

Council Member

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2 APPROVED AS TO FORM AND LEGALITY:

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4 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: REZ-2013-0173
Bill Number: Z-13-12-24
Council District: 3-Tom Didier

Introduction Date: December 17, 2013

Plan Commission
Public Hearing Date: January 6, 2014

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

Synopsis of Ordinance: To rezone approximately 0.73 acres from IN1-Light Industrial to IN3-Heavy Industrial for expansion of existing used auto parts business.

Location: 2606 Goshen Road, on the north side of the street.

Reason for Request: The applicant wishes to construct a new building to store auto parts received through the existing business at 2532 Goshen Road.

Applicant: Stanley Karnik

Related Petitions: Amended Special Use approval by the Board of Zoning Appeals

Effect of Passage: The applicant has an existing auto salvage business at 2532 Goshen Road. This request will expand the business to the adjacent property with a new storage building. A Special Use will be required by the Board of Zoning Appeals.

Effect of Non-Passage: Property will remain IN1 and the proposed use will not be permitted.

Department of Planning Services
Rezoning Petition Application

Applicant	Applicant	Stanley D. Karnik		
	Address	2532 Goshen Rd.		
	City	Fort Wayne	State	IN Zip 46808
	Telephone	260-471-7503	Fax	E-mail ESKAY@ " "
Property Ownership	Property Owner	Karnik Family LLC		
	Address	1611 River Run Trail		
	City	Fort Wayne	State	IN Zip 46808
	Telephone	260-471-7503	Fax	E-mail ESKAY@LegalChopShop.com
Contact Person	Contact Person	Rob Kruger		
	Address			
	City		State	Zip
	Telephone		Fax	E-mail

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 2606 Goshen Rd.	
	Present Zoning IN1	Proposed Zoning IN3 Acreage to be rezoned
	Proposed density N/A	units per acre
	Township name Washington	Township section #
	Purpose of rezoning (attach additional page if necessary) to construct building for auto parts storage	
	Sewer provider Fort Wayne	Water provider 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.

Stanley D. Karnik	Stanley D. Karnik	12/3/13
(printed name of applicant)	(signature of applicant)	(date)
Stanley D. Karnik	Stanley D. Karnik	12/3/13
(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.
12/3/13	113713	12/9/13	

INTERSECTION N. LINE
SE.1/4 NE.1/4 SEC. 28-31-12
& GOSHEN ROAD

N. LINE SE.1/4 NE.1/4
SEC. 28-31-12

RMD RESOURCES LLC.
DOC. #2011034917

S81°23'07"W
258.73'

18.9'(M)
20.0'(R)
N03°15'05"W
FORMER GRAND RAPIDS
& INDIANA RAILROAD

NOTE:
AT OWNERS REQUEST
NO MONUMENTS
WAS ESTABLISHED

LEGEND

- IPF Iron Pin Found
PF Pipe Found
RRF Railroad Spike Found
PKF P.K. Nail Found
MNF Mag Nail Found
MNS Mag Nail Set
IPS 5/8" re-bar set w/cap stamped #0027
(M) Measured (P) Platted
(R) Recorded (C) Calculated

All monuments are at grade except as noted.
All Property line distances are recorded
dimensions, except as noted.
Monuments found have no documented history
except as noted.
DATE OF FIELD WORK: 10-9-13

1967 2013
DONOVAN
ENGINEERING, INC.
3521 Lake Avenue, Suite 2
Fort Wayne, Indiana 46805
Office 260.424.7418
Fax 260.424.1918
www.donovan-eng.com

REV. 10-23-13

I hereby certify that this survey was completed under my direct supervision and to the best of knowledge and belief
was executed according the requirements set forth in 865 IAC 1-12.

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THE CONVENIENCE OF THE CLIENT. ANY CONCLUSION OR
INFORMATION OBTAINED OR DERIVED FROM SUCH ELECTRONIC
FILES WILL BE AT THE USER'S SOLE RISK.

REVISIONS			
NO.	DATE	DESCRIPTION	BY

PLAT OF SURVEY

#2538 GOSHEN ROAD
FORT WAYNE, INDIANA

SCALE: 1"=60'
DRAWN BY: MR
DATE: 10-09-13

KARNIK

SHEET
1
OF
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Archive Drawing\Goshen Rd\2538_GOSHEN_2.dwg

GENERAL NOTES:

Part of the Southeast Quarter of the Northeast Quarter of Section 28, Township 31 North, Range 12 East, Allen County, Indiana, lying North and East of the centerline of the public highway known as Goshen Road and former US Highway #30 and West of the right of way of the Grand Rapids and Indiana Railroad, more particularly described as follows:

Commencing at the intersection of the centerline of Goshen Road (formerly US Highway #30) and the North line of the Southeast Quarter of the Northeast Quarter of Section 28, Township 31 North, Range 12 East, Allen County, Indiana; thence South 49 degrees 22 minutes East (assumed bearing and basis for this description) along the centerline of Goshen Road a distance of 318.7 feet to the point of beginning; thence South 49 degrees 22 minutes East along the centerline of Goshen Road a distance of 284.6 feet (285.0 ft. recorded); thence North 40 degrees 38 minutes East a distance of 87.5 feet; thence North 49 degrees 22 minutes West a distance of 2.7 feet; thence North 40 degrees 38 minutes East a distance of 19.2 feet; thence South 49 degrees 22 minutes East a distance of 2.7 feet; thence North 40 degrees 38 minutes East a distance of 565.0 feet to a point on the West right of way line of the former Grand Rapids and Indiana Railroad; thence North 03 degrees 15 minutes 05 seconds West along said right of way line a distance of 18.9 feet (20.0 feet recorded) to a point on the North line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28-31-12; thence South 81 degrees 23 minutes 07 seconds West along the North line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28-31-12 a distance of 258.73 feet; thence South 40 degrees 38 minutes West a distance of 274.32 feet; thence North 49 degrees 22 minutes West a distance of 102.6 feet (103.0 feet recorded); thence South 40 degrees 38 minutes West a distance of 215.0 feet to the point of beginning, containing 2.99 acres, subject to road rights of way and easements.

LEGEND

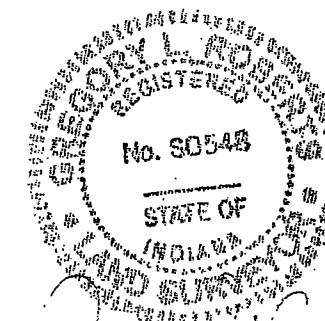
- IPF Iron Pin Found
PF Pipe Found
RRF Railroad Spike Found
PKF P.K. Nail Found
MNF Mag Nail Found
MNS Mag Nail Set
IPS 5/8" re-bar set w/cap stamped #0027
(M) Measured (P) Platted
(R) Recorded (C) Calculated

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All Property line distances are recorded dimensions, except as noted.
Monuments found have no documented history except as noted.
DATE OF FIELD WORK: 10-9-13



REV. 10-23-13

Archives Drawings\Goshen RA\2832_GOSHEN_2.dwg



JOB # 13-6258

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NO.	DATE	DESCRIPTION	BY

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FORT WAYNE, INDIANA

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KARNIK

SHEET
2
OF
2

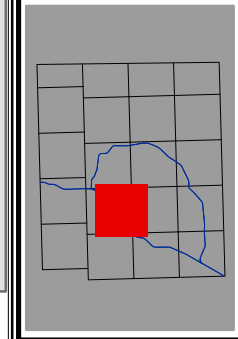
That part of a parcel of land situated in that part of the Southeast Quarter of the Northeast Quarter of Section 28, Township 31 North, Range 12 East, lying North and East of the centerline of the public highway known as the Goshen Road and U.S. Highway Number 30 (formerly) and the West right of way of the Grand Rapids and Indiana Railroad, referred to as Parcel Numbered 7 in a special survey for an unplatted subdivision thereof, dated August 30, 1946 by A. K. Hofer and described by metes and bounds as follows, to-wit:

Commencing on the centerline of the public highway known as the Goshen Road, at a point situated 318.7 feet Southeasterly on the point of intersection of the said highway centerline by the North line of the Southeast Quarter of the Northeast Quarter of the said Section; thence continuing Southeasterly on the highway centerline, 147.0 feet; thence Northeasterly on a line normal to the said highway centerline, a distance of 215.0 feet; thence Northwesterly a distance of 147.0 feet; thence Southwesterly on a line normal to the said highway centerline, a distance of 215.0 feet to the point of beginning, containing 0.726 acres, subject to the public highway upon the Southwest 45.0 feet thereof..

Section 28-31-12 legal-7-31-13



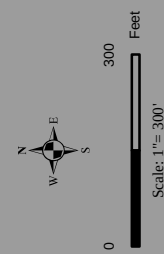
This map is for representational purposes only - Boundaries identified by bold colored lines represent the general location of the proposed project

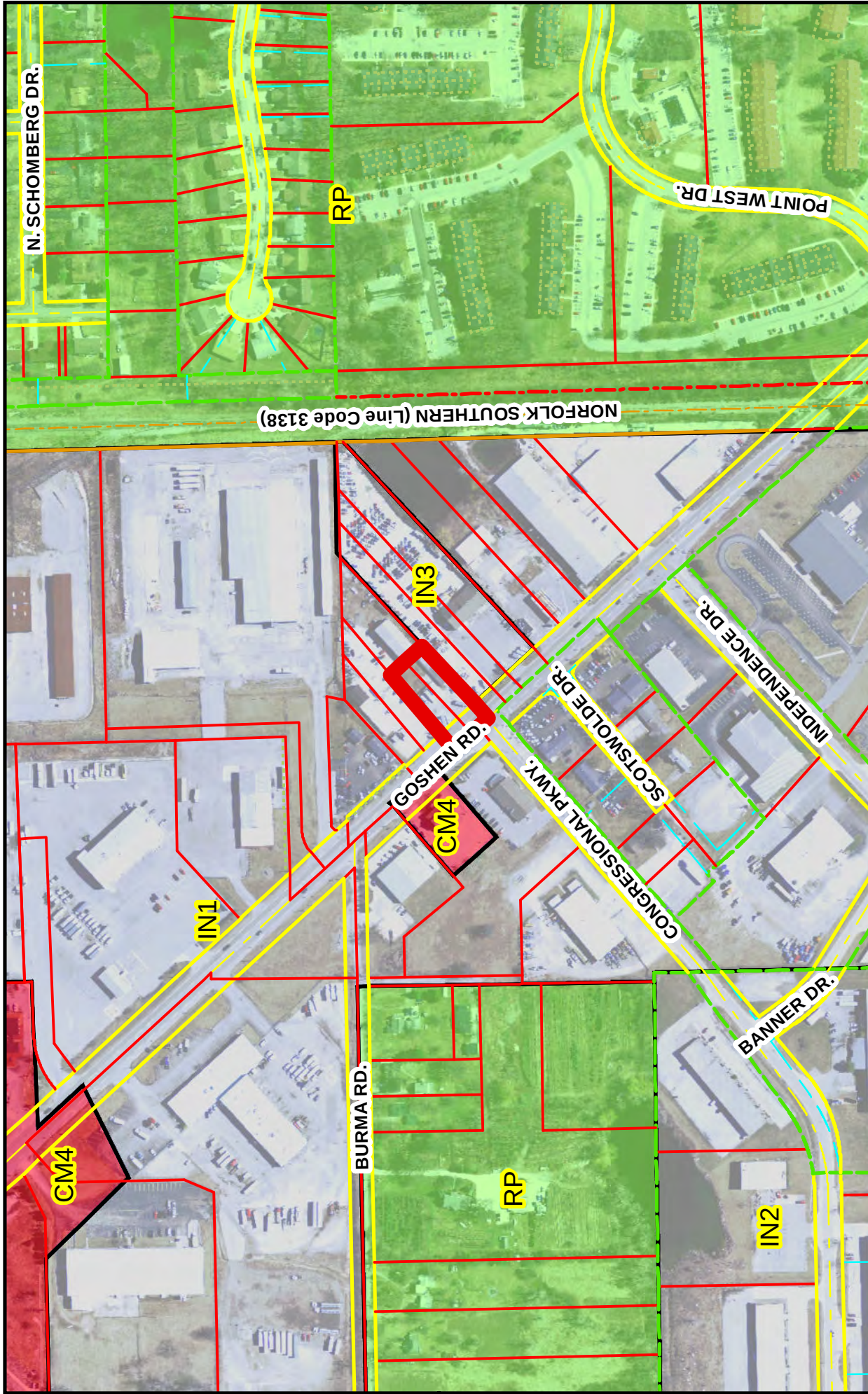


Rezoning Petition REZ-2013-0173

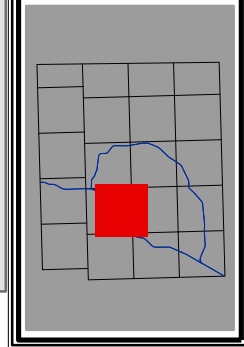
Printed: December 9, 2013
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 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos: Spring 2006 / Comours, 1999

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Rezoning Petition REZ-2013-0173

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