

#REZ-2015-0032

BILL NO. Z-15-06-31

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. K-58 (Sec. 3 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 a C2 (Limited
Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
Wayne, Indiana:

Part of Rousseau's Out Lots Numbered 2 and 3, as recorded in Plat Book 7, page 50, in the Office
of the Recorder of Allen County, Indiana, being more particularly described as follows, to-wit:
Commencing at the Center of said Section 3, being marked by a cast iron monument; thence
North 87 degrees 58 minutes 17 seconds East (GPS grid bearings used as the basis of all bearings
in this description), on and along the South line of said Northeast Quarter, a distance of 22.61
feet to the point of the intersection of said South line of with the centerline of Lima Road (State
Road #3); thence North 02 degrees 00 minutes 49 seconds West, on and along said centerline, a
distance of 530.61 feet to a point; thence North 88 degrees 05 minutes 21 seconds East, a
distance of 79.00 feet to a #5 rebar at the point of intersection of the East right-of-way line of
Lima Road (State Road #3) and the South line of a 1.97 acre base tract of real estate described in
a deed to Lancia Properties, LLC, in Document Number 2012073631 in the Office of the
Recorder of Allen County, Indiana, this being the true point of beginning; thence North 88
degrees 05 minutes 21 seconds East, on and along the South line of said 1.97 acre base tract, a
distance of 458.59 feet to a #5 rebar at the Southeast corner thereof; thence North 02 degrees 00
minutes 49 seconds West, on and along the East line of Lots Numbered 2 and 3 in said
Rousseau's Out Lots, also being the East line of said 1.97 acre base tract, a distance of 175.00
feet to a #3 rebar at the Northeast corner of said 1.97 acre base tract; thence South 88 degrees 05
minutes 21 seconds West, on and along the North line of said 1.97 acre base tract, a distance of
457.24 feet to a #5 rebar at the intersection of said North line with said East right-of-way
line; thence South 01 degrees 34 minutes 20 seconds East, on and along said East right-of-way
line, a distance of 175.00 feet to the true point of beginning, containing 1.840 acres of land,
subject to all easements of record. This description is based on an original survey by Sauer Land
Surveying, Inc., Survey No. 110-165, dated May 21, 2015.

and the symbols of the City of Fort Wayne Zoning Map No. K-58 (Sec. 3 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-2015-0032
Bill Number: Z-15-06-31
Council District: 3-Tom Didier

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 1.8 acres of property from R1-Single Family Residential to C2-Limited Commercial

Location: 9522 Lima Road

Reason for Request: To expand the existing Lancia Office Park.

Applicant: Lancia Properties, LLC

Property Owner: Lancia Properties, LLC

Related Petitions: Primary Development Plan, Lancia Office Park, II

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 the property may develop with single family uses.

Department of Planning Services
Rezoning Petition Application

Applicant	Applicant	Lancia Properties, LLC		
	Address	9430 Lima Road, Suite A		
	City	Fort Wayne	State	IN Zip 46818
	Telephone	260-489-4433	E-mail	jamie@lanciahomes.com

Contact Person	Contact Person	Jamie Lancia		
	Address	same		
	City		State	
	Telephone		E-mail	

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 9522 Lima Road, Fort Wayne, IN 46818			
	Present Zoning R1	Proposed Zoning C2		
	Acreage to be rezoned 1.840 acres			
	Proposed density n/a units per acre			
	Township name Washington Township section #3			
Purpose of rezoning (attach additional page if necessary)		To develop a Professional Office Park		
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		

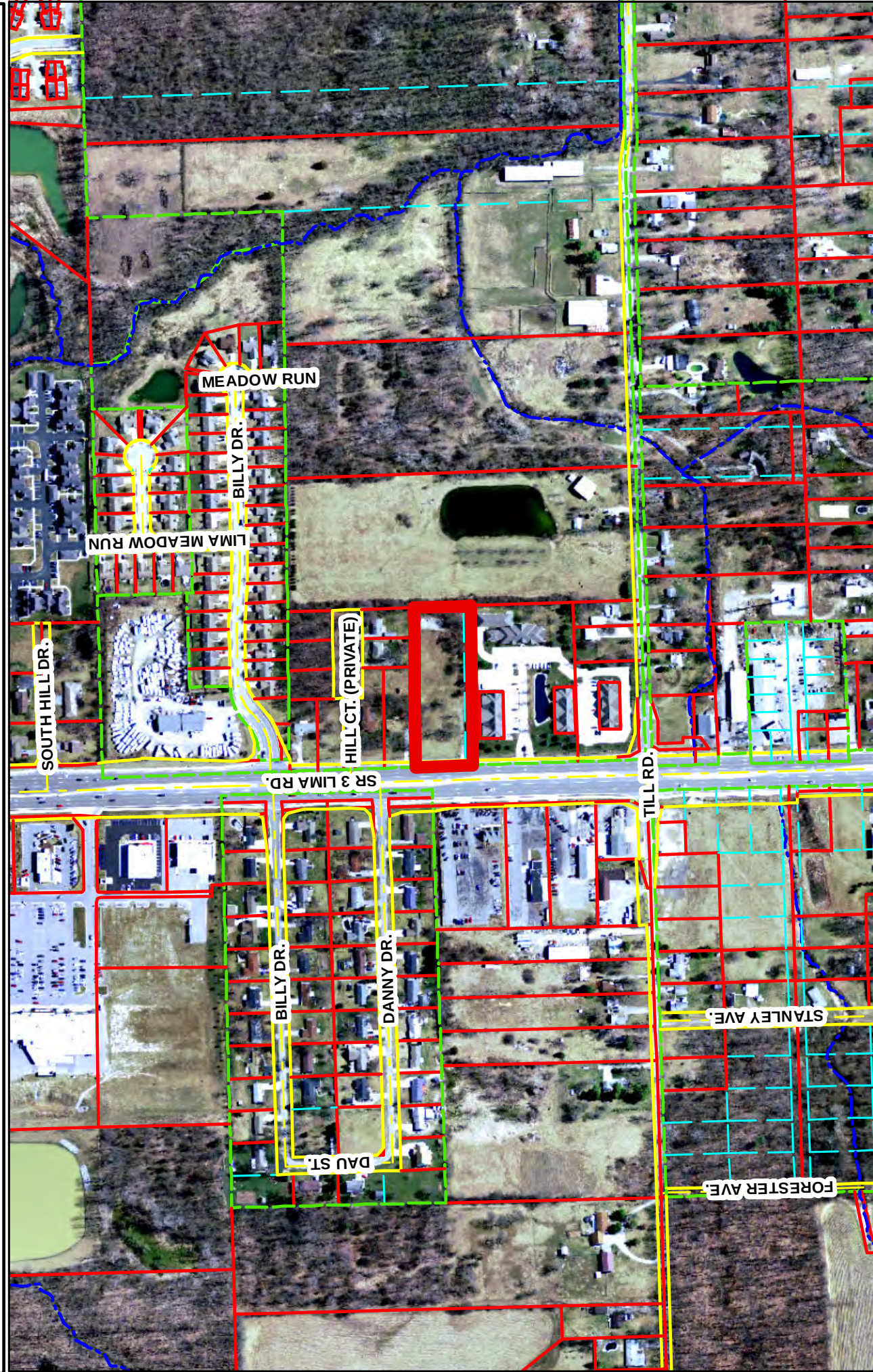
I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures 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.

Jamie Lancia		6/2/15
(printed name of applicant)	(signature of applicant)	(date)
Jamie Lancia/Lancia		6/2/15
(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.
6/2/15	118078	7/13/15	Rez-2015-0032



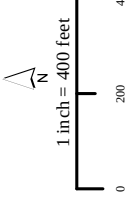
Rezoning Petition REZ-2015-0032 and Primary Development Plan - Lancia Office Park II



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.

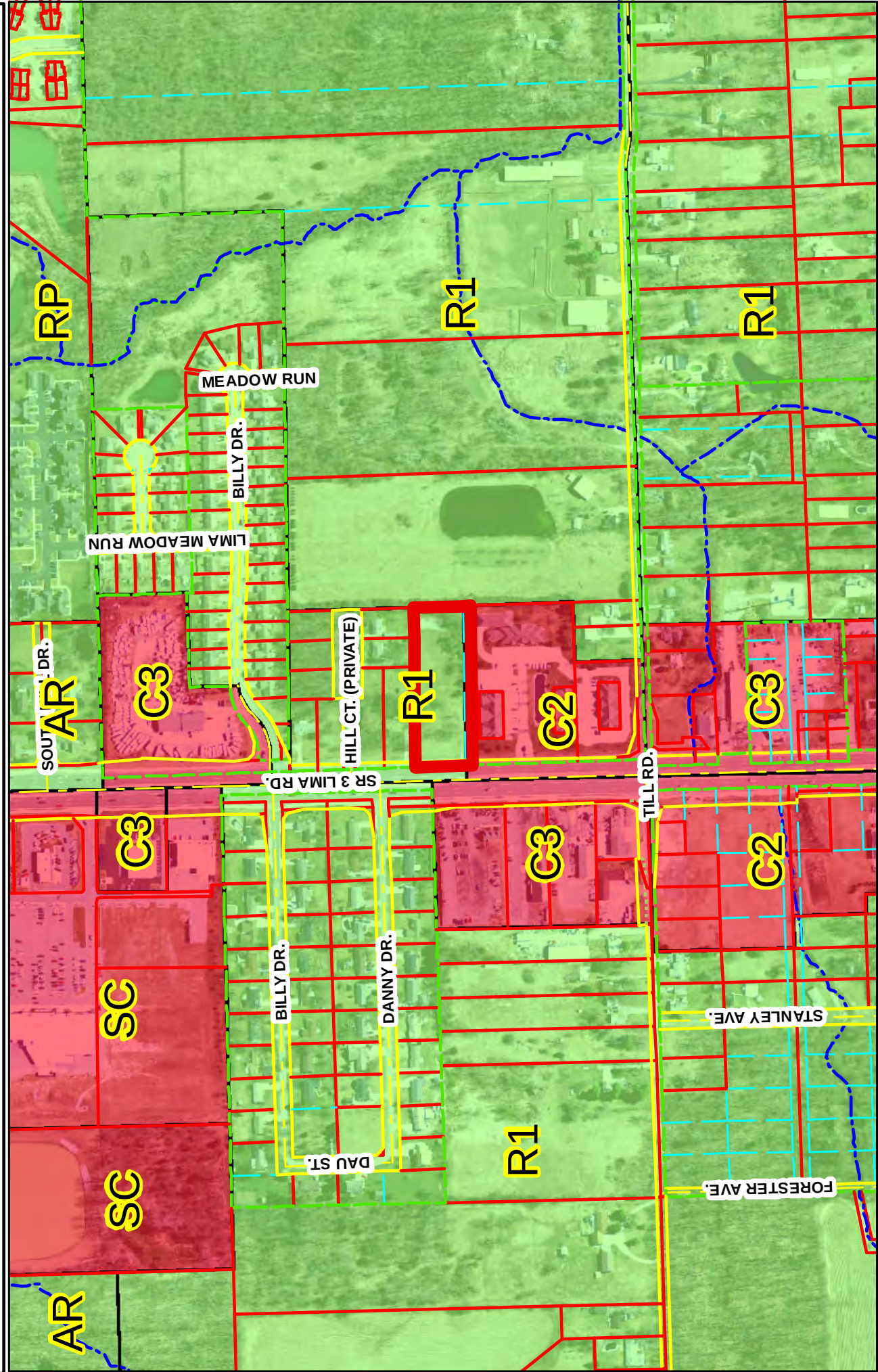
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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009



Date: 6/15/2015



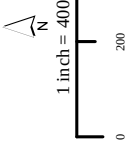
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© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009



Date: 6/15/2015

PrimaryDevelopment Plan:

LANCIA OFFICE PARK II

Developer:
Lancia Properties, LLC
9430 Lima Road, Suite A
Fort Wayne, IN 46818
Tel: 260/489-4433

Surveyor - Planner:
Sauer Land Surveying, Inc.
14033 Illinois Road, Suite C
Fort Wayne, IN 46814
Tel: 260/469-3300

SITE DESCRIPTION:

Part of Rousseau's Out Lots Numbered 2 and 3, as recorded in Plat Book 7, page 50, in the Office of the Recorder of Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the Center of said Section 2, being marked by a cast iron monument; thence North 87 degrees 58 minutes 17 seconds East (GPS and bearings used as the basis of all bearings in this description), on and along the South line of said Northeast Quarter, a distance of 22.61 feet to the point of the intersection of said South line of with the centerline of Lima Road (State Road #3); thence North 02 degrees 00 minutes 49 seconds West, on and along said centerline, a distance of 530.61 feet to a point; thence North 88 degrees 05 minutes 21 seconds East, a distance of 79.00 feet to a #5 rebar at the point of intersection of the East right-of-way line of Lima Road (State Road #3) and the South line of a 1.97 acre base tract of real estate described in a deed to Lancia Properties, LLC, in Document Number 2012075631 in the Office of the Recorder of Allen County, Indiana, this being the true point of beginning; thence North 88 degrees 05 minutes 21 seconds East, on and along the South line of said 1.97 acre base tract, a distance of 498.59 feet to a #5 rebar at the Southeast corner thereof; thence North 02 degrees 00 minutes 49 seconds West, on and along the East line of Lots Numbered 2 and 3 in said Rousseau's Out Lots, also being the East line of said 1.97 acre base tract, a distance of 175.00 feet to a #3 rebar at the Southeast corner thereof; thence North 87 degrees 58 minutes 17 seconds East, on and along the East line of said 1.97 acre base tract, a distance of 657.24 feet to a #5 rebar at the Southeast corner thereof; thence North 01 degrees 34 minutes 20 seconds East, on and along said East right-of-way line, a distance of 175.00 feet to the true point of beginning, containing 1.840 acres of land, subject to all easements of record. This description is based on an original survey by Sauer Land Surveying, Inc., Survey No. 110-165, dated May 21, 2015.

This property appears to lie within Zone X as the description plots by scale on Flood Insurance Rate Map No. 18003C 0170C, effective August 3, 2009.

Utility Providers

Gas: NIPSCO (800) 464-7726
Water: City of Fort Wayne (260) 427-1160
Sanitary: City of Fort Wayne (260) 427-1160
Electric: American Electric Power (800) 311-4834
Telephone: Frontier (877) 600-1572
Cable TV: Comcast (260) 456-9000
IUPPS Ticket No. 1505013274

Beginning Benchmark:
INDOT CORS Base Station RCTM0009, located at INDOT Fort Wayne,
5333 Hatfield Road, Fort Wayne, IN
Base Station Elev.=861.919 [NAVD'88]

Site Benchmark #1:
North of lot located 7 feet West and 52 feet South of the
northwest corner of subject tract.
Elevation=842.72 [NAVD'88]

LEGEND:

- | | | | |
|--|--|--|-----------------------|
| | - Proposed Sanitary Sewer | | - Electric Box |
| | - Proposed Storm Sewer | | - Electric Meter |
| | - Existing Sanitary Sewer | | - Guy Wire |
| | - Existing Storm Sewer | | - Existing Water Line |
| | - Existing Elect. Underground | | - Power Pole |
| | - Existing Elect. Overhead | | - Telephone Pedestal |
| | - Existing Storm Line | | - Cable TV Pedestal |
| | - Existing Sanitary Line | | - Stone |
| | - Existing Telephone Line | | - Concrete |
| | - Existing Telephone Overhead | | - Asphalt |
| | - Existing Easement | | - Gravel |
| | - Existing Telephone and Electric Overhead | | - Proposed Lightpole |

SCALE IN FEET:
0 30 60

