

#REZ-2016-0065

BILL NO. Z-15-12-11

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. R-34 (Sec. 20 of St. Joseph 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 an NC
(Neighborhood Center) District under the terms of Chapter 157 Title XV of the Code of the
City of Fort Wayne, Indiana:

Part of the West Half of the Northwest Quarter of Section 20, Township 31 North, Range 13 East, Allen
County, Indiana, more particularly described as follows:

Beginning on the North line of said Northwest Quarter at a point situated 388.7 feet, South 90 degrees
00 minutes West (deed bearing and is used as the basis for the bearings in this description) from the
Northeast corner of said West Half, this point being the Northwest corner of a tract of land conveyed to
Lassus Brothers Oil, Inc. in Deed Record 733, page 527 in the Office of the Recorder of Allen County,
Indiana; thence South 00 degrees 02 minutes East (recorded South 00 degrees 10 minutes, East) on
and along the West line of said Lassus Brothers Oil, Inc. tract and parallel to the East line of said West
Half, a distance of 170.00 feet to the Southwest corner of said tract; thence North 90 degrees 00
minutes East, on and along the South line of said Lassus Brothers Oil, Inc. tract and the Easterly
projection thereof, and parallel to said North line, a distance of 180.00 feet; thence South 00 degrees
02 minutes East (recorded South 00 degrees 10 minutes East) and parallel to the East line of said
West Half, on and along a line established by an existing line fence and monuments found, a distance
of 426.8 feet to post found; thence South 90 degrees 00 minutes West and parallel to the North line of
said Northwest Quarter, a distance of 369.8 feet (recorded 369.39 feet); thence North 00 degrees 07
minutes East, on and along a line being partially defined by the East line of Parker Cemetery, being a
2.4 acre tract with boundaries established in two deeds both having been recorded in Deed Record
366, page 221 in the Office of the Recorder of Allen County, Indiana, a distance of 596.8 feet to the
Northeast corner of said Parker Cemetery, being a point on the North line of said Northwest Quarter;
thence North 90 degrees 00 minutes East, on and along said North line, being within the right of way of
St. Joe Center Road, a distance of 188.2 feet to the point of beginning, containing 4.353 acres of land.

and the symbols of the City of Fort Wayne Zoning Map No. R-34 (Sec. 20 of St. Joseph
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

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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-2015-0065
Bill Number: Z-15-12-11
Council District: 2-Russ Jehl

Introduction Date: December 22, 2015

Plan Commission
Public Hearing Date: January 11, 2016

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

Synopsis of Ordinance: To rezone approximately 2.67 acres of property from R1-Single Family Residential to NC-Neighborhood Center

Location: 3582 St. Joe Center Road

Reason for Request: To allow for the expansion of the existing Storage Express business.

Applicant: Storage Express Holdings, LLC

Property Owner: Jefferson Shreve

Related Petitions: Primary Development Plan, Storage Express New Buildings

Effect of Passage: Property will be rezoned to the C3-General Commercial district which will allow expansion of the existing mini-storage operation.

Effect of Non-Passage: The property will remain zoned for single family housing and may develop with residential uses.

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Engineering Resources (on behalf of Storage Express)
Address 11020 Diebold Rd.
City Fort Wayne State IN Zip 46845
Telephone 260-490-1025 E-mail dbrincefield@eri.consulting

Contact Person
Contact Person Dan Brincefield
Address 11020 Diebold Rd.
City Fort Wayne State IN Zip 46845
Telephone 260-490-1025 E-mail dbrincefield@eri.consulting

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 3582 Saint Joe Center Rd.
Present Zoning R1 Proposed Zoning C3 Acreage to be rezoned 2.67 ac
Proposed density 1.5 units per acre
Township name Saint Joseph Township section # T31N
Purpose of rezoning (attach additional page if necessary) Ability to use of property for 4 new self storage buildings

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.

DANIEL S BRINCEFIELD [Signature] 11-24-15
(printed name of applicant) (signature of applicant) (date)

Jefferson Shreve [Signature] 11-17-15
(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.
<u>12/1/15</u>	<u>119675</u>	<u>1/11/16</u>	<u>REZ-2015-0065</u>



Rezoning Petition REZ-2015-0065 and Primary Development Plan - Express Storage

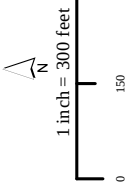


Project boundaries represented by bold colored lines are for representational purposes only.

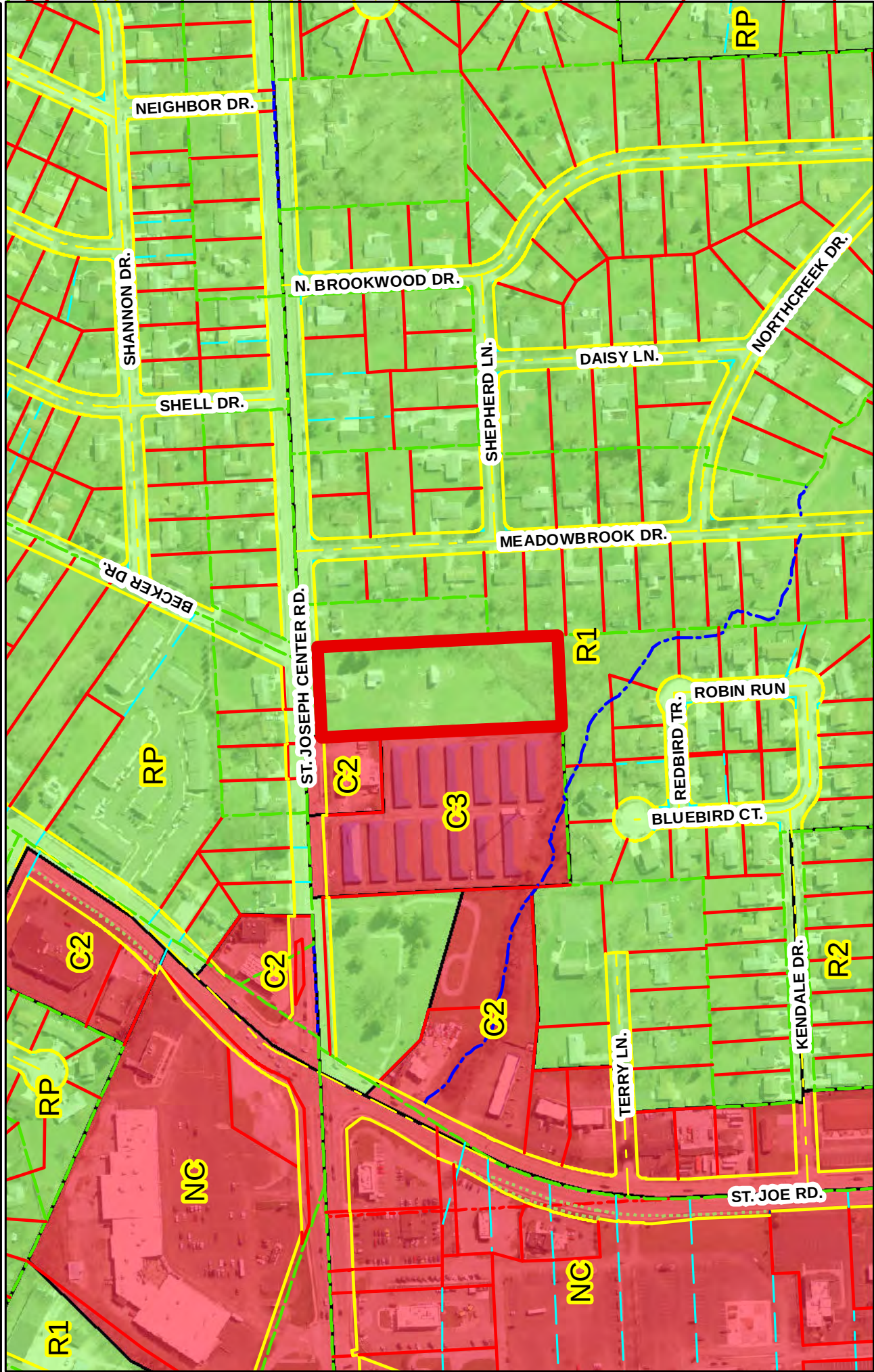
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

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

Date: 12/8/2015



Rezoning Petition REZ-2015-0065 and Primary Development Plan - Express Storage



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

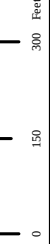
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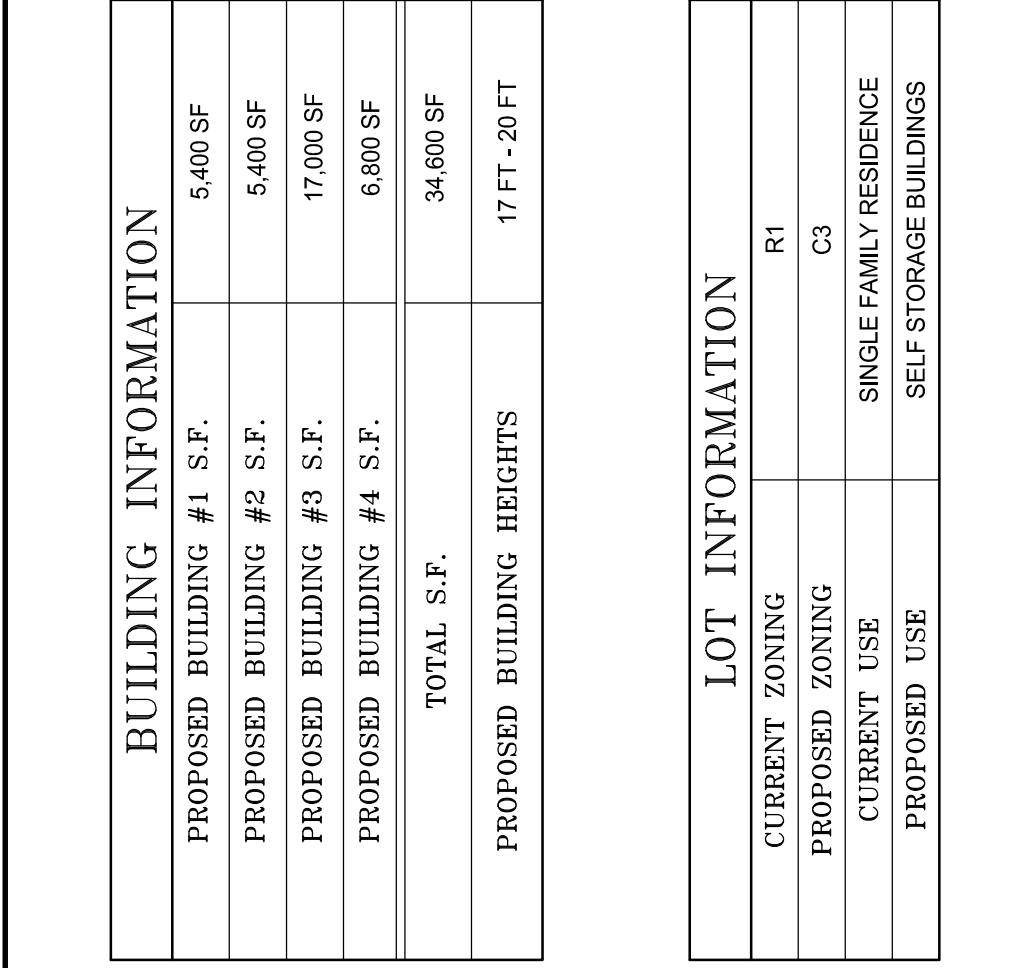
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Date: 12/8/2015



1 inch = 300 feet





LOT INFORMATION	
CURRENT ZONING	R1
PROPOSED ZONING	C3
CURRENT USE	SINGLE FAMILY RESIDENCE
PROPOSED USE	SELF STORAGE BUILDINGS

FLOOD INSURANCE RATE MAP (FIRM):
 ALLEN COUNTY, INDIANA AND INCORPORATED AREAS
 FIRM MAP NUMBER: 18003C0189G
 PANEL 188 OF 495
 DATED AUGUST 3, 2009
 FLOODING AREAS IN ZONES: "X" OTHER AREAS "X" OTHER FLOOD AREAS,
 AND SPHAS "A"

	STORM INLET / MANHOLE		STORM SEWER
	STORM END SECTION		WOOD PRIVACY FENCE LINE
	STORM TRASH RACK		CHAIN LINK FENCE LINE
	DRAINAGE INTENT		ORNAMENTAL FENCE LINE

-  DECIDUOUS BUSH FOR CODE P-1 AND P-3 LANDSCAPE BUFFER REQUIREMENT PER CITY OF FORWAYNE LANDSCAPE CODE.

-  SHADE TREE FOR CODE P-1, P-2, AND P-3 LANDSCAPE BUFFER REQUIREMENT PER CITY OF FORWAYNE LANDSCAPE CODE.

PROPOSED ASPHALT PAVEMENT



LOCATION MAP

SCALE: NOT TO SCALE



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CAD FILE	3373-PD1.1
PLOT DATE	12/02/15
DRAWN BY	KRK
PLOT SCALE	VARIES
R E V I S I O N S	
DATE	DESCRIPTION

PRIMARY DEVELOPMENT PLAN



SCALE: 1" = 30'

PRIMARY DEVELOPMENT PLAN

PD1.0



ENGINEERING
RESOURCES INC.

**STORAGE EXPRESS
NEW BUILDINGS
582 ST. JOE CENTER ROAD
FORT WAYNE, INDIANA**

12-02-2015