

#REZ-2014-0004

BILL NO. Z-14-01-12

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. N-02 (Sec. 12 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 CM3
(General Commercial) District under the terms of Chapter 157 Title XV of the Code of the
City of Fort Wayne, Indiana:

Part of the Northwest quarter, Section 12, Township 30 North, Range 12 East in Allen
County, by metes and bounds described as follows, to-wit:

Lot 732 Hanna's Amended Addition to the City of Fort Wayne, as recorded in Deed Book 28,
page 105, in the Office of the Recorder of Allen County, Indiana; containing 0.277 acres of
land.

and the symbols of the City of Fort Wayne Zoning Map No. N-02 (Sec. 12 of Wayne
Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
Wayne, Indiana is hereby changed accordingly.

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

Council Member

APPROVED AS TO FORM AND LEGALITY:

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-2014-0004
Bill Number: Z-14-01-12
Council District: 5 – Geoff Paddock

Introduction Date: January 28, 2014

Plan Commission
Public Hearing Date: February 10, 2014

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

Synopsis of Ordinance: To rezone approximately 0.28 acres of property from R2-Attached Single Family and Two Family Residential to CM3-General Commercial

Location: 1422 Francis Street, at the northwest corner of Francis Street and Hayden Street.

Reason for Request: This petition is to allow the vacant lot to be used as an outdoor garden and landscape display area for Cornerstone Landscape Group. Cornerstone is planning to build a new office and warehouse at 801 Hayden Street, which is will be located just east of this parcel.

Applicant: The Cornerstone Landscape Group, Inc.

Property Owners: Fort Wayne Urban Enterprise Association, Inc.

Related Petitions: Primary Development Plan, Cornerstone Landscape Property

Effect of Passage: Property will be rezoned to CM3-General Commercial which will allow the property to be redeveloped along with the adjacent parcels.

Effect of Non-Passage: The property will remain zoned R2-Attached Single Family Residential and may redevelop with a single family home or duplex. This property has been vacant since the late 1990's and owned by the Fort Wayne Urban Enterprise Association since 2006.

Department of Planning Services
Rezoning Petition Application

Applicant Tim Pancake and The Cornerstone Landscape Group, Inc.
Address 620 Hayden Street
City Fort Wayne State IN Zip 46802
Telephone 260-425-9933 Fax 260-425-9922 E-mail tpancake@cornerstone-landscape.com

Property Owner Fort Wayne Urban Enterprise Association, Inc.
Address 1830 Wayne Trace
City Fort Wayne State IN Zip 46803
Telephone 260-422-2304 Fax 260-424-0024 E-mail gina.kostoff@cityoffortwayne.org

Contact Person Tim Pancake
Address 620 Hayden Street
City Fort Wayne State IN Zip 46802
Telephone 260-425-9933 Fax 260-425-9922 E-mail tpancake@cornerstone-landscape.com

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

Allen County Planning Jurisdiction City of Fort Wayne Planning Jurisdiction
Address of the property 1422 Francis St.
Present Zoning R3 Proposed Zoning CM3 Acreage to be rezoned .277 acres
Proposed density units per acre
Township name Wayne Township section # 12
Purpose of rezoning (attach additional page if necessary) for combining with adjacent
1417 South Hanna parcel (lot 731 Samuel Hanna's Amended Addition)
for use as display gardens for landscape company
Sewer provider Fort Wayne Water provider Fort Wayne

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.

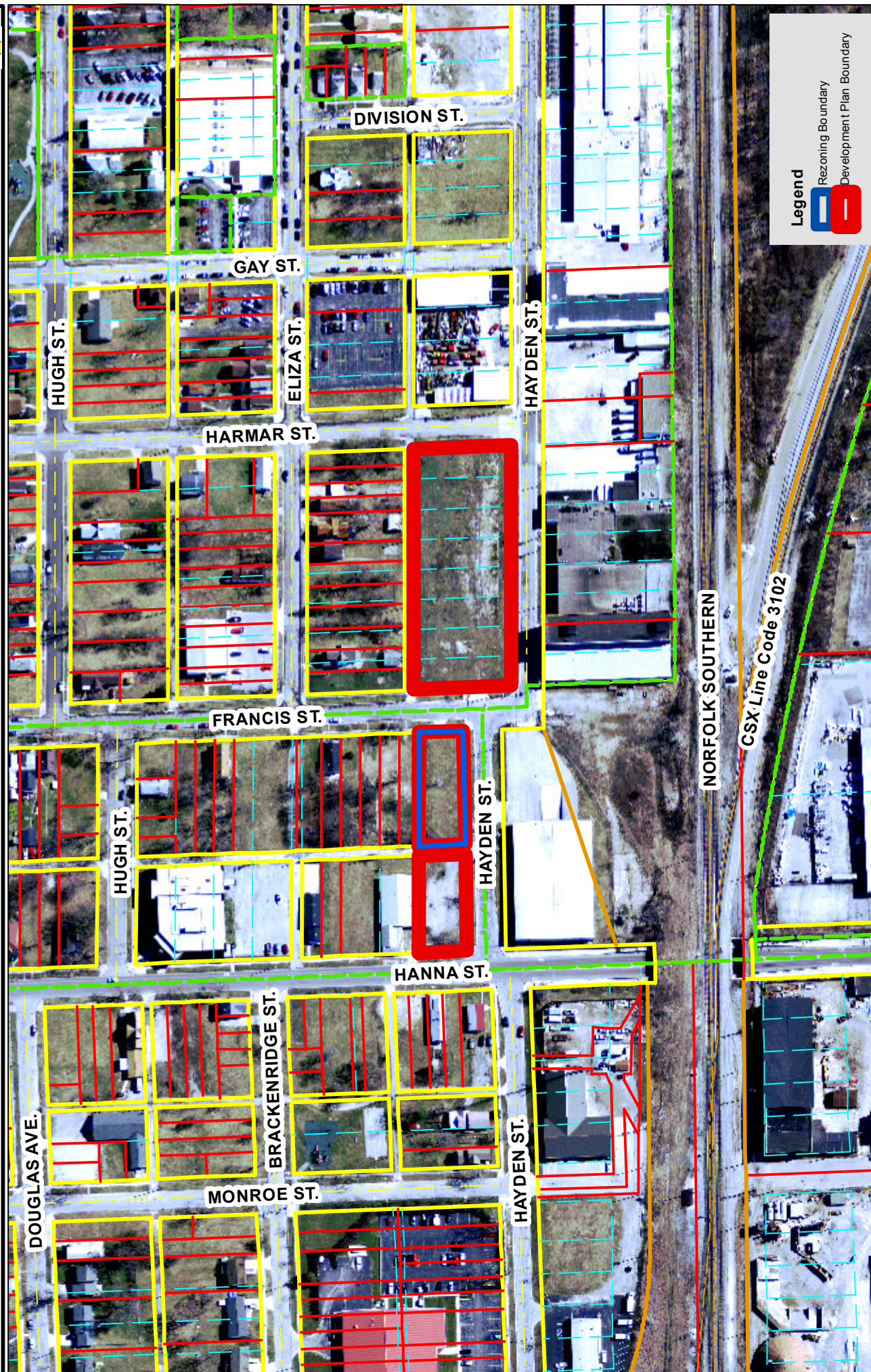
Timothy Pancake (printed name of applicant) [Signature] 1/2/14 (date)
Gina Kostoff of FWUEA, Inc. (printed name of property owner) [Signature] 1/2/14 (date)
(printed name of property owner) (signature of property owner) (date)
(printed name of property owner) (signature of property owner) (date)

Received 1/2/14 Receipt No. 113905 Hearing Date 2/10/14 Petition No.

Rez-2014-0004



Rezoning Petition REZ-2014-0004 and Primary Development Plan - Cornerstone Landscape Property



Project boundaries represented by bold colored lines are for representational purposes only.

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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

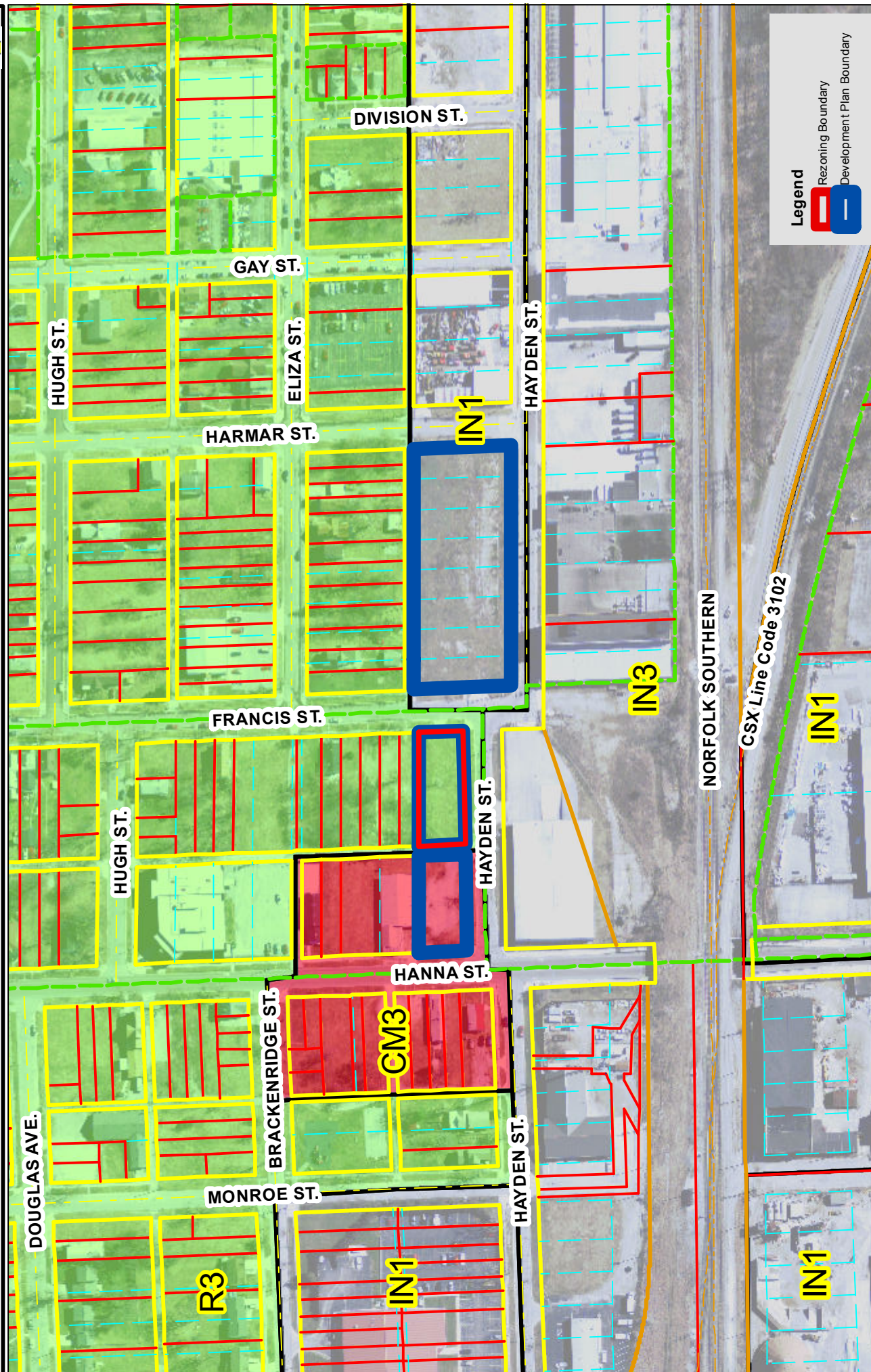
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Date: 1/21/2014

1 inch = 200 feet
0 200 400 Feet



Rezoning Petition REZ-2014-0004 and Primary Development Plan - Cornerstone Landscape Property

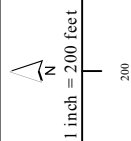


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State Plane Coordinate System, Indiana East
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Date: 1/21/2014





CLIENT:

CORNERSTONE
LANDSCAPE GROUP
801 Hayden Street
Fort Wayne, IN 46802

DRAWING:

PRIMARY
DEVELOPMENT
PLAN

REVISIONS:

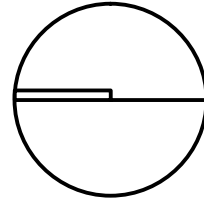
SHEET: 1 OF: 1

DATE: 1/2/2014

DRAWN BY: TRP

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NORTH

SCALE : 1" = 20'

