

#1298

BILL NO. Z-12-09-09

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. D-02 (Sec. 7 of Wayne 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 CM1
(Professional Offices and Personal Services) District under the terms of Chapter 157 Title
XV of the Code of the City of Fort Wayne, Indiana:

RECORD DESCRIPTION: (as described in Document Number 980010442)

Lots Numbered 3 and 4 in Walnut Hills Terrace Addition, according to the plat
thereof, recorded in Plat Record 16, page 139, in the Office of the Recorder of Allen
County, Indiana, excepting therefrom the East 15 feet thereof conveyed to the
County of Allen for widening of Getz Road, by deeds recorded May 6, 1976, as
Document Nos. 76-9962 and 76-9966.

AND ALSO:

Lot Numbered 5 in Walnut Hills Terrace Addition, according to the plat thereof,
recorded in Plat Record 16, page 139, in the Office of the Recorder of Allen County,
Indiana, excepting therefrom the East 15 feet thereof conveyed to the County of
Allen for widening of Getz Road, by deed recorded April 13, 1976, as Document No.
76-7836.

AND ALSO:

Lot Numbered 6 in Walnut Hills Terrace Addition, according to the plat thereof,
recorded in Plat Record 16, page 139, in the Office of the Recorder of Allen County,
Indiana, excepting therefrom the East 15 feet thereof conveyed to the County of
Allen for widening of Getz Road, by deed recorded April 13, 1976, as Document No.
76-7835.

AND ALSO:

Lot Numbered 7 in Walnut Hills Terrace Addition, as recorded in Plat Record 16,
page 139, except the East 15.0 feet heretofore conveyed for road purposes by deed
recorded as Document No. 77-3961.

1 **TOGETHER WITH:** (as described in Document Number 960062771)
2 Lot Number 8 in Walnut Hills Terrace, as recorded in Plat Record 16, page 139, in
3 the Office of the Recorder of Allen County, Indiana.

4 Excepting from said Lot Number 8 the East 15 feet thereof, conveyed to the County
5 of Allen for widening of Getz Road, by deed recorded March 16, 1977 as Document
6 No. 77-5740.

7 and the symbols of the City of Fort Wayne Zoning Map No. D-02 (Sec. 7 of Wayne
8 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
9 Wayne, Indiana is hereby changed accordingly.

10
11 SECTION 2. That this Ordinance shall be in full force and effect from and after its
12 passage and approval by the Mayor.

13 _____
14 Council Member

15 APPROVED AS TO FORM AND LEGALITY:

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17 _____
18 Carol T. Helton, City Attorney
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City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: 1298/12
Bill Number: Z-12-09-09
Council District: 4 – Mitch Harper

Introduction Date: September 25, 2012

Plan Commission
Public Hearing Date: October 8, 2012

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

Synopsis of Ordinance: To rezone approximately 3.9 acres of vacant property from R1-Single Family Residential to CM1-Professional Offices and Personal Services

Location: The area is located on the west side of Getz Road, just south of the Speedway Gas Station at Getz and Illinois Road. The properties included are 1312 through 1426 Getz Road.

Reason for Request: The applicant seeks to build a BioLife Plasma Services medical office building.

Applicant: Build To Suit, Ltd.

Property Owners: Waterford Enterprises

Related Petitions: Primary Development Plan, BioLife Plasma Services

Effect of Passage: Property will be rezoned to the CM1-Professional Offices and Personal Services district, which will allow for medical office uses.

Effect of Non-Passage: The property will remain zoned R1-Single Family Residential and may be used for residential uses.

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Build to Suit, Ltd Attn: Kevin Koellner
Address 131 E Burlington St, Ste 2FL
City Iowa City State Iowa Zip 52240
Telephone 319-512-2322 Fax 319-512-5110 E-mail benl@buildtosuitinc.com

Property Ownership
Property Owner WATERFORD ENTERPRISES
Address 9430 LIMA RD
City FORT WAYNE State IN Zip 46818
Telephone 260 489-4433 Fax 260 489-0325 E-mail lancon@com.com

Contact Person
Contact Person Derek Frederickson
Address 9835 Auburn Road
City Fort Wayne State IN Zip 46825
Telephone 260-490-1025 Fax 260-490-1026 E-mail derek@erwebsite.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 Getz Road (1312, 1332, 1404, 1416, and 1426)
Present Zoning R1 Proposed Zoning CM1 Acreage to be rezoned 3.926
Proposed density 1 unit units per acre
Township name Wayne Township section # 7
Purpose of rezoning (attach additional page if necessary) Medical Building

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

Kevin Koellner
(printed name of applicant) [Signature] (signature of applicant) _____ (date)
James J. Lane
(printed name of property owner) [Signature] (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.
9/15/12	109520	10/8/12	1292/12

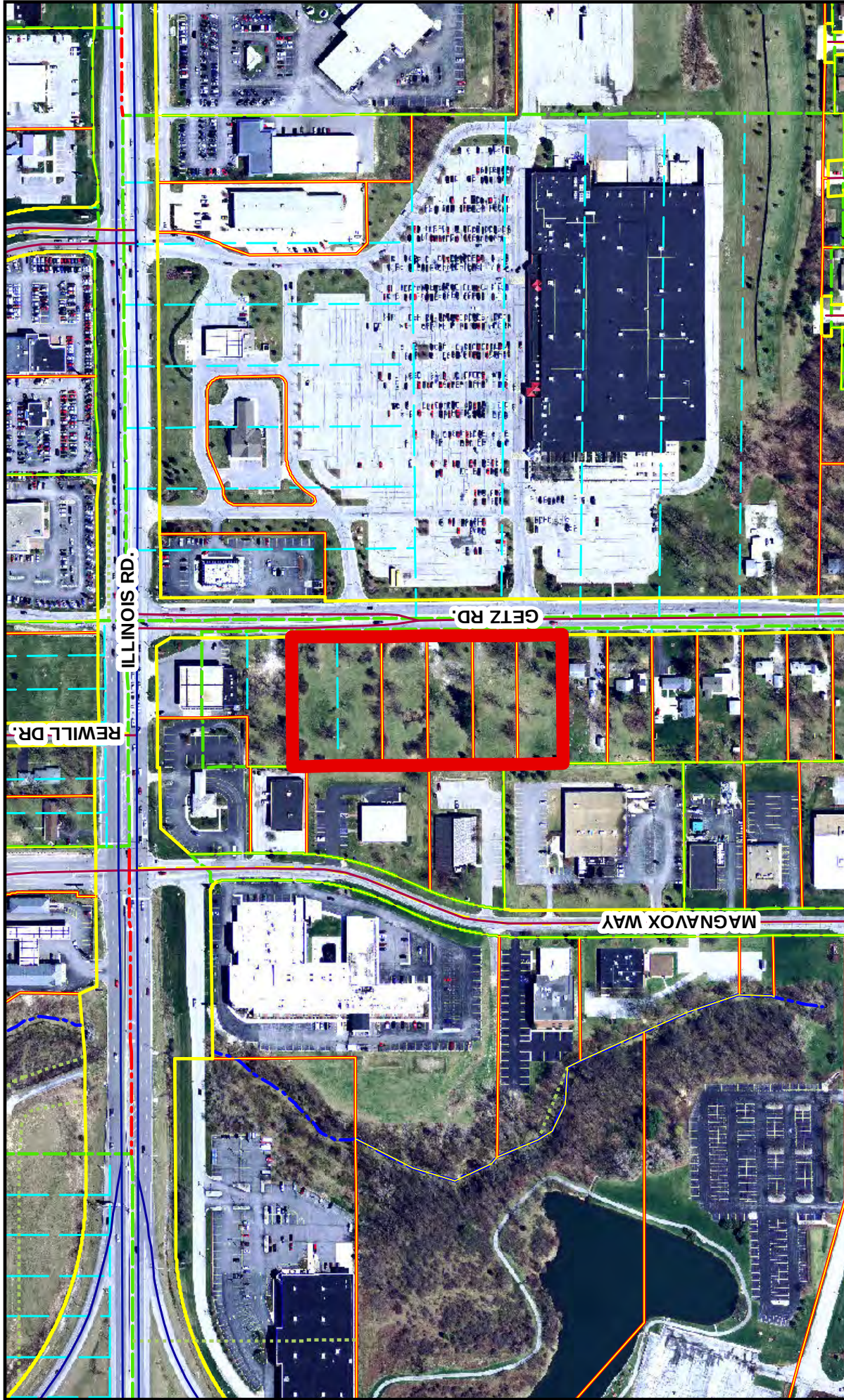
Re2-2012-0093



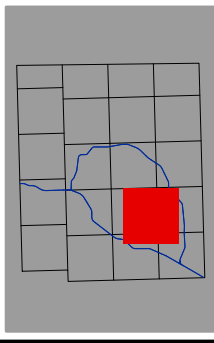
SCALE: 1" = 50'

SCALE: NOT TO SCALE

PDI



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

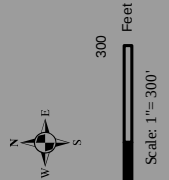


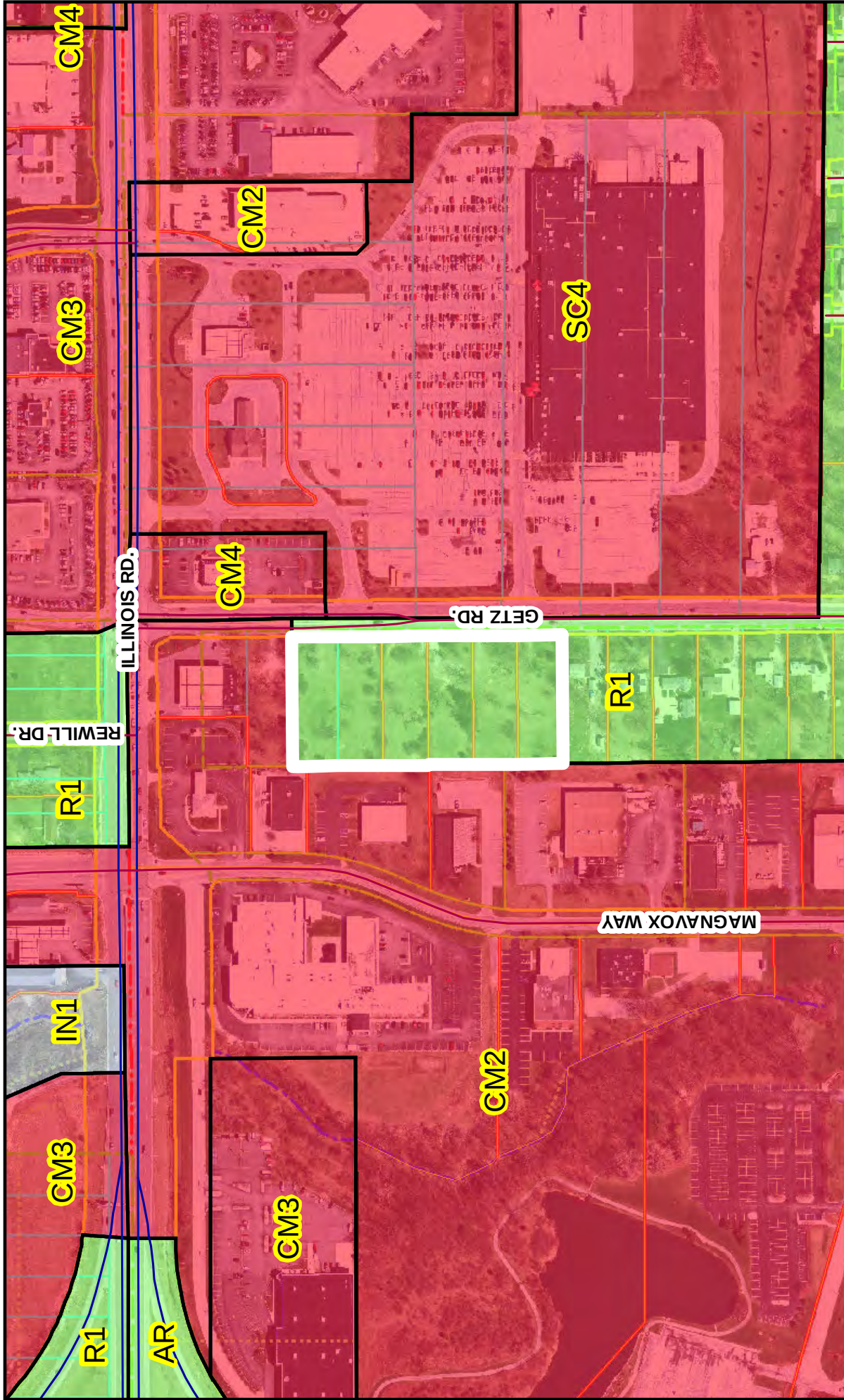
Rezoning Petition 1298/12 Primary Development Plan - Biolife Plasma

Printed: September 11, 2012
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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos: Spring 2006 / Contours: 1999

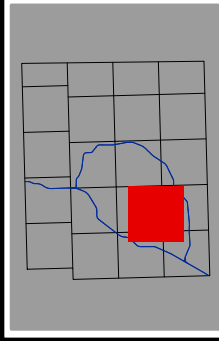


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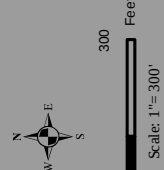
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Rezoning Petition 1298/12

Primary Development Plan - Biolife Plasma

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