

#1285

BILL NO. Z-12-06-25

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map Nos. Z-34 and ZZ-34 (Sec. 24 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 CM3
(General 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 Northwest Quarter and in the Northeast Quarter of
Section 24, T31N, R13E, in Allen County, the State of Indiana, more fully described
as follows:

COMMENCING at a Rebar stake with aluminum cap (FIRM 0042) situated in the
Northeast corner of said Northwest Quarter ; Thence South 85 Degrees 23 Minutes
35 Seconds West (Indiana State Plane Coordinate System East Zone-GPS Grid Basis
of Bearings), a distance of 442.19 feet along the North line of said Northwest
Quarter to the Northeast corner of Hopewood Addition as recorded in Allen County
Plat Book 18, page 163; Thence South 02 Degrees 05 Minutes 13 Seconds East, a
distance of 57.85 feet along the East line of said Hopewood Addition; Thence North
88 Degrees 30 Minutes 43 Seconds East, a distance of 100.01 feet along the South
line of the tract of land conveyed to the State of Indiana in Allen County Document
No. 92-023004; Thence South 02 Degrees 05 Minutes 13 Seconds East, a distance of
20.00 feet along the East right-of-way line of Meijer Drive as described in the
conveyance to the County of Allen in Allen County Document No. 95-020493 to a
Rebar stake with cap (FIRM 0042); Thence North 88 Degrees 31 Minutes 37
Seconds East, a distance of 30.77 feet along the South line of the tract of land
described in the conveyance to the County of Allen in Allen County Document No.
95-020494 to a Rebar stake with cap (FIRM 0042); Thence South 86 Degrees 11
Minutes 03 Seconds East, a distance of 510.39 feet along the South line of said
County of Allen tract to a Rebar stake with cap (FIRM 0042); Thence North 83
Degrees 45 Minutes 43 Seconds East, a distance of 251.76 feet along the South line
of said County of Allen tract to a Rebar stake with cap (FIRM 0042); Thence South
76 Degrees 14 Minutes 58 Seconds East, a distance of 122.76 feet along the South
line of said County of Allen tract to a Rebar stake with cap (FIRM 0042); Thence
South 47 Degrees 13 Minutes 10 Seconds East, a distance of 202.20 feet along the
Westerly line of the tract of land described in the conveyance to the State of Indiana
in Allen County Document No. 92-023004 to a Rebar stake with cap (Woolpert
FIRM 0018); Thence South 60 Degrees 31 Minutes 34 Seconds West, a distance of

441.96 feet along the North line of the tract of land described in the conveyance to Meijer Stores Limited Partnership in Allen County Document No. 200069239; Thence North 41 Degrees 04 Minutes 41 Seconds West, a distance of 158.72 feet; Thence South 73 Degrees 45 Minutes 31 Seconds West, for a distance of 210.17 feet to the beginning of a tangent circular arc; Thence Westerly, a distance of 12.43 feet along said circular arc that is concave Northerly, having a radius measuring 325.00 feet, having a central angle measuring 02 Degrees 11 Minutes 29 Seconds, and having a long chord bearing South 74 Degrees 51 Minutes 16 Seconds West and measuring 12.43 feet to the beginning of a tangent compound reverse circular arc; Thence Southwesterly, a distance of 28.80 feet along said circular arc that is concave Southeasterly, having a radius measuring 20.00 feet, having a central angle measuring 82 Degrees 30 Minutes 19 Seconds, and having a long chord bearing South 34 Degrees 41 Minutes 51 Seconds West and measuring 26.38 feet to the beginning of a tangent line; Thence South 06 Degrees 33 Minutes 18 Seconds East, for a distance of 27.57 feet to the beginning of a tangent circular arc; Thence Southerly, a distance of 111.31 feet along said circular arc that is concave Westerly, having a radius measuring 275.00 feet, having a central angle measuring 23 Degrees 11 Minutes 27 Seconds, and having a long chord bearing South 18 Degrees 09 Minutes 02 Seconds East and measuring 110.55 feet to the beginning of a tangent line; Thence South 29 Degrees 44 Minutes 46 Seconds East, a distance of 61.38 feet; Thence North 60 Degrees 31 Minutes 34 Seconds East, a distance of 304.45 feet along the North line of said Meijer tract to the **POINT OF BEGINNING**, said tract containing 1.180 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 Nos. Z-34 and ZZ-34 (Sec. 24 of St. Joseph Township), as established by Section 157.201(B) 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: 1285/12
Bill Number: Z-12-06-25
Council District: 1-Tom Smith

Introduction Date: June 26, 2012

Plan Commission
Public Hearing Date: July 9, 2012

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

Synopsis of Ordinance: To rezone approximately 1.18 acres of property from AR-Low Intensity Residential to CM3-General Commercial

Location: On the east side of the 10000 block of Meijer Drive, just north of the Meijer Store.

Reason for Request: This parcel will a part of a proposed retail development between the Meijer store and St. Joe Center Road. The majority of the site is proposed to be rezoned to CM2-Limited Retail and Commercial, with one outlot in the middle of the development to be zoned to CM3 to allow for a “quick service” automobile maintenance facility.

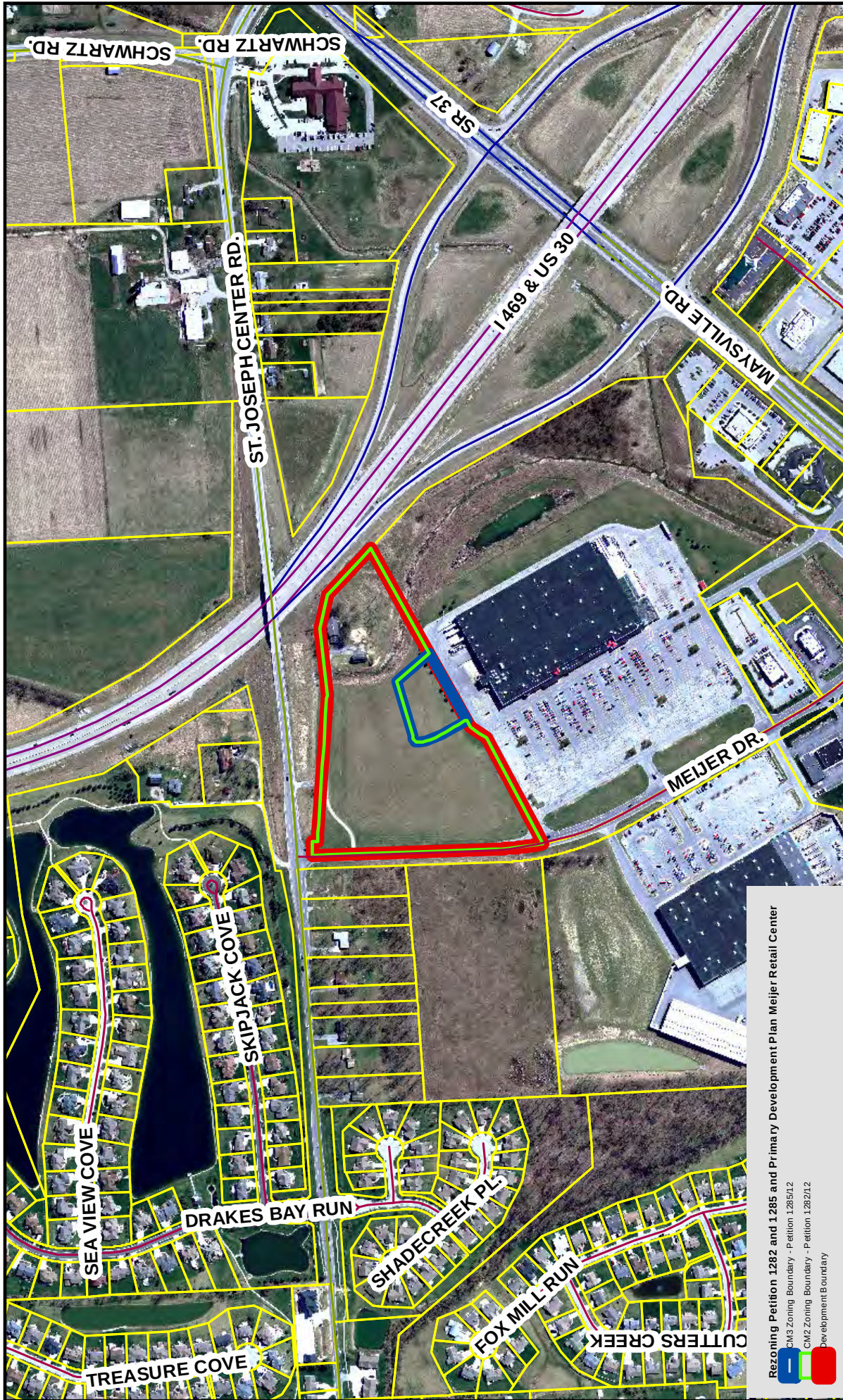
Applicant: Tricon Group Partners, LLC

Property Owners: Meijer Stores Limited Partnership

Related Petitions: Rezoning Petition 1282/12 and the Primary Development Plan of Meijer Retail Center

Effect of Passage: Property will be rezoned to CM3-General Commercial to allow tenant flexibility on one outlot in the overall proposed retail center, adjacent to the Meijer store.

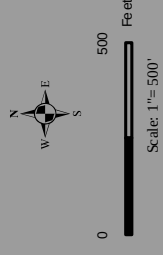
Effect of Non-Passage: The property will remain zoned AR-Low Intensity Residential, or the applicant can reapply to rezone to CM2-Limited Retail and Commercial to match the proposed zoning on the remainder of the property.



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







Printed: June 18, 2012

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North American Datum 1983

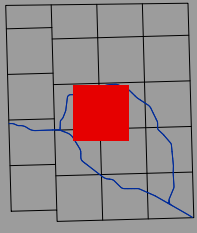
State Plane Coordinate System - Indiana East

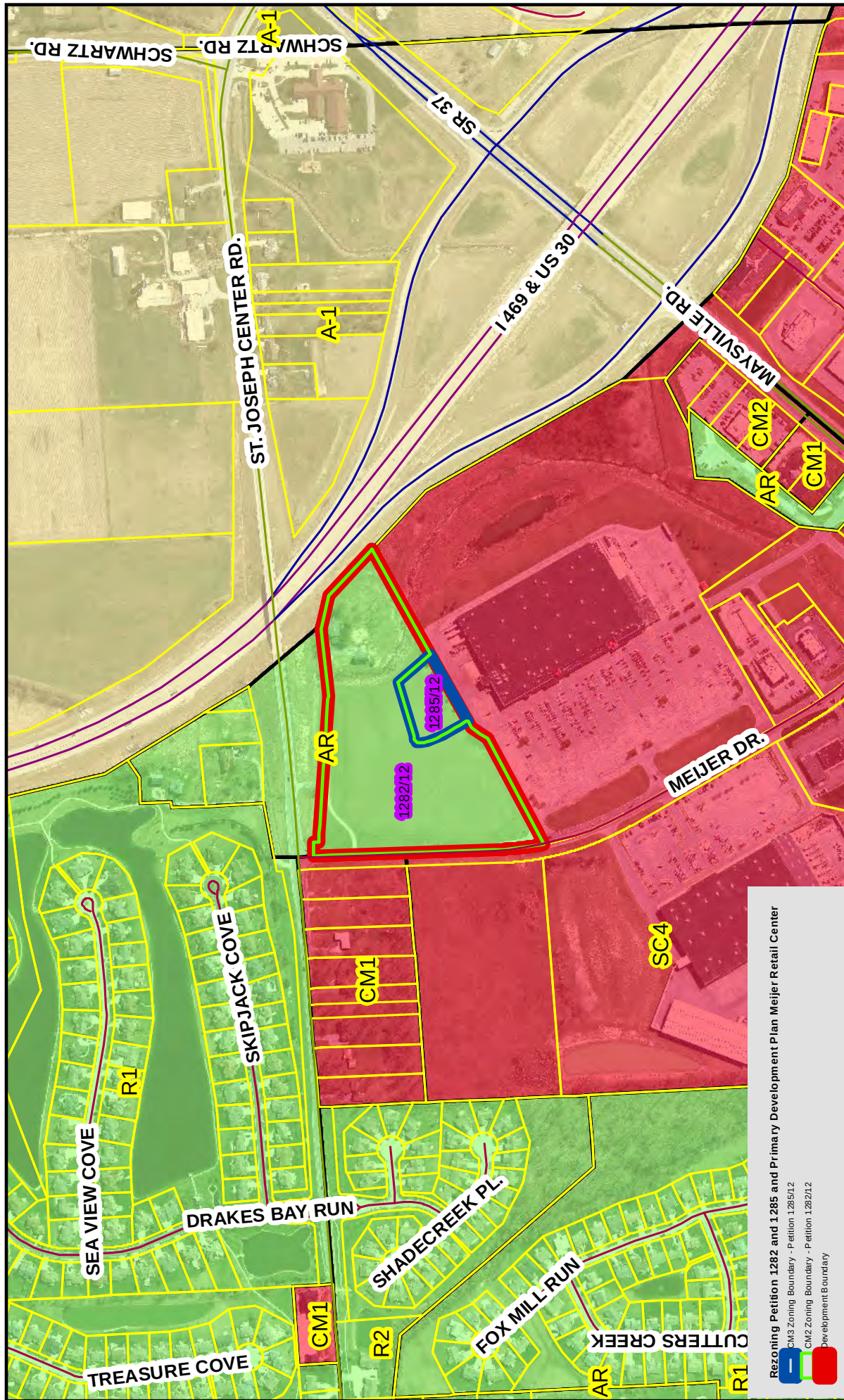
Photos: Spring 2006 / Contours: 1999

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.

Rezoning Petition 1282/12 and 1285/12

Primary Development Plan - Meijer Retail Center





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

Scale: 1" = 500'

0 500 Feet

Printed: June 18, 2012

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

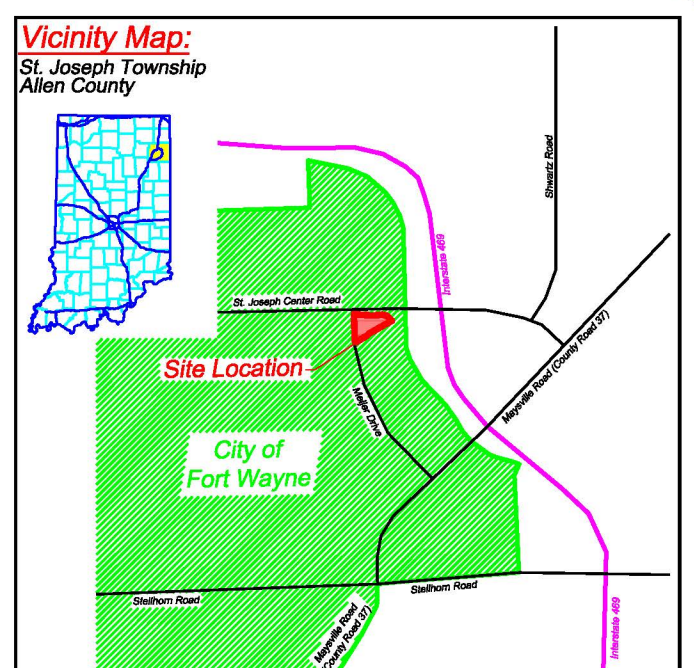
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Rezoning Petition 1282/12 and 1285/12

Primary Development Plan - Meijer Retail Center

Primary Development Plan Meijer Retail Center

A Site Located in the North Half of
Section 24, Township 31 North, Range 13 East.
Allen County, Indiana



- Notes:
1. Current Zoning - AR
 2. No wetlands shown on this property per the National Wetlands Inventory dataset.
 3. Per Flood Insurance Rate Map 18003C0195G, revised August 3, 2009; within project limits, "0.2% annual chance of flood discharge contained in channel"
 4. Detailed landscaping plans to be established by Outlot use. Perimeter treatments will be minimal due to surrounding uses.
 5. All drive surfaces to be asphalt.
 6. All walks to be concrete.

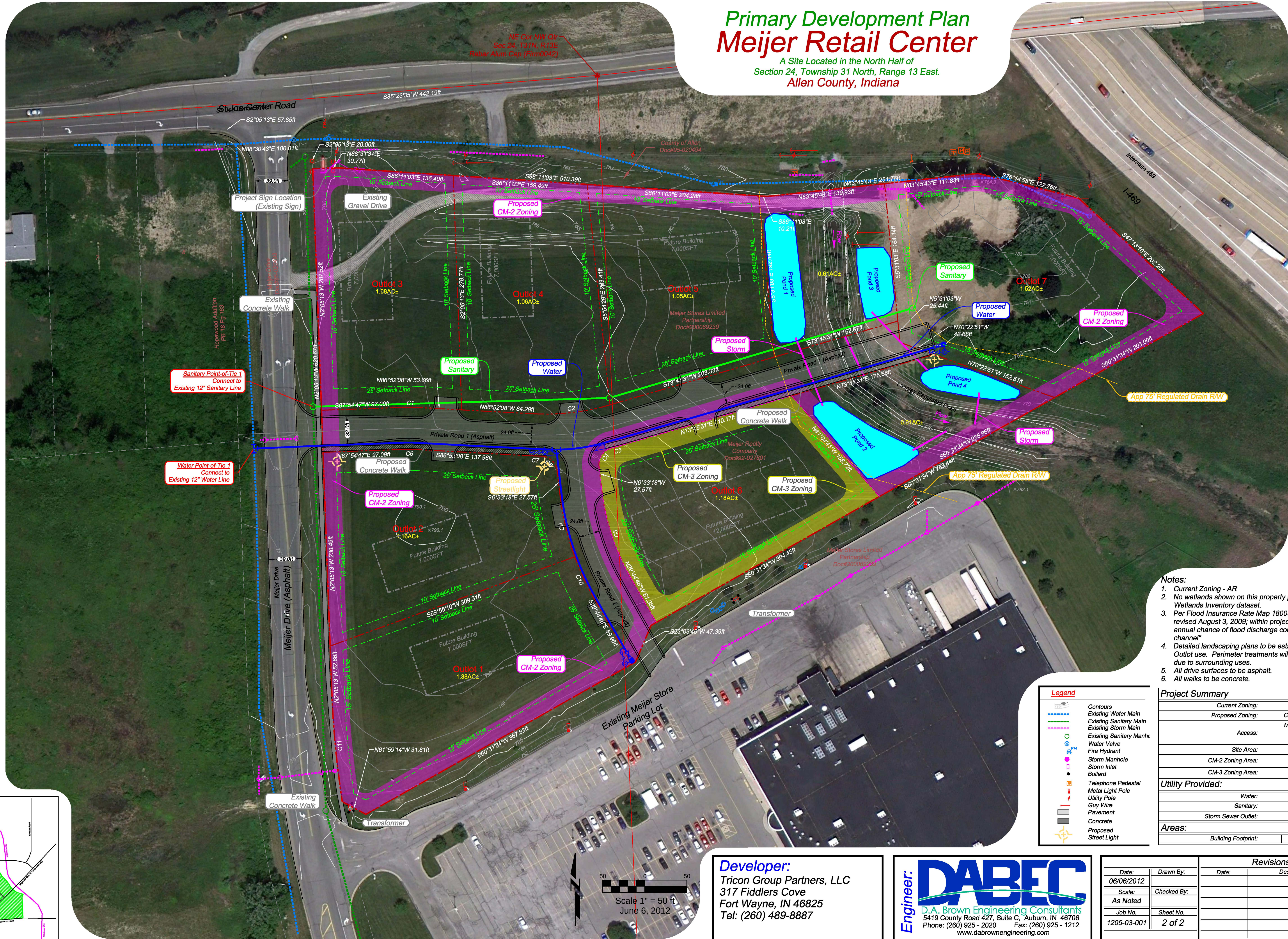
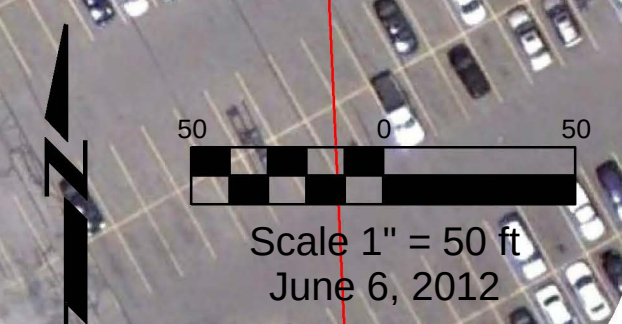
Project Summary	
Current Zoning:	AR
Proposed Zoning:	CM-2, CM-3
Access:	Meijer Drive
Site Area:	10.75 AC
CM-2 Zoning Area:	9.57 AC
CM-3 Zoning Area:	1.18 AC
Utility Provided:	
Water:	City of Fort Wayne
Sanitary:	City of Fort Wayne
Storm Sewer Outlet:	Langley Drain
Areas:	
Building Footprint:	54,000 SFT

Revisions	
Date:	Description:

Developer:
Tricon Group Partners, LLC
317 Fiddlers Cove
Fort Wayne, IN 46825
Tel: (260) 489-8887

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

Date:	06/06/2012
Scale:	As Noted
Job No.	1205-03-001
Sheet No.	2 of 2



Legend	
Contour	Existing Water Main
Existing Sanitary Main	Existing Storm Main
Existing Sanitary Manhole	Water Valve
Fire Hydrant	Storm Manhole
Storm Inlet	Bollard
Telephone Pedestal	Metal Light Pole
Utility Pole	Guy Wire
Pavement	Concrete
Proposed Street Light	

Department of Planning Services
Rezoning Petition Application

Applicant	Applicant	Tricon Group Partners, LLC		
	Address	317 Fiddlers Cove		
	City	Fort Wayne	State	IN Zip 46825
	Telephone	(260) 489-8887	Fax	E-mail

Property Ownership	Property Owner	Meijer Stores Limited Partnership, c/o Property Tax Dept		
	Address	2929 Walker Ave NW		
	City	Grand Rapids	State	MI Zip 49544
	Telephone		Fax	E-mail

Contact Person	Contact Person	Glenn Conkling		
	Address	317 Fiddlers Cove		
	City	Fort Wayne	State	IN Zip 46825
	Telephone	(260) 341-2248	Fax	E-mail glenn@tricongrouppartners.com

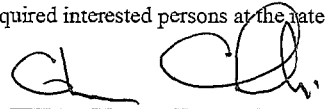
All staff correspondence will be sent only to the designated contact person.

Request	☐ Allen County Planning Jurisdiction	☒ City of Fort Wayne Planning Jurisdiction
	Address of the property 10030 Saint Joe Center Road, Ft Wayne, IN 46835	
	Present Zoning AR	Proposed Zoning CM3 Acreage to be rezoned 1.18
	Proposed density _____ units per acre	
	Township name St. Joseph	Township section # 24
	Purpose of rezoning (attach additional page if necessary) To develop vacant land into commercial retail center.	

Sewer provider	City of Fort Wayne	Water provider	City of Fort Wayne
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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.

Tricon Group Partners by Glenn Conkling		June 6, 2012
(printed name of applicant)	(signature of applicant)	(date)
Meijer Stores Limited Partnership		
(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.
6/6/12	108447	7/9/12	1285/12

R62 - 6012 - 0051