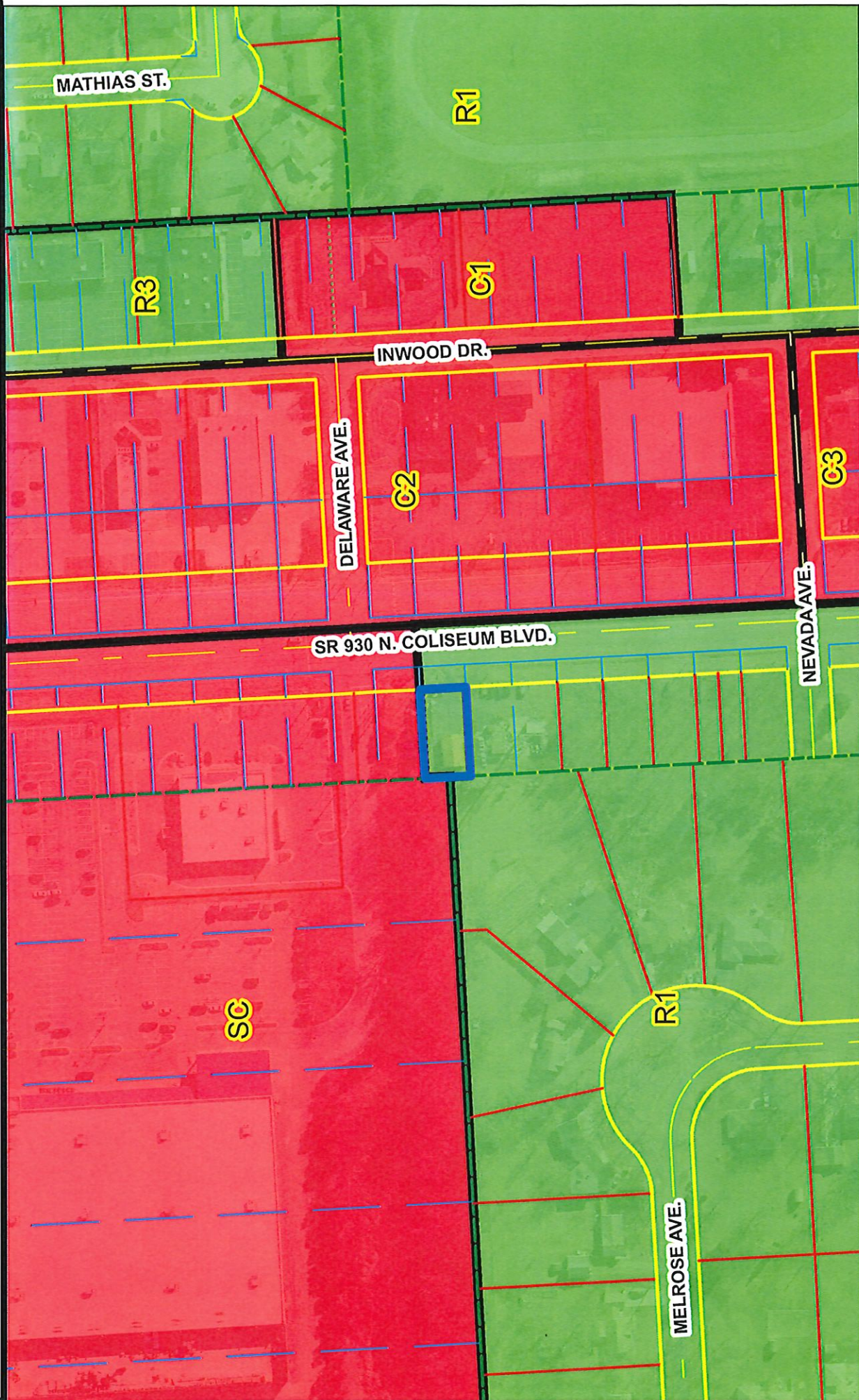
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 5/14/2021



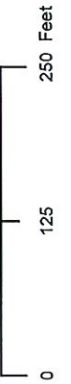
1 inch = 150 feet



REZ-2021-0015 1841 North Coliseum Boulevard



1 inch = 150 feet



© 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: 5/14/2021

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.



**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Pony Express Investments LLC
 Address PO Box 8169
 City Fort Wayne State Indiana Zip 46898-8169
 Telephone 2604102974 E-mail houndbj@aol.com

Contact Person
 Contact Person Kelli A Kline
 Address 15918 Cascade Bluff Court
 City Fort Wayne State IN Zip 46845
 Telephone 2604102974 E-mail kelliprtygrl@gmail

All staff correspondence will be sent only to the designated contact person.

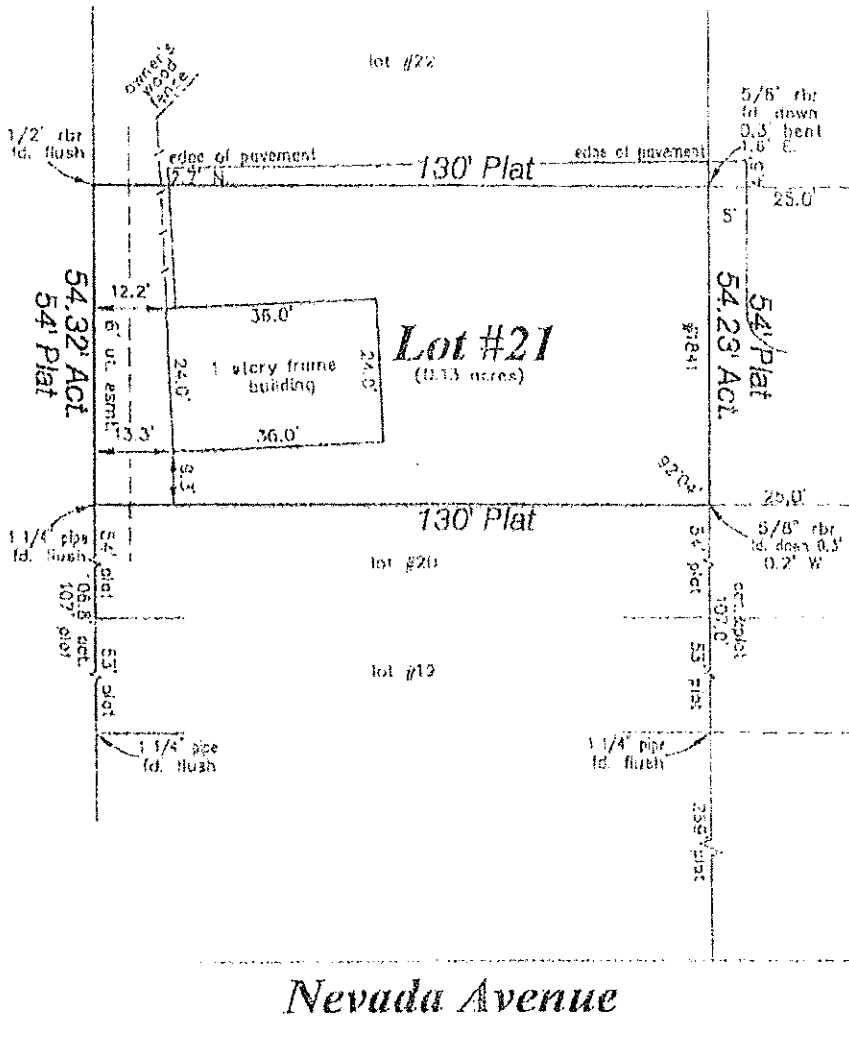
Request
 Allen County Planning Jurisdiction City of Fort Wayne Planning Jurisdiction
 Address of the property 1841 North Coliseum Blvd
 Present Zoning E1 Proposed Zoning C-2 Acreage to be rezoned .2
 Proposed density _____ units per acre
 Township name _____ Township section # _____
 Purpose of rezoning (attach additional page if necessary) _____
the property and building has been used as a used car lot and auto repair service for 40 years and the new owners wish to have a permanent classification.
 Sewer provider city Water provider well

Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklists for applicable filing fees and plans/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

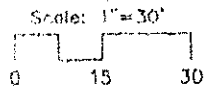
I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures 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.

Pony Express Investments LLC, Kelli Kline manager [Signature] 9-8-2020
 (printed name of applicant) (signature of applicant) (date)
 _____ [Signature] _____
 (printed name of property owner) (signature of property owner) (date)
 Pony Express Investments LLC, Kelli Kline manager 9-8-2020



Coliseum Boulevard

Nevada Avenue



Fieldwork completed on May 10, 2005.

This property is in Zone X as the description plots by scale on Flood Insurance Rate Map No. 18003C0150 F, effective November 5, 2003.

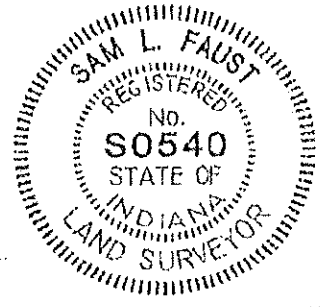
SURVEY NO. MS-0029-046

SURVEYED FOR: Pakizehjam, Fakrolzamon

DATE: May 24, 2005

SAM L. FAUST
REGISTERED LAND SURVEYOR NO. 50540

Sam L Faust



ENGINEERS / LAND SURVEYORS / CONSTRUCTION MANAGEMENT

DELTA HEIGHTS LOT 21

LEGAL DESCRIPTION

DELTA HEIGHTS LOT 21

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2021-0015
Bill Number: Z-21-05-08
Council District: 1 – Paul Ensley

Introduction Date: May 25, 2021

Plan Commission
Public Hearing Date: June 7, 2021 (not heard by Council)

Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance: To rezone 0.16 acres from R1/Single Family Residential to C2/Limited Commercial

Location: 1841 N. Coliseum Boulevard

Reason for Request: To bring an existing commercial building into compliance with the zoning ordinance.

Applicant: Pony Express Investments, LLC

Property Owner: Pony Express Investments, LLC

Related Petitions: none

Effect of Passage: Property will be rezoned to the C2/Limited Commercial zoning district, which will allow the restoration of the existing commercial building and allow for commercial uses on the site.

Effect of Non-Passage: The property will remain zoned for single family residential uses and may redevelop as such, or a Board of Zoning Appeals approval would be needed for a commercial use. The site has been used commercially for over 35 years.