

FACT SHEET

Case #REZ-2016-0007

Bill # Z-16-03-14

Project Start: 22 March 2016

APPLICANT:	Titan Investment Properties
REQUEST:	To rezone approximately 2.31 acres of property from C2-Limited Retail to C3-General Commercial
LOCATION:	1630 N. Coliseum
LAND AREA:	Approximately 2.31 acres
PRESENT ZONING:	C2/Single Family Residential
PROPOSED ZONING:	C3/General Commercial
NEIGHBORHOOD	
ASSOCIATIONS:	Community Liaison, Northeast Area Partnership
COUNCIL DISTRICT:	1-Paul Ensley
ASSOCIATED PROJECTS:	Primary Development Plan, Grote Automotive
SPONSOR:	City of Fort Wayne Plan Commission

11 April 2016 Public Hearing

- No one spoke at the hearing.
- Mike Bynum and Tom Freistroffer were absent.
- Staff recommended Do Pass

18 April 2016 – Business Meeting

Plan Commission Recommendation: Do Pass

- A motion was made by Judi Wire and seconded by Mike Bultemeier to return the ordinance to Common Council for their final decision. 7-0 MOTION PASSED
- Mike Bynum and Billy Davenport were absent.

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
28 April 2016

Reviewed By:

Kim Bowman, Executive Land Use Director

PROJECT SUMMARY

The petitioner is proposing to rezone property for the expansion of the existing auto sales facility and to bring the current site into compliance with the proper zoning classification. The properties surrounding the site include commercial uses to the north and south and residential to the east. The development plan for the existing Grote Automotive site will include additional property to the south to expand the existing business. The Coliseum Boulevard corridor has seen a mix of uses develop, ranging from food service to "big box" retail with some industrial uses at the southern end of the corridor. The proposed zoning district can be supported by the Comprehensive Plan in that it will offer infill development and investment in the area. The proposal will provide additional sales and parking area for the existing business allowing the businesses to continue to provide services in the northeast quadrant within close proximity to other services and neighborhoods. The comprehensive plan supports this development through the following objectives:

LU1. Encourage carefully planned growth by utilizing the conceptual development map as part of the community's land use decision-making process;

LU3. Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure;

LU8. Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.

There will be two small additions to the existing sales office/repair facility which consist of one 2,428 square foot addition and one 2,640 square foot addition. There is currently one access gained from Nevada Drive and one new access is proposed from Inwood Drive. No access is proposed onto Coliseum Boulevard. The applicant is proposing to utilize underground detention for stormwater management on the site. The applicant is requested a complete waiver of the landscape standards along the Coliseum Boulevard frontage. Landscape screening and buffering standards are proposed to be met along the east perimeter where modifications are proposed to the site. The applicant's justification for the waivers is that other similar uses in the vicinity do not have perimeter landscaping and that a failure to grant the waiver would result in lost sales and visibility, which will negatively impact business.

PUBLIC HEARING SUMMARY:

Presenter:

Peter G. Mallers, Beers Mallers Backs and Salin, representing the owner. Mr. Mallers reviewed the request as outlined above in the project summary, including the request to waive landscaping.

Comments in Favor:

None

Comments in Opposition or Concern:

None

BUSINESS MEETING UPDATE:

The applicant agreed to install shade trees along the entire Coliseum Boulevard frontage and the Plan Commission waived the shrub requirement.

**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 [Signature] x 2-26-16
(printed name of applicant) (signature of applicant) (date)
Fred Grote [Signature] x 2-26-16
(printed name of property owner) (signature of property owner) (date)

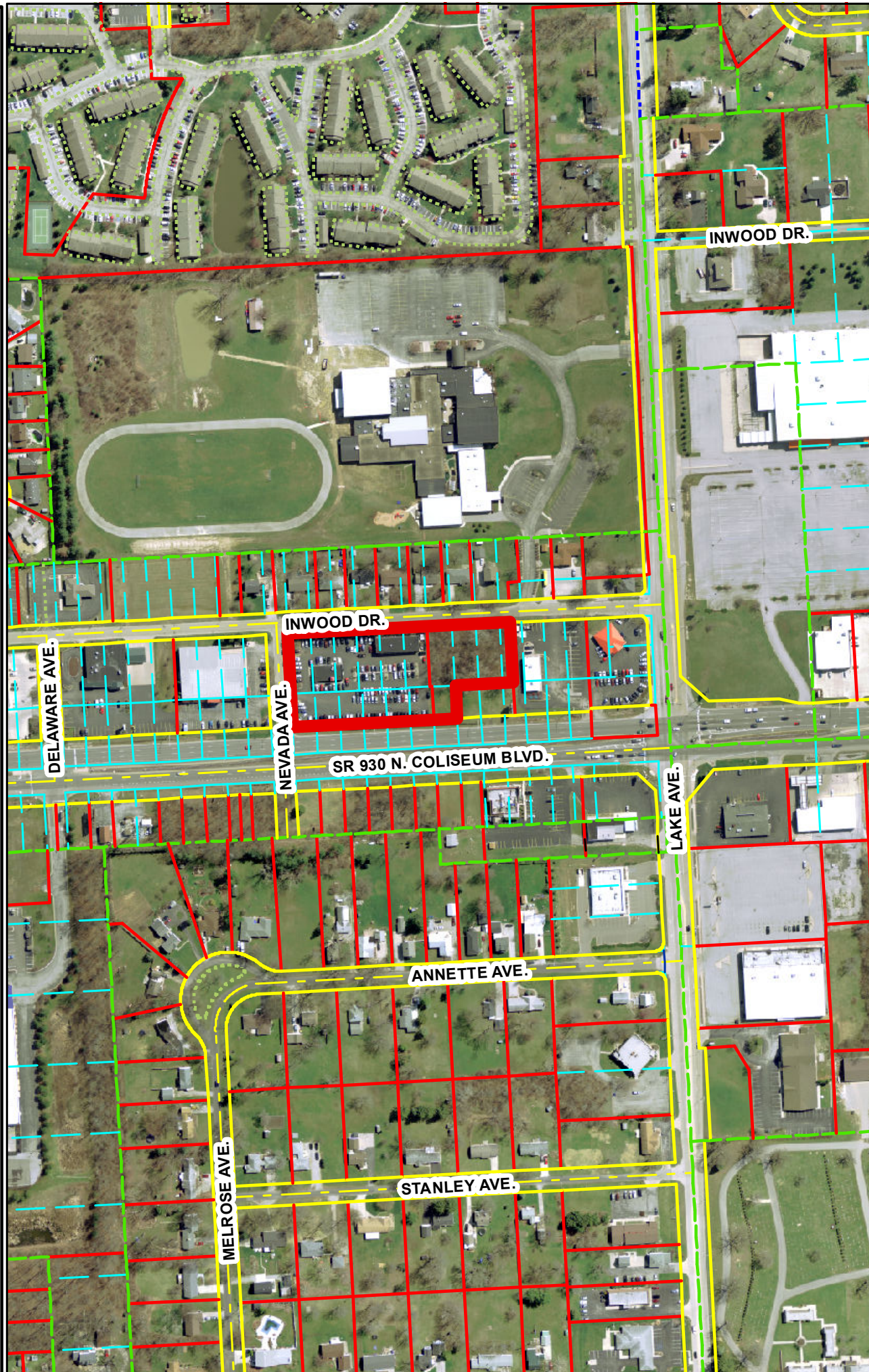
(printed name of property owner) (signature of property owner) (date)

(printed name of property owner) (signature of property owner) (date)

Received	Receipt No.	Hearing Date	Petition No.



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



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

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North American Datum 1983

State Plane Coordinate System, Indiana East

Photos and Contours: Spring 2009

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.

Date: 3/15/2016

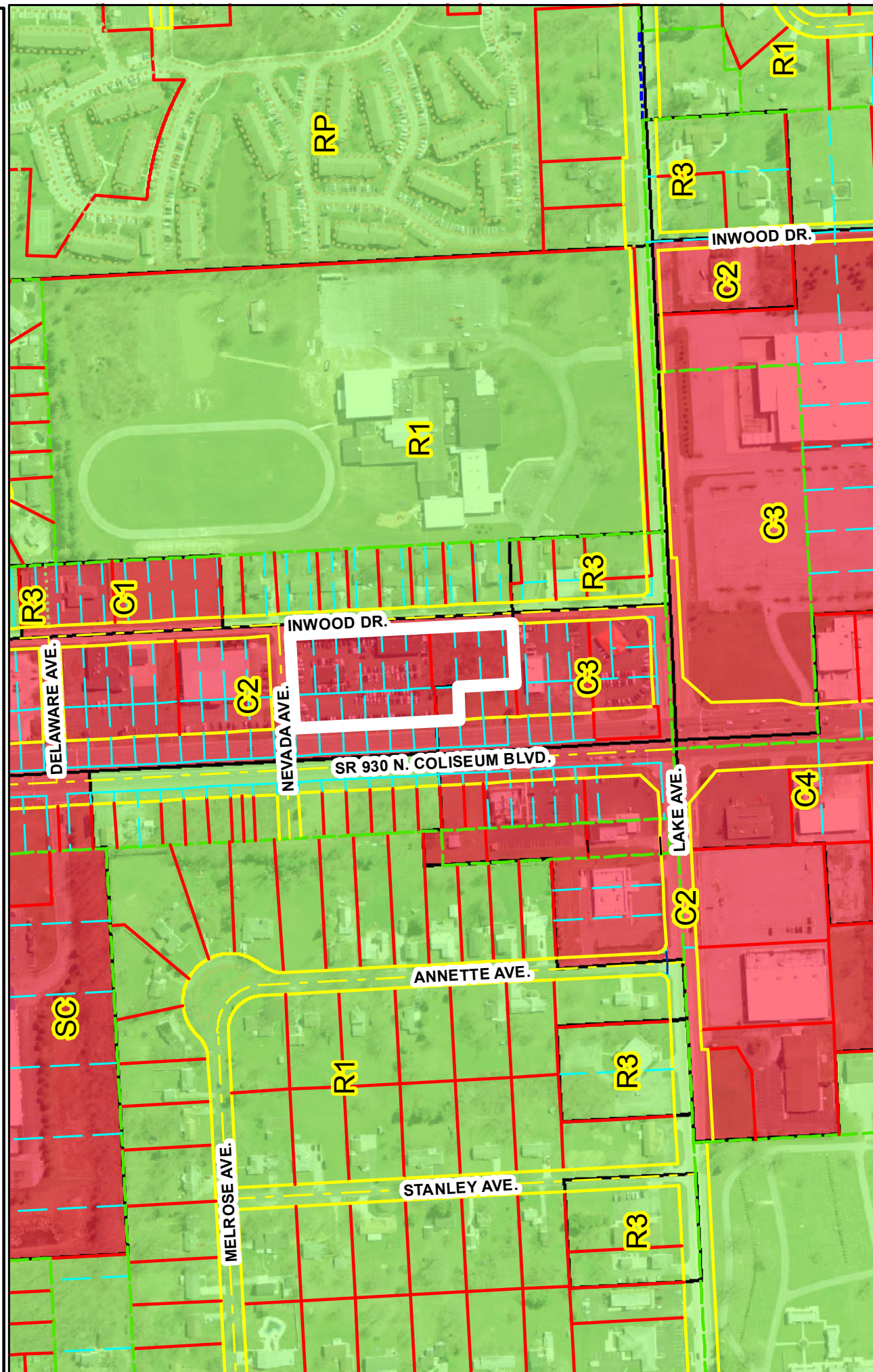


1 inch = 300 feet

0 150 300 Feet



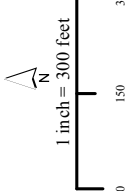
Rezoning Petition REZ-2016-0001 and Primary Development Plan - Grote Automotive



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Date: 3/15/2016



Eric L. Woodmansee, PE

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ENGINE
www.mlswebsite.us
Eric L. Woodmansee, PE No. 152
Brett R. Miller, PLS No. L52

MLSTW

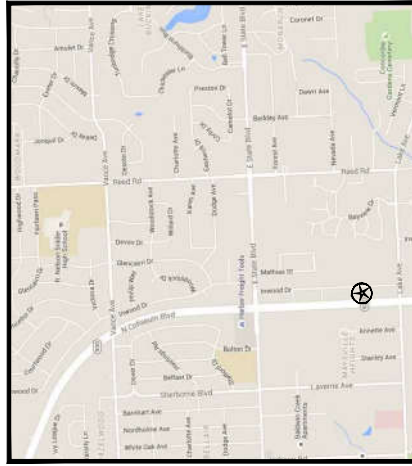
PREPARED FOR:
Arnold Company, Inc.
1209 Dayton Street
Decatur, IN 46733
(260) 724-2626

EROTE AUTOMOTIVE, INC.
1630 N Coliseum Boulevard
Fort Wayne, IN 46805

EROTE AUTOMOTIVE, INC.
1630 N Coliseum Boulevard
Fort Wayne, IN 46805

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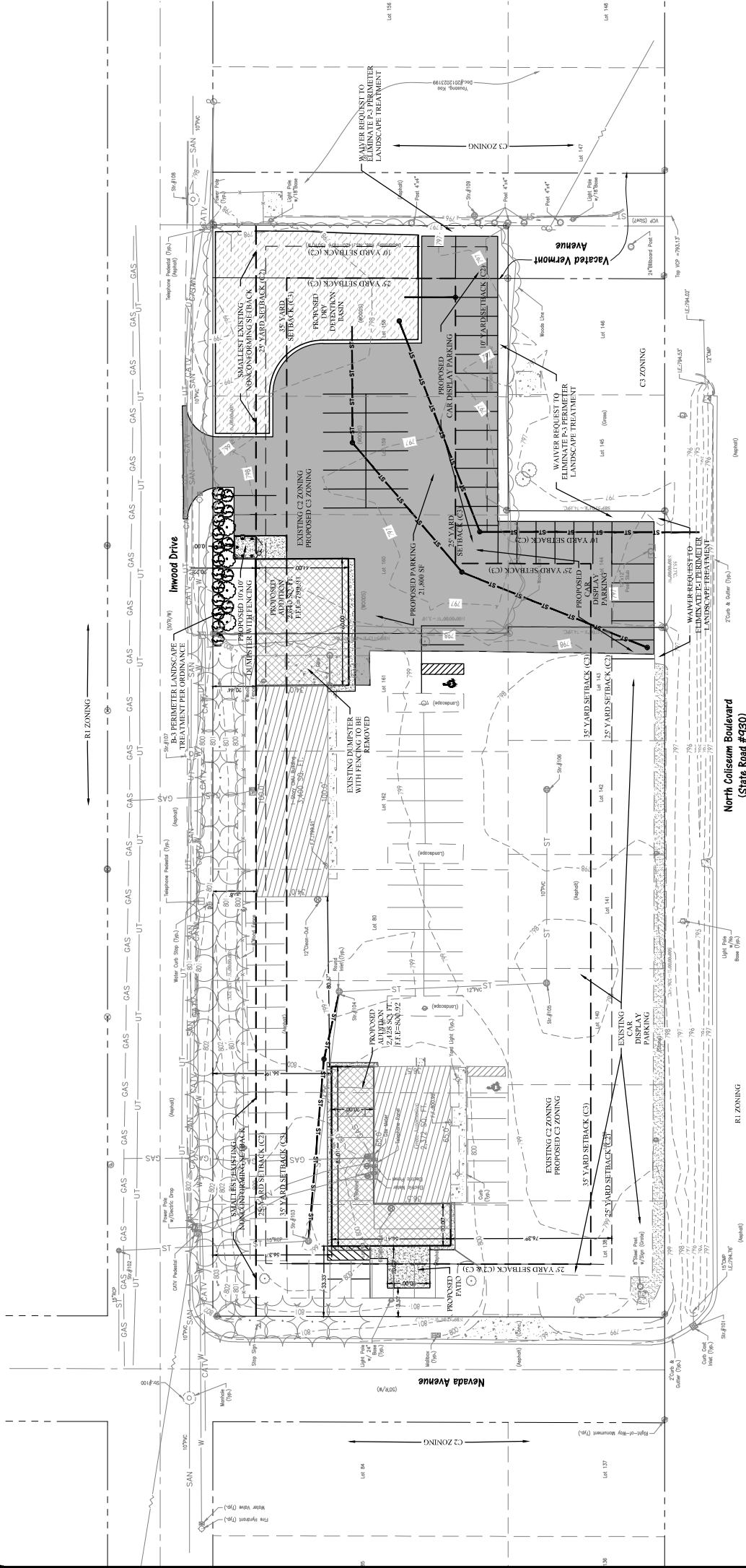
⊙ - PROJECT SITE
PROJECT SITE VICINITY MAP
NOT TO SCALE



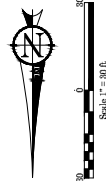
FLOOD INSURANCE RATE MAP (FIRM)
AUGUST 3, 2009 / MAP# 18003C0305G
NOT TO SCALE



ALLEN COUNTY SOIL SURVEY MAP
NOT TO SCALE



 = PROPOSED ASPHALT PAVEMENT
 = PROPOSED ADDITION
 = PROPOSED DETENTION BASIN
 YARD
 STREET



PARCEL ADDRESS:	1630 N. COUSEUM BLVD, FORT WAYNE, IN 46805		
TOWNSHIP NAME:	SAINT JOSEPH 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):	2.3 ± ACRES		
PARKING REQUIREMENT:	1 SPACE PER 400 SQ. FT.		
EXISTING PARKING:	5,772 SQ. FT. / 400 SQ. FT. = 15 SPACES REQUIRED 39 STANDARD AND 1 ADA SPACES PROVIDED		
PROPOSED PARKING:	10,840 SQ. FT. / 400 SQ. FT. = 28 SPACES REQUIRED 64 STANDARD AND 2 ADA SPACES PROVIDED		
SANITARY UTILITY SERVICE:	CITY OF FORT WAYNE		
WATER UTILITY SERVICE:	CITY OF FORT WAYNE		
STORMWATER OUTLET: STORM SEWERS	CITY OF FORT WAYNE STORM SEWER SYSTEM / MAUMEE RIVER PROPOSED STORM SEWERS WILL DISCHARGE TO THE PROPOSED DETENTION BASIN.		