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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-2016-0007
Bill Number: Z-16-03-14
Council District: 1-Paul Ensley

Introduction Date: March 22, 2016

Plan Commission
Public Hearing Date: April 11, 2016

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

Synopsis of Ordinance: To rezone approximately 2.31 acres of property from C2-Limited Retail to
C3-General Commercial

Location: 1630 N. Coliseum

Reason for Request: To expand the existing car sales business to the property to the south.

Applicant: Titan Investment Properties, LLC

Property Owner: Fred Grote

Related Petitions: Primary Development Plan, Grote Automotive

Effect of Passage: Property will be rezoned to the C3- General Commercial which will allow
the property owner to expand the auto sales business.

Effect of Non-Passage: The property will remain zoned for limited retail uses, and the existing
business may remain under the Board of Zoning Appeals approval.
Expansion may not take place.

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Titan Investment Properties, LLC - Fred Grote
 Address 1630 N. Coliseum Blvd
 City Fort Wayne State Indiana Zip 46805
 Telephone (260) 422-5000 E-mail _____

Contact Person
 Contact Person MLS Engineering - Cody Ward
 Address 217 Airport North Office Park
 City Fort Wayne State Indiana Zip 46825
 Telephone (260) 489-8571 E-mail cody@mlswebsite.us

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 1630 N. Coliseum Blvd
 Present Zoning C2 Proposed Zoning C3 Acreage to be rezoned 2.31±
 Proposed density N/A units per acre
 Township name Saint Joseph Township section # 32
 Purpose of rezoning (attach additional page if necessary) Currently the business is permitted by a Use Variance. Due to site improvements changing the zoning would bring the business into compliance.
 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

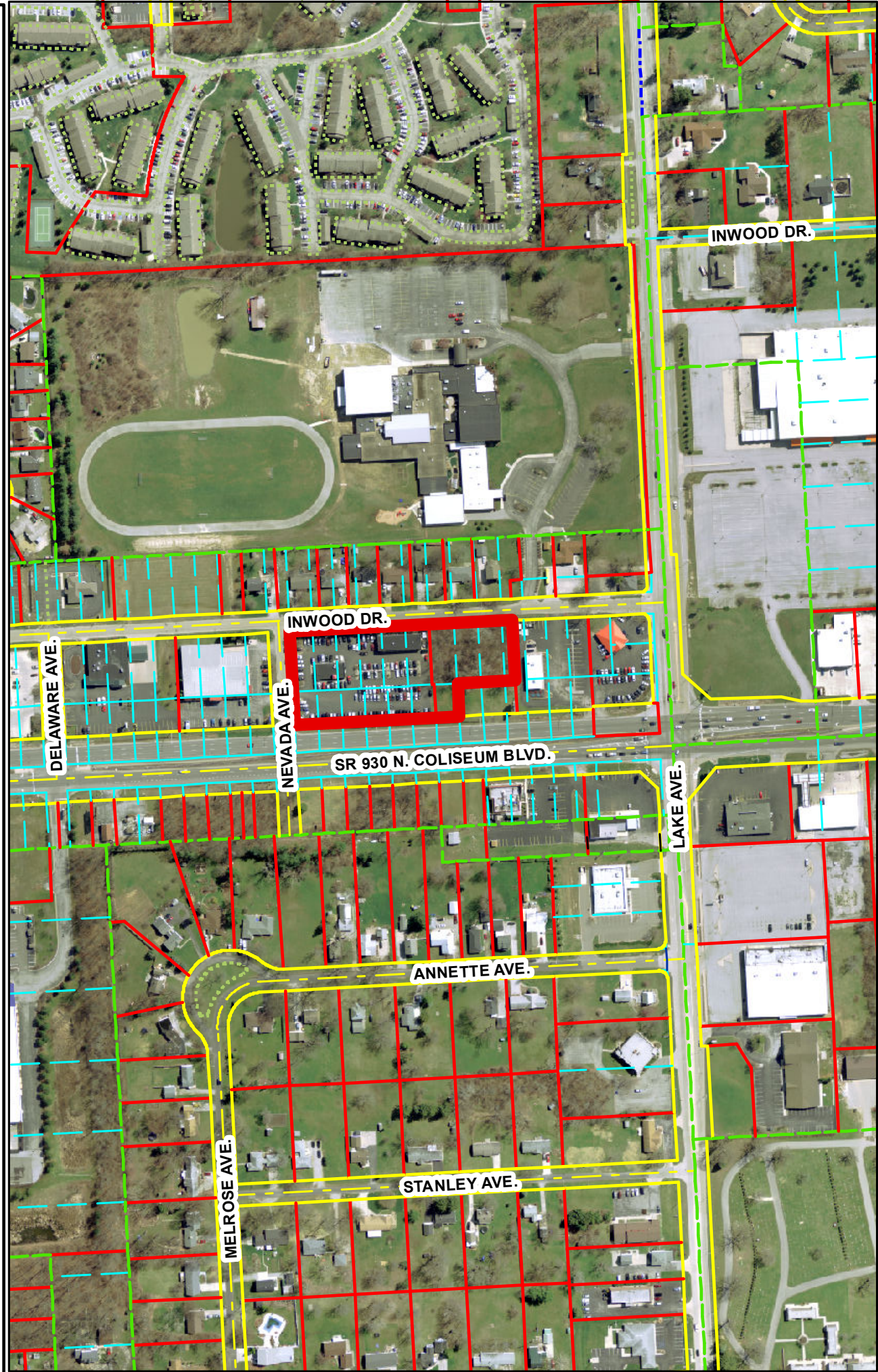
I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures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

Titan Investment Properties, LLC - Fred Grote
 (printed name of applicant) _____ (signature of applicant) [Signature] x 2-26-16
 (date)
 Fred Grote
 (printed name of property owner) _____ (signature of property owner) [Signature] x 2-26-16
 (date)
 _____ (signature of property owner) _____ (date)
 _____ (signature of property owner) _____ (date)

Received	Receipt No.	Hearing Date	Petition No.
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Rezoning Petition REZ-2016-0001 and Primary Development Plan - Grote Automotive



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

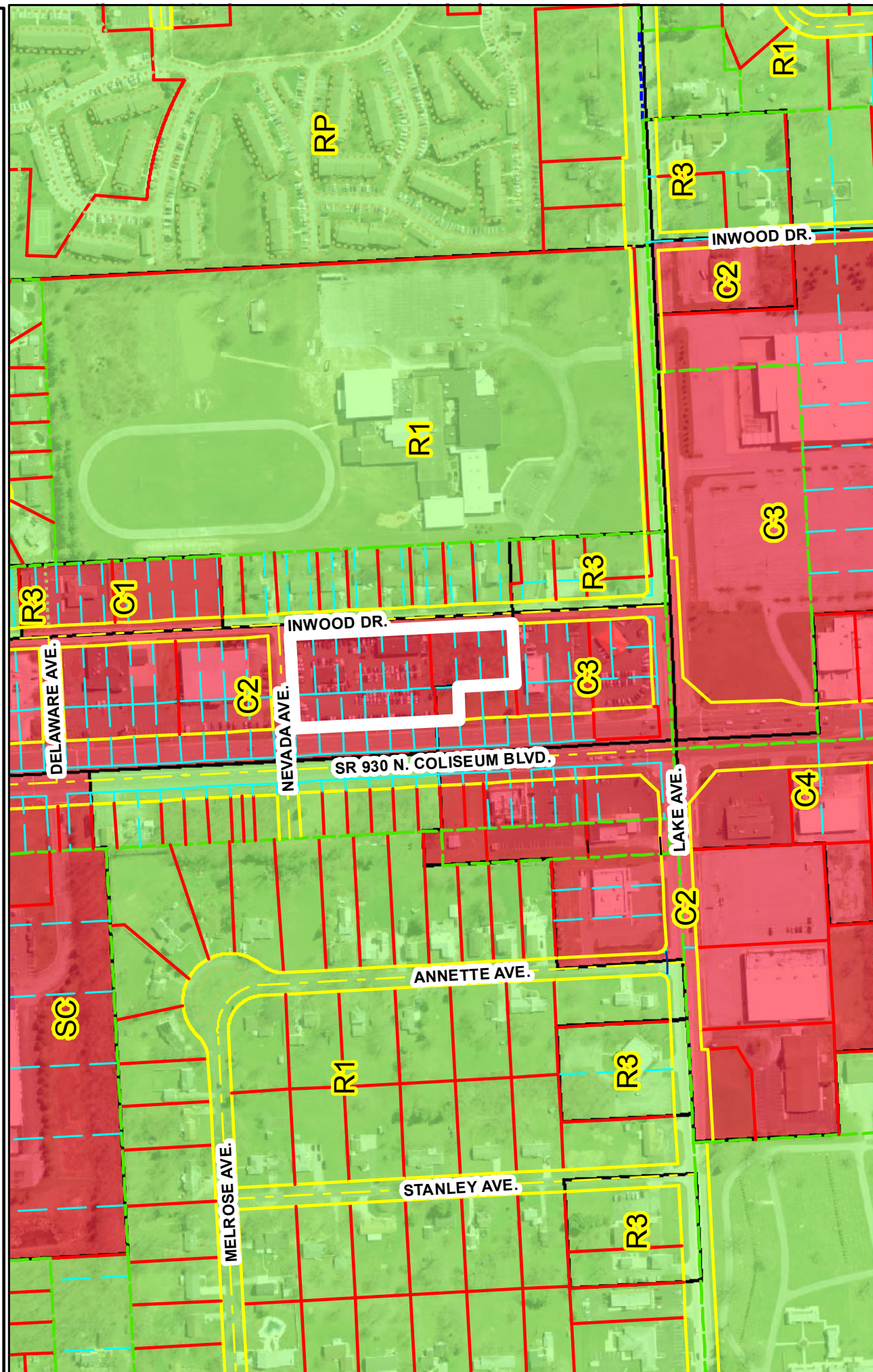
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 3/15/2016



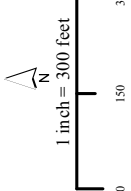
Rezoning Petition REZ-2016-0001 and Primary Development Plan - Grote Automotive



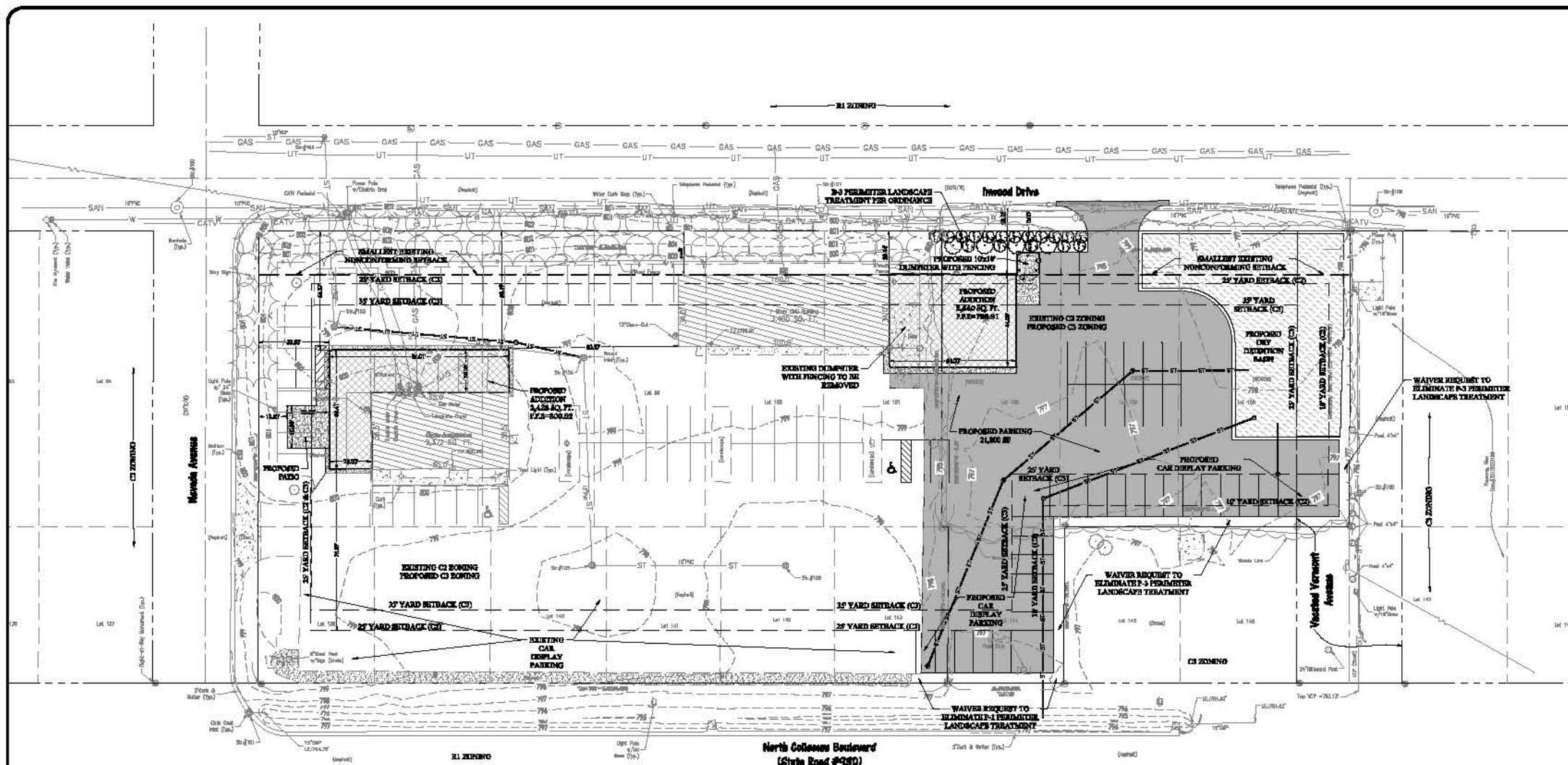
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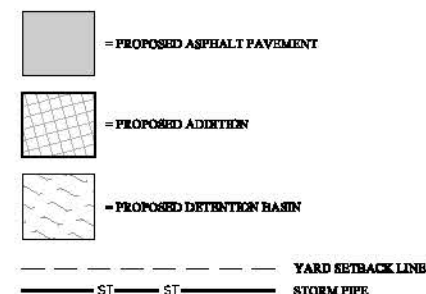


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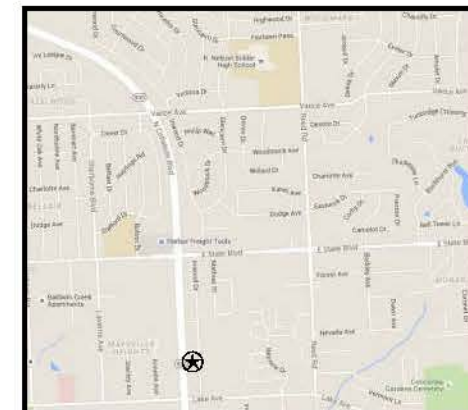
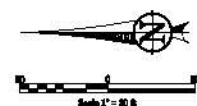
PROJECT SUMMARY	
PARCEL ADDRESS:	1630 N. COLOSSEUM BLVD, FORT WAYNE, IN 46805
TOWNSHIP NAME:	SANITARY TOWNSHIP
TOWNSHIP SECTION:	SE 1/4, SECTION 32, T. 31 N. R. 13 E
CONSTRUCTION START DATE:	MAY 2016
CONSTRUCTION END DATE:	AUGUST 2016
EXISTING ZONING CLASSIFICATION:	C2 - LIMITED COMMERCIAL
PROPOSED ZONING CLASSIFICATION:	C3 - GENERAL COMMERCIAL
PROPOSED USE:	AUTOMOBILE SERVICE, GENERAL
TOTAL LOT ACREAGE (AC):	2.31± ACRES
PARKING REQUIREMENT:	1 SPACE PER 400 SQ. FT.
EXISTING PARKING:	5,772 SQ. FT. / 400 SQ. FT. = 15 SPACES REQUIRED BY STANDARD AND 1 ADA SPACES PROVIDED
PROPOSED PARKING:	10,840 SQ. FT. / 400 SQ. FT. = 28 SPACES REQUIRED BY STANDARD AND 2 ADA SPACES PROVIDED
SANITARY UTILITY SERVICE:	CITY OF FORT WAYNE
WATER UTILITY SERVICE:	CITY OF FORT WAYNE
STORMWATER OUTLET:	CITY OF FORT WAYNE STORM SEWER SYSTEM / MAUMEE RIVER
STORM SEWERS:	PROPOSED STORM SEWERS WILL DISCHARGE TO THE PROPOSED DETENTION BASIN.

PROPOSED LEGEND



RECORD DESCRIPTIONS: Doc.#2016002705/2011049188

Document Number 2016002705
 Lots Numbered 144, 158, 159, and 160 in Delta Heights Addition to the City of Fort Wayne, according to the plat thereof in Plat Record 11, pages 84-85 in the Office of the Recorder of Allen County, Indiana.
 Together With:
 The North Half of vacated Vermont Avenue lying South of said Lot Number 158, as vacated by Declaratory Resolution 1420 adopted April 13, 1976 and confirmed June 24, 1976.
 Document Number: 2011049188
 Lots Numbered 80, 81, 82, 83, 139, 140, 141, 142, 143, 161, and 162 in Delta Heights Addition to the City of Fort Wayne, as recorded in Plat Record 11, Pages 84-85, located in Allen County, Indiana.



★ = PROJECT SITE
PROJECT SITE VICINITY MAP
 NOT TO SCALE



FLOOD INSURANCE RATE MAP (FIRM)
 NOT TO SCALE
 ALBERTA, 2009 / MAP# 15002C2009



ALLEN COUNTY SOIL SURVEY MAP
 NOT TO SCALE



Eric L. Woodmance, P.E.
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MLEngineering
 Fort Wayne Office
 477 North Main Street
 Fort Wayne, IN 46802
 Phone: (260) 489-4871
 Fax: (260) 489-4870

PREPARED FOR:
Arnold Company, Inc.
 1209 Dayton Street
 Decatur, IN 46733
 (260) 724-2626

REVISIONS:

Grote Automotive, Inc.
 1630 N Coliseum Boulevard
 Fort Wayne, IN 46805
Site Development Plans
Primary Development Plan

Date: 02-26-16
 Drawn By: CAW
 Chk'd By: E.L.W.
 Project No.: 16012392

Sheet Number

PDP-1