

FACT SHEET

Case #REZ-2016-0008

Bill # Z-16-03-15

Project Start: 22 March 2016

APPLICANT:	MS Consultants
REQUEST:	To rezone approximately 20.46 acres of property from RP-Planned Residential and I1-Limited Industrial to I2-General Industrial
LOCATION:	The site is located on the east side of the 7700 to 7800 blocks of Ardmore Avenue, approximately half a mile north of Airport Expressway
LAND AREA:	Approximately 20.46 acres
PRESENT ZONING:	RP-Planned Residential and I1-Limited Industrial
PROPOSED ZONING:	I2-General Industrial
NEIGHBORHOOD	
ASSOCIATIONS:	Community Liaison, Northwest Area Partnership
COUNCIL DISTRICT:	4-Jason Arp
ASSOCIATED PROJECTS:	Primary Development Plan, AEP Service Center
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

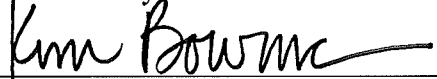
18 April 2016 – Business Meeting

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 requests a rezoning from RP/Planned Residential and I1/Limited Industrial to develop the site with a new AEP service center, substation and storage area. The property is located north of the existing City of Fort Wayne regional detention basin and northwest of the existing AEP building and storage area. The current zoning is split on the property between I1/Limited Industrial on the south half and RP/Planned Residential on the north half. The general area to the south and west is industrial, especially along the Airport Expressway. BAE Systems recently opened a new 335,000 square foot facility on the west side of Ardmore Avenue, with I2/General Industrial zoning. The purpose of the rezoning request from I1 to I2 is to permit the outdoor storage component of the site.

Staff is supportive of the zoning change. The site plan shows the frontage to be developed with the office portion of the building, with the service and storage areas located to the rear of the property. There is a significant wooded area and ditch to the east of the property that will screen the storage area. The zoning request is compatible with the existing zoning in the area and along Airport Expressway. The proposal can be supportive by the following goals and policies of the Comprehensive Plan:

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

LU6. Encourage carefully planned sustainable growth and coordinated development by encouraging mixed land uses.

LU6.C Encourage the conversion of vacant or underutilized properties into compatible mixed-use development areas.

LU6.D Support carefully planned, coordinated, compatible mixed-use development.

LU7 Encourage sustainable growth by conserving natural features and environmentally sensitive land with significant value.

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

The proposed site plan includes one new 68,000 square foot service center, a 14,100 square foot covered material and vehicle storage building, a substation, and a gravel laydown area. There will be paved employee parking in front of the building along Ardmore Avenue. Stormwater detention is provided at three locations: in the northwest corner of the site, the southwest corner of the site, and along the east boundary of the site. The Harbor Regulated Drain runs along the eastern edge of the site and there is floodplain associated with this drain. The development plan is not proposed to impact the floodplain or the statutory drainage easement.

The site plan includes general tree plantings in the front portion of the site, around the building and along Ardmore Avenue. Additionally, plantings to meet the ordinance screening and buffering requirements are proposed. Staff has received no remonstrance against the proposal.

PUBLIC HEARING SUMMARY:

Presenter:

Ian Aultman with MS Consultants, representing the owner. Mr. Aultman reviewed the request as outlined above in the project summary.

Comments in Favor:

None

Comments in Opposition or Concern:

None

Department of Planning Services
Rezoning Petition Application

Applicant MS Consultants Inc
Address 2221 Schrock Road
City Columbus State OH Zip 43229
Telephone 614-898-7100 E-mail iaultman@msconsultants.com

Contact Person Same
Address _____
City _____ State _____ Zip _____
Telephone _____ E-mail _____

All staff correspondence will be sent only to the designated contact person.

☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property Ardmore Avenue, Parcel 02-12-38-351-001.003-074
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

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.

- Filing 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)

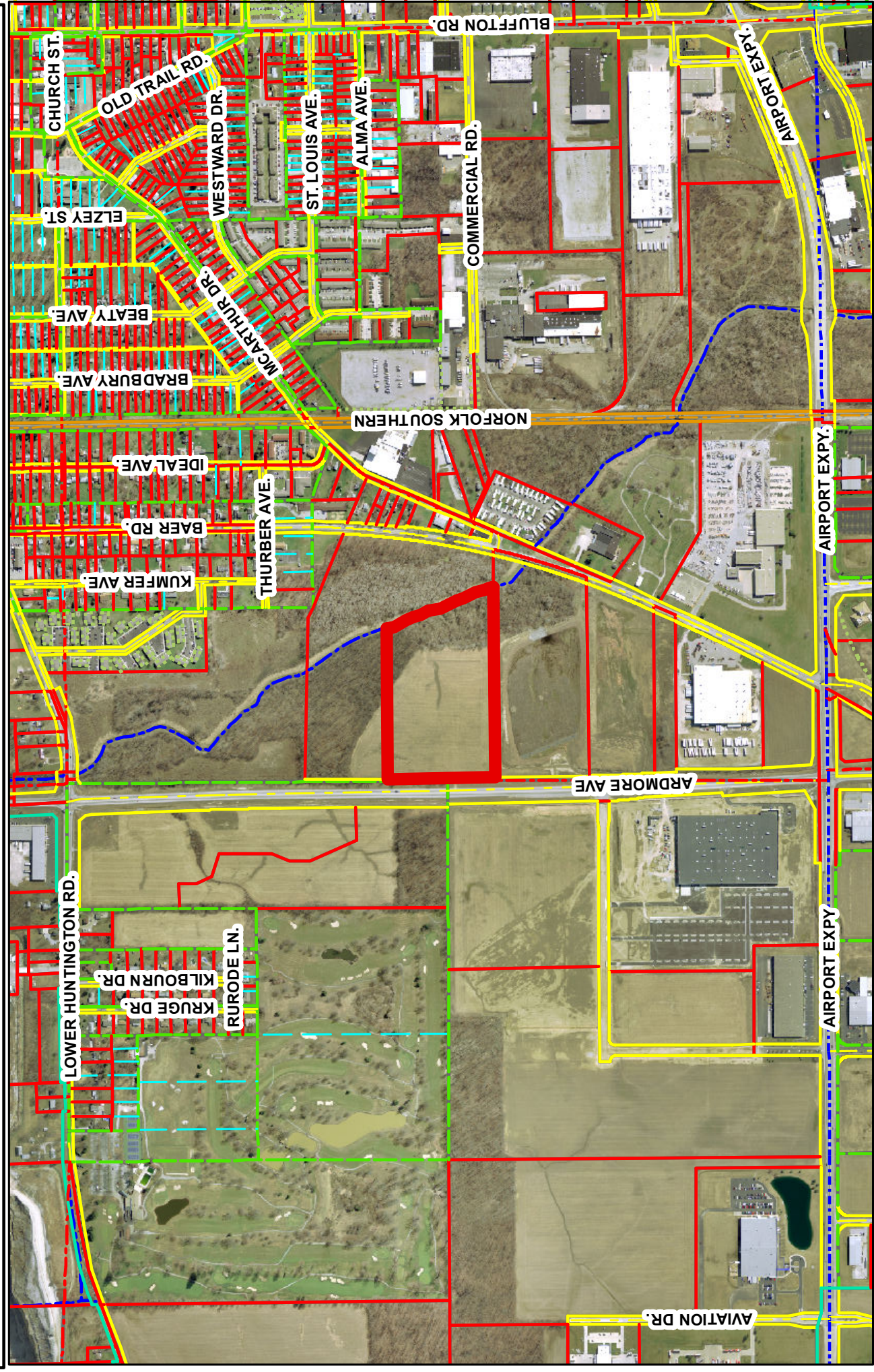
(signature of property owner)

(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

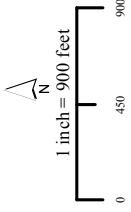


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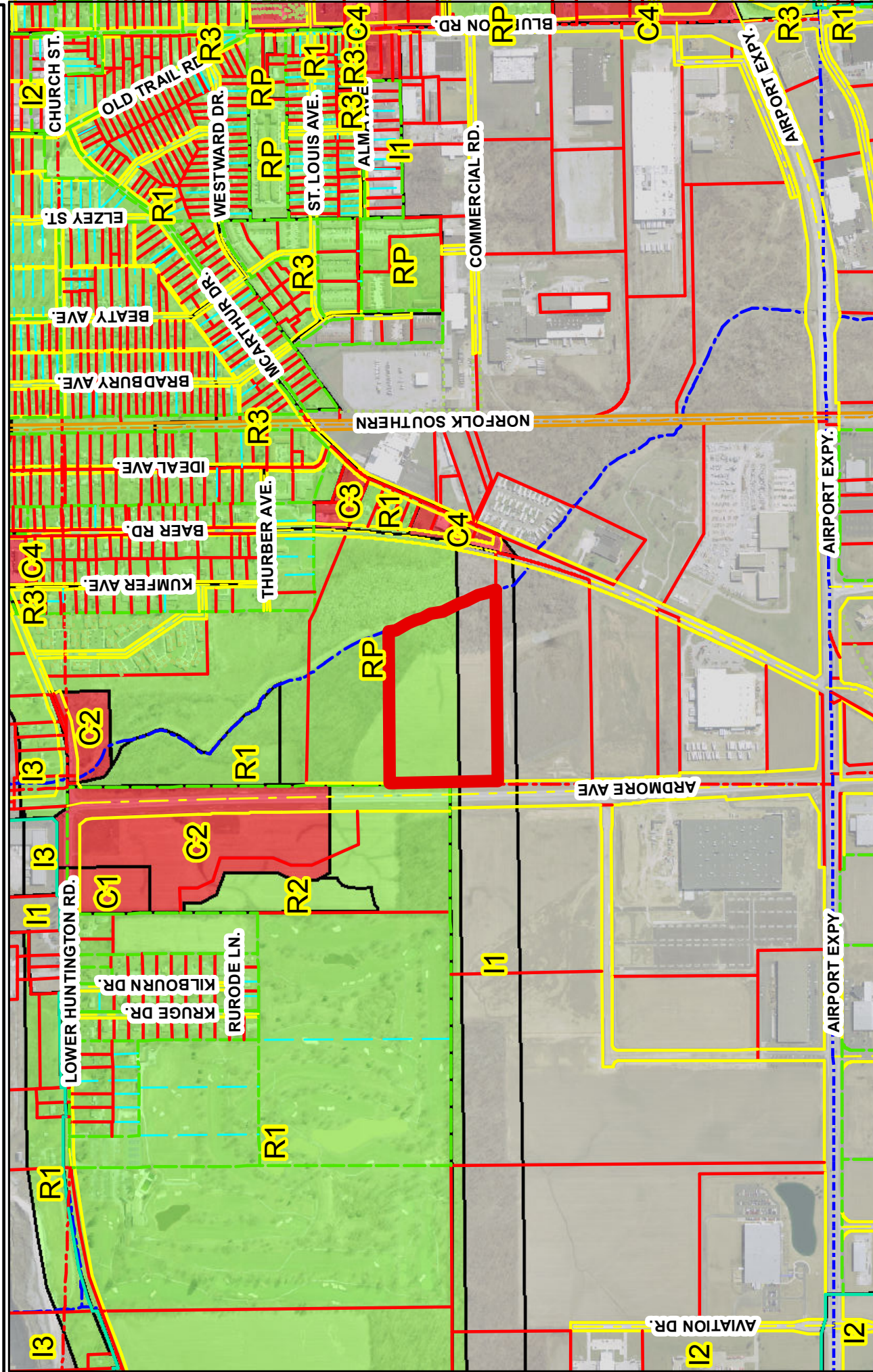
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Photos and Contours: Spring 2009

Date: 3/15/2016





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

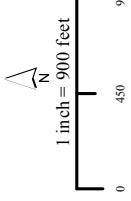


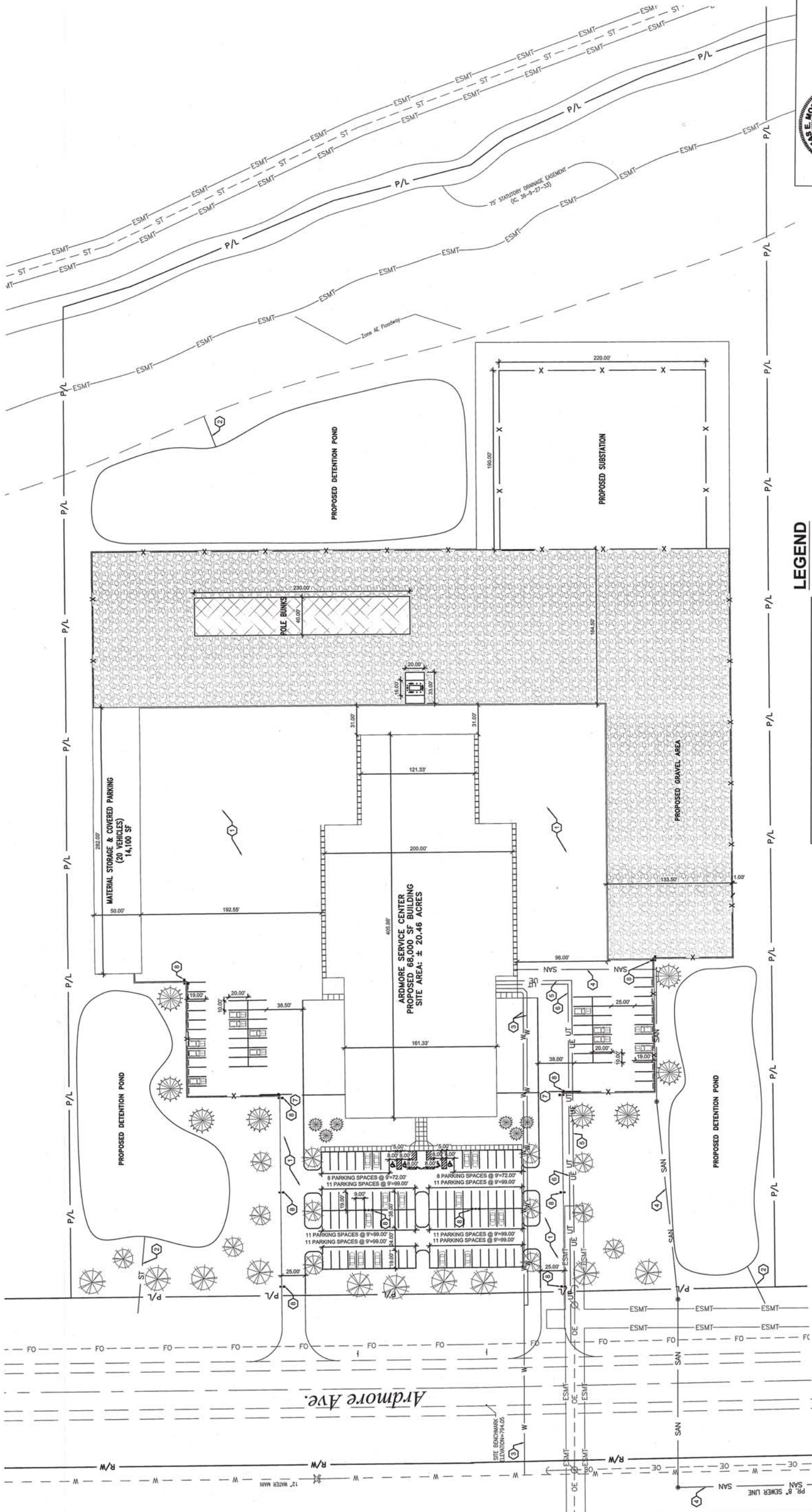
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LEGEND

SITE DATA	
EXISTING	DESCRIPTION
730	CONTOUR
STM	STORM MAIN
W	WATER LINE
UT	FIBER OPTIC/TELEPHONE LINE
OE	ELECTRICAL LINE
SN	SANITARY LINE
SM	SANITARY MANHOLE
ST	STORM STRUCTURE
X	FENCE
P	PROPERTY LINE
ESMT	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 School Road
Columbus, OH 43229
phone (614) 898-7100
fax (614) 898-7570

FEB 29 2016
DATE
PROFESSIONAL ENGINEER
DATE
STD DWG #

THOMAS E. MOSEBROOK
No. 1101354
STATE OF OHIO
Professional Engineer

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AMERICAN ELECTRIC POWER
ARDMORE SERVICE CENTER
ALLEN COUNTY
INDIANA



SCALE: AS SHOWN	DR: DEF	ENG: XXX	CH: IA
APPD:	WORK:	DATE: 02/29/2016	
REP: AMERICAN ELECTRIC POWER		DWG. NO. SITE-1	E 0

