

#REZ-2014-0096

BILL NO. Z-14-09-17

Plat Book: 10A
Page: 4

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. N-19 (Sec. 24 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 C3
(General Commercial) District under the terms of Chapter 157 Title XV of the Code of the
City of Fort Wayne, Indiana:

The Lots Numbered 20, 21, 29, and 30 of Southwood Heights Addition to the City of
Fort Wayne, Indiana, according to the recorded plat thereof, in Plat Book 10A, Page
4 in the Office of the Recorder of Allen County, Indiana.

and the symbols of the City of Fort Wayne Zoning Map No. N-19 (Sec. 24 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-2014-0096
Bill Number: Z-14-09-17
Council District: 6 – Glynn Hines

Introduction Date: September 23, 2014

Plan Commission
Public Hearing Date: October 6, 2014

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

Synopsis of Ordinance: To rezone approximately 1.0 acre of property from I1-Limited Industrial to
C3-General Commercial

Location: 540 East Pettit

Reason for Request: To expand the existing auto body and service center.

Applicant: Yeoman's Service Center

Property Owner: Donny Yeoman

Related Petitions: Primary Development Plan, Yeoman's Service Center

Effect of Passage: Property will be rezoned to C3-General Commercial, which will allow the
existing service center to expand onto the adjacent lots.

Effect of Non-Passage: The existing service center may remain, but will not be allowed to expand.

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Yeoman's Service Center
Address 540 East Pettit Avenue
City Fort Wayne State Indiana Zip 46808
Telephone 260-456-2169 E-mail _____

Contact Person
Contact Person Todd R. Bauer - ForeSight Consulting, LLC
Address 1910 St. Joe Center Road, Suite 51
City Fort Wayne State Indiana Zip 46825
Telephone 260-484-9900 E-mail tbauer@foresight-consulting.biz

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 540 Pettit Avenue, Fort Wayne, Indiana
Present Zoning IN 1 Proposed Zoning CM 3 Acreage to be rezoned 1.00
Proposed density 1 units per acre
Township name Wayne Township Township section # 24
Purpose of rezoning (attach additional page if necessary) The rezoning is requested to permit the expansion of an existing auto service center.

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 refer to checklist 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.

Danny Yeoman
(printed name of applicant)

[Signature]
(signature of applicant)

9/2/14
(date)

DANNY YEOMAN
(printed name of property owner)

[Signature]
(signature of property owner)

9/2/14
(date)

(printed name of property owner)

(signature of property owner)

(date)

(printed name of property owner)

(signature of property owner)

(date)

Received <u>9/3/14</u>	Receipt No. <u>116070</u>	Hearing Date <u>10/6/14</u>	Petition No. <u>REZ-2011-0096</u>
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[Signature]

Primary Development Plan For

Yeoman Service Center

540 East Pettit Avenue
Fort Wayne, Indiana

Project Contractor



www.felderman.com
5644 Coventry Lane,
Fort Wayne, Indiana 46804
Phone: 260-434-4000
Fax: 260-434-4001

Project Civil Engineer/Land Surveyor



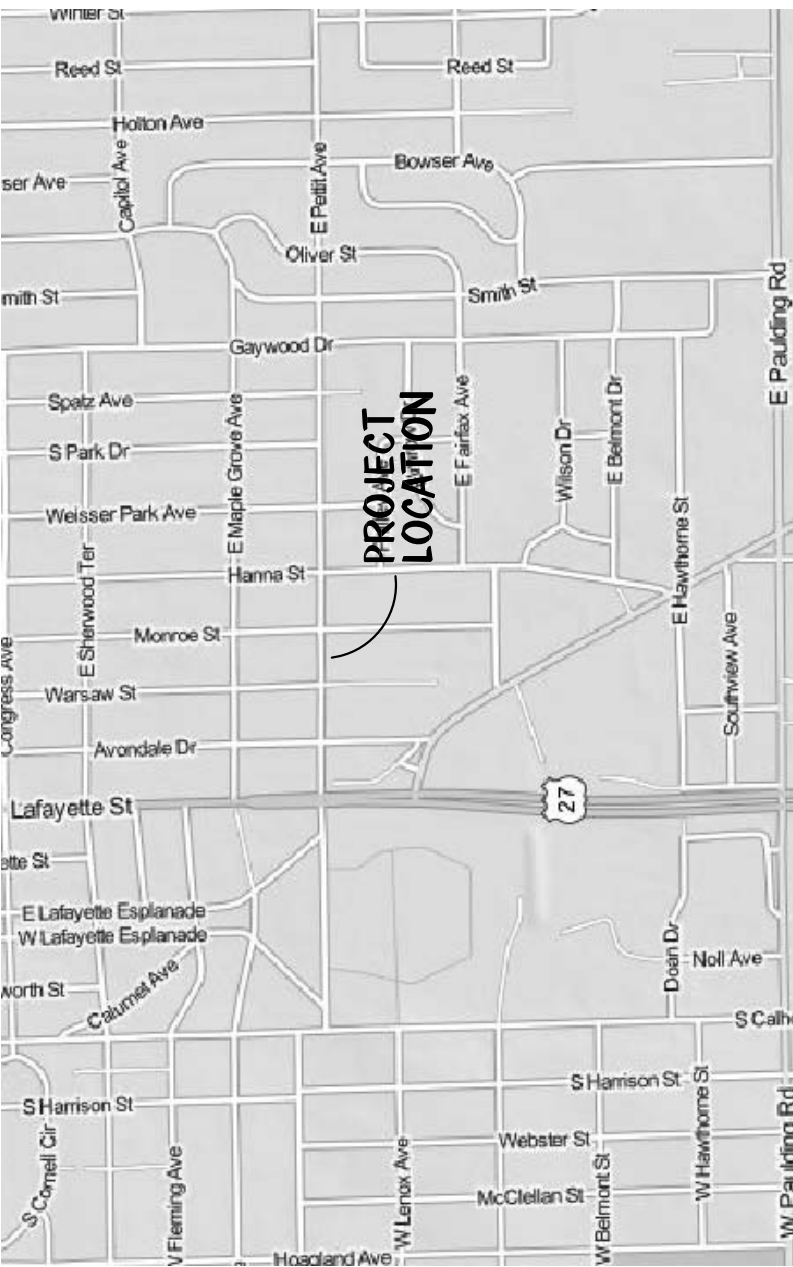
ForeSight Consulting, LLC
1910 St. Joe Center Road, Suite 51
Fort Wayne, Indiana 46825
Phone: 260.484.9900
Fax: 260.484.9980

Development Statistics:

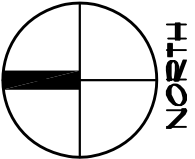
Project Area: 1,000 Acre
Existing Building Area: 5,110 Square Feet
Building Addition Area: 3,780 Square Feet
Additional Concrete Paving: 3,025 Square Feet

REAL ESTATE DESCRIPTION

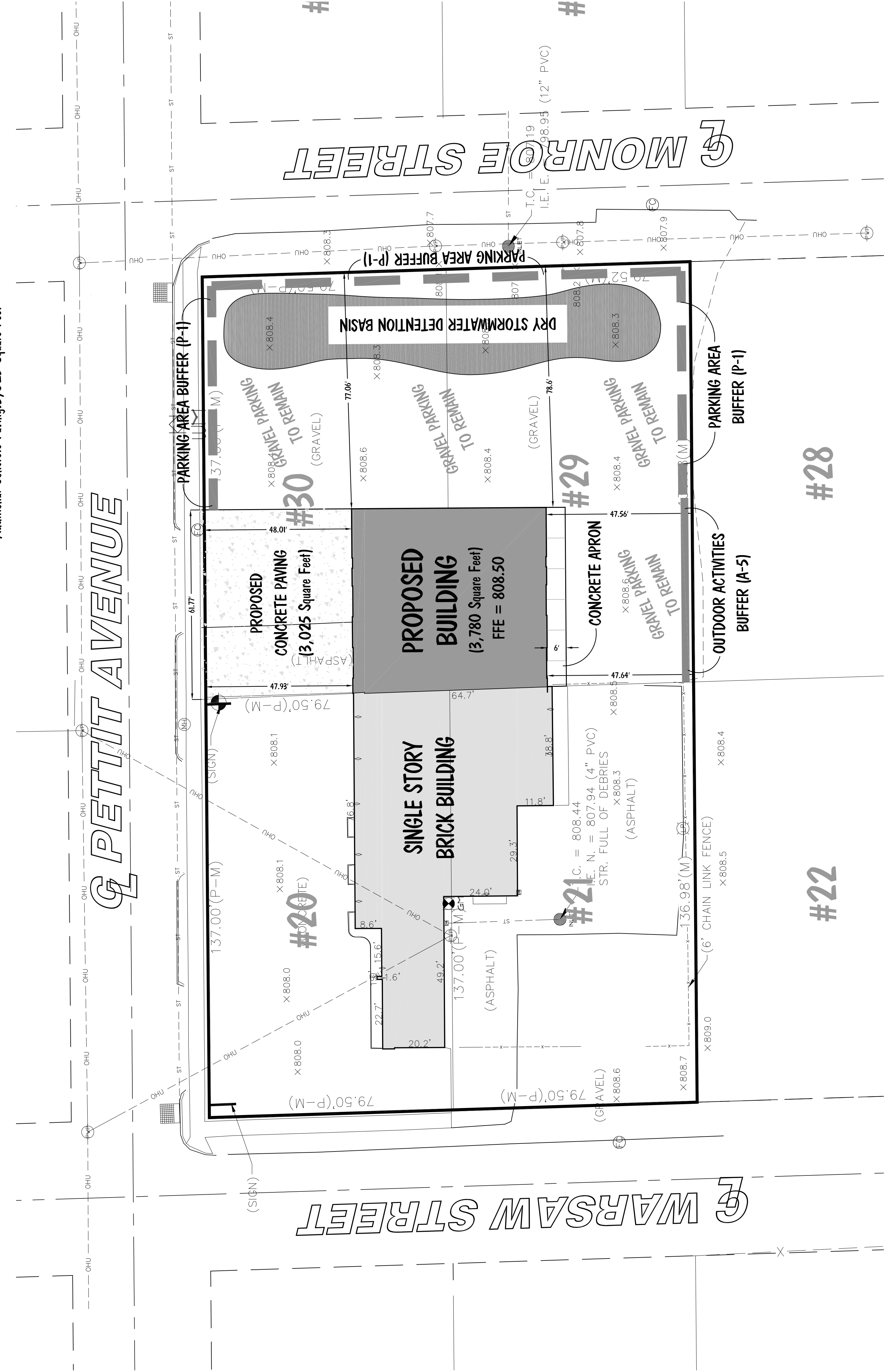
LOTS NO. 29, 31, 29, AND 30 OF SOUTHWOOD HEIGHTS, ADDITION A.S.
RECORDED IN PLAT BOOK 10A PAGE 4, IN THE OFFICE OF RECORDER OF
ALLEN COUNTY, INDIANA.



SITE LOCATION MAP
NOT TO SCALE

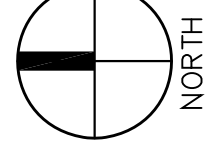


ForeSight Consulting, LLC
Civil Engineering ~ Land Surveying
Serving Northeast Indiana
1910 St. Joe Center Road, Suite #51
Fort Wayne, Indiana 46825
260.484.9900 phone
260.484.9980 fax
www.foresight-consulting.biz



Primary Development Plan

Scale: 1" = 20'



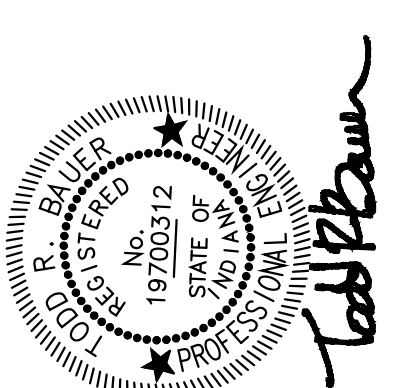
Existing Utility Provider Information	
Water Service	City of Fort Wayne
Sanitary Sewer Service	City of Fort Wayne
Electric	American Electric Power
Gas	NIPSCO
Contact Information	
City of Fort Wayne Department of Land Use Management-Michelle Wood	260-427-1129
City of Fort Wayne Fire Department-Marsha Black	260-427-1168
City of Fort Wayne New Water and Sewer Engineering-Carolyn Boken	260-427-1161
City of Fort Wayne Sewer Engineering Department-Lisa Ramos	260-427-5064
City of Fort Wayne Stormwater Engineering Department-Patrick Joley	260-427-5064
City of Fort Wayne Water Engineering Department-Rick Seals	260-427-5064
City of Fort Wayne Traffic Engineering Department-Kyle Wining	260-427-1172
American Electric Power-Karen Palmer	260-408-1863
Verizon-Amy Heltzman	260-461-3325
NIPSCO-Mike Pruitt	260-439-1408
Comcast-Dawn Leonhardt	765-449-3811

Primary Development Plan For:
Yeoman Service Center
540 East Pettit Avenue
Fort Wayne, IN 46806

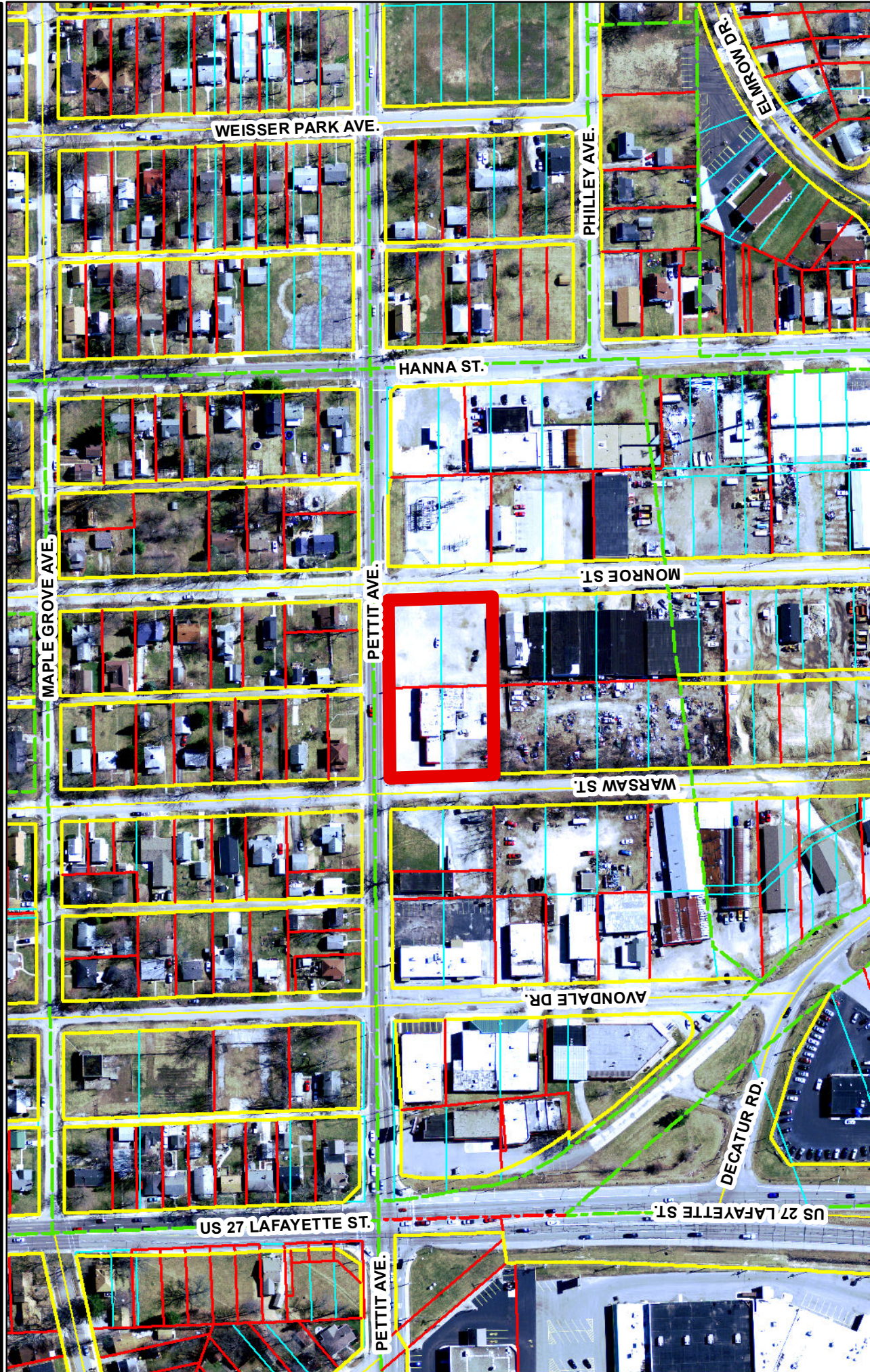
Performed for:



www.felderman.com



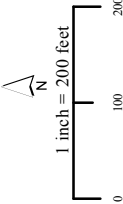
This is an original design created by Foresight Consulting, LLC. The concepts, ideas, plans and details are the sole property of Foresight Consulting, LLC. None of the concepts, ideas, plans or details shall be used for any other project without the prior written permission of Foresight Consulting, LLC. Written dimensions on these drawings shall have precedence over the scale dimensions. The drawings are to be used for the purpose of obtaining a permit and conditions on the job and Foresight Consulting, LLC must be notified of variations from the dimensions and conditions shown on these drawings. Shop drawings shall be submitted to Foresight Consulting, LLC for approval before construction.



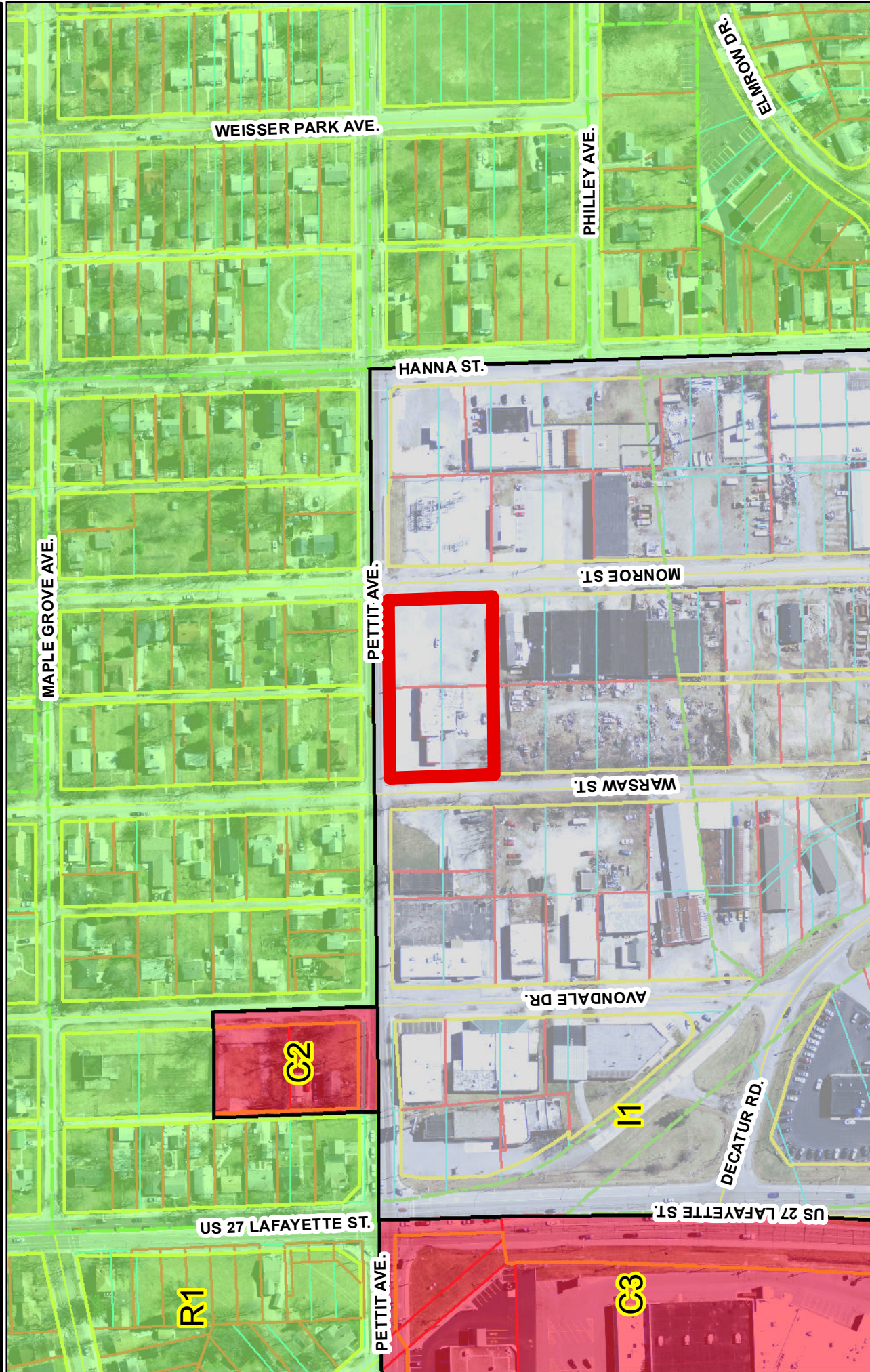
Project boundaries represented by bold colored lines are for representational purposes only.

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



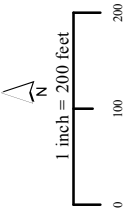
Date: 9/17/2014



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Date: 9/17/2014