

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2016-0045
Bill Number: Z-17-01-04
Council District: 3-Tom Didier

Introduction Date: January 10, 2017

Plan Commission
Public Hearing Date: January 9, 2017 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 21.2 acres of property from I2-General Industrial and C4-Intensive Commercial to I3-Intensive Industrial.

Location: 2808 and 2922 West Coliseum Boulevard

Reason for Request: To allow the relocation of MacAllister Rental Store.

Applicant: Tarbert Properties (MacAllister Rental Store)

Property Owner: Summit City Real Estate

Related Petitions: Primary Development Plan, MacAllister Rental Store

Effect of Passage: Property will be rezoned to the I3-Intensive Industrial district, which is the appropriate district for heavy equipment rental and storage.

Effect of Non-Passage: The property will remain zoned I2-General Industrial and C4-Intensive Commercial and may be used for those permitted uses. The current user (Geiger Excavating) is relocating and the site is for sale.

#REZ-2016-0045

BILL NO. Z-17-01-04

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. I-30 (Sec. 21 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 an I3
(Intensive Industrial) District under the terms of Chapter 157 Title XV of the Code of the City
of Fort Wayne, Indiana:

2808 W. Coliseum Blvd, Fort Wayne, IN 46808

Note: The legal description from Seller's ALTA Survey required herein shall be used in the
limited warranty deed to be given by Seller to Buyer at Closing, provided the Survey is also
certified to Buyer.

Parcel One: Remaining lands of Carl W. Ritchie in the Southwest Quarter of the Southeast
Quarter of Section 21, Washington Township, Allen County, Indiana, and recorded in Document
#87-039698.

A part of the South 66 rods (1089 feet) of the East 12 rods, 2 feet (200 feet) of the Southwest
Quarter of the Southeast Quarter of Section 21, Township 31 North, Range 12 East,
Washington Civil Township, Allen County, Indiana; lying South of land conveyed by John
H. Savage to Margaret Ludwick in Deed Record 63, page 278; and more particularly
described as follows:

Commencing at an Indiana State right-of-way monument located at the intersection of the
East line of the West Half of the Southeast Quarter of said Section 21 and the North right-of-
way of Coliseum Boulevard (now State Road 930, formerly U.S. Highway 30 and
previously California Road); said right-of-way monument being located 125 feet left of
Station 44+30 as shown on Sheet #13 of the highway plans for the 1973-1974 U.S. 30
Highway project U-724 (20); thence North 79 deg. 22 min. 49 sec. West along the northerly
right-of-way of Coliseum Boulevard (Indiana Highway #930), a distance of 50.95 feet;
thence North 00 deg. 28 min. 25 sec. West, a distance of 25.00 feet; then North 80 deg. 23
min. 16 sec. West, a distance of 18.00 feet to a 5/8 inch Iron Pin (rebar) marking the Point of
Beginning; Thence North 00 deg. 28 min. 25 sec. West and parallel with the East line of the
West Half of said Southeast Quarter; and the basis of bearings herein described, a distance
of 202.65 feet; thence North 89 deg. 18 min. 00 sec. East, a distance of 56.56 feet to a
sanitary sewer manhole; thence North 00 deg. 28 min. 25 sec. West, a distance of 2.23 feet;

1 thence North 89 deg. 18 min. 00 sec. East, a distance of 11.16 feet to a point on the East line
2 of said Southeast Quarter; thence North 00 deg. 28 min. 25 sec. West, along the East line of
3 the West Half of said Southeast Quarter distance of 739 feet more or less ('about 66 rods'
4 from section line as recorded) thence westerly along the South line of land conveyed by
5 John H. Savage to Margaret Ludwick in Deed Record 63, page 278, a distance of 200 feet
6 more or less (12 rods 2 feet, recorded); thence South 00 deg. 28 min. 25 sec. East, and
7 parallel with the East line of the West Half of said Southeast Quarter, a distance of 930 feet
8 more or less to the North line frontage Road #1 (now known as Hatfield Road), said
9 Frontage Road being a part of the 1973-1974 U.S. 30 Highway project U-724(20) noted
10 above; thence North 87 deg. 19 min. 18 sec. East, a distance of 36.22 feet; thence South 81
11 deg. 56 min. 36 sec. East, a distance of 97.17 feet to the POINT OF BEGINNING.

12 The above land has now been described by a modernized legal description as contained with
13 a survey prepared by Russell Engineering Associates, Inc. dated November 13, 2007 as Job
14 No. 0710-002, and more particularly described as follows:

15 Commencing at an Indiana State Highway right-of-way monument, located at the
16 intersection of the West line of the East half of the Southeast Quarter of Section 21,
17 Township 31 North, range 12 East and the north right-of-way of Coliseum Boulevard (now
18 State Road 930, formerly U.S. Highway 30 and California Road), said right-of-way,
19 monument being located at 125 feet left of Station 44+30 as shown on Sheet #13 of the
20 highway plans for the 1973-1974, U.S. 30 Highway Project U-724 (20); thence North 79
21 degrees 22 minutes 49 seconds West along the Northerly right-of-way of Coliseum
22 Boulevard (Indiana Highway #930), a distance of 50.95 feet; thence North 00 degrees 28
23 minutes 25 seconds West, a distance of 25.00 feet; thence North 80 degrees 23 minutes 16
24 seconds West, a distance of 18.00 feet to an Iron Pin (rebar) with Surveyor's Cap "Russell
25 Associates" marking the Point of Beginning; thence North 81 degrees 56 minutes 36
26 seconds West a distance of 97.17 feet; thence South 87 degrees 19 minutes 18 seconds West
27 a distance of 36.22 feet to a point; thence North 00 degrees 31 minutes 52 seconds West a
28 distance of 926.52 feet to an "I-beam" fence post (3 1/2" x 7"); thence North 89 degrees 00
29 minutes 25 seconds East, a distance of 200.00 feet to a point on the East line of the West
30 half of Southeast Quarter of said Section 21; thence South 00 degrees 32 minutes 48 seconds
East a distance of 736.21 feet; thence South 89 degrees 17 minutes 48 seconds West a
distance of 11.16 feet; thence South 00 degrees 27 minutes 49 seconds East a distance of
2.26 feet to a manhole; then South 89 degrees 18 minutes 00 seconds West, a distance of
56.56 feet; thence South 00 degrees 28 minutes 25seconds East a distance of 202.65 feet to
the Point of Beginning.

Parcel Two:

As described by modern survey by Richard K. Karst, Land Surveying Services, Inc. dated
January 13, 2004, as follows:

Part of the West Half of the Southeast Quarter of Section 21, Township 31 North, Range 12
East of the Second Principal Meridian, Washington Township in Allen County, Indiana,

more particularly described as follows:

Commencing at an iron pipe found at the Northwest corner of Lot Number 151 in Lincolndale Addition to the City of Fort Wayne; thence South 00 degrees 54 minutes 17 seconds West, (assumed bearing and basis of bearings to follow), a distance of 214.25 feet along the West line of said Lot 151 to the South line of said Lincolndale Addition; thence North 89 degrees 47 minutes 00 Seconds East, a distance of 426.13 feet to a 5/8" steel rebar found on the East line of an existing 2.749 acre tract described in Document Number 970064152 in the Office of the Recorder of Allen County, Indiana, said point also being the POINT OF BEGINNING of the herein described tract; thence continuing North 89 degrees 47 minutes 00 seconds East, a distance of 274.30 feet along said South line to a point, said point being referenced by an I-beam found 0.30 feet North; thence South 00 degrees 13 minutes 11 seconds West, a distance of 926.94 feet to a 1/2" steel rebar found on the North right-of-way line of Frontage Road; thence South 87 degrees 56 minutes 16 seconds West, a distance of 262.36 feet along said North right-of-way line to a 5/8" steel rebar set on the East line of said existing tract described in Document Number 970064152 in the Office of the Recorder of Allen County, Indiana; thence North 00 degrees 32 minutes 48 seconds West, a distance of 935.27 feet along said East line to the Point of Beginning. Containing 5.730 Acres, more or less. Subject to easements of record.

EXCEPT, the following described real estate pursuant to a survey by Richard K. Karst, Land Surveyor, Karst Surveying Services, Inc., dated August 11, 2009:
Part of the West Half of the Southeast Quarter of Section 21, Township 31 North, Range 12 East of the Second Principal Meridian, Washington Township in Allen County, Indiana, more particularly described as follows:

Commencing at an iron pipe found at the Northwest corner of Lot Number 151 in Lincolndale Addition to the City of Fort Wayne; thence South 00 degrees 54 minutes 17 seconds East, (assumed bearing and basis of bearings to follow), a distance of 214.25 feet along the West line of said Lot 151 to the South line of said Lincolndale Addition; thence North 89 degrees 47 minutes 00 seconds East, a distance of 426.13 feet along said South line to a 5/8" steel rebar found on the West line of an existing 5.730 acre tract described in Document Number 204009600 in the Office of the Recorder of Allen County, Indiana; thence South 00 degrees 32 minutes 48 seconds East, a distance of 549.96 feet along said West line to the POINT OF BEGINNING of the herein described tract; thence South 89 degrees 16 minutes 06 seconds East, a distance of 13.01 feet along an existing fence line; thence South 02 degrees 16 minutes 10 seconds West, a distance of 220.30 feet along an existing fence line; thence South 89 degrees 18 minutes 01 seconds West, a distance of 2.18 feet to the West line of said existing 5.730 acre tract; thence North 00 degrees 32 minutes 48 seconds West, a distance of 220.33 feet along said West line to the Point of Beginning. Containing 0.038 acres (1,672.591 square feet), more or less. Subject to easements of record.

1 **Together with:**

2 2922 W. Coliseum Blvd, Fort Wayne, IN 46808

3 Description of Parent Tract (copied from Document 2011023063 in the Office of the
4 Recorder of Allen County, Indiana)

5 A part of the properties conveyed to Paul Martin by Deeds recorded as Document
6 Number 87-020314 and Document Number 93-052457 in the Office of the Recorder
7 of Allen County, Indiana. The said properties being of Lots Numbered 151 through
8 158 in Lincolndale Subdivision, along with a part of the West Half of the Southeast
 Quarter of Section 21, Township 31 North, Range 12 East, in Allen County, Indiana.
 The herein described parcel is more particularly described as follows:

9 Beginning at the Northwest corner of Lot Number 151 in Lincolndale Subdivision,
10 said point being on the South right-of-way line of Arthur Street, thence North 89
11 degrees 47 minutes East (deed) along the said South right-of-way line, a distance of
12 907.50 feet to the Northeast corner of Lot Number 158 in Lincolndale Addition;
13 thence South 00 degrees 33 minutes East, a distance of 21425 feet along the East line
14 of said Lot number 158 to the Southeast corner of that Lot; thence South 89 degrees
15 47 minutes West along the South line of Lots numbered 158, 157, 156, and 155, a
16 distance of 480.05 feet; thence South 00 degrees 32 minutes 48 seconds East, a
17 distance of 935.27 feet (South 00 degrees 09 minutes East, 933.5 feet – deed) to a
18 point on the North right-of way line of State Highway Frontage Road Number 1;
19 thence Westerly and Northerly along the said North right-of-way line by the
20 following Three courses: South 87 degrees 59 minutes 46 seconds West (North 90
21 degrees West-deed), a distance of 109.67 feet; thence Northwesterly, a distance of
22 359.03 feet (358.87 feet-deed), along a curve concave to the Northeast having a
23 radius of 415 feet and subtended by a chord having a length of 348.00 feet and a
24 bearing of North 67 degrees 07 minutes 23 seconds West; thence North 42 degrees
25 33 minutes 38 seconds West, a distance of 286.02 feet; thence leaving the aforesaid
26 road right-of-way North 14 degrees 58 minutes 34 seconds East, a distance of 22.11
 feet to a point on the South line of property conveyed to Carl W. Ritchie by Deed
 recorded as Document Number 89-513 in the Office of the Recorder; thence South
 89 degrees 52 minutes 23 seconds East, a distance of 177.0 feet along the said South
 line of the Ritchie property, thence South 89 degrees 52 minutes 23 seconds East, a
 distance of 15.0 feet; thence North 00 degrees 54 minutes 07 seconds West, a
 distance of 259.85 feet to a point on the East line of the aforesaid Ritchie property;
 thence North 00 degrees 05 minutes 59 seconds West, a distance of 144.86 feet along
 the said East line to the Northeast corner of the aforesaid Ritchie property; thence
 South 89 degrees 19 minutes 45 seconds West, a distance of 2.03 feet along the
 North line of said Ritchie property; thence North 00 degrees 54 minutes 07 seconds
 West, a distance of 380.23 feet to the Point of Beginning, containing 13.76 acres,
 more or less.

27 EXCEPT the following:

1 A part of the West Half of the Southeast Quarter of Section 21, Township 31 North,
2 Range 12 East, Washington Township, Allen County, Indiana; ALSO being a part of
3 the lands now or formally owned by Paul Martin, as recorded in Documents
4 Numbered 87-020314 and 93-052457 in the Office of the Recorder of Allen County,
5 Indiana, more particularly described as follows:

6 Commencing at an iron pipe found at the Northwest corner of Lot 151 in
7 Lincolndale Addition to the City of Fort Wayne, Indiana, also being the Northwest
8 corner of the property conveyed to Paul Martin as recorded in Document Number
9 93-052457, in the Office of the Recorder of Allen County, Indiana; thence South 00
10 degrees 54 minutes 07 seconds East (assumed), along the West line of said Lot
11 Number 151 and West line of said Document Number 93-052457, a distance of
12 214.25 feet to the Southwest corner of said Lot Number 151; thence North 89
13 degrees 47 minutes 00 seconds East, along the South line of Lots Numbered 151-155
14 in Lincolndale Addition, a distance of 342.45 feet to an iron pin set at the Point of
15 Beginning; thence continuing North 89 degrees 47 minutes 00 seconds East, along
16 the South line of said Lots, a distance of 85.00 feet to an iron pin found; thence
17 South 00 degrees 32 minutes 48 seconds East, a distance of 935.27 feet to an iron pin
18 found, said pin also being on the Northerly right-of-way line of State Highway
19 Frontage Road Number 1; thence South 87 degrees 59 minutes 46 seconds West,
20 along the Northerly right-of-way line of said Road, a distance of 109.67 feet to an
21 iron pin found at the point of curvature of a curve concave to the Northeast with a
22 radius of 415.00 feet; thence Northwesterly, an arc distance of 103.83 feet with a
23 chord distance of 103.56 feet and chord bearing of North 84 degrees 50 minutes 39
24 seconds West; thence leaving said curve non-tangent to a bearing of North 00
25 degrees 32 minutes 48 seconds West, a distance of 267.40 feet to a point on the
26 South line of Document Number 93-052457; thence North 89 degrees 23 minutes 21
27 seconds East along said South line of said Document Number 93-052457, a distance
28 of 112.64 feet to the Southeast corner of said Document; thence North 00 degrees 45
29 minutes 14 seconds East, a distance of 660.72 feet to the Point of Beginning,
30 containing 2.749 acres, more or less.

and the symbols of the City of Fort Wayne Zoning Map No. I-30 (Sec. 21 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. If a written commitment is a condition of the Plan Commission's
recommendation for the adoption of the rezoning, or if a written commitment is modified and
approved by the Common Council as part of the zone map amendment, that written
commitment is hereby approved and is hereby incorporated by reference.

1
2 SECTION 3. That this Ordinance shall be in full force and effect from and after its
3 passage and approval by the Mayor.
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5 _____
6 Council Member

7 APPROVED AS TO FORM AND LEGALITY:

8 _____
9 Carol T. Helton, City Attorney
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Department of Planning Services
Rezoning Petition Application

Applicant Tarbert Properties (MacAllister Rental Store)
City Indianapolis State IN Zip 46219
Telephone (317) 803-2456 E-mail johndeckard@macallister.com

Contact Person Rich Potosnak
Address 7515 E. 30th Street
City Indianapolis State IN Zip 46219
Telephone (317) 860-3370 E-mail richpotosnak@macallister.com

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 2808 and 2922 W. Coliseum Blvd., Ft. Wayne, IN 46808
Present Zoning I-2 & C-4 Proposed Zoning I-3 Acreage to be rezoned 21.2
Proposed density n/a units per acre
Township name Washington Township section # 21
Purpose of rezoning (attach additional page if necessary) To allow for the development of a
MacAllister Rental Store ("CAT The Rental Store"), a business operation in the rental, sales and service
of small construction equipment and associated supplies.

Sewer provider City of Ft. Wayne Water provider City of Ft. Wayne

*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.

John Deckard 12/01/16
(printed name of applicant) (signature of applicant) (date)

Jay Geiger (2808 W. Coliseum)
(printed name of property owner) (signature of property owner) (date)

Carry Zeigler (2922 W. Coliseum) Carry Zeigler 12/2/16
(printed name of property owner) (signature of property owner) (date)

Carry L. Zeigler Carry L. Zeigler 12/2/16
(printed name of property owner) (signature of property owner) (date)

Received	Receipt No.	Hearing Date	Petition No.
12/6/16	127741	1/9/16	Rez-2016-0045

Department of Planning Services
Development Plan and Plat Application

Project Name MacAllister Rental Store

Applicant
Applicant Tarbert Properties (MacAllister Rental Store)
Address 7515 E. 30th Street
City Indianapolis State IN Zip 46219
Telephone (317) 803-2456 E-mail johndeckard@macallister.com

Contact Person
Contact Person Rich Potosnak
Address 7515 E. 30th Street
City Indianapolis State IN Zip 46219
Telephone (317) 860-3370 E-mail richpotosnak@macallister.com

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

Arch./Eng. Or Surveyor
Arch./Eng./Surveyor MSKTD & Associates
Address 1715 Magnavox Way
City Fort Wayne State IN Zip 46804
Telephone (260) 432-9337 E-mail kcs@msktd.com

Request
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Requesting approval of a: ☒ primary ☐ amended primary ☐ secondary ☐ amended secondary
☐ residential development plan ☐ commercial development plan ☒ industrial development plan
☐ plat ☐ minor plat
Development Address 2808 & 2922 W. Coliseum Blvd. Fort Wayne, IN 46808
Size of development (lots) _____ (units) _____ (acreage) 21.2
Building height (primary structures) 35 feet (accessory structures) 20 feet
Building Sq. Ft. (primary structures) 40,000 (accessory structures) 13,760
Present Zoning C-4 & I-2 Total acreage of site 21.2
Township name Washington Township section # 21
Sewer provider City of Fort Wayne Water provider City of Fort Wayne
Proposed Streets: ☐ Public and county/city maintained ☐ Private and privately maintained

Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application. For applicable filing fees and site plan/plat number of copies please refer to checklist.
☒ Applicable filing fees (check payable to the Allen County Treasurer)
☒ Applicable number of copies of site plan or plat (plans must be folded, and no larger than 24 x 36)
☒ Applicable number of landscaping plans
☒ Applicable required civil engineering sets
☒ One copy of plan in electronic form (11 x 17 in PDF)
☒ Applicable number of copies of the Certified Legal Description and Boundary Survey
☒ Application signed by property owner(s)
☒ Waiver request application (if applicable)
☐ Proposed restrictive covenants (if applicable) N/A

I/We understand and agree, upon execution and submission of 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.

John Deckard John Deckard 12/05/2016
(printed name of applicant) (signature of applicant) (date)
Cary Zeigler Cary L. Zeigler 12/05/2016
(printed name of property owner) (signature of property owner) (date)

Received <u>12/6/16</u>	Receipt No. <u>122740</u>	Hearing Date	Petition No. <u>POP-2016-0042</u>
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**Department of Planning Services
Development Plan and Plat Application**

Project Name MacAllister Rental Store

Applicant
Applicant Tarbert Properties (MacAllister Rental Store)
Address 7516 E. 30th Street
City Indianapolis State IN Zip 46219
Telephone (317) 803-2456 E-mail JohnDeckard@macallister.com

Contact Person
Contact Person Rich Potosnak
Address 7516 E. 30th Street
City Indianapolis State IN Zip 46219
Telephone (317) 860-3370 E-mail richpotosnak@macallister.com

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

Arch./Eng. Or Surveyor
Arch./Eng./Surveyor MSKTD. & Associates
Address 1715 Magnavox Way
City Fort Wayne State IN Zip 46804
Telephone (260) 432-9337 E-mail kbs@msktd.com

Request
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Requesting approval of a: ☒ primary ☐ amended primary ☐ secondary ☐ amended secondary
☐ residential development plan ☐ commercial development plan ☒ industrial development plan
☐ plat ☐ minor plat
Development Address 2808 & 2922 W. Coliseum Blvd. Fort Wayne, IN 46808
Size of development (lots) _____ (units) _____ (acreage) 21.2
Building height (primary structures) 35 feet (accessory structures) 20 feet
Building Sq. Ft. (primary structures) 40,000 (accessory structures) 13,760
Present Zoning C-4 & I-2 Total acreage of site 21.2
Township name Washington Township section # 21
Sewer provider City of Fort Wayne Water provider City of Fort Wayne
Proposed Streets: ☐ Public and county/city maintained ☐ Private and privately maintained

Filing Requirements
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☒ Applicable required civil engineering sets
☒ One copy of plan in electronic form (11 x 17 in PDF)
☒ Applicable number of copies of the Certified Legal Description and Boundary Survey
☒ Application signed by property owner(s)
☒ Waiver request application (if applicable)
☒ Proposed restrictive covenants (if applicable) — N/A

I/We understand and agree, upon execution and submission of 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.

John Deckard 12/05/2016
(printed name of applicant) (signature of applicant) (date)
Jay Geiger 12/05/2016
(printed name of property owner) (signature of property owner) (date)

Received	Receipt No.	Hearing Date	Petition No.
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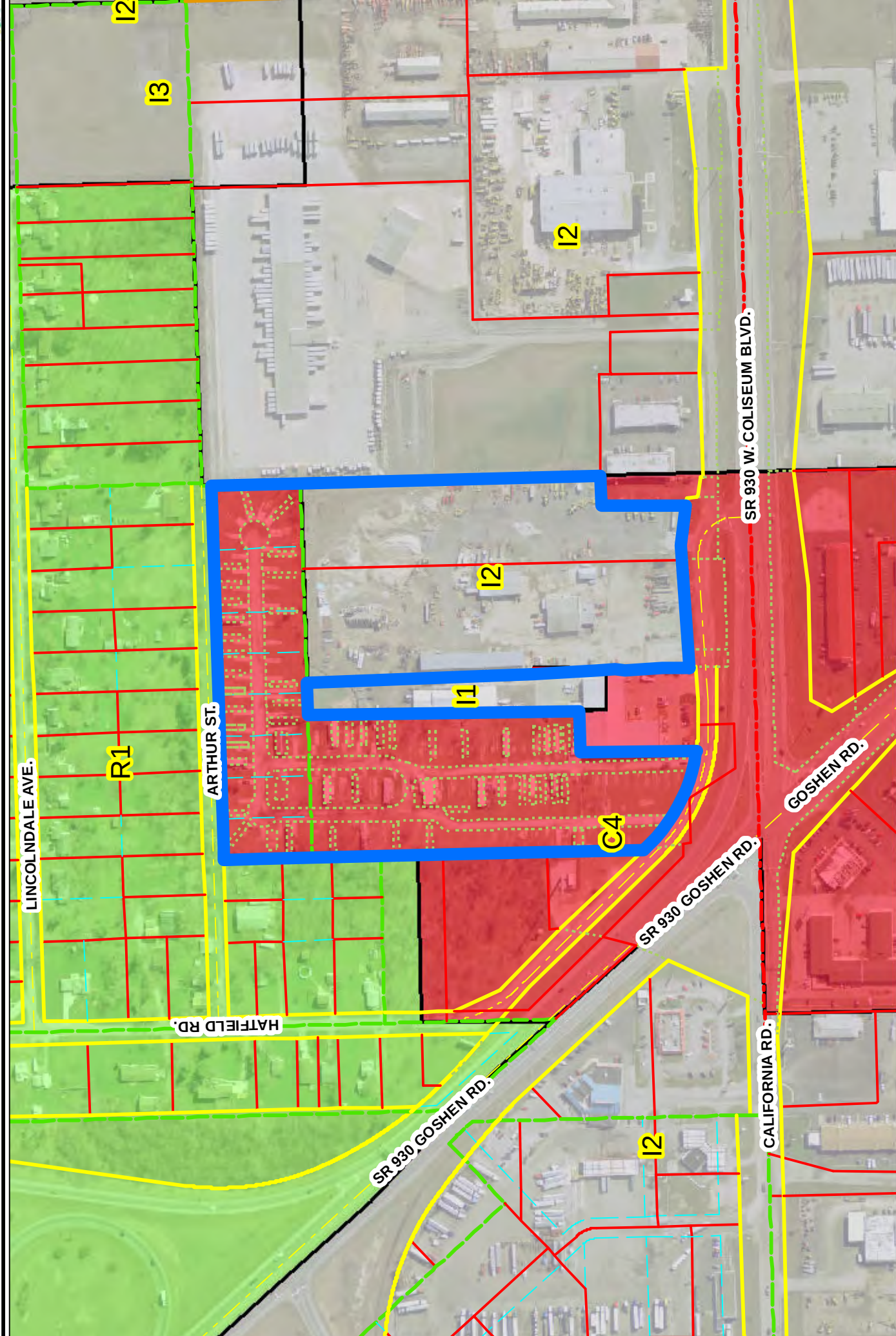


Rezoning Petition REZ-2016-0045 and Primary Development Plan PDP-2016-0042 - MacAllister Rental Store



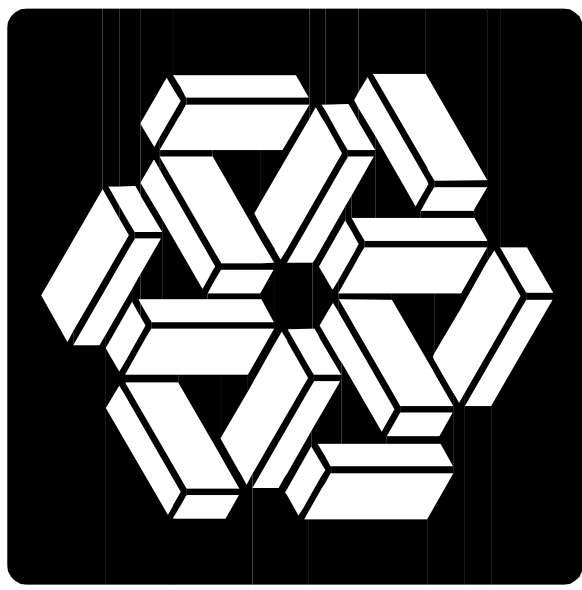
Although accuracy standards have been employed in the preparation of this map, the City of Allen does not warrant the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 by the City of Allen, Texas
North American Datum 1983
Saw Plane Coordinate System, Indiana East
Perimeter and Contour: Spring 2009
Date: 12/29/2016



Although accuracy standards have been employed in the preparation of this map, the City of Allen does not warrant the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

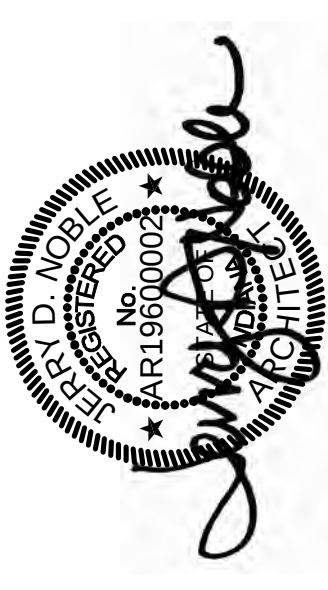
© 2004 by the City of Allen, Indiana
North American Datum 1983
Saw Plane Coordinate System, Indiana East
Perimeter and Contour: Spring 2009
Date: 12/29/2016



**MSKTD
& Associates**

Architecture | Engineering | Interior Design

1715 Magnavox Way
Fort Wayne, IN 46804
260.432.9337
www.msktd.com



MacAllister Rental Store

A Project for:

Developer:
MacAllister Machinery Company, Inc.
7515 E 30th Street Indianapolis, IN 46219
Office: (317) 860-3370

Fort Wayne, Indiana

PROJECT NO.	DATE	DATE	BY
6994	12-05-16		

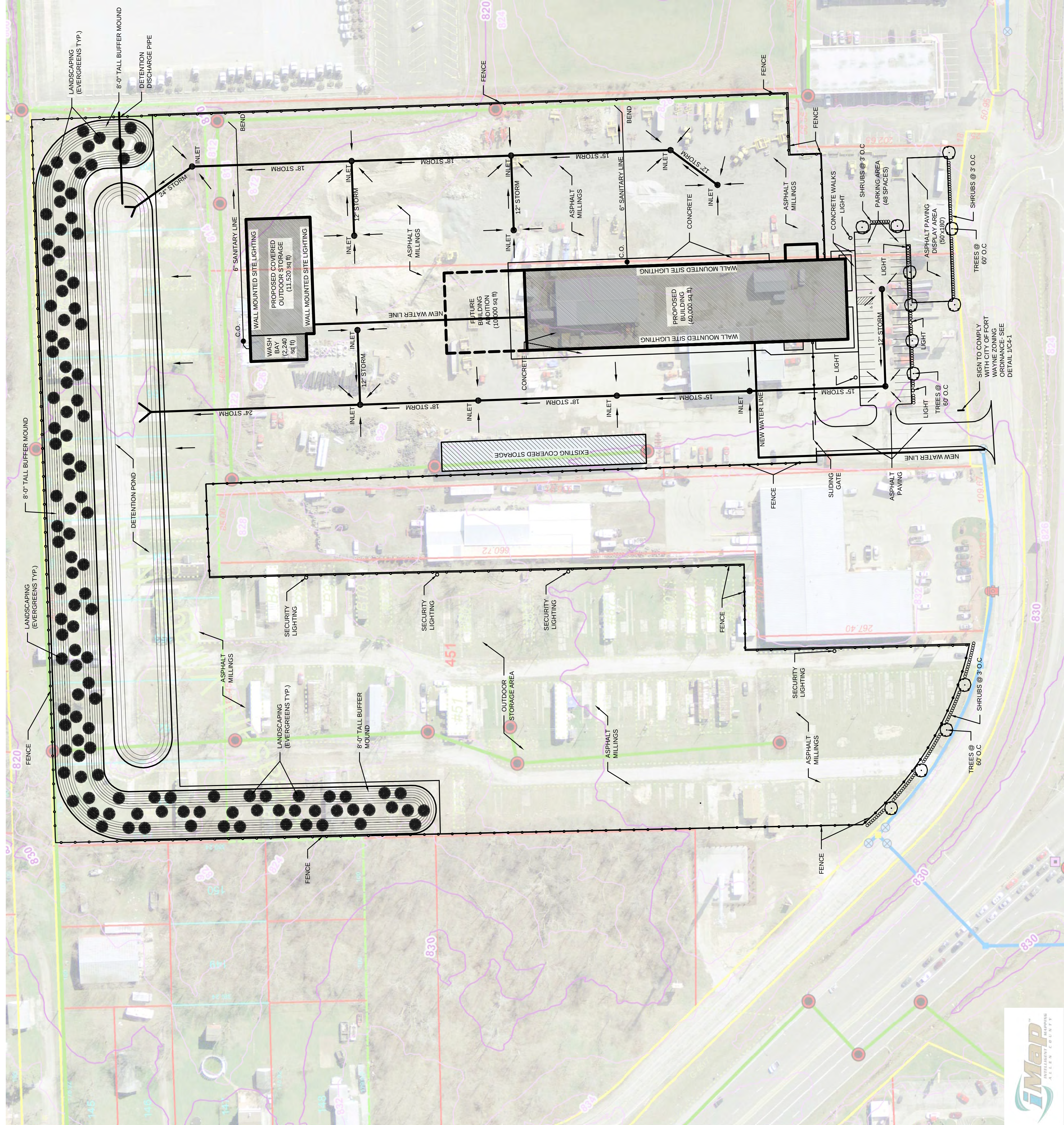
REVISIONS

SET DESCRIPTION

SHEET TITLE
Primary Development Plan

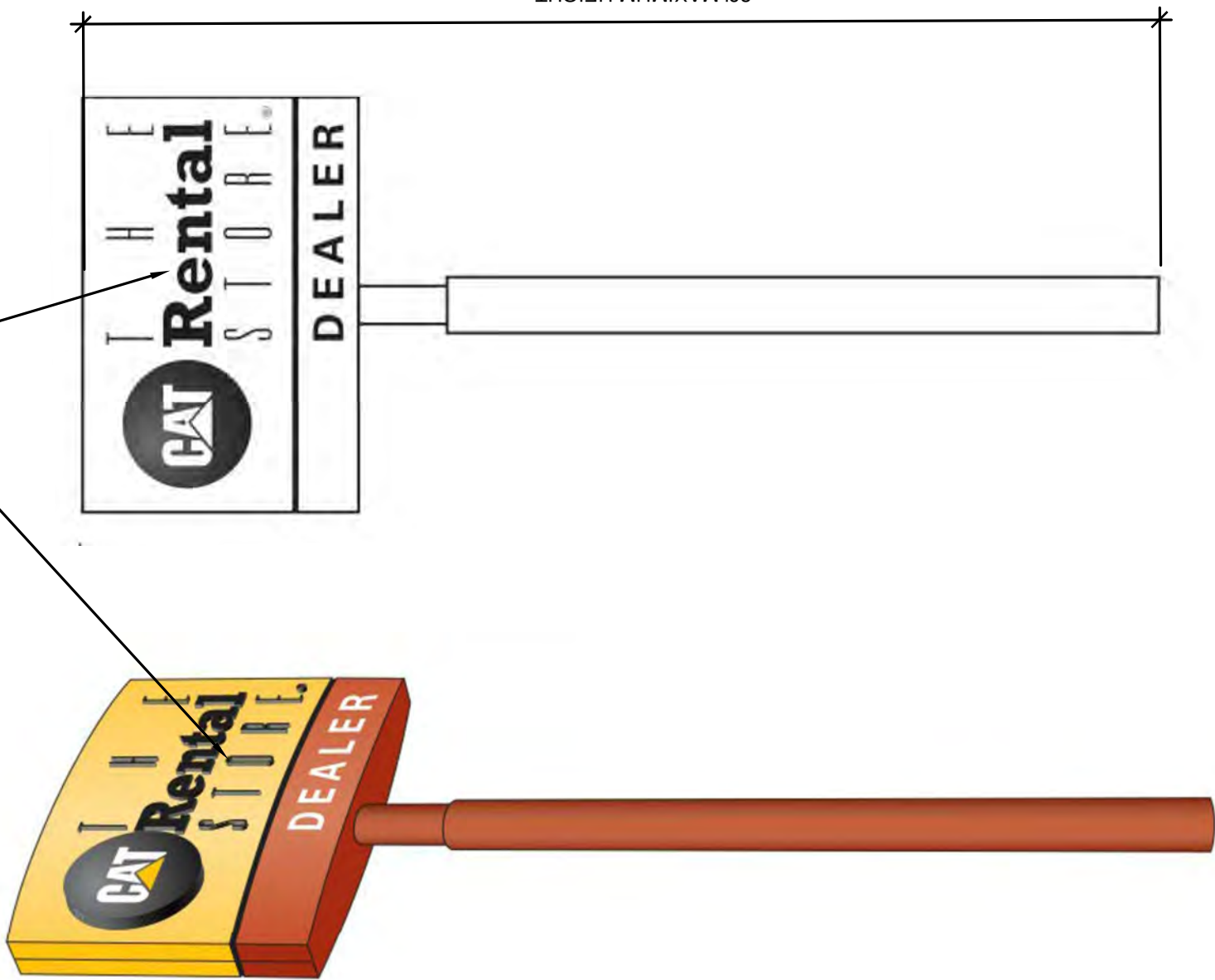
SHEET NUMBER

C4-1



Primary Development Plan

1" = 60.00'



1 Proposed Sign

NO SCALE

For technical questions concerning the drawings or project, contact:
Kerry Schoeph
MSKTD & Assoc.
(260) 432-9337