

1 #REZ-2013-0050

2 BILL NO. Z-13-05-05

3 ZONING MAP ORDINANCE NO. Z-_____

4 AN ORDINANCE amending the City of Fort Wayne
5 Zoning Map No. J-34 (Sec. 22 of Washington Township)

6 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
7 INDIANA:

8 SECTION 1. That the area described as follows is hereby designated an IN2
9 (General Industrial) District under the terms of Chapter 157 Title XV of the Code of the City
10 of Fort Wayne, Indiana:

11 PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 31
12 NORTH, Z 12 EAST, IN ALLEN COUNTY INDIANA, MORE PARTICULARY
DESCRIBED AS FOLLOWS:

13 LOT NUMBER 11 IN CROSS CREEK COMMONS, SECTION II, AS
14 RECORDED IN PLAT CABINET "C", PAGE 129 AND DOCUMENT NUMBER
15 960058860, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY,
INDIANA.

16 and the symbols of the City of Fort Wayne Zoning Map No. J-34 (Sec. 22 of Washington
17 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
18 Wayne, Indiana is hereby changed accordingly.

19
20 SECTION 2. That this Ordinance shall be in full force and effect from and after its
21 passage and approval by the Mayor.

22 _____
Council Member

23 APPROVED AS TO FORM AND LEGALITY:

24 
25 _____
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: REZ-2013-0050
Bill Number: Z-13-05-05
Council District: 3 – Tom Didier

Introduction Date: May 14, 2013

Plan Commission
Public Hearing Date: June 10, 2013

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

Synopsis of Ordinance: To rezone approximately 10.71 acres of property from IN1-Limited Industrial
to IN2-General Industrial

Location: 2219 Contractors Drive

Reason for Request: To allow the property to be used for mechanical fabrication for a prospective
property acquisition by Shambaugh & Son, LP.

Applicant: Shambaugh & Son, LP

Property Owner: Seigle Fort Wayne Investments, LLC (Hary Seigle)

Related Petitions: None

Effect of Passage: Property will be rezoned to IN2-General Industrial which will allow the
property to be sold to Shambaugh and Son, LP for the expansion of a segment
of their business to this property.

Effect of Non-Passage: The property will remain zoned IN1-Limited Industrial. Property will
marketed to a prospective tenant or purchaser whose use is permitted in the
IN1 district.

**Department of Planning Services
Rezoning Petition Application**

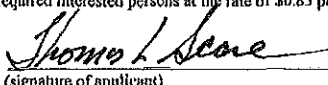
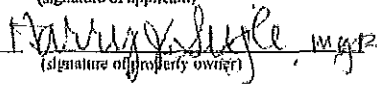
Applicant	Applicant <u>Shambaugh & Son, LP</u>		
	Address <u>PO Box 1287</u>		
	City <u>Fort Wayne</u>	State <u>Indiana</u>	Zip <u>46801</u>
	Telephone <u>(260) 487 7777</u>	Fax <u>(260) 487 - 2064</u>	E-mail <u>tscare@shambaugh.com</u>
Property Ownership	Property Owner <u>Seigle Fort Wayne Investments, LLC (Harry Seigle)</u>		
	Address <u>401 N Michigan Ave Ste 1750</u>		
	City <u>Chicago</u>	State <u>Illinois</u>	Zip <u>60611-4240</u>
	Telephone <u>(312)645 9000 x223</u>	Fax <u>(312)329 1712</u>	E-mail <u>harrys@elginco.com</u>
Contact Person	Contact Person <u>Thomas Scare</u>		
	Address <u>PO Box 1287</u>		
	City <u>Fort Wayne</u>	State <u>Indiana</u>	Zip <u>46801</u>
	Telephone <u>(260)487-7864</u>	Fax <u>(260) 487-2064</u>	E-mail <u>tscare@shambaugh.com</u>

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 <u>2219 Contractors Dr</u>		
	Present Zoning <u>IN-1</u>	Proposed Zoning <u>IN-2</u>	Acreage to be rezoned <u>10.71</u>
	Proposed density _____ units per acre		
	Township name <u>Washington</u> Township section # _____		
	Purpose of rezoning (attach additional page if necessary) <u>Shambaugh desires to use space as warehouse and mechanical prefabrication. (Pipe & steel cutting, pipe threading, fabrication of open and closed tanks, conveyor supports, hand rails, ect... and a paint booth)</u>		
	Sewer provider <u>City Utilities</u>	Water provider <u>City Utilities</u>	

Filing Requirements	<i>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.</i>	
	☒ 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.

Thomas L. Scare		04/26/13
(printed name of applicant)	(signature of applicant)	(date)
Harry J. Seigle		04/26/13
(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.
3-29-13	111447	6-10-13	13

Rez-2013-0050

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant _____
Address _____
City _____ State _____ Zip _____
Telephone _____ Fax _____ E-mail _____

Property Ownership
Property Owner _____
Address _____
City _____ State _____ Zip _____
Telephone _____ Fax _____ E-mail _____

Contact Person
Contact Person _____
Address _____
City _____ State _____ Zip _____
Telephone _____ Fax _____ E-mail _____

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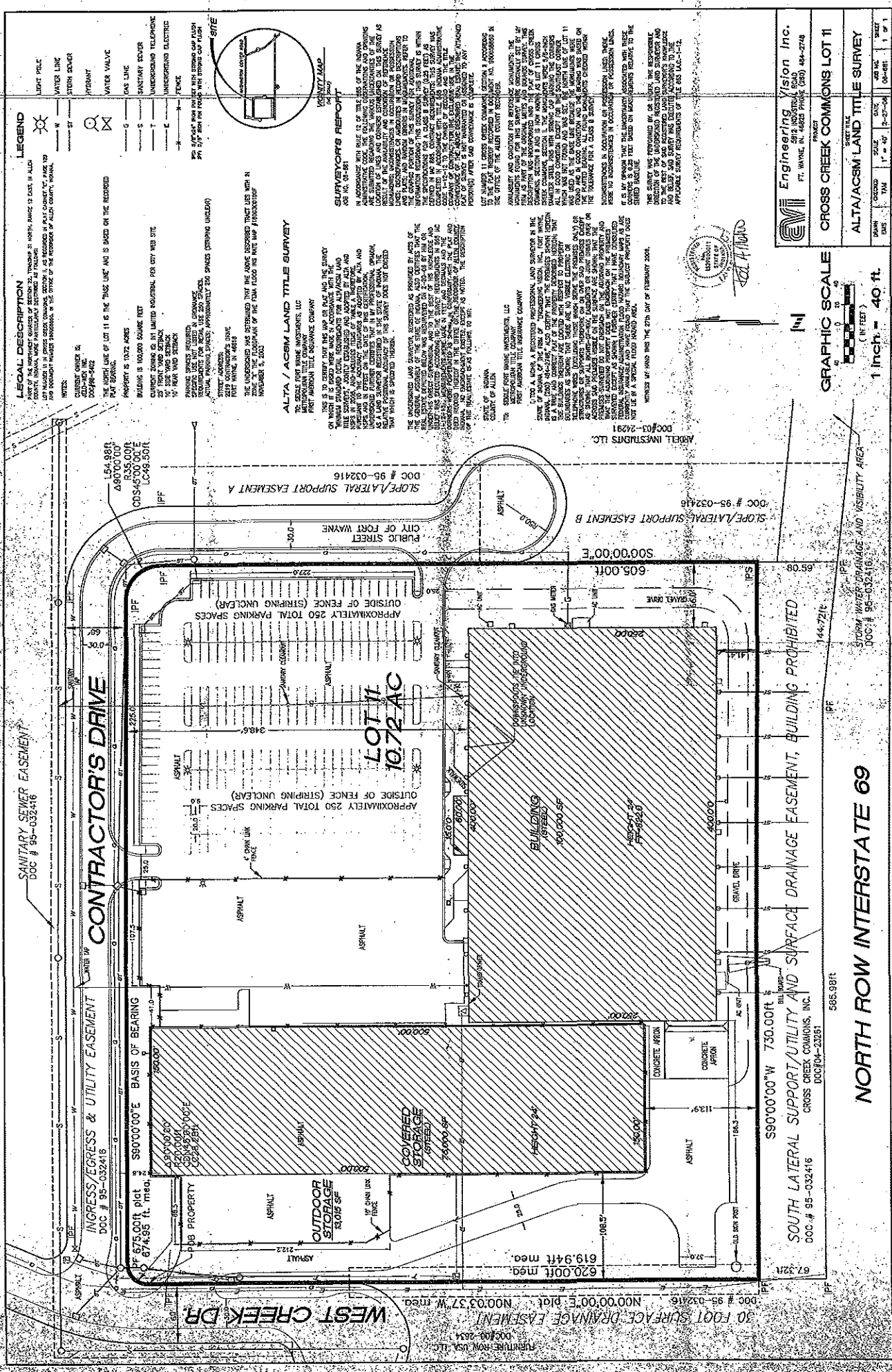
Request
☐ Allen County Planning Jurisdiction ☐ City of Fort Wayne Planning Jurisdiction
Address of the property _____
Present Zoning _____ Proposed Zoning _____ Acreage to be rezoned _____
Proposed density _____ units per acre
Township name * _____ Township section # _____
Purpose of rezoning (attach additional page if necessary) _____
Sewer provider _____ Water provider _____

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(printed name of applicant)	(signature of applicant)	(date)
Seigle Fort Wayne Investments LLC	Harvey Seigle, mgr.	4-26-13
(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.
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CROSS CREEK COMM

GRAPHIC SCALE

144-7212

96

7.2

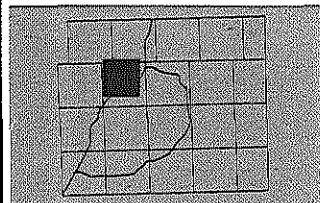
DOC#04-23261

Figure 1. A schematic diagram of the experimental setup. The subjects were seated in front of a computer monitor. The monitor displayed a target (a red dot) and a starting point (a green dot). The subjects were instructed to move the cursor from the starting point to the target. The distance between the starting point and the target was 10 cm. The subjects were instructed to move the cursor at a constant speed. The subjects were instructed to move the cursor in a straight line. The subjects were instructed to move the cursor in a straight line. The subjects were instructed to move the cursor in a straight line.

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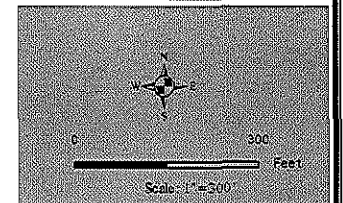
This map is for representational purposes only - Boundaries identified by bold colored lines represent the general location of the proposed project



Rezoning Petition REZ-2013-0050

Printed: May 2, 2013
 © 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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