

1 #REZ-2015-0030

2 BILL NO. Z-15-06-29

3 ZONING MAP ORDINANCE NO. Z-_____

4 AN ORDINANCE amending the City of Fort Wayne
5 Zoning Map No. U-46 (Sec. 9 of St. Joseph Township)

6 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
7 INDIANA:

8 SECTION 1. That the area described as follows is hereby designated a C3 (General
9 Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
10 Wayne, Indiana:

11 A part of the Southeast Quarter of Section 9, Township 31 North, Range 13 East, St.
12 Joseph Township, Allen County, Indiana, more particularly described as follows:

13 Commencing at the Southeast Corner of the Southeast Quarter of Section 9,
14 Township 31 North, Range 13 East, St. Joseph Township, Allen County, Indiana;
15 thence South 89 degrees 44 minutes 12 seconds West (assumed bearing and basis for
16 this description) on the South line of said Southeast Quarter, a distance of 740.53
17 feet to the Southeast corner of a tract of land conveyed to Fort Wayne Fire Station
18 Building Corp. in Document Number 93-60342 as found in the Office of the
19 Recorder of Allen County, Fort Wayne, Indiana; thence North 00 degrees 50 minutes
20 48 seconds West, on the East line of said Fort Wayne Fire Station Building Corp.
21 tract, a distance of 315.00 feet to a 5/8" rebar (capped FIRM #0027) found
22 monumenting Southeast corner of a 1.343 Acres tract of land conveyed to
23 Maplecrest Corners Association, Inc. in Document Number 202097906 as found in
24 said Recorder's Office, said corner being the POINT OF BEGINNING for this
25 description; thence North 00 degrees 30 minutes 27 seconds West, on the East line of
26 said 1.343 Acres Maplecrest Corners Association, Inc. tract, a distance of 204.73 feet
27 to a 5/8" rebar (capped Karst #0073); thence North 89 degrees 44 minutes 12
28 seconds East, parallel with the South line of said Southeast Quarter, a distance of
29 319.61 feet to a 5/8" rebar (capped Karst #0073) on the West line of a 0.909 Acres
30 tract of land (also being a 50' Ingress-Egress & Utility Easement) conveyed to
Maplecrest Corners Association, Inc. in Document Number 2010021467 as found in
said Recorder's Office; thence South 00 degrees 15 minutes 48 seconds East on said
West line, a distance of 204.73 feet to a 5/8" rebar found monumenting the Northeast
corner of a 1.881 Acres tract of land conveyed to Fifth Third Bank Indiana (Central)
in Document Number 202107483 as found in said Recorder's Office; thence South
89 degrees 44 minutes 12 seconds West, parallel with said South line of said
Southeast Quarter and on the North line of said 1.881 Acres tract, a distance of
318.74 feet to the Point of Beginning, containing 1.500 Acres, more or less, and
subject to all easements, restrictions, rights-of-way, and legal drains of record.

1
2 ALSO;

3 A 50' ingress-egress & utility easement benefiting the above described tract of land
4 as found in Document Number 205081665 and originally being recorded in
5 Document Number 99007654 as found in the Office of the Recorder of Allen
6 County, Fort Wayne, Indiana

7 ALSO;

8 A 50' ingress-egress & utility easement benefiting the above described tract of land
9 as found in Document Number 2010021467 as found in the Office of the Recorder of
10 Allen County, Fort Wayne, Indiana

11 and the symbols of the City of Fort Wayne Zoning Map No. U-46 (Sec. 9 of St. Joseph
12 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
13 Wayne, Indiana is hereby changed accordingly.

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

16 _____
17 Council Member

18 APPROVED AS TO FORM AND LEGALITY:

19 _____
20 Carol T. Helton, City Attorney
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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-2015-0030
Bill Number: Z-15-06-29
Council District: 2-Russ Jehl

Introduction Date: June 23, 2015

Plan Commission
Public Hearing Date: July 13, 2015

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

Synopsis of Ordinance: To rezone approximately 1.5 acres of property from NC-Neighborhood Center to C3-General Commercial

Location: 7515 Maplecrest Road

Reason for Request: To permit the use of the property for an auto service center.

Applicant: Travis Auto Service, LLC

Property Owner: Travis Richardson

Related Petitions: Primary Development Plan, Travis Auto Service

Effect of Passage: Property will be rezoned to C3-General Commercial which permits general auto related uses, including a service center.

Effect of Non-Passage: The property will remain zoned NC-Neighborhood Center and may be developed with those permitted uses. Auto related services are limited in the NC district.



Rezoning Petition REZ-2015-0030 and Primary Development Plan - Travis Auto Center

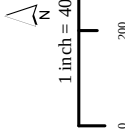


Project boundaries represented by bold colored lines are for representational purposes only.

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

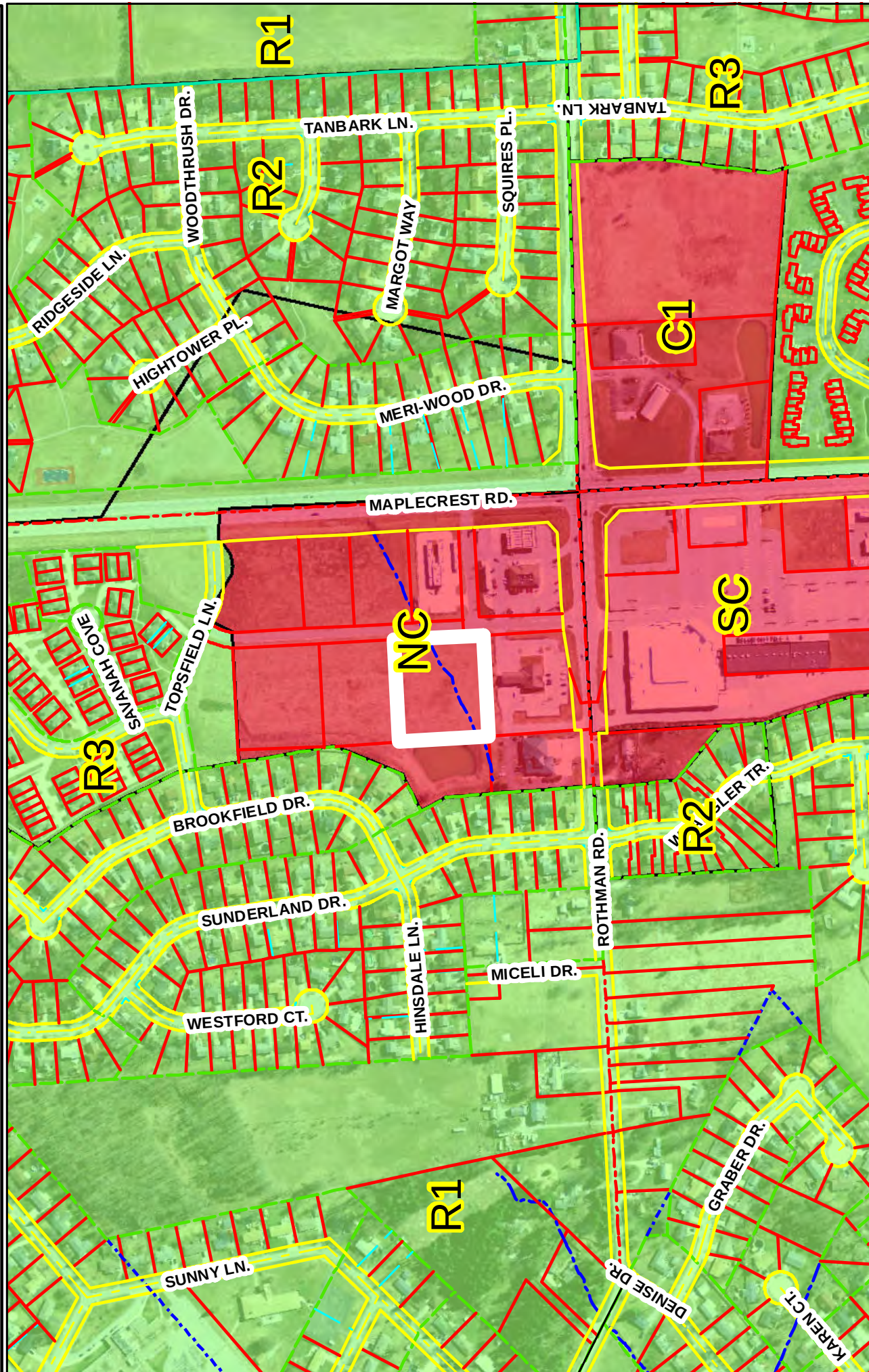
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Date: 6/15/2015





Rezoning Petition REZ-2015-0030 and Primary Development Plan - Travis Auto Center



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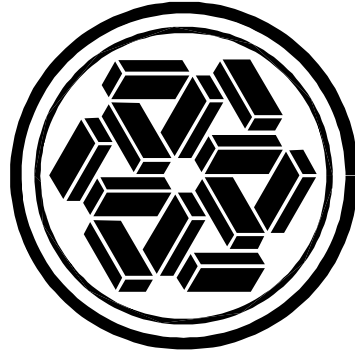
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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

Date: 6/15/2015



1 inch = 400 feet

0 200 400 Feet



MSKTD
& Associates, Inc.

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CERTIFICATION:



The concepts, ideas, designs, plans and details as shown on this document are the sole property of MSKTD & Associates, Inc., and were created, developed and presented for use on this project. It is the policy of MSKTD & Associates, Inc. that any plans shall be used by any person for any purpose whatsoever, without the expressed written consent of MSKTD & Associates, Inc. The Owner shall be permitted to retain copies for information and reference in connection with this project.

Travis Automotive

Developer:
Travis Auto Service, LLC
6925 St. Joe Road
Fort Wayne, IN 46835
260-486-3953

REVISIONS: DATE: BY:

SHEET TITLE:

Primary
Development Plan

COMMISSION NUMBER:

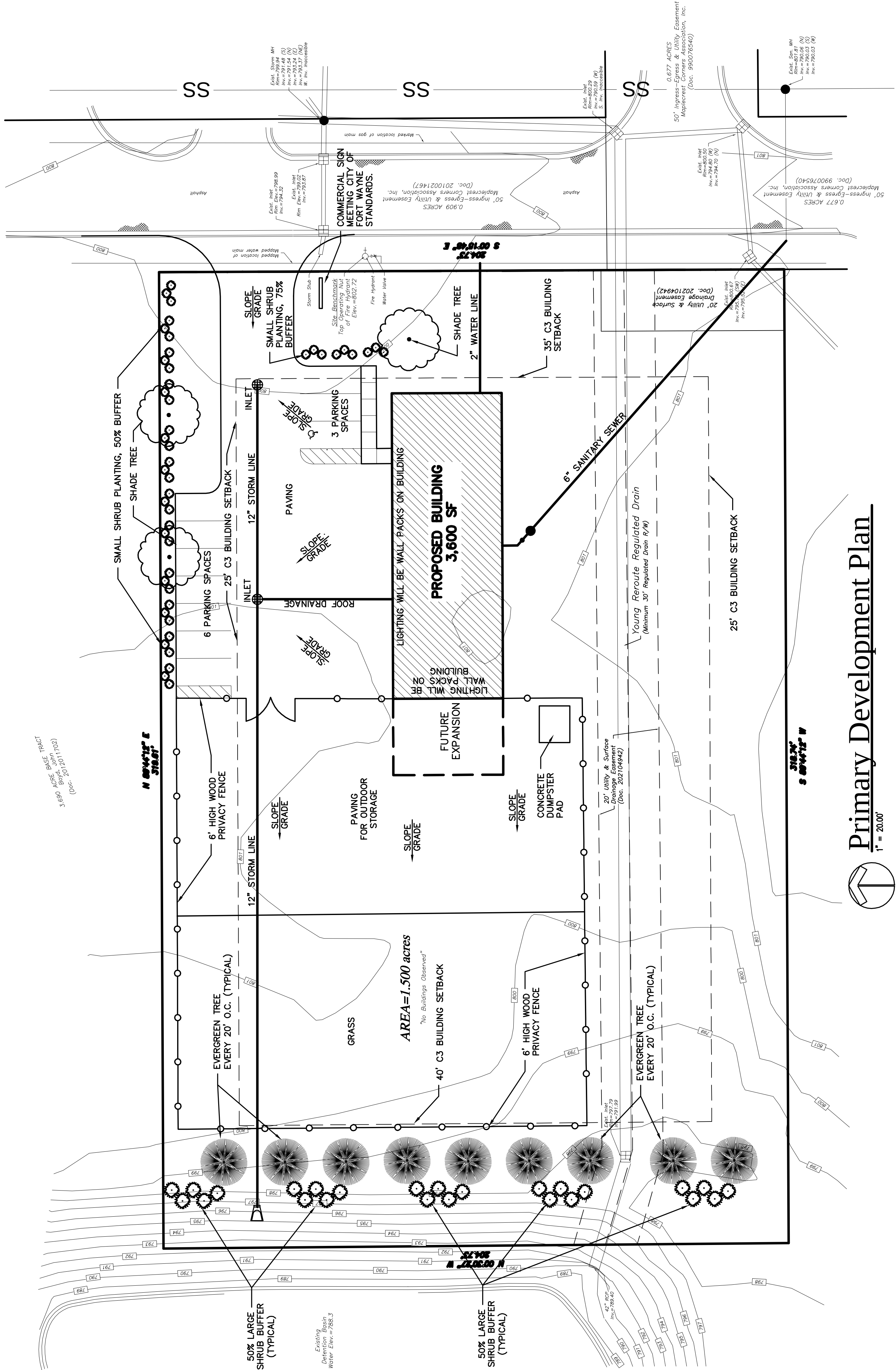
6716

DATE:

06-02-15

SHEET NUMBER:

C4-1



Primary Development Plan

1" = 20.00'