

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2016-0019
Bill Number: Z-16-06-25
Council District: 3-Tom Didier

Introduction Date: June 28, 2016

Plan Commission
Public Hearing Date: July 11, 2016

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

Synopsis of Ordinance: To rezone approximately 5.13 acres of property from I2-General Industrial to
C3-General Commercial

Location: 3731 West Cook Road

Reason for Request: To develop the property with 3 commercial buildings including a gas
station/convenience store.

Applicant: Bellchase Investments, LLC

Property Owner: Bellchase Investments, LLC

Related Petitions: Primary Development Plan, Cook Service Center

Effect of Passage: Property will be rezoned to the C3-General Commercial zoning district
which allows a gas station and other automotive related uses.

Effect of Non-Passage: The property will remain zoned for industrial development, which
includes some retail and commercial uses.

#REZ-2016-0019

BILL NO. Z-16-06-25

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. H-42 (Sec. 16 of Washington 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 a C3 (General
Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
Wayne, Indiana:

Part of the Northwest Quarter of Section 16, Township 31 North, Range 12 East,
Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the Northwest corner of said Section 16, being marked by a Type
"B" Highway monument; thence North 90 degrees 00 minutes 00 seconds East (deed
bearing and basis of all bearings in this description), on and along the North line of
said Northwest Quarter, being within the right-of-way of West Cook Road, a
distance of 516.80 feet to a survey nail at the Northeast corner of a 2.61 acre base
tract of real estate described in a deed to Bellchase Investments, LLC, in Document
Number 2011022268 in the Office of the Recorder of Allen County, Indiana; thence
South 00 degrees 24 minutes 57 seconds West, on and along the East line of said
2.61 acre base tract, a distance of 45.00 feet to a #5 rebar at a Southeast corner of a
1.796 acre tract of real estate described in a deed to The Board of Commissioners of
the County of Allen, Indiana, in Document Number 2008011064 I the Office of said
Recorder, this being the true point of beginning; thence South 90 degrees 00 minutes
00 seconds West, on and along a South line of said 1.796 acre tract, a distance of
30.21 feet to a #5 rebar; thence South 00 degrees 24 minutes 34 seconds West, on
and along an East line of said 1.796 acre tract, a distance of 284.00 feet to a #5 rebar;
thence South 12 degrees 43 minutes 29 seconds East, continuing on and along said
East line; a distance of 154.03 feet to a #5 rebar; thence South 89 degrees 35 minutes
26 seconds East, continuing on and along said East line, a distance of 25.00 feet to a
#5 rebar; thence South 00 degrees 24 minutes 34 seconds West, continuing on and
along said East line, a distance of 35.47 feet to the point of intersection of said East
line with the centerline of Brown No. 2 Drain; thence Easterly, on and along said
centerline, as defined by the following courses and distances:

North 89 degrees 48 minutes 19 seconds East, a distance of 123.41 feet;
thence North 83 degrees 00 minutes 54 seconds East, a distance of 152.90
feet; thence North 88 degrees 50 minutes 23 seconds East, a distance of 36.27
feet; thence North 71 degrees 00 minutes 19 seconds East, a distance of 36.89
feet;

thence North 87 degrees 00 minutes 58 seconds East and leaving said centerline, a distance of 70.14 feet to a #5 rebar at an East corner of an 11.8543 acre base tract of real estate described in said Bellchase Investments deed; thence North 00 degrees 32 minutes 39 seconds East, on and along an East line of said 11.8543 acre tract, a distance of 280.78 feet to a steel post at the Northeast corner thereof, also being the Southeast corner of said 2.61 acre base tract; thence North 00 degrees 24 minutes 57 seconds East, on and along the East line of said 2.61 acre base tract, a distance of 175.00 feet to the true point of beginning, containing 5.134 acres of land, subject to all easements of record. This description is based on an original survey by Sauer Land Surveying, Inc., Survey No. 110-165 "A", dated June 5, 2016.

and the symbols of the City of Fort Wayne Zoning Map No. H-42 (Sec. 16 of Washington 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 Bellechase Investment, LLC
Address 14033 Illinois Road, Suite A
City Fort Wayne State IN Zip 46814
Telephone 260-625-5550 E-mail gwest@mikethomasrealtor.com

Contact Person
Contact Person Glenda West
Address same
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 3731 West Cook Road
Present Zoning I2 Proposed Zoning C3 Acreage to be rezoned 5.134 acres
Proposed density _____ units per acre
Township name Washington Township section # 16
Purpose of rezoning (attach additional page if necessary) To permit a mixed use retail center
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 Rezonings 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.

Bellechase Investments LLC [Signature] 6/6/2016
(printed name of applicant) (signature of applicant) (date)

Bellechase Investments LLC [Signature] 6/6/2016
(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 <u>6/7/16</u>	Receipt No. <u>121077</u>	Hearing Date <u>7/11/16</u>	Petition No. <u>Rez-2016-0019</u>
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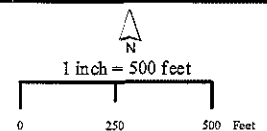


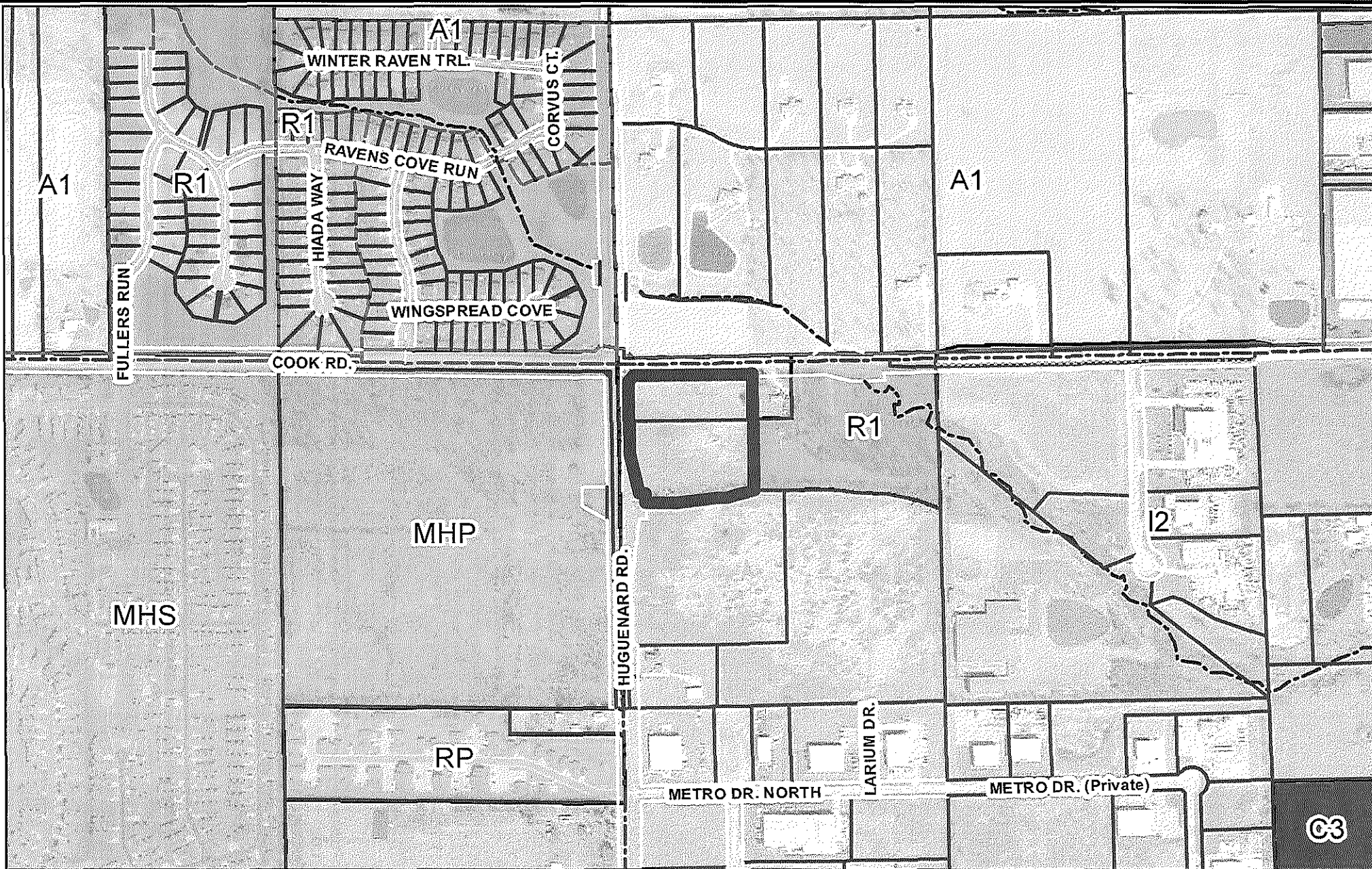
Project boundaries represented by bold colored lines are for representational purposes only.

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State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

Date: 6/17/2016



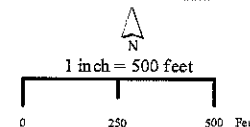


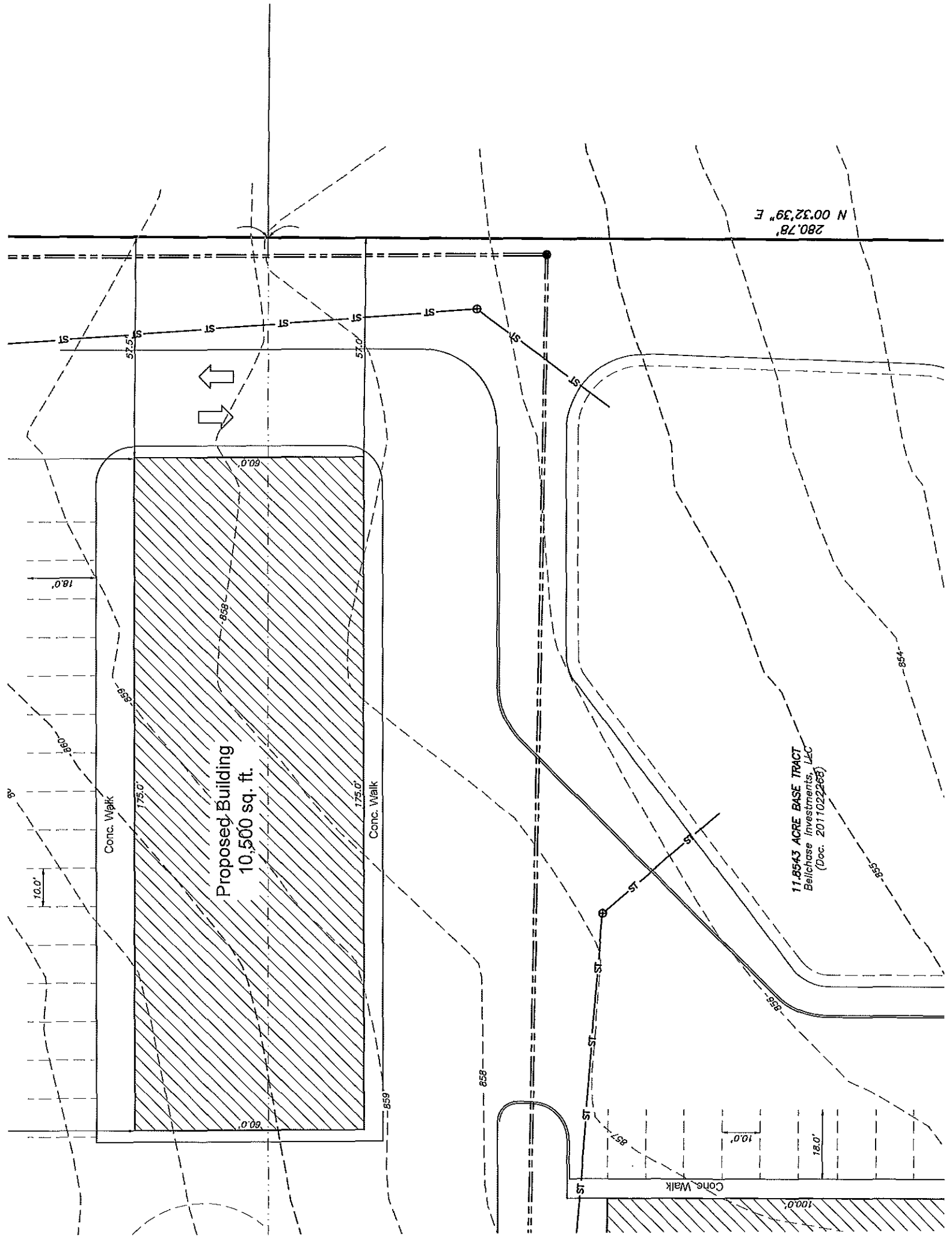
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Cook Service Center

Developer:
Bellechasse Investments, LLC
14033 Illinois Road, Suite A
Fort Wayne, IN 46814
Tel: 260/625-5550

Developer:
Bellechasse Investments, LLC
14033 Illinois Road, Suite A
Fort Wayne, IN 46814
Tel: 260/625-5550

[illegible]

Industry Providers

Ray (m)ing Branthamire
UNCOY CO443 Hans Isolan RCTH0002, listed as INDOT Fort Wayne.

• **Ungewinn**

