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City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2013-0113
Bill Number: Z-13-10-03
Council District: 4 – Mitch Harper

Introduction Date: October 8, 2013

Plan Commission
Public Hearing Date: October 14, 2013

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

Synopsis of Ordinance: To rezone approximately .275 acres of property from R2-Attached Single Family and Two Family Residential to CM3-General Commercial

Location: 2315 Rehm Drive, just east of the southeast intersection of Bluffton Road and Rehm Drive.

Reason for Request: To add a residential parcel to existing commercial parcels for the redevelopment of the property as an auto accessories store.

Applicant: O'Reilly Automotive Stores, Inc.

Property Owners: James A. Sechler and Sandra K. Sechler

Related Petitions: Primary Development Plan, O'Reilly Auto Parts

Effect of Passage: Property will be rezoned to CM3-General Commercial for the redevelopment of the property for an auto accessories store. This property will be added to existing commercial property along Bluffton Road.

Effect of Non-Passage: The property will remain zoned R2-Attached Single Family and Two Family Residential and may redevelop with residential uses or remain as a rental property.

Department of Planning Services
Rezoning Petition Application

Applicant
Applicant O'Reilly Automotive Stores, Inc.
Address 233 S. Patterson
City Springfield State MO Zip 65802
Telephone 417-520-4582 Fax 417-829-5726 E-mail ldugger@oreillyauto.com

Property Ownership
Property Owner James and Sandra Sechler
Address 7318 Avalon Drive
City Fort Wayne State IN Zip 46819
Telephone 260-747-6733 Fax _____ E-mail _____

Contact Person
Contact Person Liz Dugger, Real Estate Transaction Manager
Address 233 S. Patterson
City Springfield State MO Zip 65802
Telephone 417-520-4582 Fax 417-829-5726 E-mail ldugger@oreillyauto.com

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

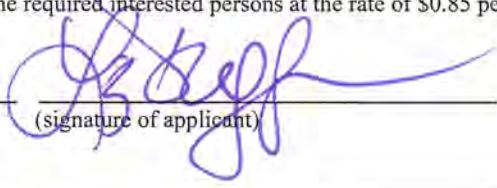
Request
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property 2315 Pchm Dr. (7011 Bluffton Road - new dev.)
Present Zoning R2 Proposed Zoning CM3 Acreage to be rezoned 0.275 acres
Proposed density 1 units per acre
Township name Wayne Township section # 74
Purpose of rezoning (attach additional page if necessary) O'Reilly intends to develop this property and the adjoining lots (already zoned CM3) for use as a retail auto parts store.
This lot is needed and must be rezoned in order to have adequate property to construct.
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 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.

O'Reilly Automotive Stores, Inc.

(printed name of applicant)


(signature of applicant)

9/3/13

(date)

(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.
<u>9/14/13</u>	<u>112900</u>	<u>10/14/13</u>	

Rez-2013-0113

Department of Planning Services
Rezoning Petition Application

Applicant
Applicant O'Reilly Automotive Stores, Inc.
Address 233 S. Patterson
City Springfield State MO Zip 65802
Telephone 417-520-4582 Fax 417-829-5726 E-mail ldugger@oreillyauto.com

Property Ownership
Property Owner James and Sandra Sechler
Address 7318 Avalon Drive
City Fort Wayne State IN Zip 46819
Telephone 260-747-6733 Fax _____ E-mail _____

Contact Person
Contact Person Liz Dugger, Real Estate Transaction Manager
Address 233 S. Patterson
City Springfield State MO Zip 65802
Telephone 417-520-4582 Fax 417-829-5726 E-mail ldugger@oreillyauto.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 2315 Behm Dr. (new development - 7011 Bluffton)
Present Zoning R2 Proposed Zoning CM3 Acreage to be rezoned 0.275 acres
Proposed density 1 units per acre
Township name Wayne Township section # 74
Purpose of rezoning (attach additional page if necessary) O'Reilly intends to develop this property and the adjoining lots (already zoned CM3) for use as a retail auto parts store.
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(printed name of applicant)	(signature of applicant)	(date)
<u>Sandra K. Sechler</u>	<u>Sandra K. Sechler</u>	<u>6/10/2013</u>
(printed name of property owner)	(signature of property owner)	(date)
<u>James A Sechler</u>	<u>JA Sechler</u>	<u>6/10/13</u>
(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
9/4/13	112900	10/14/13	

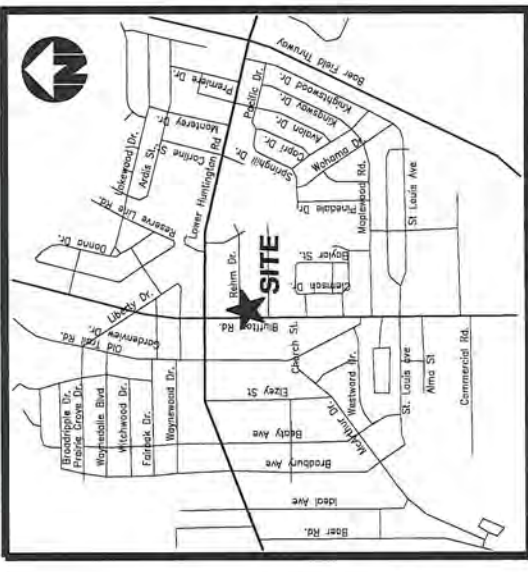
RCZ-2013-0113



FORT WAYNE, IN. #5 (FT5)
PRELIM. SITE PLAN
DATE: August 15, 2013 BPM

PARKING
32 SPACES
+ 2 HC
= 34 SPACES

02-12-27-353-009.000-074
Lot #45
Owner: Rick L. & Sherry K Hemsoth
Instrument #2010066775
Address: 2311 Rehm Dr.
Fort Wayne, IN 46819
Mailing Address: 2311 Rehm Dr.
Fort Wayne, IN 46819
Zoned: R2
1 Family Dwelling



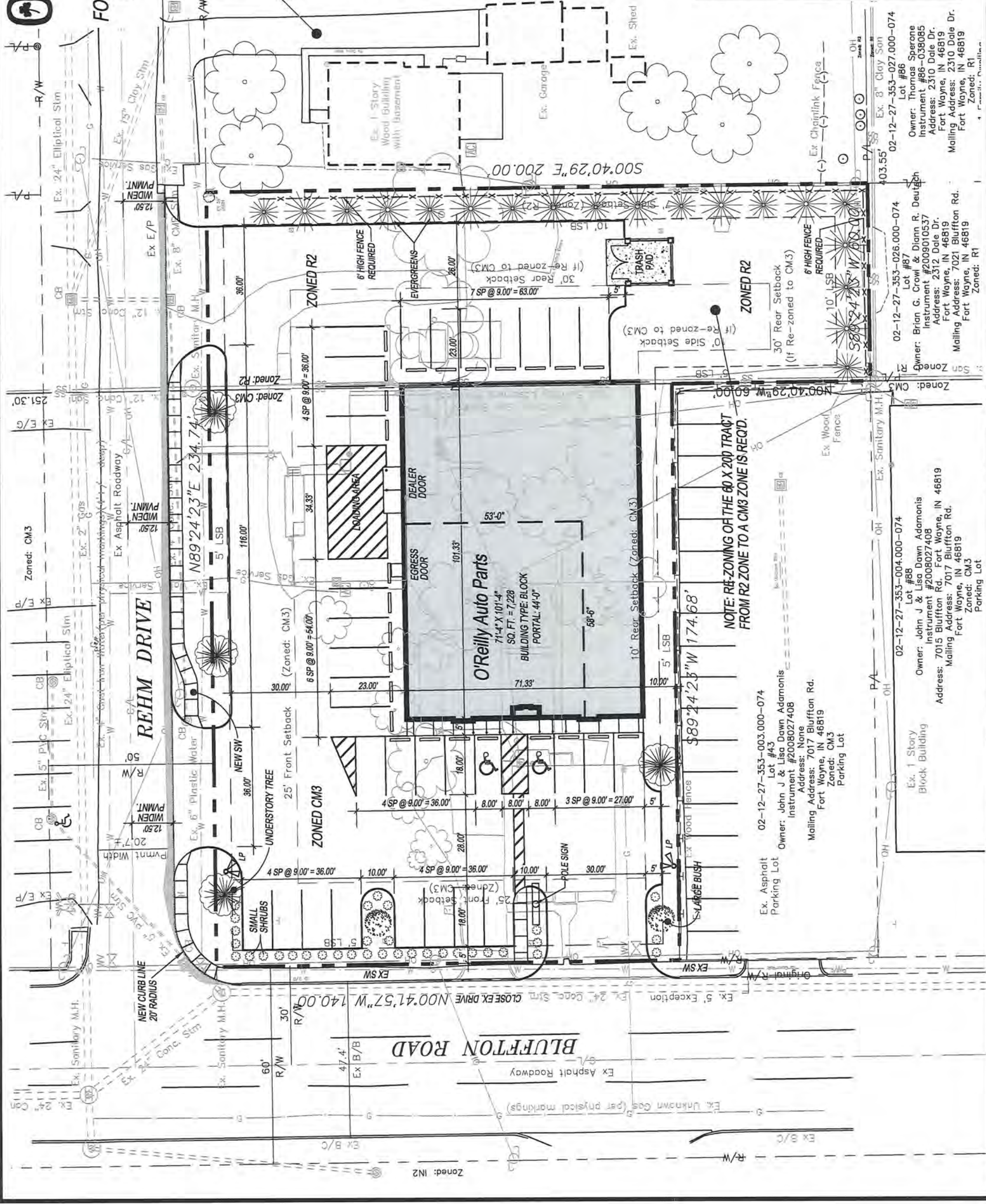
VICINITY MAP
(n.l.s.)

SITE SPECIFIC NOTES:

1. SITE HAS MULTIPLE BLDGS., PAVING, TREES & UTILITIES TO BE REMOVED.
2. A METAL BLDG. NOT ALLOWED. MASONRY W/ ARCHITECTURAL FEATURES.
3. THERE IS A 5' LANDSCAPE BUFFER REQD. ALONG THE R/W OF BLUFFTON RD. AND REHM DRIVE.
4. 10' LANDSCAPE BUFFER WITH A 6' HIGH FENCE AND EVERGREENS REQUIRED ALONG THE REAR PROPERTY LINES ADJUTING RESIDENTIAL.
5. SITE IS PARTIALLY ZONED CM3 & R2. (RE-ZONING OF R2 TO CM3 IS REQUIRED).
6. ACCESS: (1) DRIVE PROPOSED OFF BLUFFTON ROAD & (2) DRIVES PROPOSED OFF REHM DRIVE. (WIDENING OF REHM DRIVE IS REQUIRED).
7. DUMPSTER PAD IS REQD TO BE SCREENED WITH A 6' HIGH MASONRY WALL.
8. STORMWATER REQUIREMENTS MUST BE VERIFIED BY CONSULTING ENGINEER.

SIGN NOTES:

1. MAX. POLE SIGN AREA: 100 S.F., FLAT RATE
2. MAX. POLE SIGN HEIGHT: 35'
3. SIGN SETBACK: 10' FROM OVERHEAD ELECTRIC.
4. MAX. WALL SIGNAGE AREA: 100 S.F. PER FACADE



NOTE: RE-ZONING OF THE 60 X 200 TRACT FROM R2 ZONE TO A CM3 ZONE IS REQD.

02-12-27-353-003.000-074
Lot #43
Owner: John J & Lisa Dawn Adamonis
Instrument #2008027408
Address: None
Mailing Address: 7017 Bluffton Rd.
Fort Wayne, IN 46819
Zoned: CM3
Parking Lot

02-12-27-353-004.000-074
Lot #88
Owner: John J & Lisa Dawn Adamonis
Instrument #2008027408
Address: 7015 Bluffton Rd., Fort Wayne, IN 46819
Mailing Address: 7017 Bluffton Rd.
Fort Wayne, IN 46819
Zoned: CM3
Parking Lot

02-12-27-353-026.000-074
Lot #87
Owner: Brian G. Crowl & Danni R. Deutsch
Instrument #2009010537
Address: 2312 Dale Dr.
Fort Wayne, IN 46819
Mailing Address: 7021 Bluffton Rd.
Fort Wayne, IN 46819
Zoned: R1

02-12-27-353-027.000-074
Lot #86
Owner: Thomas Sperone
Instrument #86-038085
Address: 2310 Dale Dr.
Fort Wayne, IN 46819
Mailing Address: 2310 Dale Dr.
Fort Wayne, IN 46819
Zoned: R1

T.O. MASONRY
ELEV. 119'-4"



FINISH FLOOR HEIGHT
ELEV. 100'-0"

1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

CE1

T.O. MASONRY
ELEV. 119'-4"



FINISH FLOOR HEIGHT
ELEV. 100'-0"

2 EAST ELEVATION

SCALE: 1/8" = 1'-0"

CE1

T.O. MASONRY
ELEV. 119'-4"



FINISH FLOOR HEIGHT
ELEV. 100'-0"

3 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

CE1

T.O. MASONRY
ELEV. 119'-4"



FINISH FLOOR HEIGHT
ELEV. 100'-0"

4 WEST ELEVATION

SCALE: 1/8" = 1'-0"

CE1



5 FIXTURE PLAN

SCALE: 1/8" = 1'-0"

CE1

