

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2017-0027
Bill Number: Z-17-06-44
Council District: 1-Paul Ensley

Introduction Date: June 27, 2017

Plan Commission
Public Hearing Date: July 10, 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 7.37 acres of property from C2-Limited Commercial to C3-General Commercial

Location: 4522 Maplecrest Road

Reason for Request: To allow the existing vacant grocery store (former Scott's) to be redeveloped as indoor self-storage.

Applicant: Stellhorn Village Partners, LLC

Property Owner: MacKids, Inc.

Related Petitions: none

Effect of Passage: Property will be rezoned to the C3-General Commercial zoning district for the purpose of redeveloping the former grocery store site, utilizing the existing building and parking.

Effect of Non-Passage: The property will remain zoned C2-Limited Retail. The site can be redeveloped with certain retail and commercial uses. Self-storage is not a permitted use.

1 **REZ-2017-0027**
2 **BILL NO. Z-17-06-44**

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

4 **AN ORDINANCE amending the City of Fort Wayne**
5 **Zoning Map No. V-30 (Sec. 22 of St. Joseph 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 a C3 (General
9 Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
10 Wayne, Indiana:

11 **PARCEL I:**

12 A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE QUARTER OF SECTION 22,
13 TOWNSHIP 31 NORTH, RANGE 13 EAST, ALLEN COUNTY, INDIANA, AND MORE
14 PARTICULARLY DESCRIBED AS FOLLOWS:

15 COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE QUARTER
16 OF SECTION 22, TOWNSHIP 31 NORTH, RANGE 13 EAST, AS NOW ESTABLISHED;
17 THENCE NORTH 0 DEGREES 00 MINUTES EAST (BEARING BASIS FOR
18 DESCRIPTION) ALONG THE WEST LINE OF SAID SOUTHWEST ONE QUARTER AS
19 NOW ESTABLISHED, A DISTANCE OF 566.28 FEET; THENCE NORTH 89 DEGREES 34
20 MINUTES EAST, A DISTANCE OF 282.29 FEET TO THE POINT OF BEGINNING.

21 BEGINNING AT THE ABOVE DESCRIBED POINT; THENCE NORTH 15 DEGREES 10
22 MINUTES 22 SECONDS EAST, A DISTANCE OF 474.44 FEET; THENCE NORTH 83
23 DEGREES 30 MINUTES EAST, A DISTANCE OF 177.15 FEET; THENCE SOUTH 74
24 DEGREES 49 MINUTES 38 SECONDS EAST, A DISTANCE OF 145.37 FEET; THENCE
25 SOUTH 15 DEGREES 10 MINUTES 22 SECONDS WEST, A DISTANCE OF 28.0 FEET;
26 THENCE SOUTH 74 DEGREES 49 MINUTES 38 SECONDS EAST, A DISTANCE OF
27 126.85 FEET; THENCE SOUTH 15 DEGREES 10 MINUTES 22 SECONDS WEST, A
28 DISTANCE OF 295.0 FEET; THENCE SOUTH 74 DEGREES 49 MINUTES 38
29 SECONDS EAST, A DISTANCE OF 108.68 FEET; THENCE SOUTH 15 DEGREES 10
30 MINUTES 22 SECONDS WEST, A DISTANCE OF 346.20 FEET; THENCE SOUTH 89
31 DEGREES 34 MINUTES 00 SECONDS WEST, A DISTANCE OF 140.76 FEET; THENCE
32 ON A CURVE TO THE RIGHT HAVING A RADIUS OF 200.0 FEET, AN ARC LENGTH OF
33 54.99 FEET AND BEING SUBTENDED BY A CHORD OF 54.82 FEET BEARING NORTH
34 82 DEGREES 33 MINUTES 25 SECONDS WEST; THENCE NORTH 74 DEGREES 40
35 MINUTES 49 SECONDS WEST, A DISTANCE OF 85.46 FEET; THENCE NORTH 54
36 DEGREES 11 MINUTES 26 SECONDS WEST, A DISTANCE OF 65.54 FEET; THENCE
37 NORTH 44 DEGREES 24 MINUTES 49 SECONDS WEST, A DISTANCE OF 63.78 FEET;
38 THENCE NORTH 31

39 DEGREES 45 MINUTES 55 SECONDS WEST, A DISTANCE OF 39.38 FEET; THENCE
40 NORTH 38 DEGREES 27 MINUTES 56 SECONDS WEST, A DISTANCE OF 155.32 FEET
41 TO THE POINT OF BEGINNING, CONTAINING 7.37 ACRES OF LAND, MORE OR LESS.

42 and the symbols of the City of Fort Wayne Zoning Map No. V-30 (Sec. 22 of St. Joseph

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.

SECTION 3. 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 Stellhorn Village Partners, LLC
Address 10734 Sky Prairie Street
City Fishers State Indiana Zip 46037
Telephone 812-345-2498 E-mail rmccormack@mccdev.com

Contact Person
Contact Person Robert McCormack
Address 10734 Sky Prairie Street
City Fishers State Indiana Zip 46037
Telephone 812-345-2498 E-mail rmccormack@mccdev.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 4522 Maplecrest Road, Fort Wayne, Indiana 46835
Present Zoning C2 Proposed Zoning C3 Acreage to be rezoned 7.37 Acres
Proposed density N/A units per acre
Township name St. Joseph Township section # 22
Purpose of rezoning (attach additional page if necessary) Applicant seeks to use the real property for commercial / retail, warehouse and storage purposes, including self-storage.
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.

Robert McCormack (printed name of applicant) [Signature] (signature of applicant) 5/31/17 (date)
Robert McCormack (printed name of property owner) [Signature] (signature of property owner) 5/31/17 (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.
6-6-17	124072	7-10-17	REZ-2017-0037



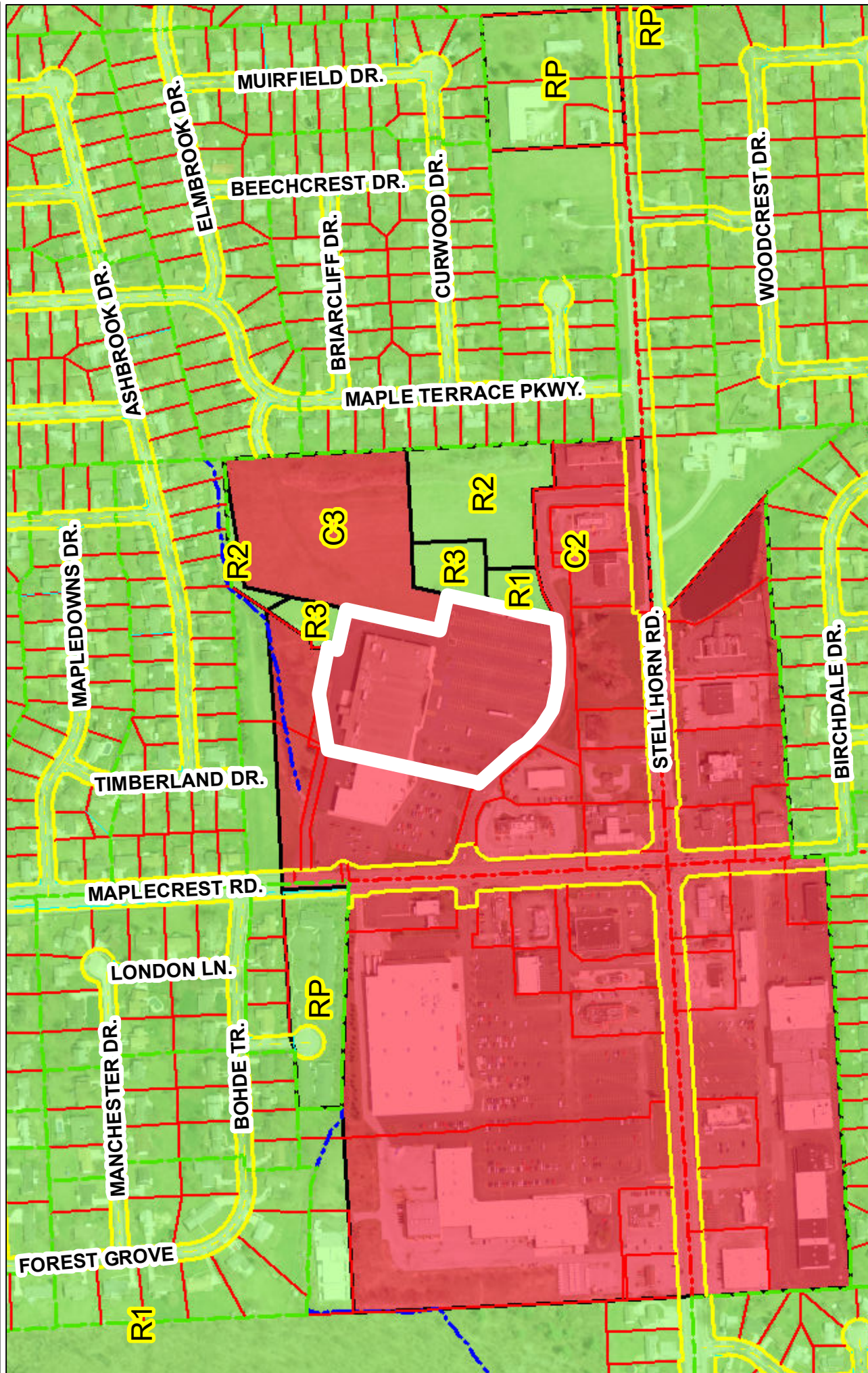
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State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 04/24/2017



1 inch = 400 feet





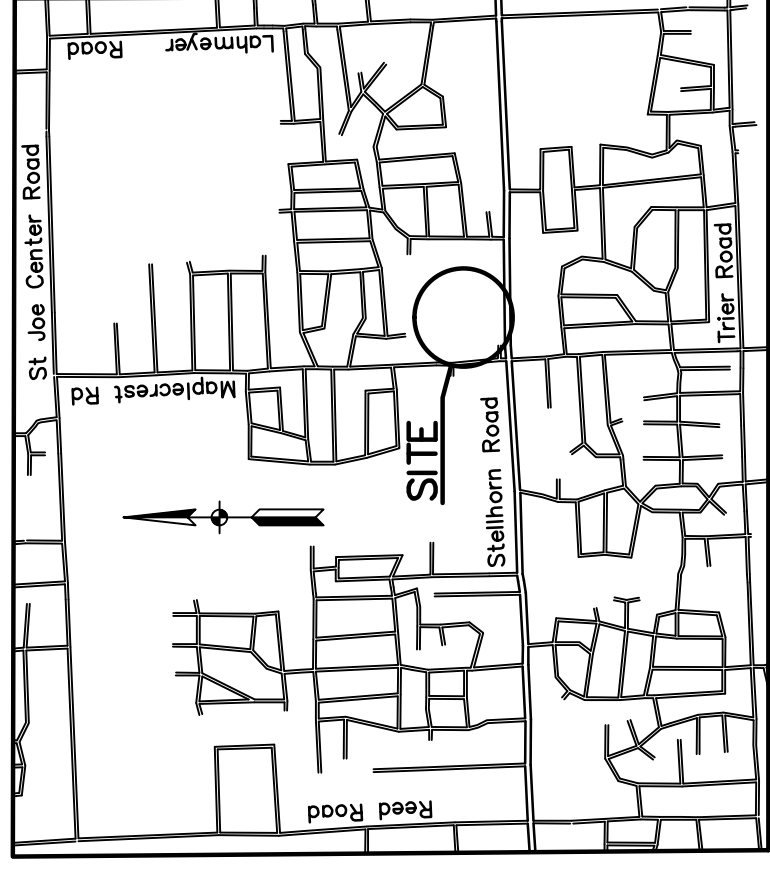
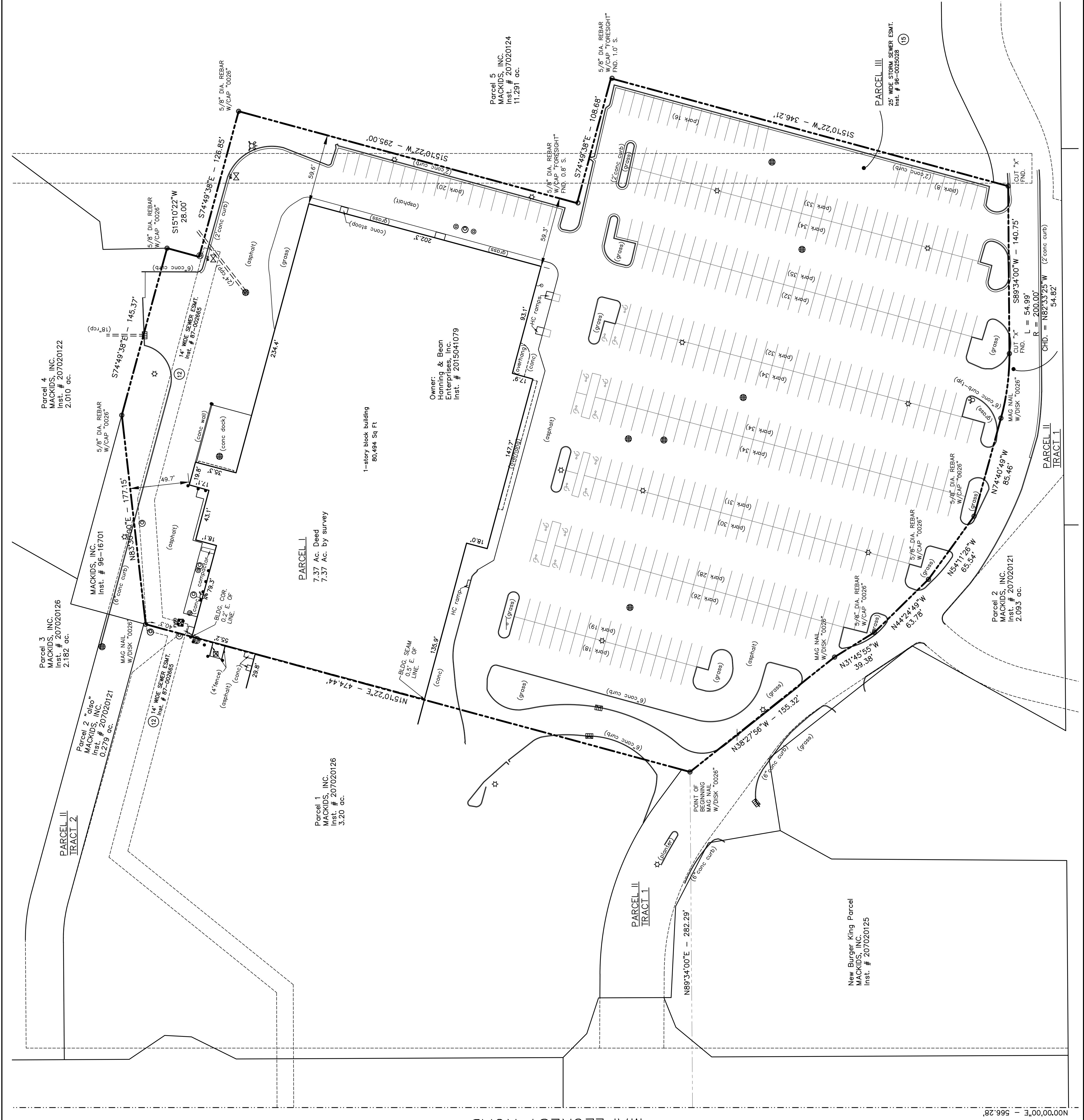
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1 inch = 400 feet



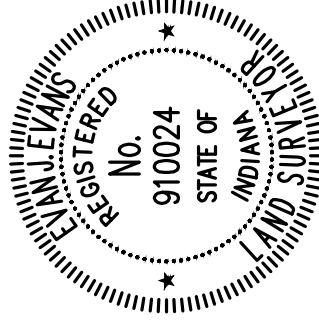


7260 Shadeland Station | Indianapolis, Indiana 46255
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

**McCormack Family
Holdings, LLC
10734 Sky Prairie Street
Fishers, Indiana 46038**

Maplecrest Retail Building

Address:
4522 Maplecrest Road
Fort Wayne, IN.



CERTIFIED BY

ISSUANCE INDEX
DATE:
09/24/2015
PROJECT PHASE:
100

[illegible]

Project Number 2015.01919

ALTA/ACSM LAND TITLE SURVEY

