

#1262

BILL NO. Z-11-11-02

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. U-34 (Sec. 21 of St. 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 CM2

(Limited Retail and Commercial) District under the terms of Chapter 157 Title XV of the Code
of the City of Fort Wayne, Indiana:

A tract of land located in the Northeast Quarter of Section 21, T31N, R13E, in Allen County,
the State of Indiana, more fully described as follows:

COMMENCING at an Iron Rod in a Monument Box situated in the Northeast corner of said Northeast Quarter; Thence South 86 Degrees 55 Minutes 22 Seconds West (Indiana State Plane Coordinate System East Zone-GPS Grid Basis of Bearings), a distance of 1318.85 feet along the North line of said Northeast Quarter to the point of intersection with the West line extended of the tract of land described in the conveyance to Star Financial Bank in Allen County Document No. 201007897; Thence South 86 Degrees 55 Minutes 22 Seconds West, a distance of 200.00 feet along the North line of said Northeast Quarter to a Marker Spike with tag (FIRM 0042) in the Northwest corner of the tract of land described in the conveyance to General Telephone Company of Indiana, Inc. (now Verizon North, Inc.) in Allen County Deed Record 678, page 164 [said Marker Spike being 1116.94 feet North 86 Degrees 55 Minutes 22 Seconds East from a Rebar stake with cap (FIRM 0042) situated in the Northwest corner of said Northeast Quarter]; Thence South 01 Degrees 59 Minutes 28 Seconds East, a distance of 40.01 feet along the West line of said General Telephone tract to a Rebar stake with cap (FIRM 0042) in the Southeast corner of the tract of land described in the conveyance to the County of Allen in Allen County Document No. 82-006354, the **TRUE POINT OF BEGINNING**; Thence South 01 Degrees 59 Minutes 28 Seconds East, a distance of 260.02 feet along the West line of said General Telephone tract; Thence South 86 Degrees 55 Minutes 22 Seconds West, a distance of 839.33 feet along a line parallel with the North line of said Northeast Quarter to a Rebar stake with cap (FIRM 0042) in the Southeast corner of the tract of land described in the conveyance to I&M Electric Company in Allen County Deed Record 559, page 47; Thence North 02 Degrees 17 Minutes 49 Seconds West, a distance of 260.00 feet along the East line of said I&M tract to a Rebar stake with cap (FIRM 0042) in the Southwest corner of the County of Allen tract referenced above; Thence North 86 Degrees 55 Minutes 22 Seconds East, a distance of 840.72 feet along the South line of said County of Allen tract [said South line being parallel with and Forty (40) feet South of the North line of said Northeast Quarter] to the **POINT OF BEGINNING**, said tract containing 5.01 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record.

and the symbols of the City of Fort Wayne Zoning Map No. U-34 (Sec. 21 of St. 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. 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: 1262/11
Bill Number: Z-11-11-02
Council District: 1

Introduction Date: November 8, 2011

Plan Commission
Public Hearing Date: November 14, 2011

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

Synopsis of Ordinance: To rezone approximately 5.01 acres of property from R1-Single Family
Residential to CM2-Limited Retail and Commercial

Location: Within the 5600 to 5700 block of St. Joe Center Road, west of the Kroger
store at St. Joe Center and Maplecrest Road.

Reason for Request: To allow for future commercial outlots on the north side of the proposed
Northeast branch of the YMCA

Applicant: Steininger R/E Investors '11, LLC

Property Owner: Edward Baatz, Cheryl Baatz and Carolyn Ann Slack

Related Petitions: Primary Development Plan, Northeast YMCA

Effect of Passage: Property will be rezoned to CM2 – Limited Retail and Commercial, which
will allow the development of commercial outlots.

Effect of Non-Passage: The property will remain zoned R1- Single Family Residential and may only
be developed with uses permitted in the current district.

Department of Planning Services
Rezoning Petition Application

Applicant
Applicant STEININGER R/E INVESTORS II, LLC
Address 6914 WOODCROFT LANE
City FT. WAYNE State IN Zip 46804
Telephone 260-438-2030 E-mail DON@STEINDEV.COM

Property Ownership
Property Owner EDWARD P. BARTZ, CHERYL L. BARTZ & CAROLYN ANN SLACK
Address 4441 COUNTY ROAD 58
City AUBURN State IN Zip 46706
Telephone 260-927-1764 E-mail _____

Contact Person
Contact Person DON STEININGER
Address SAME AS APPLICANT
City _____ State _____ Zip _____
Telephone _____ Fax _____ E-mail _____

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 5728 ST. JOE CENTER RD.
Present Zoning A-1 Proposed Zoning CM2 Acreage to be rezoned 4.75
Proposed density _____ units per acre
Township name * ST. JOE Township section # 21
Purpose of rezoning (attach additional page if necessary) TO PERMIT COMMERCIAL CONSTRUCTION ON 4 OUTLOTS
Sewer provider CITY OF FT. WAYNE Sewer provider CITY OF FT. WAYNE

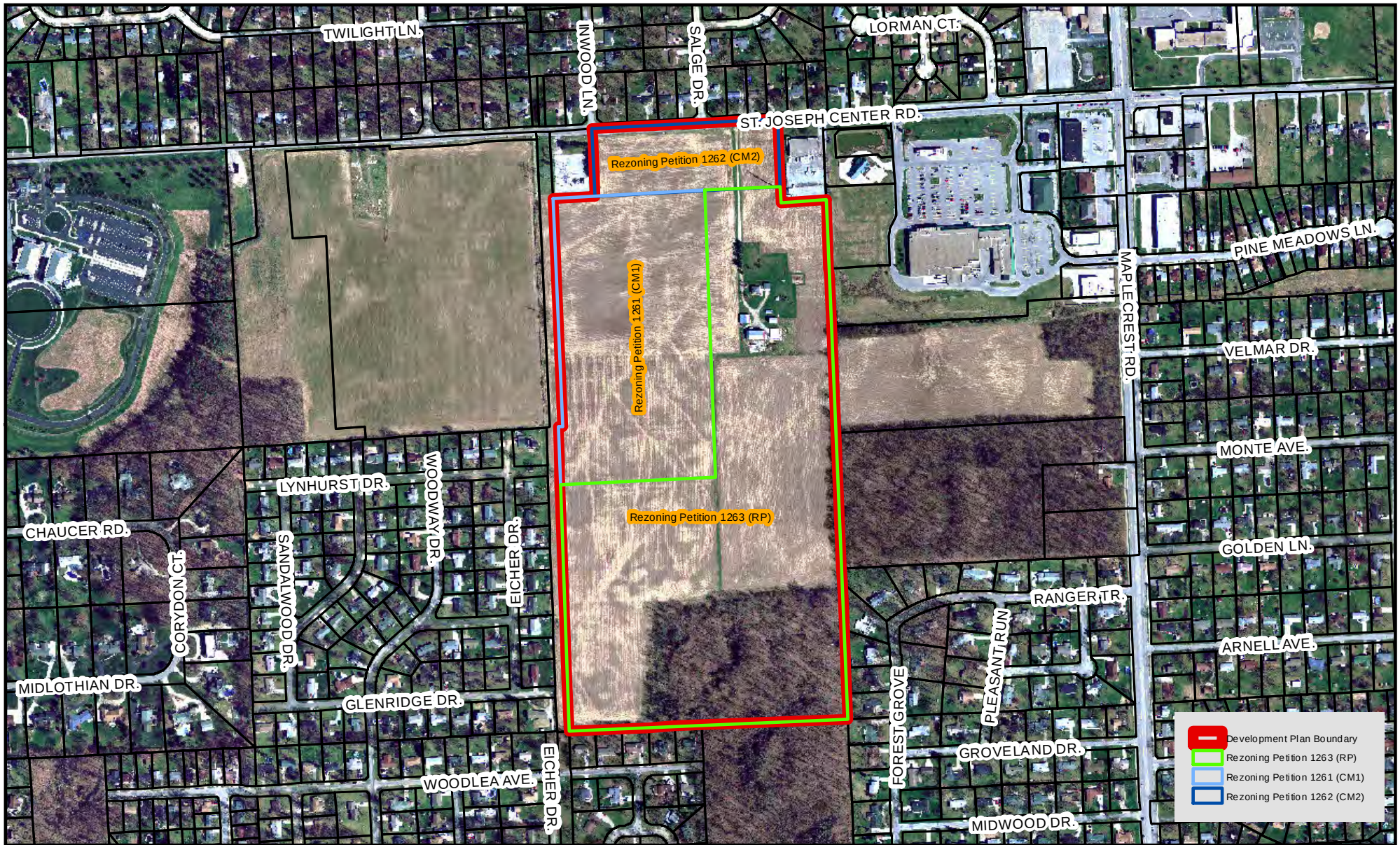
Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application.
Please contact staff for applicable filing fees and plan/survey submittal requirements.
☐ Applicable filing fee
☐ Applicable number of surveys showing area to be rezoned (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.

STEININGER R/E INVESTORS II, LLC (printed name of applicant) 10/1/11 (date)
BY DONALD O. STEININGER MEMBER (signature of applicant)
EDWARD P. BARTZ (printed name of property owner) Edward P. Bartz (signature of property owner) 10/2/11 (date)
CHERYL L. BARTZ (printed name of property owner) Cheryl L. Bartz (signature of property owner) 10/2/2011 (date)
CAROLYN ANN SLACK (printed name of property owner) Carolyn Ann Slack (signature of property owner) 10-2-11 (date)

Received	Receipt No.	Hearing Date	Petition No.
10/5/11	106433		

Per 2011-0038



This map is for representational purposes only - Boundaries identified by bold colored lines represent the general location of the proposed project

Rezoning Petitions 1261, 1262 and 1263 Primary Development Plan - Northeast YMCA

Printed: November 1, 2011

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North American Datum 1983

State Plane Coordinate System, Indiana East

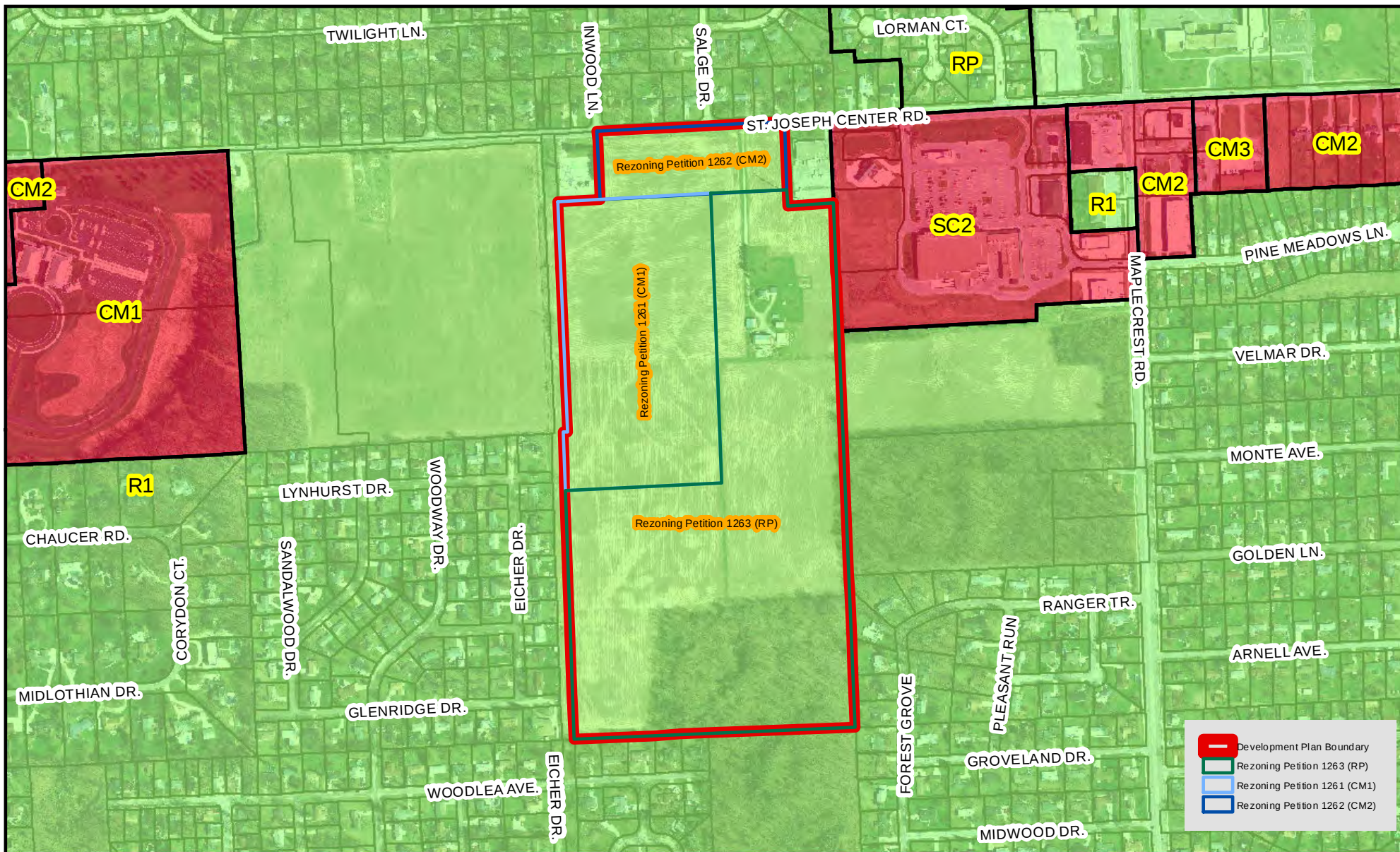
Photos: Spring 2006 / Contours: 1999

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.



0 600 Feet

Scale: 1" = 600'



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Rezoning Petitions 1261, 1262 and 1263

Primary Development Plan - Northeast YMCA

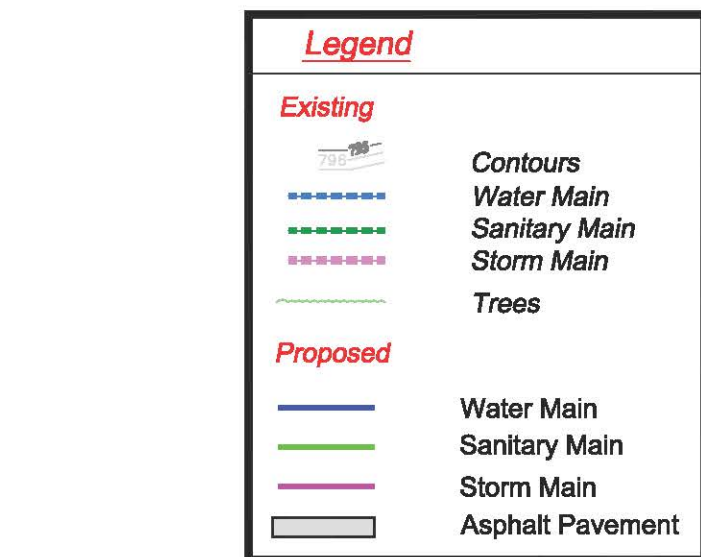
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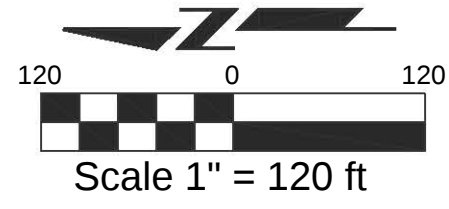
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DABEC
D.A. Brown Engineering Consultants
5419 County Road 427, Suite C, Auburn, IN 46706
Phone: (260) 925 - 2020 Fax: (260) 925 - 1212
www.dabrowengineering.com

South of St. Joe Center Road
West of Maplecrest Road
St. Joe Township
City of Fort Wayne

Allen County

PROJECT JURISDICTION SUMMARY
SANITARY SEWER UTILITY:
FORT WAYNE UTILITIES
CITY-COUNTY BLDG.-ROOM 480
1 MAIN STREET
FORT WAYNE, IN
46802-1804
(260) 427-1160

WATER UTILITY:
FORT WAYNE UTILITIES
CITY-COUNTY BLDG.-ROOM 480
1 MAIN STREET
FORT WAYNE, IN 46802-1804
(260) 427-1160

DRAINAGE APPROVAL:
FORT WAYNE UTILITIES
CITY-COUNTY BLDG.-ROOM 480
1 MAIN STREET
FORT WAYNE, IN 46802-1804
(260) 427-1160

**TRAFFIC, STREET &
RIGHT-OF-WAY APPROVAL:**
CITY OF FORT WAYNE
CITY-COUNTY BLDG. 7TH FLOOR
FORT WAYNE, IN 46802-1804
(260) 427-1172

PLANNING/DEVELOPMENT APPROVAL:
ALLEN COUNTY DEPARTMENT OF PLANNING SERVICES
CITY-COUNTY BLDG. - ROOM 630
1 MAIN STREET
FORT WAYNE, IN 46802-1804
(260) 449-7607

UTILITY PROVIDERS:
CABLE:
COMCAST CABLE
720 TAYLOR STREET
FORT WAYNE, IN 46802
(260) 456-9000

PHONE:
VERIZON COMMUNICATIONS
8001 W JEFFERSON BLVD.
FORT WAYNE, IN 46804
(260) 461-2519

ELECTRIC:
AMERICAN ELECTRIC POWER
1 RIVERSIDE PLAZA
COLUMBUS, OH 43215-2372
(614) 716-1000

GAS:
NIPSCO
801 E. 86TH AVE.
MERRILLVILLE, IN
46410 (800) 464-7726

DEVELOPER:
Steininger R/E Investors '11, LLC
6914 Woodcroft Lane
Fort Wayne, IN 46804
Tel: (260) 438-2030

ENGINEER:
D.A. Brown Engineering Consultants, Inc
5419 CR 427, Suite C
Auburn, IN 46706
Tel: (260) 925-2020

<i>Revisions</i>	
<i>Date</i>	<i>Description</i>
<i>Date:</i> 10/03/2011	<i>Drawn By:</i>
<i>Scale:</i> As Noted	<i>Checked By:</i>
<i>Job No.</i> 1107-05-001	<i>Sheet No.</i> PDP-1