

#REZ-2013-0093

BILL NO. Z-13-08-22

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. V-30 (Sec. 22 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:

PARCEL I:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE QUARTER OF SECTION 22,
TOWNSHIP 31 NORTH, RANGE 13 EAST, ALLEN COUNTY, INDIANA, AND MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE QUARTER OF
SECTION 22, TOWNSHIP 31 NORTH, RANGE 13 EAST, AS NOW ESTABLISHED; THENCE
NORTH 0 DEGREES 00 MINUTES EAST (BEARING BASIS FOR DESCRIPTION) ALONG THE
WEST LINE OF SAID SOUTHWEST ONE QUARTER AS NOW ESTABLISHED, A DISTANCE OF
566.28 FEET; THENCE NORTH 89 DEGREES 34 MINUTES EAST, A DISTANCE OF 282.29 FEET
TO THE POINT OF BEGINNING.

BEGINNING AT THE ABOVE DESCRIBED POINT; THENCE NORTH 15 DEGREES 10 MINUTES 22
SECONDS EAST, A DISTANCE OF 474.44 FEET; THENCE NORTH 83 DEGREES 30 MINUTES
EAST, A DISTANCE OF 177.15 FEET; THENCE SOUTH 74 DEGREES 49 MINUTES 38 SECONDS
EAST, A DISTANCE OF 145.37 FEET; THENCE SOUTH 15 DEGREES 10 MINUTES 22 SECONDS
WEST, A DISTANCE OF 28.0 FEET; THENCE SOUTH 74 DEGREES 49 MINUTES 38 SECONDS
EAST, A DISTANCE OF 126.85 FEET; THENCE SOUTH 15 DEGREES 10 MINUTES 22 SECONDS
WEST, A DISTANCE OF 295.0 FEET; THENCE SOUTH 74 DEGREES 49 MINUTES 38 SECONDS
EAST, A DISTANCE OF 108.68; THENCE SOUTH 15 DEGREES 10 MINUTES 22 SECONDS WEST,
A DISTANCE OF 346.20 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 00 SECONDS WEST,
A DISTANCE OF 140.76; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00
FEET, AN ARC LENGTH OF 54.99 FEET AND BEING SUBTENDED BY A CHORD OF 54.82 FEET
BEARING NORTH 82 DEGREES 33 MINUTES 25 SECONDS WEST; THENCE NORTH 74
DEGREES 40 MINUTES 49 SECONDS WEST, A DISTANCE OF 85.46 FEET; THENCE NORTH 54
DEGREES 11 MINUTES 26 SECONDS WEST, A DISTANCE OF 65.54 FEET; THENCE NORTH 44
DEGREES 24 MINUTES 49 SECONDS WEST, A DISTANCE OF 63.78 FEET; THENCE NORTH 31
DEGREES 45 MINUTES 55 SECONDS WEST, A DISTANCE OF 39.38 FEET; THENCE NORTH 38
DEGREES 27 MINUTES 56 SECONDS WEST, A DISTANCE OF 155.32 FEET TO THE POINT OF
BEGINNING, CONTAINING 7.37 ACRES OF LAND, MORE OR LESS.

1
2 and the symbols of the City of Fort Wayne Zoning Map No. V-30 (Sec. 22 of St. Joseph
3 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
4 Wayne, Indiana is hereby changed accordingly.

5
6 SECTION 2. That this Ordinance shall be in full force and effect from and after its
7 passage and approval by the Mayor.

8 _____
Council Member

9 APPROVED AS TO FORM AND LEGALITY:

10 _____
11 Carol T. Helton, City Attorney
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**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant DealPoint Merrill, LLC, Attention: David Frank
Address 22801 Ventura Boulevard, Suite 305
City Woodland Hills State CA Zip 91364
Telephone 818-887-9797 Fax _____ E-mail dfrank@themerrillcompanies.com

Property Ownership
Property Owner 4522 Maplecrest Rd. LLC, c/o Active Media Services, Inc.
Address One Blue Hill Plaza, 9th Floor, P.O. Box 1705
City Pearl River State NY Zip 10965
Telephone 845-735-1700 Fax 845-735-1938 E-mail jpappas@activeinternational.com

Contact Person
Contact Person Michael Gaertner, Sr.
Address 2200 Market Street, Suite 501
City Galveston State TX Zip 77550
Telephone 409-762-0500 Fax _____ E-mail mikeg@mgaia.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 4522 Maplecrest Rd.
Present Zoning CM2 Proposed Zoning CM3 Acreage to be rezoned 7.37
Proposed density _____ units per acre
Township name * St. Joe Township section # 22
Purpose of rezoning (attach additional page if necessary) To allow self storage occupancy
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.

Michael Gaertner, Sr. Michael Gaertner, Sr. 8/5/13
(printed name of applicant) (signature of applicant) (date)
ANDREAS V. KECAL Andreas V. Kecal 8/5/13
(printed name of property owner) (signature of property owner) (date)

(printed name of property owner) (signature of property owner) (date)

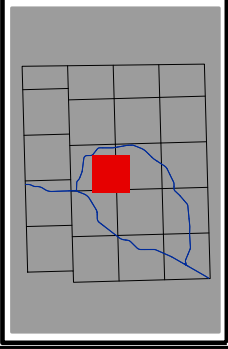
(printed name of property owner) (signature of property owner) (date)

Received	Receipt No.	Hearing Date	Petition No.
Aug 7	112627	9/9/13	

Re2-2013-0093



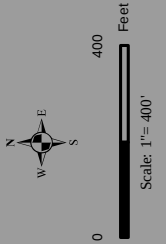
This map is for representational purposes only - Boundaries identified by bold colored lines represent the general location of the proposed project

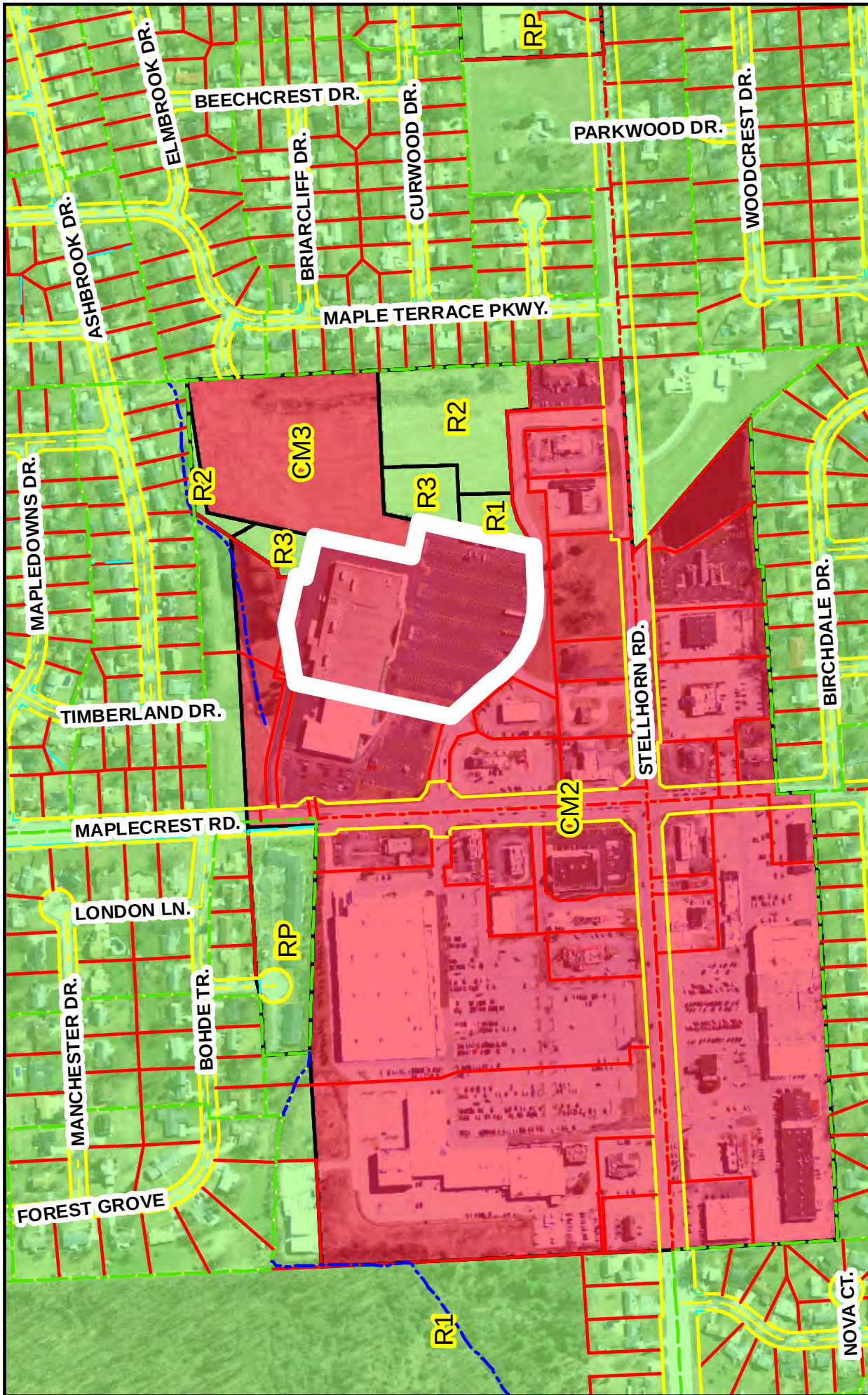


Rezoning Petition REZ-2013-0093 and Primary Development Plan - Super Storage

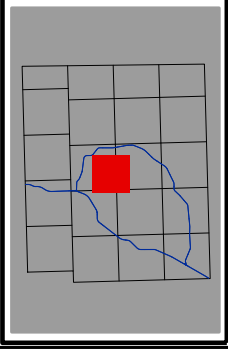
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Rezoning Petition REZ-2013-0093 and Primary Development Plan - Super Storage

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