

#1260

BILL NO. Z-11-08-18

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. N-26 (Sec. 25 of Washington 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 CM3
(General Commercial) District under the terms of Chapter 157 Title XV of the Code of the
City of Fort Wayne, Indiana:

PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 31
NORTH, RANGE 12 EAST, IN ALLEN COUNTY, INDIANA, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTER LINE OF PARNELL AVENUE,
SAID POINT BEING 21.15 FEET NORTH AND 9 FEET WEST OF THE CENTER
OF SECTION 25, TOWNSHIP 31 NORTH, RANGE 12 EAST, ALLEN COUNTY,
INDIANA; THENCE NORTH, 1022.4 FEET ALONG THE CENTERLINE OF
PARNELL AVENUE; THENCE NORTH 86 DEGREES 20 MINUTES 40 SECONDS
WEST (NORTH 86 DEGREES 32 MINUTES WEST, DEED) A DISTANCE OF
748.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 86
DEGREES 20 MINUTES 40 SECONDS WEST, 550.40 FEET; THENCE NORTH 00
DEGREES 17 MINUTES 00 SECONDS EAST, 180.00 FEET; THENCE SOUTH 89
DEGREES 59 MINUTES 30 SECONDS EAST, 420.50 FEET; THENCE SOUTH 32
DEGREES 31 MINUTES 15 SECONDS EAST, 49.60 FEET; THENCE SOUTH 11
DEGREES 41 MINUTES 38 SECONDS EAST, 94.40 FEET; THENCE SOUTH 45
DEGREES 27 MINUTES 59 SECONDS EAST, 115.16 FEET TO THE POINT OF
BEGINNING.

CONTAINING 2.11 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RIGHTS OF WAY, COVENANTS AND
RESTRICTIONS OF RECORD.

and the symbols of the City of Fort Wayne Zoning Map No. N-26 (Sec. 25 of Washington
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. 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

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: 1260/11
Bill Number: Z-11-08-18
Council District: 3

Introduction Date: August 23, 2011

Plan Commission
Public Hearing Date: September 12, 2011

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

Synopsis of Ordinance: To rezone approximately 2.11 acres of property from SC3-Metropolitan
Shopping Center to CM3-General Commercial

Location: At the east end of Fernwood Avenue, east of North Clinton Street, located
south of the Scott's grocery store.

Reason for Request: To allow for an indoor self-storage facility which, by ordinance is permissible
with a Special Use approval from the Board of Zoning Appeals.

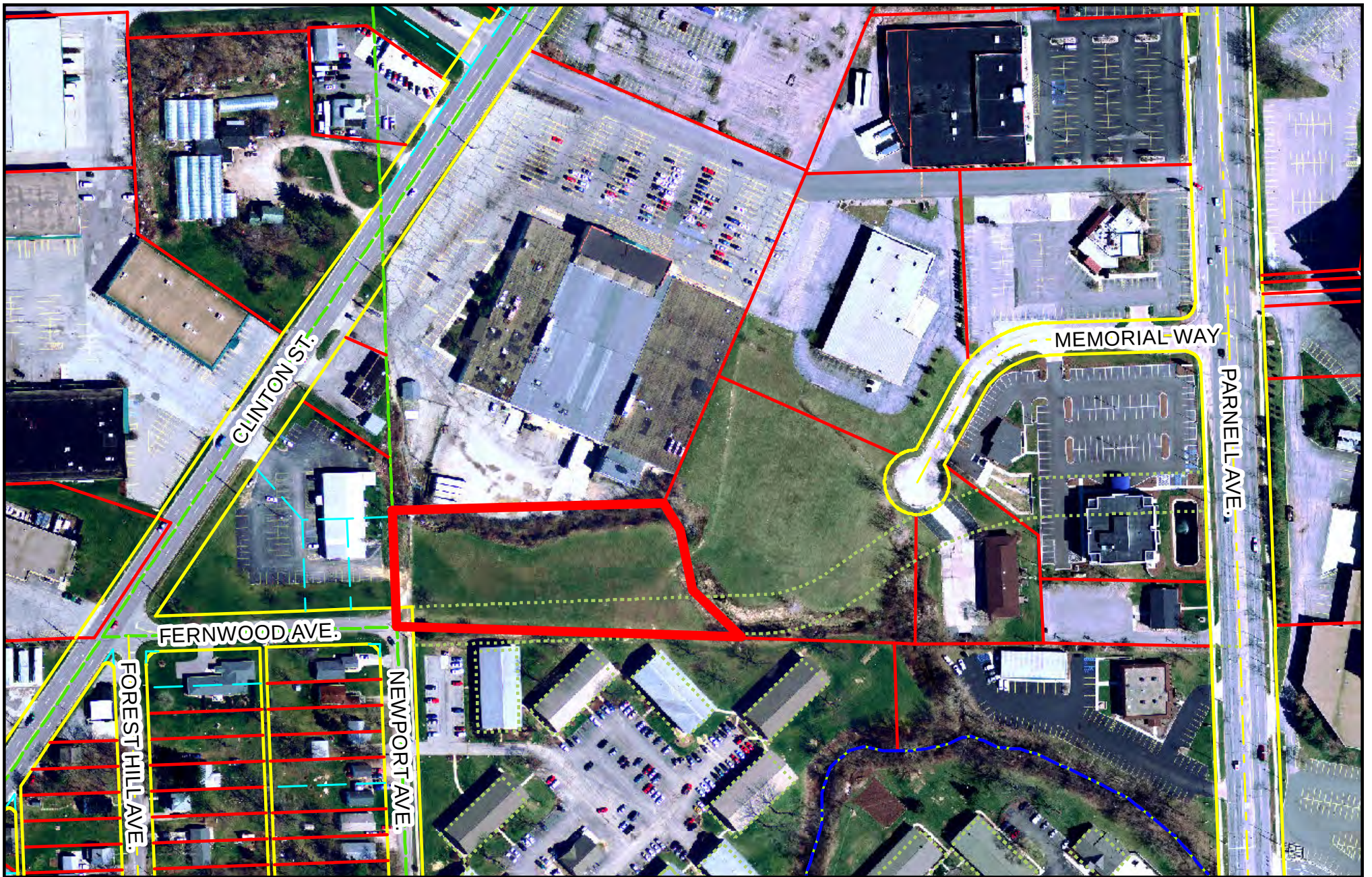
Applicant: Executive Investments, LLC

Property Owner: Estate of Norma J. Mahoney

Related Petitions: Primary Development Plan, Fernwood Self-Storage
BZA case SU-2011-0116

Effect of Passage: Property will be rezoned to CM3-General Commercial to allow for the infill
development of a vacant piece of ground between existing apartments, and
retail shopping areas.

Effect of Non-Passage: The property will remain zoned SC3-Metropolitan Shopping Center and may
be developed with uses permitted that district.



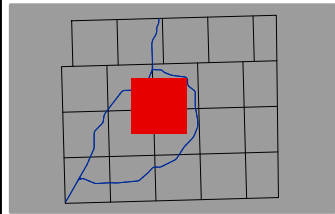
CLINTON ST.

MEMORIAL WAY

PARNELL AVE.

FOREST HILL AVE.

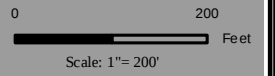
NEWPORT AVE.

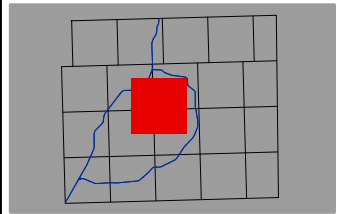
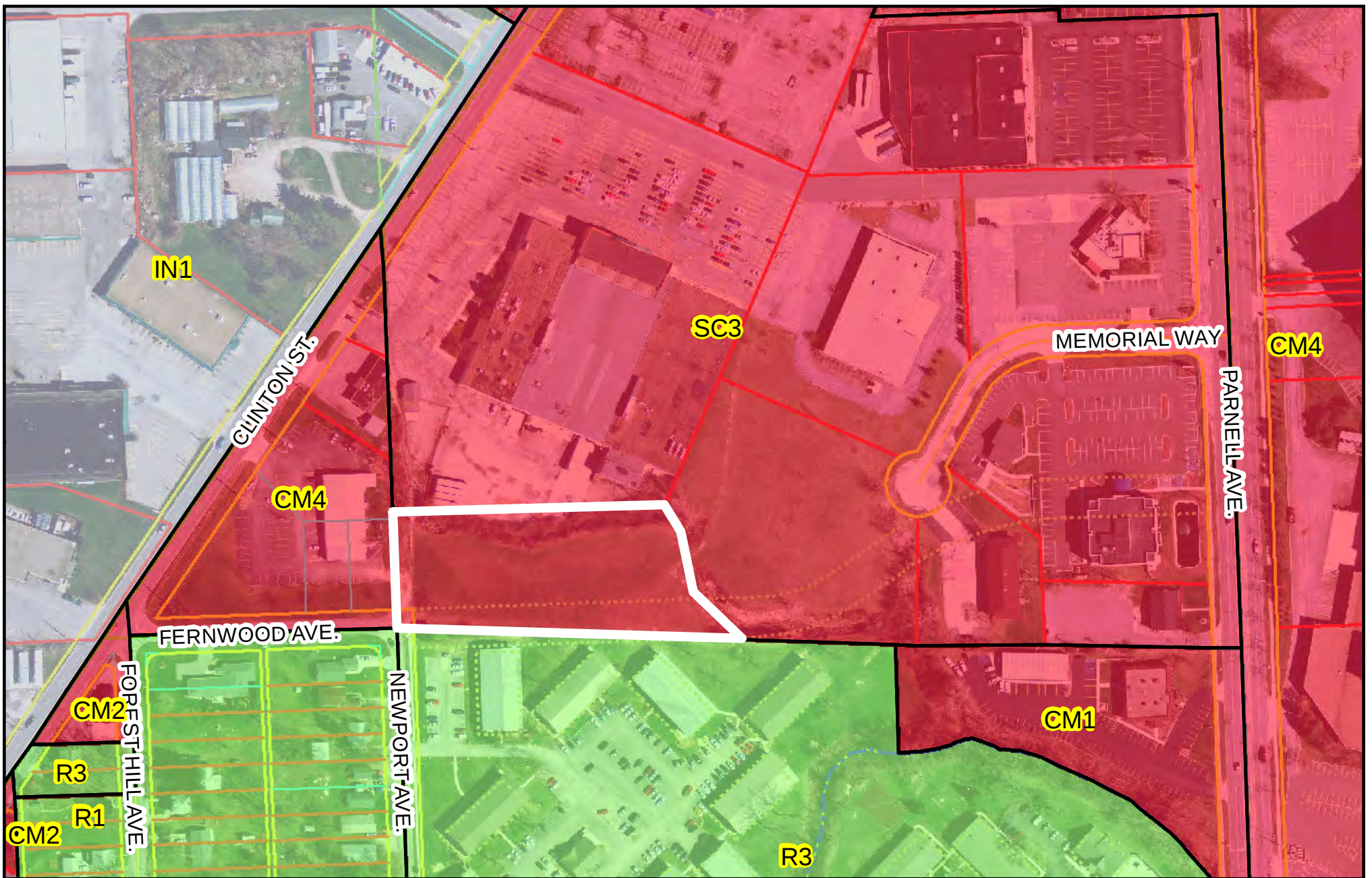


Rezoning Petition 1260/11 Primary Development Plan - Fernwood Self Storage Facility

Printed: August 15, 2011
 © 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos: Spring 2006 / Contours: 1999

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.





Rezoning Petition 1260/11
Primary Development Plan - Fernwood Self Storage Facility

Printed: August 15, 2011
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0 200 Feet
 Scale: 1" = 200'

Department of Planning Services
Rezoning Petition Application

Farmwood Self Storage Facility

Applicant	Applicant: Executive Investments, LLC		
	Address: 116 N. Rangelan Road		
	City: Carmel	State: IN	Zip: 46031
	Telephone: 317-813-3979	Fax: 317-813-3990	E-mail: Executive@ExecutiveInvestments.com
Property Ownership	Property Owner: Estate of N.J. Mahoney		
	Address: 600 Rainton Rd N/AI Harding Drive, 116 E. Lowry Road		
	City: Fort Wayne	State: IN	Zip: 46825
	Telephone: 260-423-4311	Fax: 260-423-1072	E-mail: NjMahoney@Harding.com
Current Person	Current Person: Thomas M. Gellmeier		
	Address: 116 East Henry Street		
	City: Fort Wayne	State: IN	Zip: 46802
	Telephone: 260-423-1515	Fax: 260-424-2656	E-mail: mgellmeier@harding.com

All mail correspondence will be sent only to the designated current person.

Request	☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction		
	Address of the property: See attached		
	Present Zoning: SC1	Proposed Zoning: CMO	Average to be rezoned: See attached
	Proposed density: See attached		Units per acre:
	Township name:		Township section #: 11
	Purpose of rezoning (attach additional page if necessary): To allow a self service storage facility subject to RZA approval of a pending Special Use Request.		
	Sewer provider: City		Water provider: City

Filing Requirements	Application will not be accepted unless the following filing requirements are submitted with this application. Please confirm each for applicable filing fees and plan/permit submission requirements.	
	☐ Applicable filing fee	
	☐ Applicable number of surveys showing area to be rezoned (please note fee below)	
	☐ Legal Description of parcel to be rezoned	
	☐ Rezoning Questionnaire (re completed and 10 copies) County Knowledge Only	

I, the undersigned and agree, with execution and submission of this application, that I am not an owner(s) of more than 10 percent of the property described in this application, that I do 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 or 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 fee and a fee of \$100 per acre for the required information to be used in the case of \$10.00 per acre and a public notice fee of \$100.00 per acre fee code.

Executive Investments, LLC		8/2/11
(printed name of applicant)	Estate of N.J. Mahoney	(date)
N.J. Mahoney		8/2/11
(printed name of property owner)	Executive Investments, LLC	(date)
(printed name of property owner)	(signature of property owner)	(date)
(printed name of property owner)	(signature of property owner)	(date)

Received	Project No.	Hearing Date	Refuse No.
8/2/11	105186	9/14/11	12670

Department of Planning Services
Development Plan and Plat Application

Project Name Farmwood Self Storage Facility
Applicant Executive Investments, LLC
Address 111 N. Rangeline Road
City Carroll State IN Zip 46031
Telephone 317-815-3929 Fax 317-815-4510 E-mail Monty@FarmwoodDev.com

Property Owner James J. Maloney
Address 200 East 10th St. N.E. Harding Station, R.R.B. Ludwig Road
City Fort Wayne State IN Zip 46803
Telephone 260-423-4311 Fax 260-423-1077 E-mail RJMal@HardingCdn.com

Contact Person Thomas M. Galtmeyer
Address 118 East Henry Street, Suite 302
City Fort Wayne State IN Zip 46803
Telephone 260-422-1515 Fax 260-422-1856 E-mail tgaltmeyer@hardingcn.com
All city correspondence will be sent only to the designated contact person.

Architect/Engineer Franklin Engineering, LLC Indiana Registration # 511070
Address 3804 New Vernon Drive
City Fort Wayne State IN Zip 46845
Telephone 260-484-9900 Fax 260-484-9980 E-mail www.franklin-engineering.com

☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Platting Jurisdiction
Representing approval of a ☒ primary ☐ amended plat ☐ memorial ☐ amended secondary
residential development plat ☐ commercial development plat ☐ industrial development plat
☐ plat ☐ minor plat Development Address _____
Site of development _____
Parcel Listing 913 Tract, Subdiv. of site _____
Township center Township section # _____
Sewer provider city Water provider city
Proposed Streets: ☐ Public and municipally maintained ☒ Private and privately maintained

Applications will not be accepted unless the following filing requirements are submitted with this application.
For applicable filing fees and site plan plat number, see applicable filing fees.
☐ Applicable filing fees (check payable to the Allen County Treasurer)
☐ Applicable number of copies of site plan or plat (plans must be filed, and no larger than 24 x 36)
☐ Applicable number of land survey maps
☐ Applicable required civil engineering note
☐ One copy of plat in electronic form (11 x 17 in PDF)
☐ Applicable number of copies of the Certified Legal Description and Boundary Survey
☐ Application signed by property owner(s)
☐ Written request application (if applicable)
☐ Prepared competitive agreements (if applicable)

SIWe understand and agree, upon execution and submission of this application, that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all provisions and policies of the Allen County Planning Commission as they pertain to procedures and policies related to the handling and disposition of this application. I/we agree to pay Allen County the cost of handling the original submitted plat at the rate of \$1.00 per page and a public notice fee of \$0.01 per additional page.

Executive Investments, LLC

(printed name of applicant)

Signature of

James J. Maloney

(printed name of property owner)

Signature of Monty J. Maloney Date 6/2/11
Signature of Thomas M. Galtmeyer Date 6/2/11
Signature of Franklin Engineering, LLC Date 6/2/11
Signature of James J. Maloney Date 6/2/11
Signature of Thomas M. Galtmeyer Date 6/2/11
Signature of Franklin Engineering, LLC Date 6/2/11
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