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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-2014-0020
Bill Number: Z-14-02-11
Council District: 6 – Glynn Hines

Introduction Date: February 25, 2014

Plan Commission
Public Hearing Date: March 10, 2014

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

Synopsis of Ordinance: To rezone approximately 0.29 acres of property from R1-Single Family
Residential to CM2-Limited Retail and Commercial

Location: 3025 and 3039 Drexel Avenue, located west of 3220 Wayne Trace

Reason for Request: To expand the existing convenience store and gas station use and add a retail
building.

Applicant: Lawrence Building Corp.

Property Owner: Star Petroleum

Related Petitions: Primary Development Plan, Wayne Trace Clark Station

Effect of Passage: Property will be rezoned to CM2-Limited Retail and Commercial which will
allow the existing use to expand further west.

Effect of Non-Passage: The property will remain zoned R1-Single Family Residential and may
develop with uses permitted in that zoning district.

Department of Planning Services
Rezoning Petition Application

Applicant
Applicant Lawrence Building Corp.
Address 8401 Fritz Rd
City Ft. Wayne State IN Zip 46818
Telephone 260.469.8400 Fax 260.469.8401 E-mail jjohnson@lawrencebuilding.com

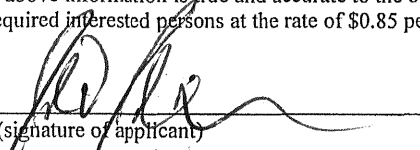
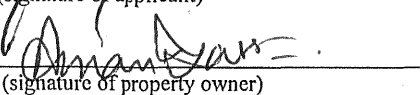
Property Ownership
Property Owner Star Petroleum
Address 3220 Wayne Trace
City Ft. Wayne State IN Zip 46806
Telephone 260.804.5313 Fax _____ E-mail dassonaman@yahoo.com

Contact Person
Contact Person ALEX CHENG
Address 6018 E. STATE BLVD
City FT. WAYNE State IN Zip 46815
Telephone (260) 749-0125 Fax (260) 749-0921 E-mail Alex@Dickmeyerandassociates.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 3025 & 3029 Drexel Ave 46806
Present Zoning R1 Proposed Zoning CM2 Acreage to be rezoned 0.29
Proposed density _____ units per acre
Township name ADAMS Township section # 18
Purpose of rezoning (attach additional page if necessary) CONSTRUCTION OF BUILDING FOR RETAIL & COMMERCIAL USE (LIMITED) - SEE ATTACHED LETTER.
Sewer provider CITY Water provider CITY

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.

Josh Johnson		<u>1/30/14</u>
(printed name of applicant)	(signature of applicant)	(date)
Aman Dasson		<u>1/30/14</u>
(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.



Rezoning Petition REZ-2014-0020 and Primary Development Plan - Clark Wayne Trace



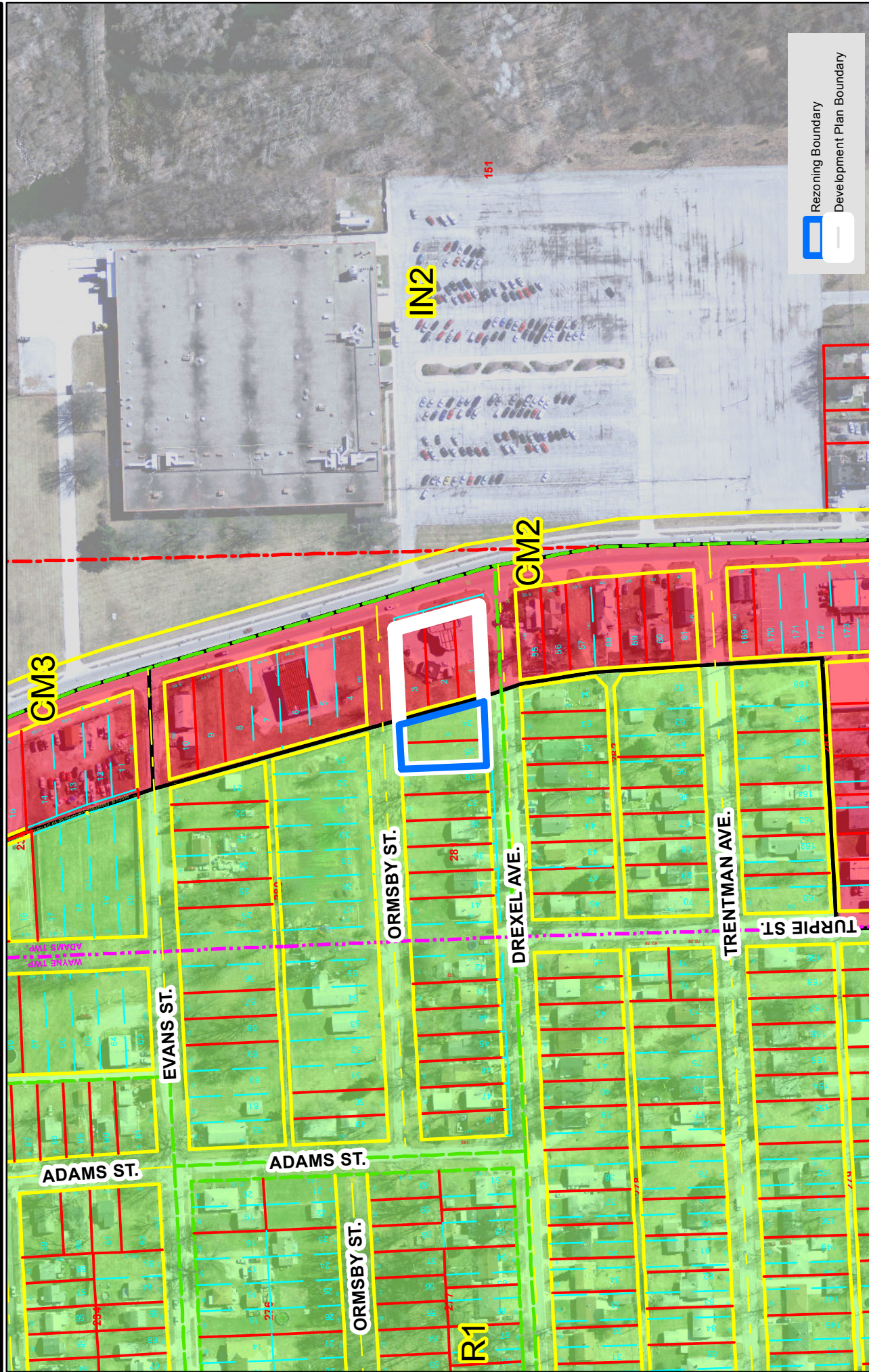
Project boundaries represented by bold colored lines are for representational purposes only.

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

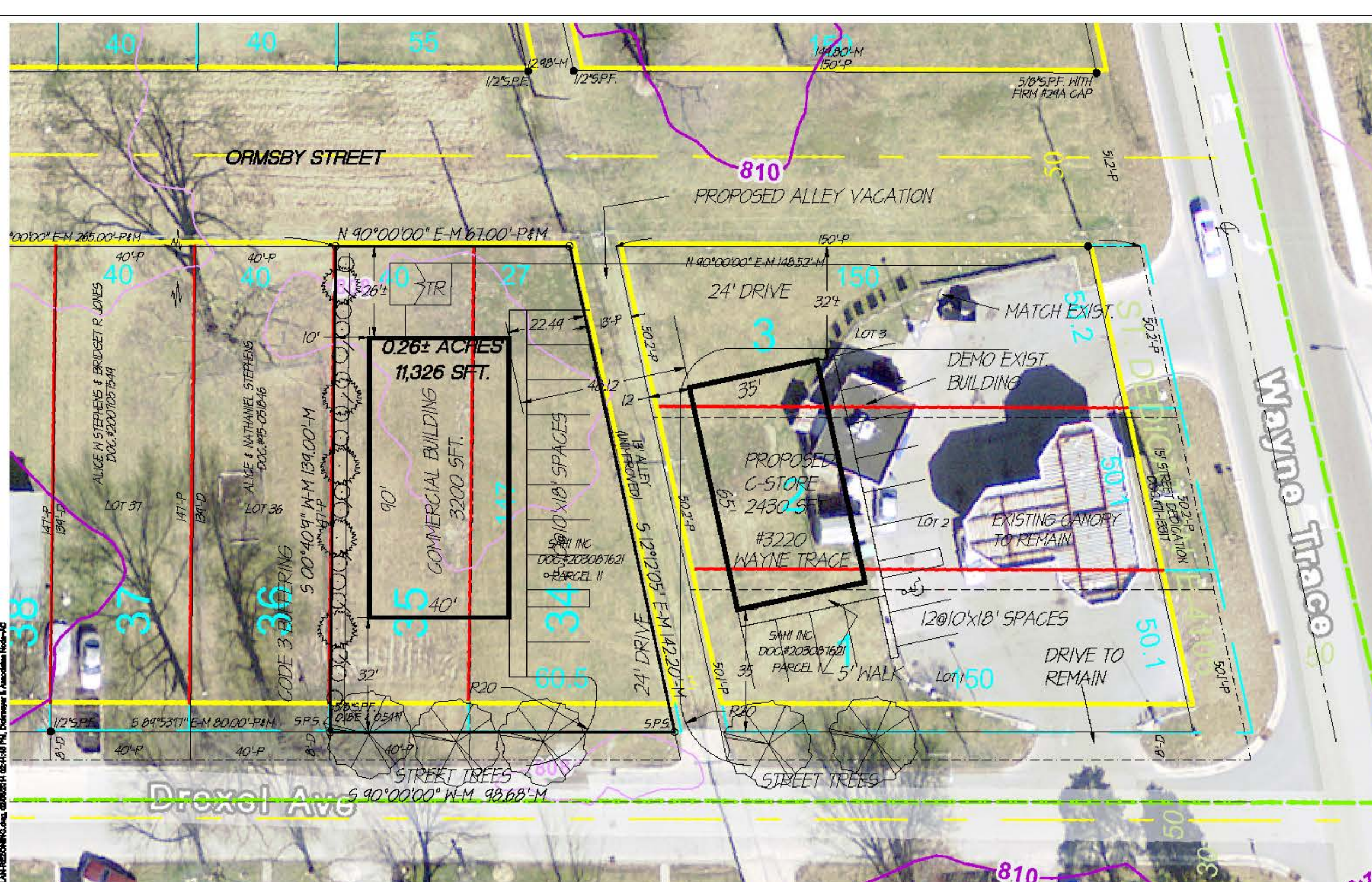
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

Date: 2/19/2014

Rezoning Petition REZ-2014-0020 and Primary Development Plan - Clark Wayne Trace



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



DESCRIPTION PER DOC. #203087621

PARCEL I

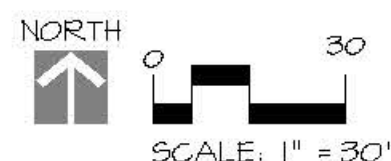
Lots Numbered 1, 2 and 3 in Gandy's Addition to the City of Fort Wayne, EXCEPT the south 8 feet of said Lot Number 1, conveyed to the City of Fort Wayne, according to the plat thereof, as recorded in Plat Record 5, page 8 of the records in the Office of the Recorder of Allen County, Indiana, and FURTHER EXCEPTING the East 15 feet of the aforesaid Lots Numbered 1, 2 and 3 dedicated to the public for street purposes by instrument dated June 2, 1971, recorded July 27, 1971 as Document Number 71-13317.

PARCEL II - Rezoning Parcel

Lots Numbered 34 and 35 in Gandy's Addition to the City of Fort Wayne, as recorded in Plat Record 5, page 8 EXCEPTING from said Lots Numbered 34 and 35, the South 8 feet thereof, conveyed to the City of Fort Wayne.

EXISTING UTILITIES, ROADWAYS & VEGETATION
PER GIS AERIAL MAP
NO TOPOGRAPHIC MAPPING WAS SURVEYED
IN PRODUCING THE PRIMARY PLAN

SITE DATA:
CURRENT ZONING DISTRICT FOR #3025 & #3029 DREXEL AVE IS R1
PROPOSED REZONING TO CM2 DISTRICT
NEW SEWER & WATER SERVICES SHALL BE FROM DREXEL ST. CONNECTION
CURRENT ZONING DISTRICT FOR #3220 WAYNE TRACE IS CM2



PRIMARY DEVELOPMENT PLAN

DATE: 02/04/2014
SCALE: AS SHOWN
REVISIONS:

CERTIFICATION:

DICKMEYER & ASSOCIATES
ENGINEERS & SURVEYORS, INC
6018 E STATE BOULEVARD, FT. WAYNE, IN 46815
260.749.0125 Fax: 260.749.0921
www.DickmeyerandAssociates.com

SHEET NO:
P-1

CAD: PRIMARY PLAN-REZONING.DWG
SURVEY/PROJECT NO: PN 2014-01