

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2016-0025
Bill Number: Z-16-06-28
Council District: 4-Jason Arp

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 0.71 acres of property from C4-Intensive
Commercial to I1-Limited Industrial

Location: 7702 Bluffton Road

Reason for Request: To use the existing structure for a furniture building business.

Applicant: Kenefic Properties, LLC

Property Owner: Robert B. Eddy

Related Petitions: none

Effect of Passage: Property will be rezoned to the I1-Limited Industrial zoning district which
allows low intensity indoor industrial uses, such as manufacturing and
fabrication.

Effect of Non-Passage: The property will remain zoned C4-Intensive Commercial, which allows a
wide variety of retail and commercial services, including all automotive
uses and adult uses.

1 **#REZ-2016-0025**

2 **BILL NO. Z-16-06-28**

3 **ZONING MAP ORDINANCE NO. Z-_____**

4 **AN ORDINANCE amending the City of Fort Wayne**
5 **Zoning Map No. I-31 (Sec. 33 of Wayne Township)**

6 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
7 INDIANA:

8 SECTION 1. That the area described as follows is hereby designated an I1 (Limited
9 Industrial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
10 Wayne, Indiana:

11 Part of the Southeast quarter of the Northeast quarter of Section 33, Township 30
12 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

13 Beginning at a point on the West right-of-way line of Indiana State Road #1 (also
14 known as the Bluffton Road), said point being situated a distance of 508.58 feet
15 North and 30 feet West of the Southeast corner of the Southeast quarter of the
16 Northeast quarter of Section 33, Township 30 North, Range 12 East; thence South
17 along the West right-of-way line of said Indiana State Road #1 a distance of 112 feet;
18 thence West along a line parallel with the South right-of-way line of Alma Avenue a
19 public thoroughfare in the aforementioned Section, Township, and Range a distance
20 of 275.77 feet to a point 60 feet East of the East line of Lot #1 Hindman's Addition
21 to the City of Fort Wayne, Indiana; thence North along a line parallel with and 60
22 feet East of the said East line a distance of 112 feet to a point on the South right-of-
23 way line of Alma Avenue aforementioned; thence East along the South right-of-way
24 line of said Alma Avenue a distance of 275.6 feet to the point of beginning
25 containing 0.71 acres and subject to an easement over and across the South 10 feet
26 and the West 10 feet thereof for roadway purposes plus the right to use for driveway
27 purposes the North 10 feet of the property abutting plus the above described tract on
28 the South and the East 10 feet of the property abutting the above described tract on
29 the West.

30 and the symbols of the City of Fort Wayne Zoning Map No. I-31 (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.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

Council Member

APPROVED AS TO FORM AND LEGALITY:

Carol T. Helton, City Attorney

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Kenefic Properties, LLC
Address 12323 Sanctuary Trail
City Fort Wayne State IN Zip 46814
Telephone _____ E-mail _____

Contact Person
Contact Person Robert C. Kruger, Esq.
Address 200 E. Main Street, Suite 1000
City Fort Wayne State IN Zip 46802
Telephone (260) 426-1300 E-mail rkruger@burtblee.com

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 7702 Bluffton Road
Present Zoning C4 Proposed Zoning I1 Acreage to be rezoned 0.71
Proposed density _____ units per acre
Township name Wayne Township section # 33
Purpose of rezoning (attach additional page if necessary) To allow operation of furniture manufacturer.
Sewer provider Fort Wayne Water provider 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.

Kenefic Properties, LLC

(printed name of applicant)

Robert B. Eddy
(signature of applicant)

6/6/16
(date)

Robert B. Eddy

(printed name of property owner)

[Signature]
(signature of property owner)

6/4/16
(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>June 7, 16</u>	<u>121066</u>	<u>7/18/16</u>	<u>CEZ-2016-0028</u>



Rezoning Petition REZ-2016-0025 (7702 Bluffton Road)

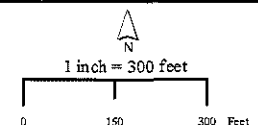


Project boundaries represented by bold colored lines are for representational purposes only.

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: 6/17/2016





Rezoning Petition REZ-2016-0025 (7702 Bluffton Road)

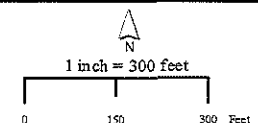


Project boundaries represented by bold colored lines are for representational purposes only.

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: 6/17/2016



 CERTIFICATE OF SURVEY

OFFICE OF:

DONOVAN ENGINEERING

JOHN R. DONOVAN P.E. No. 9173 P.L.S. No. 9921 INDIANA
 FRANCIS X. MUELLER P.L.S. No. 80193 INDIANA
 GREGORY L. ROBERTS P.L.S. No. 80548 INDIANA
 FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, Allen County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit:

Part of the Southeast quarter of the Northeast quarter of Section 33, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Beginning at a point on the West right-of-way line of Indiana State Road #1 (also known as the Bluffton Road), said point being situated a distance of 500.50 feet North and 30 feet West of the Southeast corner of the Southeast quarter of the Northeast quarter of Section 33, Township 30 North, Range 12 East; thence South along the West right-of-way line of said Indiana State Road #1 a distance of 112 feet; thence West along a line parallel with the South right-of-way line of Alma Avenue a public Thoroughfare in the aforementioned Section, Township, and Range a distance of 275.77 feet to a point 60 feet East of the East line of Lot #1 Hindman's Addition to the City of Fort Wayne, Indiana; thence North along a line parallel with and 60 feet East of the said East line a distance of 112 Feet to a point on the South right-of-way line of Alma Avenue aforementioned; thence East along the South right-of-way line of said Alma Avenue a distance of 275.6 feet to the point of beginning containing 0.71 acres and subject to an easement over and across the South 10 feet and the West 10 feet thereof for roadway purposes plus the right to use for driveway purposes the North 10 feet of the property abutting the above described tract on the South and the East 10 feet of the property abutting the above described tract on the West.

RE-CERTIFIED 9-1-89

JOB FOR LEBRATO & CO.
 FEUSER-EDDY

7-7-86
 REV. 9-1-89

