#REZ-2014-0099				
BILL NO. Z-14-10-18				
ZONING MAP ORDINANCE NO. Z				
AN ORDINANCE amending the City of Fort Wayne Zoning Map No. O-14 (Sec. 36 of Washington Township)				
DE LE ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE				
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:				
Lot 4 in Forest Park Addition, Block 29, an addition to the City of Fort Wayne, Allen				
County, Indiana.				
and the symbols of the City of Fort Wayne Zoning Map No. O-14 (Sec. 36 of Washington				
Township), as established by Section 157.082 of Title XV of the Code of the City of Fort				
Wayne.				
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-2014-0099
Bill Number: Z-14-10-18
Council District: 2 – Russ Jehl

Introduction Date: October 28, 2014

Plan Commission

Public Hearing Date: November 10, 2014

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

Plan Commission

Synopsis of Ordinance: To rezone approximately 0.15 acres of property from R1-Single Family

Residential to C3-General Commercial

Location: 1130 East State Boulevard

Reason for Request: To rezone an existing parking lot to include in the redevelopment of a bank

site into a gas station.

Applicant: Lassus Brothers Oil

Property Owner: Lassus Brothers Oil

Related Petitions: Primary Development Plan, Lassus State and Crescent

Effect of Passage: Property will be rezoned to C3-General Commercial to allow the existing

parking lot to be used for a new gas station on the property immediately north.

Effect of Non-Passage: The property will remain zoned R1-Single Family Residential. The existing

parking lot may not be used to serve the proposed gas station on the adjacent

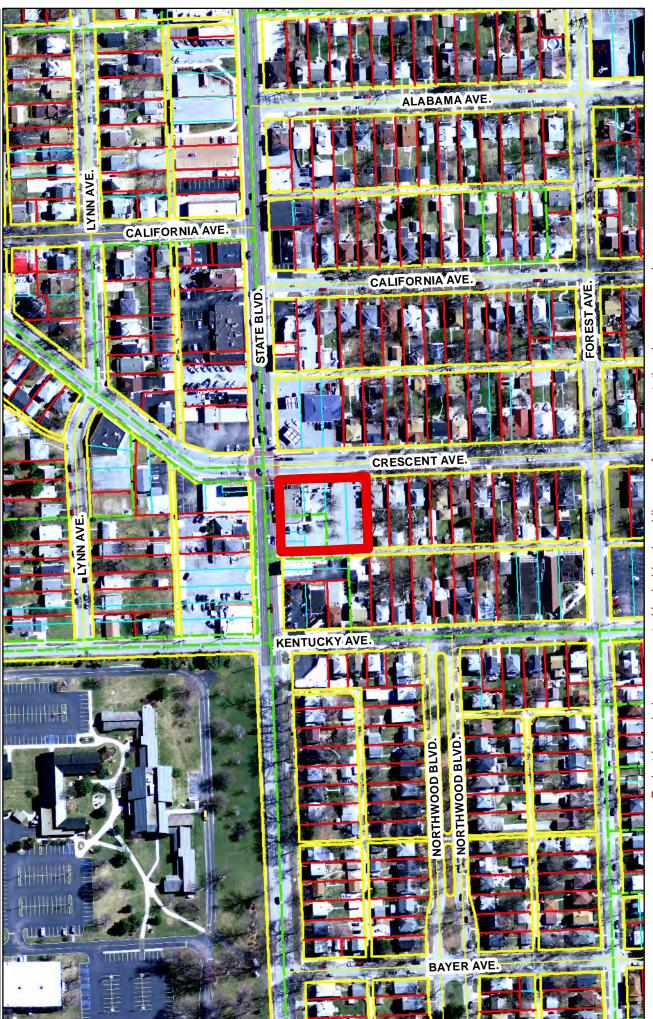
property.

Department of Planning Services Rezoning Petition Application

	Applicant Lassus Bros Oil Inc				
Applicant	Address 1800 Magnavox V				
	City Fort Wayne	State IN	Zip 46804		
Ψ	City Fort Wayne Telephone 260-436-0340	E-mail lassust@la	ssus.com		
Contact Person	Contact Person Phillip A Troy Address 1510 W Ludwig Re City Fort Wayne Telephone 260-489-2810 All staff correspon	d _{State} IN		on.	
	☐ Allen County Planning Juris	diction City of For	t Wayne Planning Juri	sdiction	
	Address of the property 1130 E	E. State Blvd	_		
	Present Zoning R-1 Propos	sed Zoning C-3	Acreage to be rezoned	0.151	
st	Proposed density n.a.		,	_ units per acre	
Request	Township name Washington		Township section #	and a second	
Re	Purpose of rezoning (attach additional page if necessary) Combine existing Parking with existing bank improvements for new Convenience Store				
	Sewer provider Fort Wayne	Water y	provider Fort Wayne	9.	
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				
Fil Requi	 ■ 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 Rezonings Only 				
property de Ordinance to the hand I/we agree	rstand and agree, upon execution and subminescribed in this application; that I/we agree as well as all procedures and policies of the lling and disposition of this application; that to pay Allen County the cost of notifying the Indiana code.	e to abide by all provisions of Allen County Plan Commission the above information is true a	f the Allen County Zoning a on as those provisions, procedend accurate to the best of my	and Subdivision Control lures and policies related our knowledge; and that and a public notice fee of	
Todd I	_assus	/ddd//Tu		9-22-2014	
(printed na	me of applicant)	(signature applicant)		(date)	
(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)	
_ •	ceived Receipt No.	Hearing Date		ion No.	
10/1	114 116335	11/10/14	Rez-2014	-0099	

Department of Planning Services Rezoning Petition Application

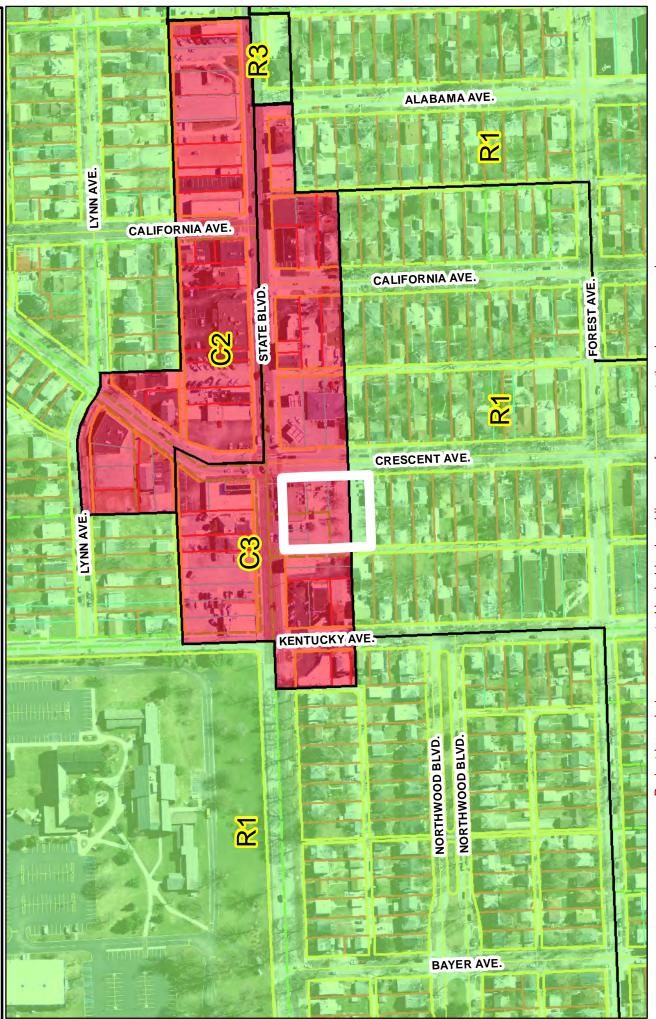
	Applicant Lassus Bros Oil Inc						
ant	Address	1800 Magnavox W	/ay				
4.pplicant	City For	t Wayne	State IN	Zip 46804			
A	Telephon	t Wayne _c 260-436-0340	E-mail lassust@la	assus.com			
Contact Person	Address	Person Phillip A Troy 1510 W Ludwig Ro t Wayne le 260-489-2810	đ		son.		
	□ Allen	County Planning Jurison of the property 1130 E	diction City of For	rt Wayne Planning Ju	risdiction		
	Address of	coning R-1 Propos	red Zoning C-3	Acresse to he rezone	_d 0.151		
**		density n.a.	oca zvame	_	units per acre		
Request	Township	_{name} Washington		Township section #_			
≅	Purpose o	of rezoning (attach additi	ional page if necessary)	Combine existin	g Parking		
	with ex	Purpose of rezoning (attach additional page if necessary) Combine existing Parking with existing bank improvements for new Convenience Store					
				- (13)			
	Sewer pro	ovider Fort Wayne	Water	_{provider} Fort Wayr	ie		
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 plantsurvey 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 Rezonings Only						
property do Ordinance to the hand I/we agree	escribed in the as well as all ling and disp	ree, upon execution and submis as application; that Viwe agree procedures and policies of the osition of this application; that County the cost of notifying the	to abide by all provisions of Allen County Plan Commissions the above information is true	of the Allen County Zoning on as those provisions, proceed and accurate to the best of m	and Subdivision Control edures and policies related y/our knowledge; and that		
	_assus						
(printed na	me of applica		(signature of applicant)		(date)		
Michael Royal (printed name of property owner)		(signature of property own	er)	$\frac{1/33/14}{\text{(date)}}$			
•		•		•	` ,		
(printed name of property owner)		(signature of property own	r)	(date)			
(printed na	me of propert	y owner)	(signature of property owner	er)	(date)		
Rec	reived	Receipt No.	Hearing Date	Pet	lition No.		



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

= 200 fee

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North American Datum 1983
State Plane Coordin ate System, Indiana East
Photos and Contours. Spring 2009



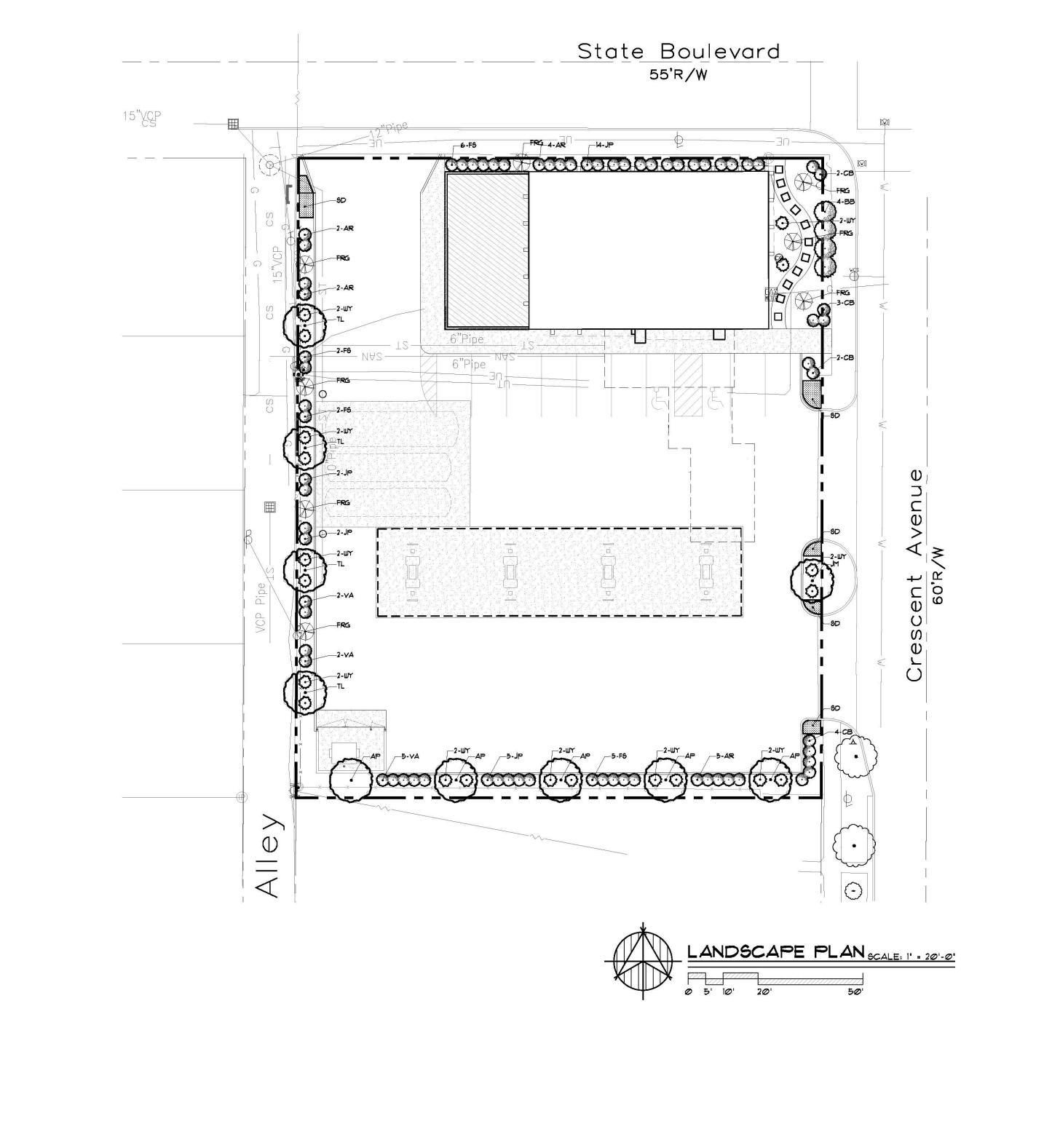
Project boundaries represented by bold colored lines are for representational purposes only.

=200 feet

Although strict accuracy standards have been employed in the compliation 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.

© 2004 Boar dof Commissioners of the County of Allen North American Datum 1983 State Plane Coord in ale System, Indiana East Phorose and Contours. Spring, 2009

Date: 10/20/2014

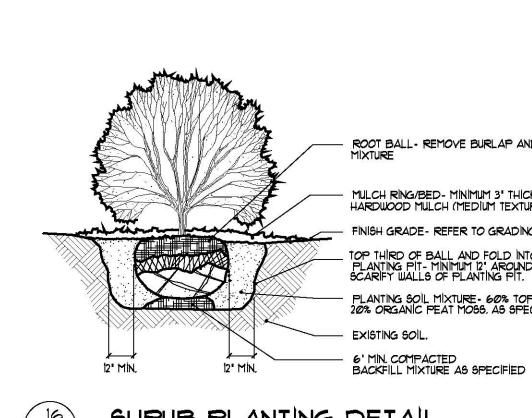




LANDSCAPING NOTES

- THE LANDSCAPE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THE LANDSCAPE WORK PRIOR TO BEGINNING ANY WORK.
- 2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE PREMISES AND ADJACENT CONSTRUCTION EQUIPMENT CLEAN AND FREE OF DIRT AND DEBRIS.
- 3. THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION, ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO ARCHITECT, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES AND STRUCTURES WHICH OCCUR AS A RESULT OF THE LANDSCAPE
- 4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL LANDSCAPE RELATED WORK WITH OTHER CONTRACTORS AND TRADES.
- 5. THE EXCAVATION CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (IF REQUIRED) IN ALL LAWN AREAS. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL FINISH GRADING IN CONJUNCTION WITH SEEDING THE SITE. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE FINISH GRADE OF ALL LAWN AND PLANTING AREAS IS FLUSH WITH ADJACENT HARDSCAPE ELEMENTS (SUCH AS CURBS AND WALKS.)
- 6. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE OUT OF ALL PLANTING ISLANDS AND PLANTING STRIPS BETWEEN HARDSCAPE ELEMENTS (SUCH AS CURBS AND WALKS)

- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING APPROVED PLANTING SOIL MIX AREAS PER THE PLANTING DETAILS. 8. PLANTING BED EDGES SHALL BE HAND CUT 3' -4' DEEP.
- 9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SEEDING ALL LAWN AREAS INDICATED ON THE LANDSCAPE PLANTING PLANS, LANDSCAPE CONTRACTOR SHALL LOOSEN COMPACTED SOIL TO A MINIMUM DEPTH OF 4" AND REMOVE STICKS/ ROOTS, WEEDS AND STONES LARGER THAN 1' DIAMETER DISTRIBUTE SEED BY SOWING IN EQUAL QUANTITIES IN TWO DIRECTIONS AT RIGHT ANGLES TO EACH OTHER REFER TO THE MIXTURE AND APPLICATION RATE BELOW: SEED MIX: MEDALIST AMERICAN TURF GRASS SEED. (OR EQUAL)
 - 1) 70% KENTUCKY BLUEGRASS-EQUAL PARTS NUGLADE, ASPEN AND BLUE CHIP
 - 2) 30% PERENNIAL RYEGRASS- EQUAL PARTS APM AND ACCENT APPLICATION RATE: 5 LBS/ 1,000 SF.
 - FERTILIZER: USE STARTER FERTILIZER- 10-18-22 AT 10 LBS/ 1,000 SF. STRAW MULCH: STRAW MULCH MUST BE APPLIED. USING A STRAW BLOWER APPLY UNIFORMLY I BALE CLEAN STRAW PER 1,000 S.F. WET STRAW TO HOLD IN PLACE.
- 10. LANDSCAPE CONTRACTOR SHALL PROVIDE A ACCEPTABLE LAUN, FREE OF WEEDS, BARE SPOTS AND SURFACE IRREGULARTIES
- 11. ALL STAKING AND GUYING TO BE REMOVED BY LANDSCAPE CONTRACTOR NO EARLIER THAN 12 MONTH AND NO LATER THAN IS MONTHS.



ROOT BALL - REMOVE BURLAP AND ROPE FROM MULCH RING/BED- MINIMUM 3" THICK SHREDED HARDWOOD MULCH (MEDIUM TEXTURE). FINISH GRADE- REFER TO GRADING PLAN. TOP THIRD OF BALL AND FOLD INTO PLANTING SOIL PLANTING PIT- MINIMUM 12" AROUND ROOT BALL. SCARIFY WALLS OF PLANTING PIT.

PLANTING SOIL MIXTURE- 60% TOPSOIL, 20% SAND, 20% ORGANIC PEAT MOSS, AS SPECIFIED.

SCALE: NONE

SHRUB PLANTING DETAIL

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PLANTING PIT SHALL BE 3 TIMES WIDTH OF ROOT BALL. SCARIFY (ROUGH UP) WALLS OF PLANTING PIT. PLANTING SOIL MIXTURE- 60% TOPSOIL 20% SAND, 20% ORGANIC PEAT MOSS. AS SPECIFIED. BACKFILL MIXTURE AS SPECIFIED SCALE: NONE

TWISTED 12 GAUGE WIRE

BLACK GARDEN HOSE

2 PLY GREEN OR

TREE GUYING- 3 GUYS WITH 2 STRANDS WIRE GUAGE GALVANIZED STEEL

TREE STAKING- (3) GREEN, METAL FENCE POSTS WITH STABILIZER PLATE EQUALLY SPACED WITHIN MULCH RING AND OUTSIDE OF ROOT BALL.

MULCH RING- MINIMUM 3' THICK SHREDED HARDWOOD MULCH (MEDIUM TEXTURE.) NO MULCH AT BASE OF TREE

EARTH SAUCER- 4" MIN. EARTH SAUCER BEYOND EDGE OF ROOT BALL.

ROOT BALL

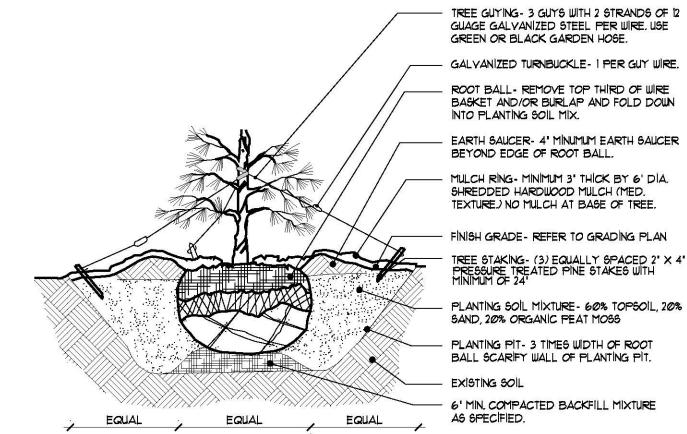
FINISH GRADE

EXISTING SOIL.

TREE PLANTING DETAIL

6' MIN. COMPACTED

EVENLY STAGGER PLANTS AS SHOWN FOLLOWING SPECIFIED SPACING DENSITY PERENNIAL/GROUNDCOVER PLANTINGS, DENSITY AS SPECIFIED PER PLANT LIST -3' MINIMUM SHREDDED HARDWOOD BARK MULCH TEQUAL TEQUAL INSTALLED BEFORE PLANTS -ROTO-TILL SUBSOIL PRIOR TO INSTALLATION 6' DEEP APPROVED PLANTING SOIL MIXTURE (TYP). 60% TOP SOIL, 20% SAND, PEAT MOSS PERENNIAL/GROUNDCOVER PLANTING DETAIL



EARTH SAUCER- 4" MINUMUM EARTH SAUCER BEYOND EDGE OF ROOT BALL. MULCH RING- MINIMUM 3" THICK BY 6' DIA. SHREDDED HARDWOOD MULCH (MED. TEXTURE.) NO MULCH AT BASE OF TREE. FINISH GRADE- REFER TO GRADING PLAN TREE STAKING- (3) EQUALLY SPACED 2" X 4"
PRESSURE TREATED PINE STAKES WITH
MINIMUM OF 24"

PLANTING PIT- 3 TIMES WIDTH OF ROOT BALL SCARIFY WALL OF PLANTING PIT.

EVERGREEN TREE PLANTING DETAIL

PLANTING SOIL MIXTURE - 60% TOPSOIL, 20% SAND, 20% ORGANIC PEAT MOSS

6' MIN, COMPACTED BACKFILL MIXTURE