

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2017-0004
Bill Number: Z-17-01-24
Council District: 3-Tom Didier

Introduction Date: January 24, 2017

Plan Commission
Public Hearing Date: February 13, 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 1.10 acres of property from C3-General Commercial to I1-Limited Industrial

Location: South of 3400 Lima Road

Reason for Request: To allow for an expansion of Prairie Farms Dairy at 3400 Lima Road.

Applicant: Prairie Farms Dairy, Inc.

Property Owner: Prairie Farms Dairy, Inc.

Related Petitions: Primary Development Plan, Prairie Farms Dairy, VROW-2017-0001

Effect of Passage: Property will be rezoned to the I1-Limited district, which will allow Prairie Farms Dairy, Inc. to expand to the south.

Effect of Non-Passage: The property will remain zoned C3-General Commercial and may redevelop with commercial uses. A dairy is not a permitted use.

#REZ-2017-0004

BILL NO. Z-17-01-24

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. M-22 (Sec. 26 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 I1 (Limited
Industrial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
Wayne, Indiana:

Lot Numbers 11, 12 and 13 together with the West 1/2 of the vacated alley adjoining
said lots, in Figel's Addition to the City of Fort Wayne, Indiana, except that portion
of said lots conveyed to the State of Indiana for highway purposes.

Also, Lot Numbers 14 and 15 together with the East 1/2 of the vacated alley
adjoining said lots, in Figel's Addition to the City of Fort Wayne, Indiana.

Also, that part of Norfolk Avenue vacated and described in Document Number
2016056281.

Also, the North 1/2 of Norfolk Avenue that lies between the West right-of-way line
of Figel Avenue and the East terminus of Norfolk Avenue, in Figel's Addition to the
City of Fort Wayne, Indiana.

Also, the West 1/2 of Figel Avenue that lies between the North right-of-way line of
Norfolk Avenue and the Easterly projection of the South line of Lot 15, in Figel's
Addition to the City of Fort Wayne, Indiana.

Total area of Proposed Zone I1: ±1.102 acres

and the symbols of the City of Fort Wayne Zoning Map No. M-22 (Sec. 26 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

1 approved by the Common Council as part of the zone map amendment, that written
2 commitment is hereby approved and is hereby incorporated by reference.

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4 SECTION 3. That this Ordinance shall be in full force and effect from and after its
5 passage and approval by the Mayor.

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7 _____
8 Council Member

9 APPROVED AS TO FORM AND LEGALITY:

10 _____
11 Carol T. Helton, City Attorney
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Department of Planning Services
Rezoning Petition Application

Applicant
Applicant Chuck McQuaig
Address PO Box 10419
City Fort Wayne State IN Zip 46852
Telephone 260-483-6436 E-mail cmcquaig@prairiefarms.com

Contact Person
Contact Person T-E Incorporated c/o Justin Hoffman
Address 8620 Bluffton Road
City Fort Wayne State IN Zip 46809
Telephone 260-489-5541 E-mail jhoffman@t-einc.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 316 & 318 Norfolk Ave & 3300 Block of Lima Rd
Present Zoning C3 Proposed Zoning I1 Acreage to be rezoned 0.92
Proposed density _____ units per acre
Township name Washington Township section # 26
Purpose of rezoning (attach additional page if necessary) To align the proposed use of the property with the appropriate zoning.

Sewer provider City of Fort Wayne Water provider City of Fort Wayne

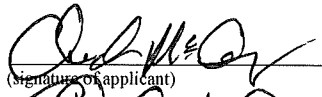
Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements.

- ☐ 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.

Chuck McQuaig

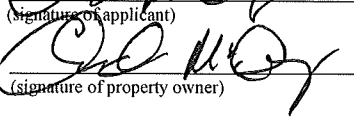
(printed name of applicant)


(signature of applicant)

12-28-16
(date)

Chuck McQuaig

(printed name of property owner)


(signature of property owner)

12-28-16
(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>1-3-17</u>	<u>100865</u>	<u>2/13/17</u>	<u>REZ-2017-0004</u>

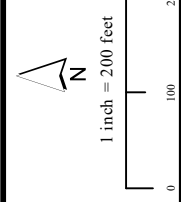


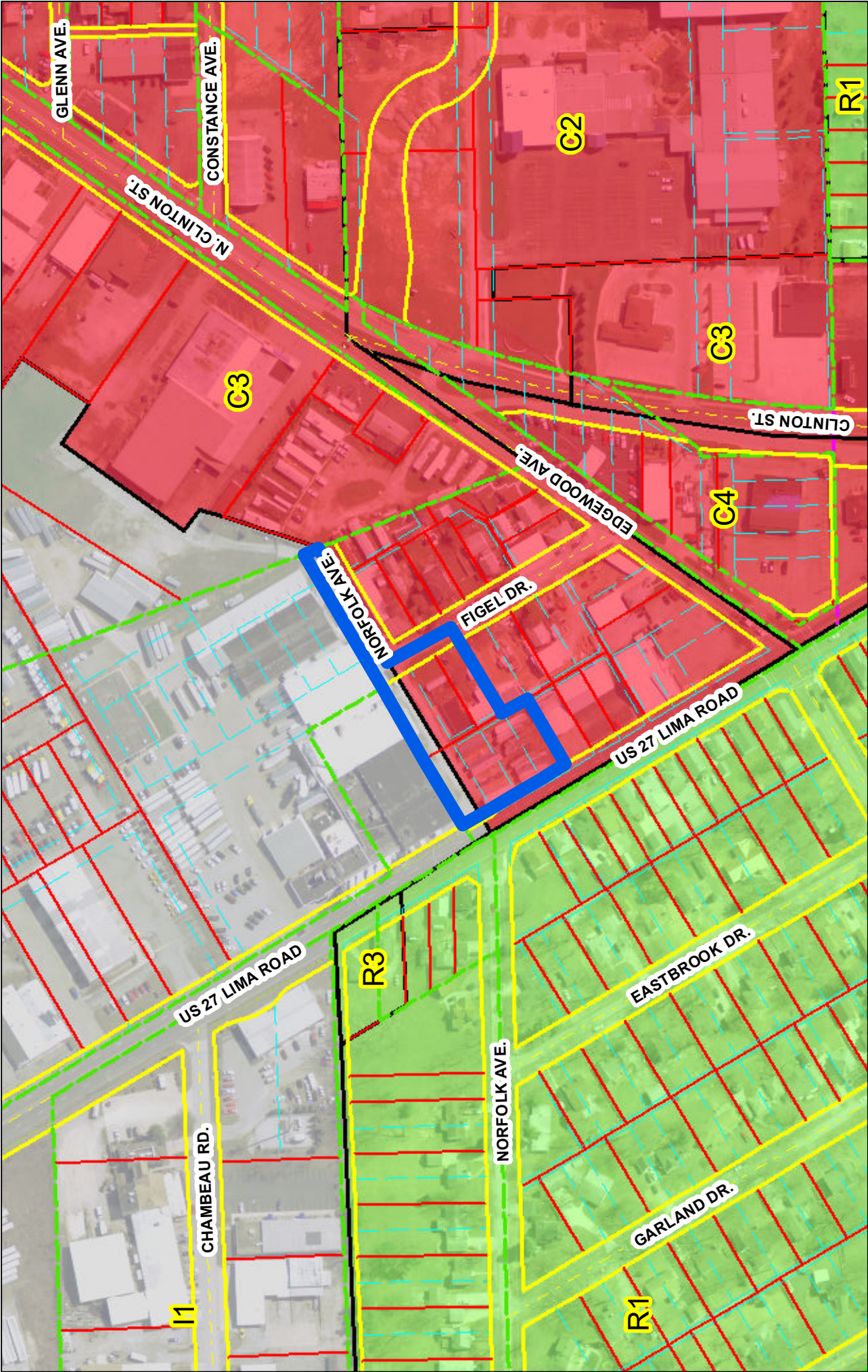
Rezoning Petition REZ-2017-0004 and Primary Development Plan PDP-2017-0003 - Prairie Farms Building Addition



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: 1/15/2017





Site plan for a proposed building addition and parking lot. The plan shows a large lot with a proposed building addition (422,830 S.F., 426' height, F.F.E. = 795.10) and a proposed parking lot (127,400 S.F., 12' high, F.F.E. = 254.80). The parking lot is divided into two sections: a 'PROPOSED INGRESS/EGRESS' section and a 'PROPOSED HEAVY DUTY PAVEMENT' section. The building addition is labeled 'PROPOSED BUILDING ADDITION' and 'PROPOSED HEAVY DUTY PAVEMENT'. The plan also shows existing buildings, streets (Figel Avenue, U.S. 27 (Lima Road), Edgewood Avenue), and various easements (Utility Easement, Right-of-Way). A north arrow and scale bar (1" = 30') are included.

Owner/Developer:
Prairie Farms Dairy, Inc.
c/o Chuck McQuaig
PO Box 10419
Fort Wayne, IN 46852
(260) 483-6436

Site Engineer.

T-E Incorporated

8620 Bluffton Road

(260) 489-5541

Lot Numbers 11, 12 and 13 together with the West 1/2 of the vacated alley adjoining said lots, in Figel's Addition to the City of Fort Wayne, Indiana, except that portion of said lots conveyed to the State of Indiana for highway purposes,

Also, Lot Numbers 14 and 15 together with the East 1/2 of the vacated alley.

Also that part of Norfolk Avenue vacated and described in Document Number

Also, the North 1/2 of Norfolk Avenue that lies between the West right-of-way line

Also, the West 1/2 of Eigel Avenue that lies between the North right-of-way line of

* Note: A certified IAC Title 865 Rule 12 boundary survey has not been performed, therefore the actual area of Proposed Zone II is subject to change.



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ZUMBRUN
CONSTRUCTION
COMPANY, INC.

Date	No.	Revision	By:

Prairie Farms Building Addition

Drawn By: JWH

Job No.: 16187

Sheet No.:

