

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2016-0008
Bill Number: Z-16-03-15
Council District: 4-Jason Arp

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 20.46 acres of property from RP-Planned Residential and I1-Limited Industrial to I2-General Industrial

Location: 6000-7000 blocks of Ardmore Avenue

Reason for Request: To construct a new AEP service center.

Applicant: MS Consultants

Property Owner: Thomas Roman

Related Petitions: Primary Development Plan, Ardmore Service Center

Effect of Passage: Property will be rezoned to the I2-General Industrial for an AEP service center.

Effect of Non-Passage: The property will remain zoned for residential and limited industrial uses. The outdoor storage uses for AEP would not be permitted.

#REZ-2016-0008

BILL NO. Z-16-03-15

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. H-35 (Sec. 33 of Wayne 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 I2
(General Industrial) District under the terms of Chapter 157 Title XV of the Code of the City
of Fort Wayne, Indiana:

Record Description (Document No. 2015002676)

A portion of the lands of HBC Realty Corporation as described in Document Number 91-016614 and being a part of the West Half of Section 33, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

COMMENCING at the Southwest corner of said Section 33, Township 30 North, Range 12 East as marked by a Harrison monument; thence North 00 degrees 15 minutes 52 seconds West (adjoining deed bearing and is used for the bearings in this description), along the West line of said Section 33, a distance of 1664.37 feet; thence North 89 degrees 26 minutes 07 seconds East, a distance of 32.76 feet (recorded 33.29 feet) to a 5/8-inch rod with "Bonar Associates" cap found at the Southwest corner of a 22.36 acre tract of land conveyed to the City of Fort Wayne, Indiana by deed recorded in Document Number 204066516 in the Office of the Recorder of Allen County, Indiana, this also being a point on the Easterly right-of-way line of Ardmore Avenue; thence North 01 degrees 09 minutes 42 seconds West, along the Easterly right-of-way of Ardmore Avenue and the Westerly line of said 22.36 acre tract, a distance of 650.53 feet to a 5/8-inch rod with "Tazian Assoc. Firm #0020" cap set at the Northwest corner of said 22.36 acre tract and the Point of Beginning; thence North 01 degrees 09 minutes 42 seconds West, continuing along said Easterly right-of-way line, a distance of 322.68 feet; thence North 00 degrees 30 minutes 15 seconds West, continuing along said Easterly right-of-way line, a distance of 427.32 feet to a 5/8-inch rod with "Tazian Assoc. Firm #0020" cap set; thence North 89 degrees 26 minutes 07 seconds East, a distance of 1048.29 feet to the centerline of the Harbor Drain; thence Southeasterly, along said centerline on the following courses and distances:

South 16 degrees 46 minutes 49 seconds East, a distance of 74.65 feet; thence South 23 degrees 06 minutes 45 seconds East, a distance of 235.50 feet; thence South 14 degrees 53 minutes 45 seconds East, a distance of 151.00 feet; thence South 38 degrees 06 minutes 09 seconds East, a distance of 45.50 feet; thence South 24 degrees 39 minutes 39 seconds East, a distance of 162.50 feet; thence South 19 degrees 27 minutes 35 seconds East, a distance of 137.50 feet to the Northerly line of the aforesaid 22.36 acre tract; thence South

89 degrees 26 minutes 07 seconds West, along said Northerly line, a distance of 1332.50 feet to the Point of Beginning, containing 20.46 acres of land, more or less.

and the symbols of the City of Fort Wayne Zoning Map No. H-35 (Sec. 33 of Wayne 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

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant MS Consultants, Inc.
Address 2221 Schrock Road
City Columbus State OH Zip 43229
Telephone 614-896-7100 E-mail iaultman@msconsultants.com

Contact Person
Contact Person Same
Address _____
City _____ State _____ Zip _____
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 Ardmore Avenue, Parcel 02-12-33-351-001.003-074
Present Zoning RP/I Proposed Zoning I2 Acreage to be rezoned 20.46
Proposed density _____ units per acre
Township name Wayne Township section # 33
Purpose of rezoning (attach additional page if necessary) Rezoning to I2 to allow for new service center
Sewer provider Ft. Wayne Utilities Water provider Ft Wayne Utilities

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.

Jan Aultman
(printed name of applicant)

[Signature]
(signature of applicant)

2/29/2016
(date)

Thomas M Roman
(printed name of property owner)

[Signature]
(signature of property owner)

2/29/2016
(date)

(printed name of property owner)

(signature of property owner)

(date)

(printed name of property owner)

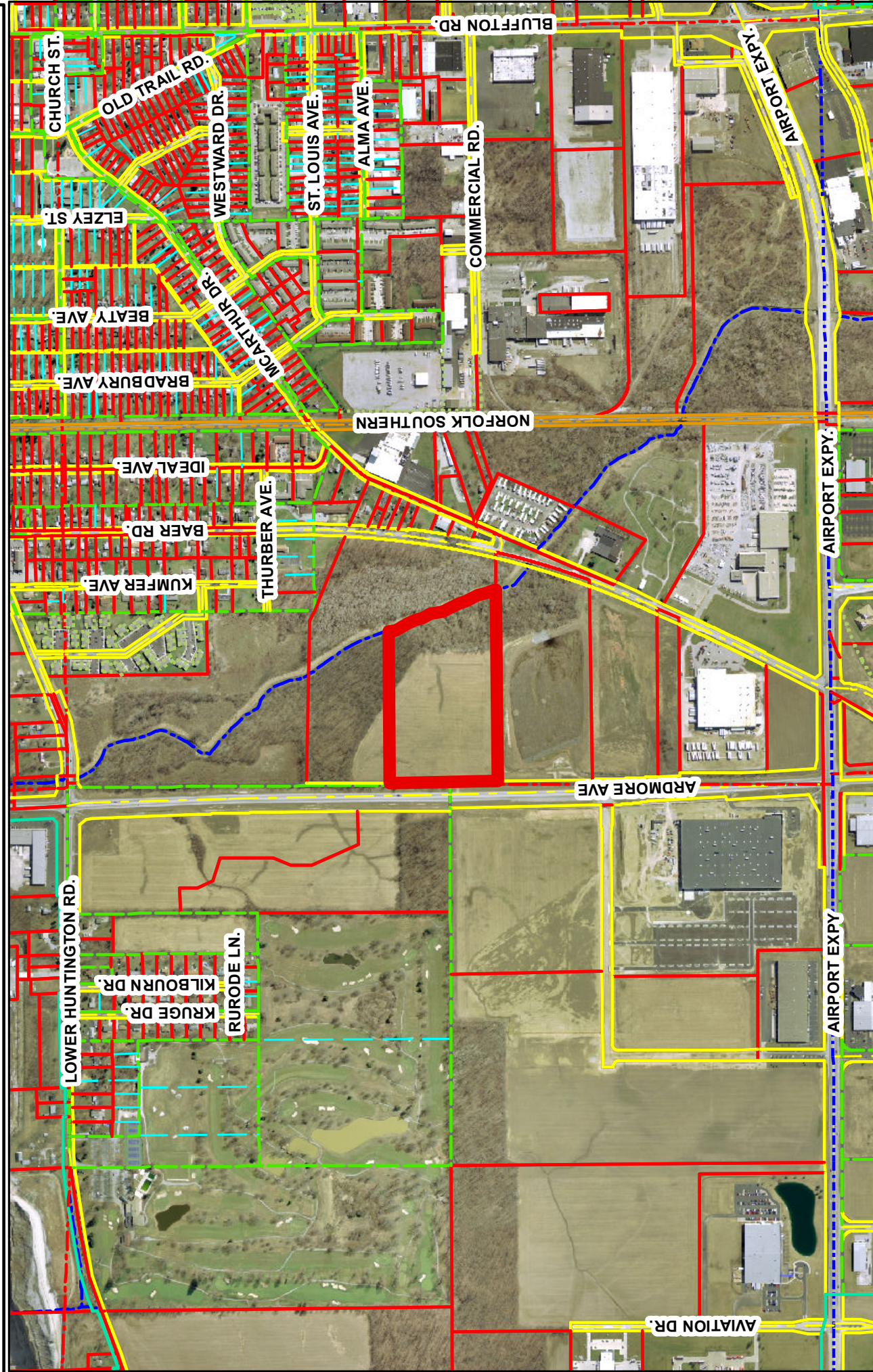
(signature of property owner)

(date)

Received	Receipt No.	Hearing Date	Petition No.
<u>3/1/16</u>	<u>120137</u>	<u>4/11/16</u>	<u>REZ-2016-0008</u>



Rezoning Petition REZ-2016-0008 and Primary Development Plan - AEP Service Center

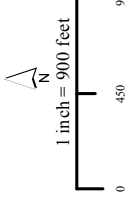


Project boundaries represented by bold colored lines are for representational purposes only.

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.

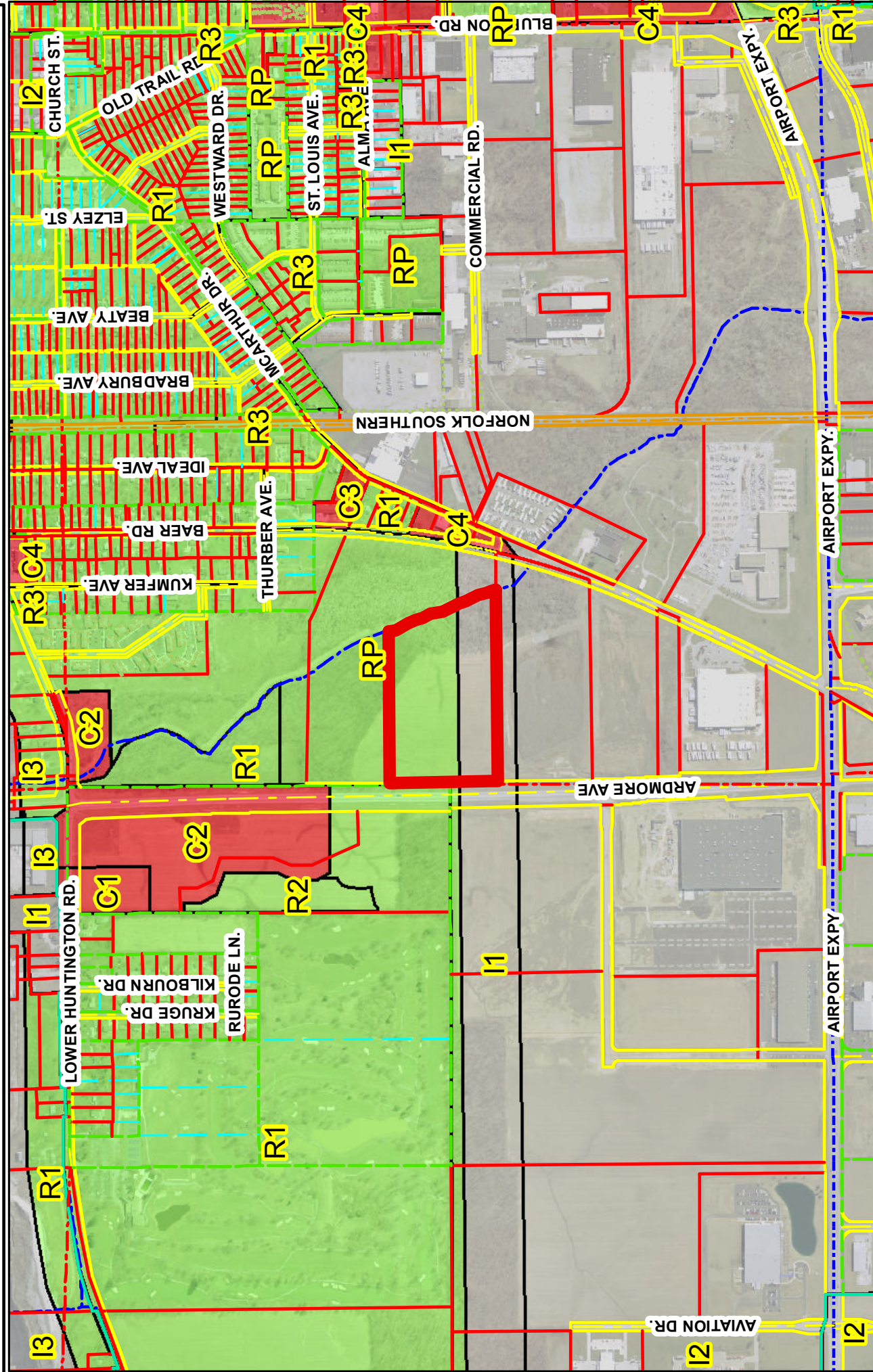
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

Date: 3/15/2016





Rezoning Petition REZ-2016-0008 and Primary Development Plan - AEP Service Center

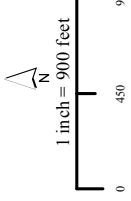


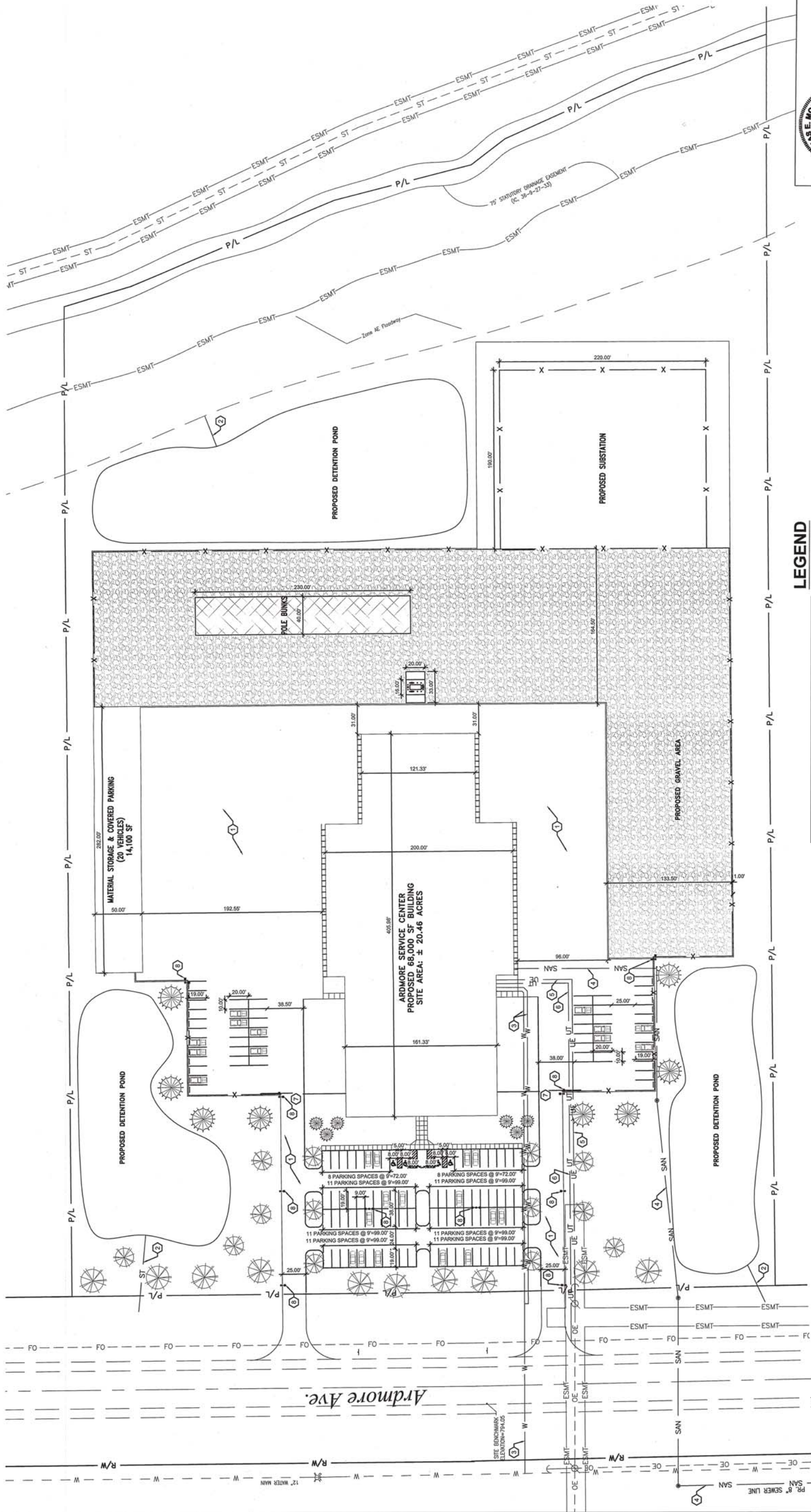
Project boundaries represented by bold colored lines are for representational purposes only.

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





SITE DATA	
	SQ. FT. ACRES
TOTAL SITE AREA	891,239 20.46
SERVICE CENTER AND PARKING STRUCTURES	82,100 1.88

PRESENT ZONING: 11 AND RP

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	CONTOUR
---	---	STORM MAIN
---	---	WATER LINE
---	---	FIBER OPTIC/TELEPHONE LINE
---	---	ELECTRICAL LINE
---	---	SANITARY LINE
---	---	SANITARY MANHOLE
---	---	STORM STRUCTURE
---	---	FENCE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	LANDSCAPING

KEYED NOTES:

- ① ASPHALT PAVEMENT.
- ② PROPOSED STORMSEWER OUTLET.
- ③ PROPOSED DOMESTIC AND FIRE WATER LINES.
- ④ PROPOSED SANITARY SEWER LINE.
- ⑤ PROPOSED UNDERGROUND ELECTRICAL LINE.
- ⑥ PROPOSED UNDERGROUND FIBER OPTIC/TELEPHONE LINE.
- ⑦ SLIDING GATE.
- ⑧ PROPOSED SITE LIGHTING.

ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, OH 43229
phone (614) 898-7100
fax (614) 898-7570

FEB 29 2016

DATE _____

OLD DWG #

*THIS DRAWING IS THE PROPERTY OF AMERICAN ELECTRIC POWER AND IS LOANED UPON CONDITION THAT IT IS NOT TO BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, OR USED FOR FURNISHING INFORMATION TO ANY PERSON WITHOUT THE WRITTEN CONSENT OF AMERICAN ELECTRIC POWER, OR FOR ANY PURPOSE DETRIMENTAL TO THEIR INTEREST, AND IS TO BE RETAINED UPON REQUEST BY THE BORROWER.

AMERICAN ELECTRIC POWER

ARDMORE SERVICE CENTER

INDIANA

SITE PLAN - SERVICE CENTER

1

2016

0