

#REZ-2014-0028

BILL NO. Z-14-03-17

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. I-30 (Sec. 21 of Washington 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 an IN2
(General Industrial) District under the terms of Chapter 157 Title XV of the Code of the City
of Fort Wayne, Indiana:

A 3.977 Acre parcel located in the Southeast Quarter, Section 21, Township 31
North, Range 12 East, Washington Township, Allen County, Indiana; and more
particularly described as follows:

Commencing as an Indiana State Highway right-of-way monument, located at the
intersection of the West line of the East half of the Southeast Quarter of Section 21,
Township 31 North Range 12 East and the North right-of-way of Coliseum
Boulevard (now State Road 930, formerly U.S. Highway 30 and California Road).
Said right-of-way monument being located at 125 feet left of Station 44+30 as shown
on Sheet #13 of the highway plans for the 1973-1974, U.S. 30 Highway Project U-
174 (20). Thence North 79 deg. 22 min. 49 sec. West along the Notherly right-of-
way of Coliseum Boulevard (Indiana Highway #930), a distance of 50.95 feet;
thence North 00 deg. 28 min. 25 sec. West, a distance of 25.00 feet; thence North 80
deg. 23 min. 16 sec. West, a distance of 18.00 feet to an Iron Pin (rebar) with
Surveyors Cap 'Russell Associates' marking the POINT OF BEGINNING;
Thence North 81 deg. 56 min. 36 sec. West, a distance of 97.17 feet; thence South 87
deg. 19 min. 18 sec. West, a distance of 36.22 feet to a point; thence North 00 deg.
31 min. 52 sec. West, a distance of 926.52 feet to an 'I-Beam' fence post (3 ½" x
7"); thence North 89 deg. 00 min. 25 sec. East, a distance of 200.00 feet to a point on
the East line of the West Half of the Southeast Quarter of said Section 21; thence
South 00 deg. 32 min. 48 sec. East, a distance of 736.21 feet; thence South 89 deg.
17 min. 48 sec. West, a distance of 11.16 feet; thence South 00 deg. 27 min. 49 sec.
East, a distance of 2.26 feet to a manhole; thence South 89 deg. 18 min. 00 sec.
West, a distance of 56.56 feet; thence South 00 deg. 28 min. 25 sec. East, a distance
of 202.65 feet to the POINT OF BEGINNING; Containing 3.977 Acres.

SUBJECT TO, perpetual non-exclusive easement for ingress and egress over the
following parcel described in Document #204021712.

Commencing at an Indiana State Highway right-of-way monument, located at the intersection of the West line of the East half of the Southeast Quarter of Section 21, Township 31 North, Range 12 East and the North right-of-way of Coliseum Boulevard (now State Road 930, formerly U.S. Highway 30 and California Road). Said right-of-way monument being located at 125 feet left of Station 44+30 as shown on Sheet #13 of the highway plans for the 1973-1974, U.S. 30 Highway Project U-724 (20). ; thence North 79 deg. 22 min. 49 sec. West, a distance of 50.95 feet; thence North 00 deg. 28 min. 25 sec. West, a distance of 25.00 feet; thence North 80 deg. 23 min. 16 sec. West, a distance of 18.00 feet to the POINT OF BEGINNING; Thence North 81 deg. 56 min. 36 sec. West a distance of 97.17 feet; thence South 87 deg. 19 min. 18 sec. West, a distance of 36.22 feet to a point on the West line of the remaining lands of Carl W. Ritchie in Document #87-039698; thence North 00 deg. 28 min. 25 sec. West, a distance of 46.46 feet; thence North 89 deg. 18 min. 00 sec. East, a distance of 132.28 feet to a point on the West line of the above described 1.75 Acre tract; thence South 00 deg. 28 min. 25 sec. East, a distance of 60.00 feet to the POINT OF BEGINNING.

Together With:

Part of the West Half of the Southeast Quarter of Section 21, Township 31 North, Range 12 East of the Second Principal Meridian, Washington Township in Allen County, Indiana, more particularly described as follows:

Commencing as an iron pipe found as the Northwest corner of Lot number 151 in Lincolndale Addition to the City of Fort Wayne; thence South 00 degrees 54 minutes 17 seconds West, (assumed bearing and basis of bearings to follow), a distance of 214.25 feet along the West line of said Lot 151 to the South line of said Lincolndale Addition; thence North 89 degrees 47 minutes 00 Seconds East, a distance of 426.13 feet to a 5/8" steel rebar found on the East line existing 2.749 acre tract described in Document Number 970064152 in the Office of the Recorder of Allen County, Indiana, said point also being the POINT OF BEGINNING of the herein described tract; thence continuing North 89 degrees 47 minutes 00 seconds East, a distance of 274.30 feet along said South line to a point, said point being referenced by an I-Beam found 0.30 feet North; thence South 00 degrees 13 minutes 11 seconds West, a distance of 926.94 feet to 1/2" steel rebar found on the North right-of-way line of Frontage Road; thence South 87 degrees 56 minutes 16 seconds West, a distance of 262.36 feet along said North right-of-way line to a 5/8" steel rebar set on the East line of said existing tract described in Document Number 970064152 in the Office of the Recorder of Allen County, Indiana; thence North 00 degrees 32 minutes 48 seconds West, a distance of 935.27 feet along said East line to the Point of Beginning. Containing 5.730 Acres, more or less. Subject to easements of record.

and the symbols of the City of Fort Wayne Zoning Map No. I-30 (Sec. 21 of Washington 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-2014-0028
Bill Number: Z-14-03-17
Council District: 3 – Tom Didier

Introduction Date: March 25, 2014

Plan Commission
Public Hearing Date: April 7, 2014

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

Synopsis of Ordinance: To rezone approximately 9.7 acres of property from CM4-Intensive Commercial and IN3-Heavy Industrial to IN2-General Industrial

Location: 2808 West Coliseum

Reason for Request: To bring the entire site into consistent zoning and to allow the outside storage of construction materials for existing businesses (Geiger Excavating and Vision IV Construction).

Applicant: Summit City Real Estate, LLC

Property Owner: Summit City Real Estate, LLC

Related Petitions: none

Effect of Passage: Property will be rezoned to IN2-General Industrial to allow the existing business to have outdoor storage.

Effect of Non-Passage: The property will remain zoned CM4 and IN3 and the business will need to store related materials on the IN3 portion of the site or indoors, which may affect the usefulness of this site.

Department of Planning Services
Rezoning Petition Application

Applicant	Applicant	Summit City Real Estate LLC		
	Address	811 Airport North Office Park		
	City	Ft WAYNE	State	IN Zip 46825
	Telephone	417-68	Fax	459-6034 E-mail NA

Property Ownership	Property Owner	Summit City Real Estate LLC		
	Address	811 Airport North Office Park		
	City	Ft WAYNE	State	IN Zip 46825
	Telephone		Fax	459-6034 E-mail

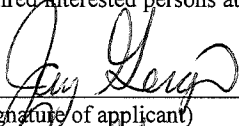
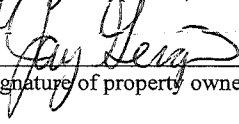
Contact Person	Contact Person	Chuck Jordan		
	Address	815 Airport North Office Park		
	City	Ft WAYNE	State	IN Zip 46825
	Telephone	260-417-1006	Fax	459-6034 E-mail

All staff correspondence will be sent only to the designated contact person.
C.JORDAN@DIVISION4CONSTRUCTION.COM

Request	☐ Allen County Planning Jurisdiction	☒ City of Fort Wayne Planning Jurisdiction
	Address of the property 2808 West Coliseum	
	Present Zoning N1	Proposed Zoning N2 Acreage to be rezoned 9.727
	Proposed density NA units per acre	
	Township name Washington Township section # 21	
	Purpose of rezoning (attach additional page if necessary) to utilize the property for outside storage of construction related materials	
	Sewer provider Ft WAYNE	Water provider Ft 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.

JAY GELDER		1/13/2014
(printed name of applicant)	(signature of applicant)	(date)
JAY GELDER		1/13/2014
(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.
2/27/2014	114171	4/7/14	122-2014-0028



Rezoning Petition REZ-2014-0028

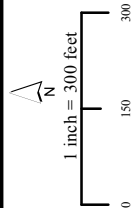


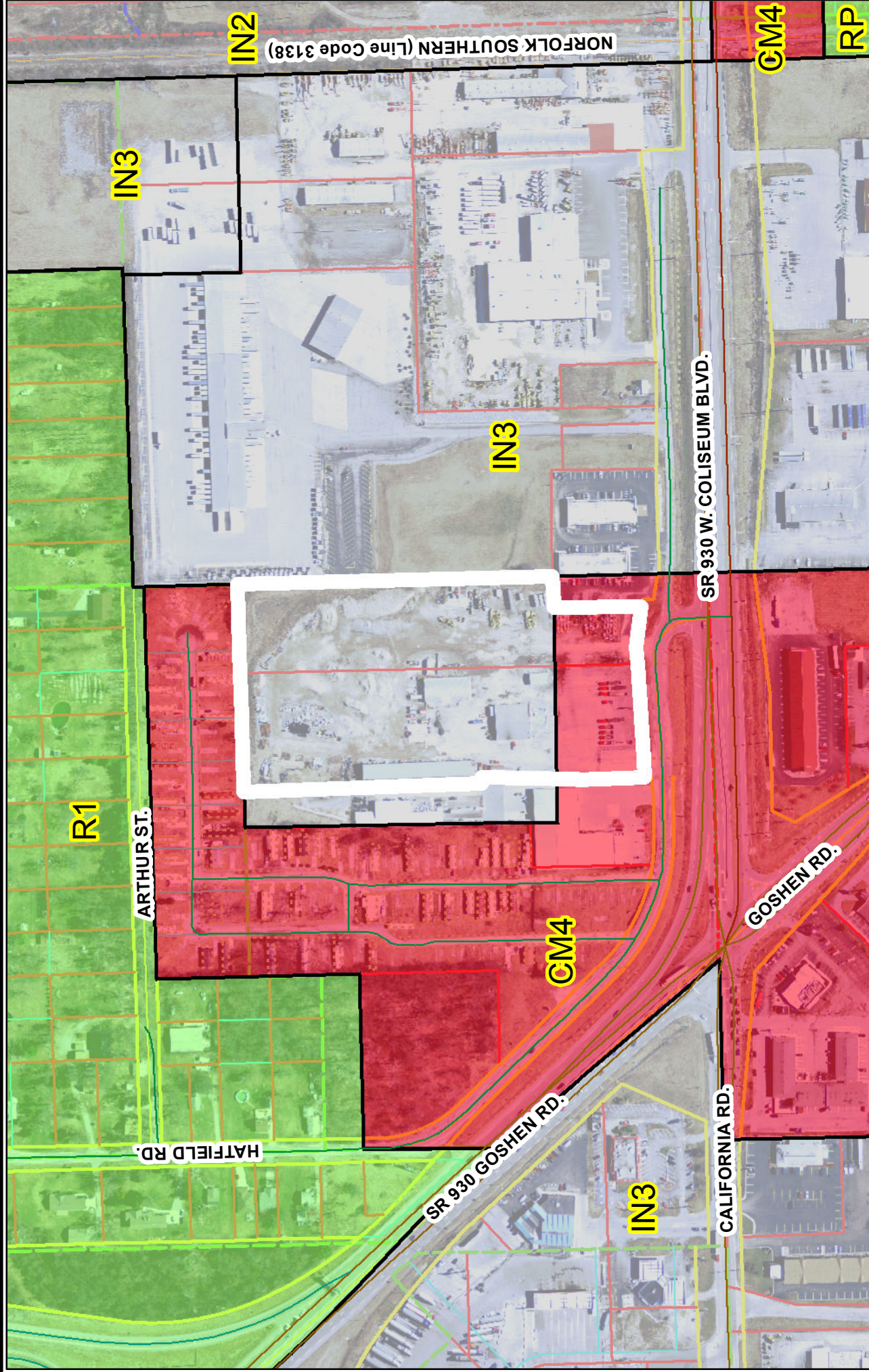
Project boundaries represented by bold colored lines are for representational purposes only.

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.

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State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

Date: 3/14/2014





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