

#REZ-2015-0031

BILL NO. Z-15-06-30

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. B-06 (Sec. 1 of Aboite 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 C2 (Limited
Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
Wayne, Indiana:

Lots 1 through 11 in Edgemont Addition, an addition to the City of Fort Wayne,
Indiana, the plat of which is recorded in Plat Book 18, page 3, and re-recorded in Plat
Book 19, page 166, in the Office of the Recorder of Allen County, Indiana, and being
part of the Southwest Quarter of Section 1, Township 30 North, Range 11 East, Allen
County, Indiana, except those parts taken for right-of-way purposes for State Road
#14 and Hadley Road for Indiana Department of Transportation Project STP-4402
(013), more particularly described as follows:

Commencing at an Allen County Surveyor referenced 1" bar at the Southeast corner
of the Southwest Quarter of said Section 1; thence North 89 degrees 56 minutes 50
seconds West, on the South line of Southwest Quarter, 1,019.00 feet; thence North 00
degree 07 minutes 21 seconds West, 40.00 feet to the Southwest corner of Lot 8 in
said Edgemont Addition; thence continuing North 00 degree 07 minutes 21 seconds
West, on the West line of said Lot 8, a distance of 28.90 to the **Point of Beginning** on
the North right-of-way line of said State Road #14; thence continuing on said West
line, North 00 degree 07 minutes 21 seconds West, 296.10 feet to the Northwest
corner of said Lot 8; thence South 89 degrees 56 minutes 50 seconds East, on the
North line of Lots 4 through 8 in said Edgemont Addition, 631.00 feet to the
Northeast corner of said Lot 4; thence North 01 degree 07 minutes 59 seconds East,
on the West line of Lots 9, 10 & 11 in said Edgemont Addition, 375.00 feet to the
Northwest corner of said Lot 11; thence South 89 degrees 56 minutes 50 seconds
East, on the North line of said Lot 11, a distance of 329.34 feet to a point on the
Westerly right-of-way line of Hadley Road; thence South 07 degrees 59 minutes 32
seconds West, on said Westerly right-of-way line, 17.13 feet; thence continuing on
said Westerly right-of-way line, South 01 degree 08 minutes 58 seconds West,
590.55 feet to a point on the Northwesterly right-of-way line of said State Road #14;
thence South 49 degrees 37 minutes 52 seconds West, on said Northwesterly right-
of-way line, 88.02 feet to a point on the Northerly right-of-way line of said State Road
#14; thence North 89 degrees 56 minutes 50 seconds West, on said Northerly right-
of-way line, 459.32 feet; thence continuing on said Northerly right-of-way line, South
86 degrees 14 minutes 19 seconds West, 98.65 feet; thence continuing on said

1 Northerly right-of-way line, North 89 degrees 56 minutes 50 seconds West, 328.09
2 feet to the Point of Beginning, containing **9.178 acres**, more or less, and being
3 subject to a perpetual Highway Drainage Easement described in Documents
4 #200800764 and #2007058223 and other easements and rights
5 of way of record.

6 and the symbols of the City of Fort Wayne Zoning Map No. B-06 (Sec. 1 of Aboite
7 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
8 Wayne, Indiana is hereby changed accordingly.

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

11 _____
12 Council Member

13 APPROVED AS TO FORM AND LEGALITY

14 _____
15 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-2015-0031
Bill Number: Z-15-06-30
Council District: 4-Mitch Harper

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 9.2 acres of property from R1-Single Family Residential and C1-Professional and Personal Services to C2-Limited Commercial

Location: 7200 through 7400 block of Illinois Road and 800 through 1000 block of Hadley Road, at the northwest corner of the intersection.

Reason for Request: To permit retail uses, including multi-tenants buildings and commercial outlots.

Applicant: Loughheed, Williams, Montgomery, 14W

Property Owner: Scott Loughheed, Robin Loughheed, Martin William, Joyce Williams, Geoff Montgomery, Crystal Montgomery

Related Petitions: Primary Development Plan, West Village Shoppes

Effect of Passage: Property will be rezoned to C2-Limited Commercial which permits general retail uses and allows for commercial outlots.

Effect of Non-Passage: The property will remain zoned R1 and C1 and the majority of the property may be used for office type uses; the remainder may develop with single family uses.

Department of Planning Services
Rezoning Petition Application

Applicant	Applicant <u>Lougheed, Williams, Montgomery, 14W</u>		
	Address <u>1017 S. Hadley Road</u>		
	City <u>Fort Wayne</u>	State <u>IN</u>	Zip <u>46804</u>
	Telephone <u>(260) 432-3665</u>	E-mail <u>lougheedeng@comcast.net</u>	

Contact Person	Contact Person <u>Scott Lougheed</u>		
	Address <u>1017 S. Hadley Road</u>		
	City <u>Fort Wayne</u>	State <u>IN</u>	Zip <u>46804</u>
	Telephone <u>(260) 432-3665</u>	E-mail <u>lougheedeng@comcast.net</u>	

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 <u>7200 thru 7400 Block of Illinois Road & 800 thru 1000 block of Hadley Road</u>	
	Present Zoning <u>R-1 & C-1</u>	Proposed Zoning <u>C-2</u> Acreage to be rezoned <u>9.178</u>
	Proposed density <u>NA</u> units per acre	
	Township name <u>Aboite</u>	Township section # <u>1</u>
	Purpose of rezoning (attach additional page if necessary) <u>Create Retail Business Space</u>	
Sewer provider <u>Fort Wayne</u> Water provider <u>Fort Wayne</u>		

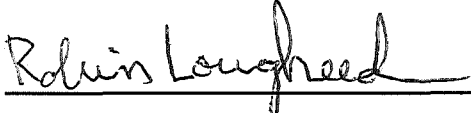
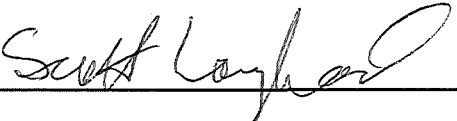
Filing Requirements	<i>Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements.</i>	
	☒ Applicable filing fee	
	☒ Applicable number of surveys showing area 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.

See Attached List		
(printed name of applicant)	(signature of 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)

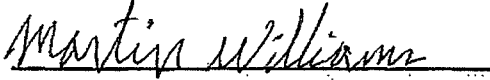
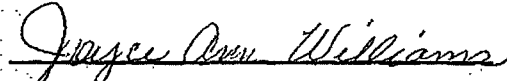
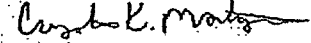
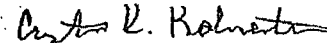
Received <u>6-2-15</u>	Receipt No. <u>118066</u>	Hearing Date <u>7/16/15</u>	Petition No. <u>Rez-2015-0031</u>
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**WEST VILLAGE SHOPPES
PROPERTY OWNERS
PRIMARY DEVELOPMENT PLAN
EDGEMONT SUBDIVISION**

LOT #	NAME	ADDRESS
1, 2, 7, 9	 Scott Lougheed	7200 Block Illinois Road
7		7412 Illinois Road
9		1008 S. Hadley Road
1, 2, 7, 9	 Robin Lougheed	7200 Block Illinois Road
7		7412 Illinois Road
9		1008 S. Hadley Road
3, 4, 5, 6, 10	 Scott Lougheed, 7400 & 7300 Block Illinois Road 14W & Hadley Road Dev. Co., Inc., President	
10		914 S. Hadley Road

Continued.....

**WEST VILLAGE SHOPPES
PROPERTY OWNERS
REZONING APPLICATION
EDGEMONT SUBDIVISION**

LOT #	NAME	ADDRESS
8	 Martin Williams	7424 Illinois Road
8	 Joyce Ann Williams	7424 Illinois Road
11	 Geoff Montgomery	820 S. Hadley Road
11	  Crystal Montgomery CRYSTAL K. KOLMERTEN	820 S. Hadley Road



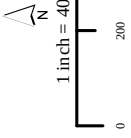
Rezoning Petition REZ-2015-0031 and Primary Development Plan - West Village Shoppes



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.

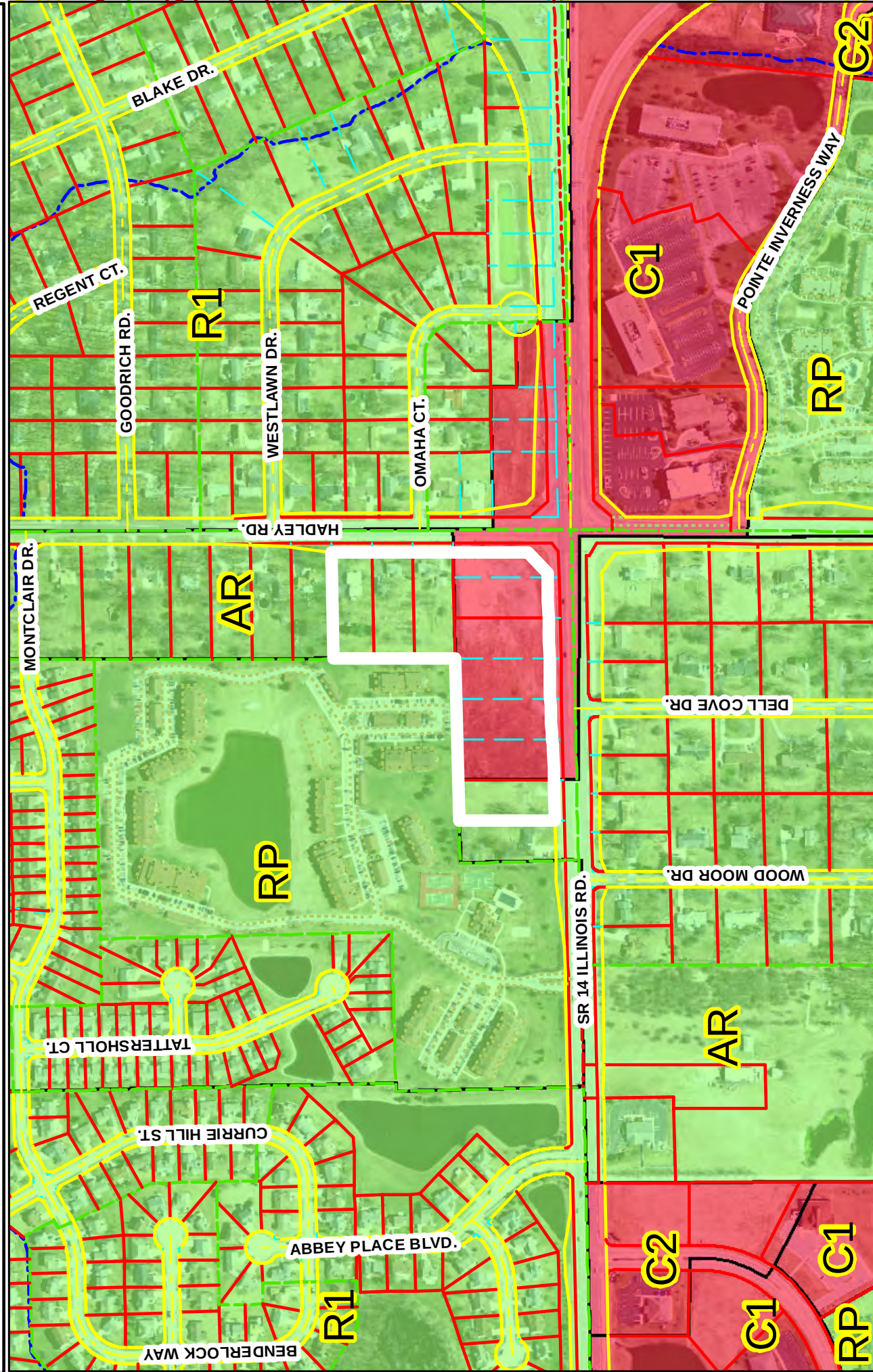
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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009



Date: 6/15/2015



Rezoning Petition REZ-2015-0031 and Primary Development Plan - West Village Shoppes

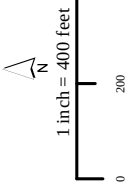


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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

Date: 6/15/2015



PRIMARY DEVELOPMENT PLAN FOR

WEST VILLAGE
SHOPPES

A SUBDIVISION OF COMMERCIAL PARCELS AT THE
ILLINOIS ROAD & HADLEY ROAD INTERSECTION
FORT WAYNE, INDIANA

DEVELOPER
14 WEST & HADLEY ROAD DEV. CO. INC.
SCOTT LOUGHEED
1017 S HADLEY ROAD
FORT WAYNE, IN 46804
260 432-3665

LEGAL DESCRIPTION FOR PRIMARY DEVELOPMENT PLAN:
Lots 1 through 7, and 9 through 11 in Edgmont Addition, on addition to the City of Fort Wayne, Indiana, the plot of which is recorded in Plat Book 18, page 3, and re-recorded in Plat Book 19, page 166, in the Office of the Recorder of Allen County, Indiana, and being part of the Southwest Quarter of Section 11, Township 30 North, Range 11 East, Allen County, Indiana, except those parts taken for right-of-way purposes for State Road #14 and Hadley Road for Indiana Department of Transportation Project SIP-4402 (013), more particularly described as follows:

Commencing at an Allen County Survey reference 1" bar at the Southeast corner of the Southwest Quarter of said Section 11, thence North 89 degrees 56 minutes 50 seconds West, on the South line of Southwest Quarter, 886.00 feet; thence North 01 degree 07 minutes 59 seconds East, 40.00 feet to the Southwest corner of Lot 7 in said Edgmont Addition; thence continuing North 01 degree 07 minutes 59 seconds East, on the West line of said Lot 7, a distance of 28.90 to the Point of Beginning on the North right-of-way line of said State Road #14; thence continuing on said West line, North 01 degree 07 minutes 59 seconds East, 296.15 feet to the Northwest corner of said Lot 7; thence South 89 degrees 56 minutes 50 seconds East, on the North line of Lots 4 through 7 in said Edgmont Addition, 500.00 feet to the Northeast corner of said Lot 4; thence North 01 degree 07 minutes 59 seconds East, on the West line of Lot 9, 10 & 11 in said Edgmont Addition, 375.00 feet to the Northwest corner of said Lot 11; thence South 89 degrees 56 minutes 50 seconds East, on the North line of said Lot 11, a distance of 329.34 feet to a point on the Westerly right-of-way line of Hadley Road; thence South 07 degrees 59 minutes 32 seconds West, on said Westerly right-of-way line, 17.13 feet; thence continuing on said Westerly right-of-way line, South 01 degree 08 minutes 58 seconds West, 580.55 feet to a point on the Northwestern right-of-way line of said State Road #14; thence South 49 degrees 37 minutes 52 seconds West, on said Northwestern right-of-way line, 88.02 feet to a point on the Northern right-of-way line of said State Road #14; thence North 89 degrees 56 minutes 50 seconds West, on said Northern right-of-way line, 459.32 feet; thence continuing on said Northern right-of-way line, South 86 degrees 14 minutes 19 seconds West, 98.65 feet; thence continuing on said Northern right-of-way line, North 89 degrees 56 minutes 50 seconds West, 203.58 feet to the Point of Beginning, containing 8.310 acres, more or less, and being subject to a perpetual Highway Damage Easement described in Documents #200800764 and #2007058223 and other easements and rights of way of record.

CURRENT ZONING:
• LOT 1 THROUGH 6 ZONED C1
• LOT 7 THROUGH 11 ZONED R

A REZONING PETITION IS BEING FILED IN CONJUNCTION WITH THIS PRIMARY DEVELOPMENT PLAN FOR A C2 ZONING DESIGNATION.

WESTLAWN ADDITION

OMAHA COURT

LOUGHEED, SCOTT & ROBIN
MAIL: 1017 S HADLEY ROAD
MAIL: 3605 EGGMAN ROAD
FORT WAYNE, IN 46814

WESTLAWN ADDITION

EXISTING STORM SEWER TO EAST & TO DEVELOPER'S REGIONAL DETENTION DRAIN
SEWER CONSTRUCTED AS URBAN DRAIN REPLACEMENT OF RODGERS REGULATED DRAIN AT DEVELOPER'S EXPENSE

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MAIL: 1017 S HADLEY ROAD
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FORT WAYNE, IN 46814

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EXISTING STORM SEWER TO EAST & TO DEVELOPER'S REGIONAL DETENTION DRAIN
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OMAHA COURT

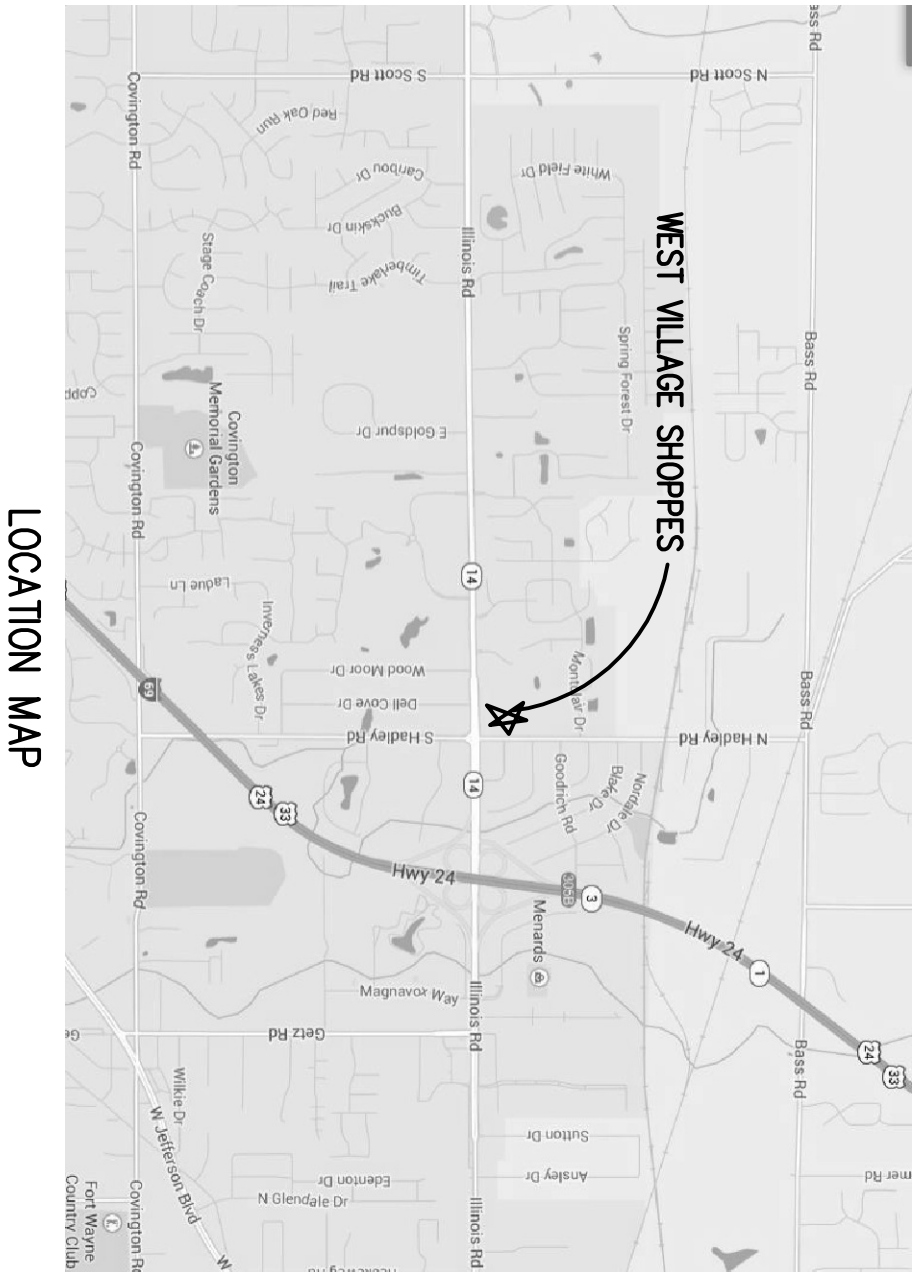
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WESTLAWN ADDITION

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SEWER CONSTRUCTED AS URBAN DRAIN REPLACEMENT OF RODGERS REGULATED DRAIN AT DEVELOPER'S EXPENSE

WESTLAWN ADDITION

UTILITY SERVICE PROVIDERS	
NATURAL GAS:	
NI-SCO	
1501 HALE AVENUE	
FORT WAYNE, IN 46802	
JOSEPH FLOCHER	
(260) 442-7319	
ELECTRIC:	
INDIANA POWER	
3514 LAMON RD	
NEW HAVEN, IN 46874	
260-749-3073 OFFICE	
WATER:	
CITY OF FORT WAYNE	
200 EAST BERRY STREET	
FORT WAYNE, IN 46802	
NEW WATER & SEWER:	
(260) 461-2288	
SEWER:	
(260) 461-2288	
TELE-COMMUNICATIONS:	
FRONTIER	
8001 WEST JEFFERSON	
FORT WAYNE, IN 46814	
RAY HEITZMAN	
(260) 461-2288	
CABLE TELEVISION:	
COMCAST	
7200 LAMON RD	
FORT WAYNE, IN 46802	
JOHN GADAY	
(260) 458-5107	



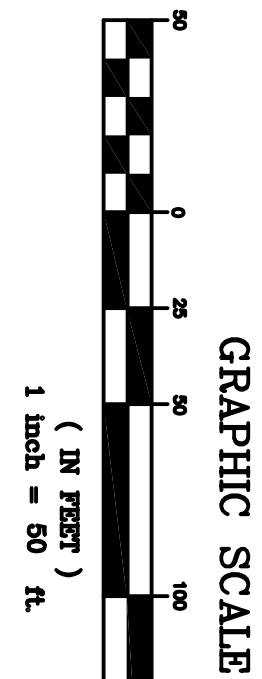
LOCATION MAP

PRIMARY DEVELOPMENT PLAN NOTES

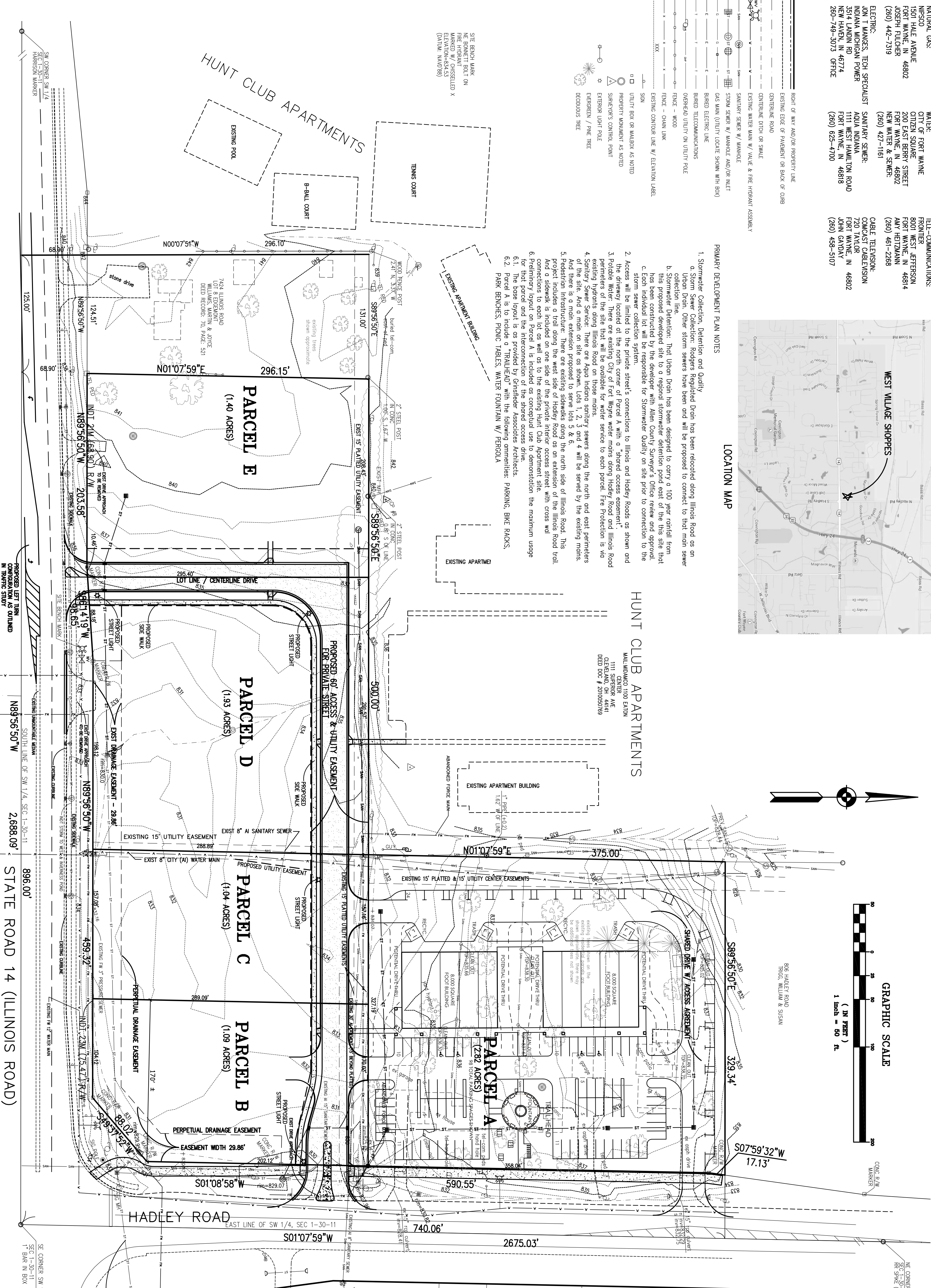
1. Stormwater Collection, Detention and Quality
a. Storm Sewer Collection: Rodgers Regulated Drain has been relocated along Illinois Road as an Urban Drain. Other storm sewers have been and will be proposed to connect to that main sewer collection line.
b. Detention and Quality: That Urban Drain has been designed to serve a 100 year rainfall from the 100 year storm event. The detention pond is located east of the site. This site has been constructed by the developer with Allen County Survey's Office review and approval.
c. Each individual lot will be responsible for Stormwater Quality on site prior to connection to the storm sewer collection system.
2. Accesses will be limited to the private street's connections to Illinois and Hadley Roads as shown and the driveway located at the north corner of Parcel A with a "shared access easement".
3. Potable Water: There are existing City of Fort Wayne water mains along Hadley Road and Illinois Road perimeter of the site that will be available for water service to each parcel. Fire Protection is via existing hydrants along Illinois Road on those mains.
4. Sanitary Sewer Service: There are Aquia Indiana sanitary sewers along the north and east perimeters of the site. And a man on site as shown. Lots 1, 2, 3 and 4 will be served by the existing mains.
5. Pedestrian Infrastructure: There are existing sidewalks along the north side of Illinois Road. This project includes a trail along the west side of Hadley Road as an extension of the Illinois Road trail. And a sidewalk is included on one side of the private interior access street with cross walk connections to each lot as well as to the existing Hunt Club Apartment site.
6. Preliminary layout on Parcel A is included as conceptual use to demonstration the maximum usage for that parcel and the interconnection of the shared access drive.
- 6.1. The base layout is as provided by Grinsfelder Associates Architects.
- 6.2. Parcel A is to include a "TRAILHEAD" with the following amenities: PARKING, BIKE RACKS, PARK BENCHES, PONDIC TABLES, WATER FOUNTAIN W/ FERRISOLA

HUNT CLUB APARTMENTS

MAILING ADDRESS: 1100 EATON
CENTER
1111 SHERIDAN AVE
FORT WAYNE, IN 46804
DEED DOC # 2010007079



816 HADLEY ROAD
TRIGLO, WILLIAM & SUSAN



EXISTING BOUNDARY & TOPOGRAPHIC BASE BY:
SURVEYOR:
GOULOFF - JORDAN
SURVEYING AND DESIGN, INC.
1133 BROADWAY
FORT WAYNE, IN 46802
PH (260) 424-5362 FAX (260) 424-4916

ANDERSON, THOMAS L
1205 WOODBURN DR
SERRANO, PAUL N
7411 ILLINOIS ROAD
WRIGHT, TODD H & MARY C
7317 ILLINOIS ROAD

BERG, THOMAS B & JANE A
STATE: 1209 DELL COVE DR
FORT WAYNE, IN 46814
ROBERTSON, VERA N
1210 DELL COVE DR
JACKSON, DAVID A
1220 S HADLEY ROAD

KEVIN WOODFORD
REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA
NO. 900463
10/10/2015

DATE: JUNE 1, 2015
DRAWN BY: KJV
SCALE: 1" = 50'
REVISIONS:
DATE: JUNE 1, 2015
DRAWN BY: KJV

LOUGHEED & ASSOCIATES, INC.
CONSULTING ENVIRONMENTAL & CIVIL ENGINEERS
1017 SOUTH HADLEY ROAD * FORT WAYNE, INDIANA 46804
(260) 432-3665 * * FAX 436-0224

PRIMARY DEVELOPMENT PLAN

SHEET



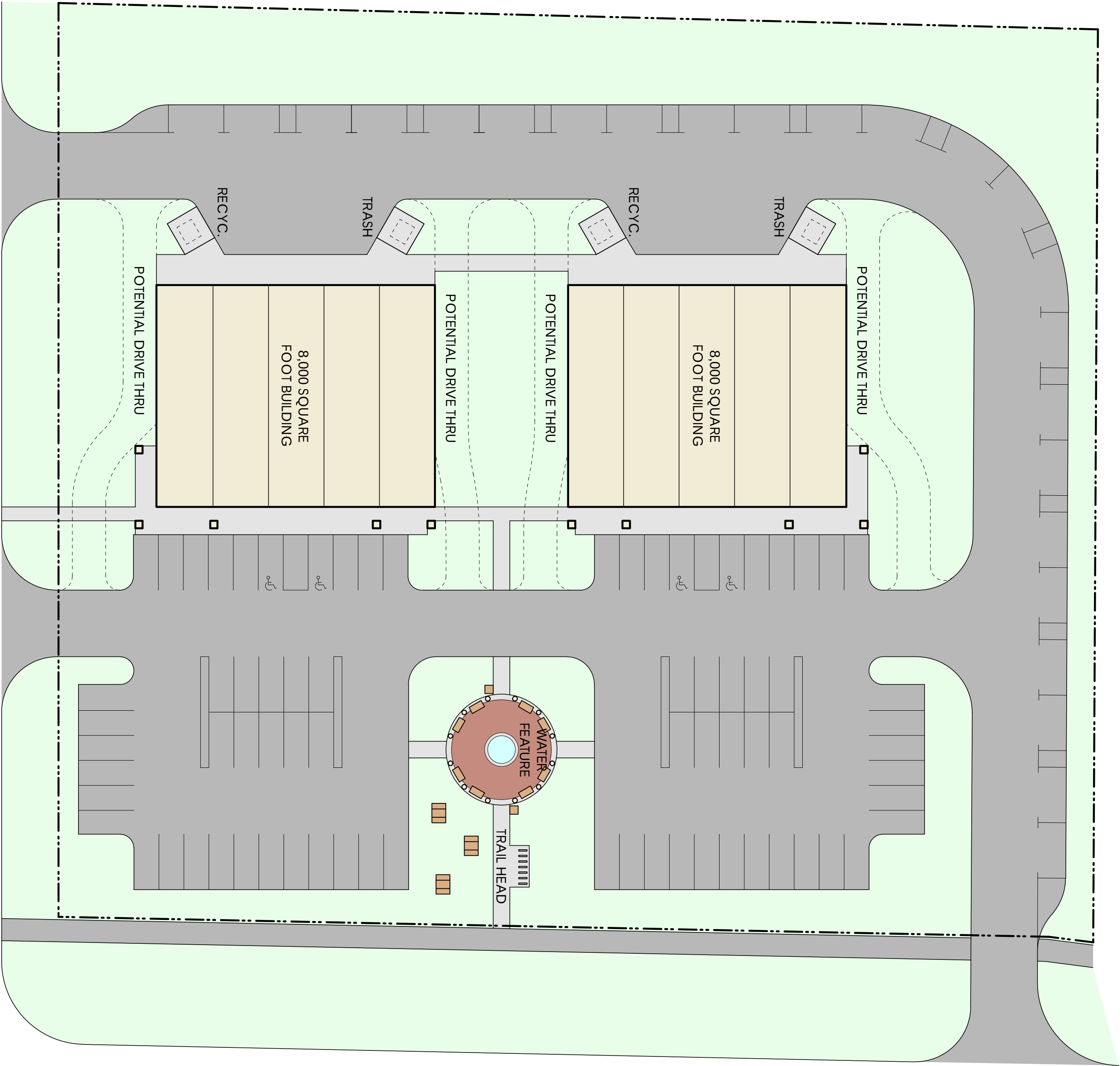
2
PERSPECTIVE OF PROPOSED PARCEL 'A'
NOT TO SCALE

BUILDING MATERIALS

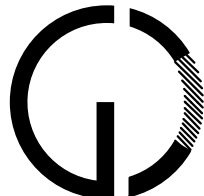
- BRICK
- STONE
- ALUMINUM STOREFRONT W/ TINTED GLAZING
- EXTERIOR INSULATION FINISHING SYSTEM (EIFS)
- METAL AWNINGS
- LIMESTONE TRIM DETAILING

GENERAL ARCHITECTURAL PRINCIPLES

- PROVIDE STRONG PEDESTRIAN CONNECTION
- PROVIDE CONNECTION TO ADJACENT RESIDENTIAL AREAS
- PROVIDE INTERACTION WITH FORT WAYNE TRAIL SYSTEM
- CREATE A BALANCE BETWEEN LANDSCAPED SPACES AND THE BUILT ENVIRONMENT
- RECOMMENDED BUILDING MATERIALS SHALL BE EXPRESSED EQUALLY ON ALL BUILDING ELEVATIONS



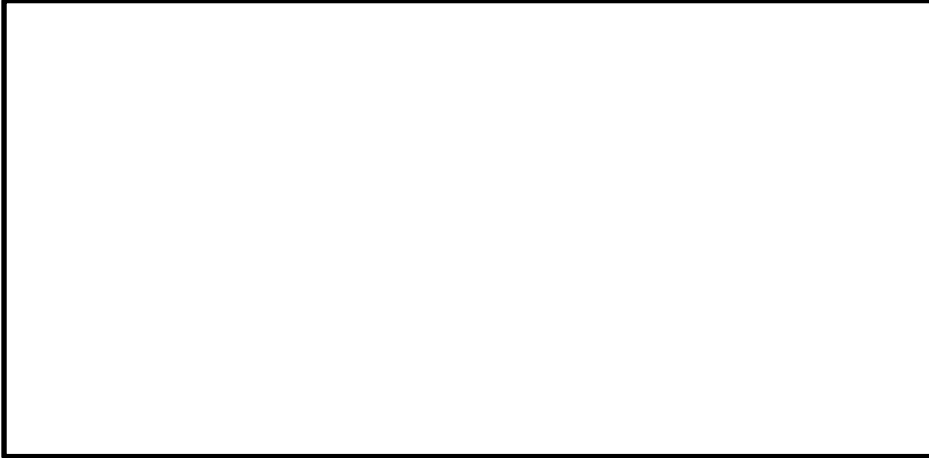
1
PARCEL 'A' SITE PLAN
SCALE: 1" = 30'-0"



GRINSFELDER
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www.grinsfelderarchitects.com

CERTIFICATION



Site Design For:
**WEST VILLAGE
SHOPPES**
Illinois Road and Hadley Road
Fort Wayne, Indiana

DRAWN BY:	WPC
DATE:	05/27/15
REV/SIONS:	

SHEET
SP1
OF
1

COMMISSION #
1520

*** Note:** Lot size and layout may vary based upon use. Interior plantings shown are for illustration purposes only and shall be finalized at Secondary Development Submittal.



Hadley Road

State Road 14 (Illinois Road)

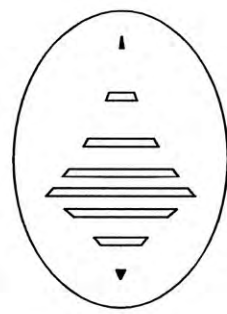
Hunt Club
Apartments

Omaha
Court

West Village Shoppes

Illinois Road and Hadley Road

Fort Wayne, Indiana



Earth-Source Inc
14921 Hand Road, Fort Wayne, IN 46818
(260)489-8511

date:	May 21, 2015
drawn by:	date:
DPW:	06/21/2015
checked by:	date:
DLE:	06/21/2015
revisions:	date:
file name:	West Village Shoppes
project no.:	Primary Planting Plan.dwg
sheet no.:	P-LP1