

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2017-0029
Bill Number: Z-17-06-46
Council District: 6-Glynn Hines

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 1.15 acres of property from R1-Single Family Residential to C2-Limited Commercial

Location: 4001 South Anthony

Reason for Request: To allow the property to be redeveloped as a general retail store.

Applicant: Southern Heights Baptist Church

Property Owner: Southern Heights Baptist Church

Related Petitions: Primary Development Plan, General Retail Store

Effect of Passage: Property will be rezoned to the C2-Limited Commercial zoning district for the purpose of developing the site with a general retail store.

Effect of Non-Passage: The property will remain zoned R1-Single Family Residential and can be developed with residential uses.

REZ-2017-0029
BILL NO. Z-17-06-46

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. P-11 (Sec. 18 of Adams 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 C2 (Limited Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

Lot Numbered 85 and the North 30 feet of Lot 84 in South Walton Avenue Acres Addition to the City of Fort Wayne, Allen County, Indiana, except the West 25 feet of said lots and except the East 25 feet of said lots.

and the symbols of the City of Fort Wayne Zoning Map No. P-11 (Sec. 18 of Adams 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 Southern Heights Baptist Church
Address 4001 S. Anthony Blvd. Fort Wayne, IN 46806
City Fort Wayne State IN Zip 46806
Telephone _____ E-mail _____

Contact Person
Contact Person Zaremba Group, LLC / AR Engineering, LLC
Address 14600 Detroit Ave., Suite 1500 / 4664 Campus Drive, Suite 106
City Lakewood / Kalamazoo State OH / MI Zip 44107 / 49008
Telephone 216-221-6600 / 269-830-1311 E-mail ECrouch@zarembagroup.com / Whitney@arengineeringllc.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 4001 S. Anthony Blvd. Fort Wayne, IN 46806
Present Zoning R1 Proposed Zoning C2 Acreage to be rezoned 1.15
Proposed density 1 building (9,100 SF) units per acre
Township name Fort Wayne Township section # 18
Purpose of rezoning (attach additional page if necessary) To construct a 9,100 SF general retail store that will provide employment opportunities and serve the needs of the surrounding community.
Approving the rezone will also contribute to the continuing growth along S. Anthony Blvd.
Sewer provider City of Ft. Wayne Water provider City of Ft. Wayne

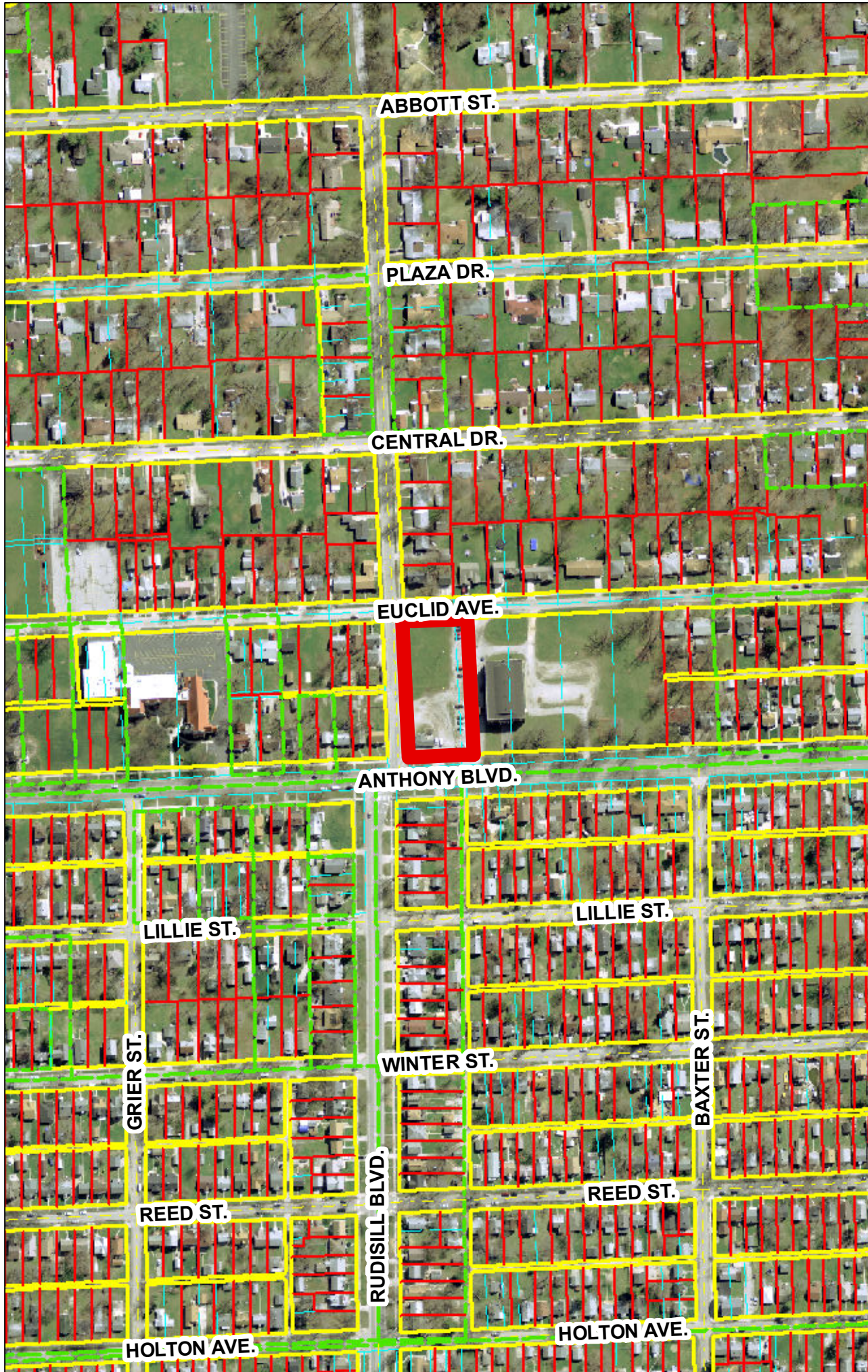
Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements.

- ☐ 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 N/A

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.

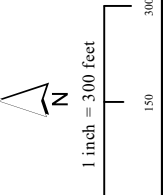
<u>John Wojtala</u> (printed name of applicant)	<u>[Signature]</u> (signature of applicant)	<u>6/5/17</u> (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

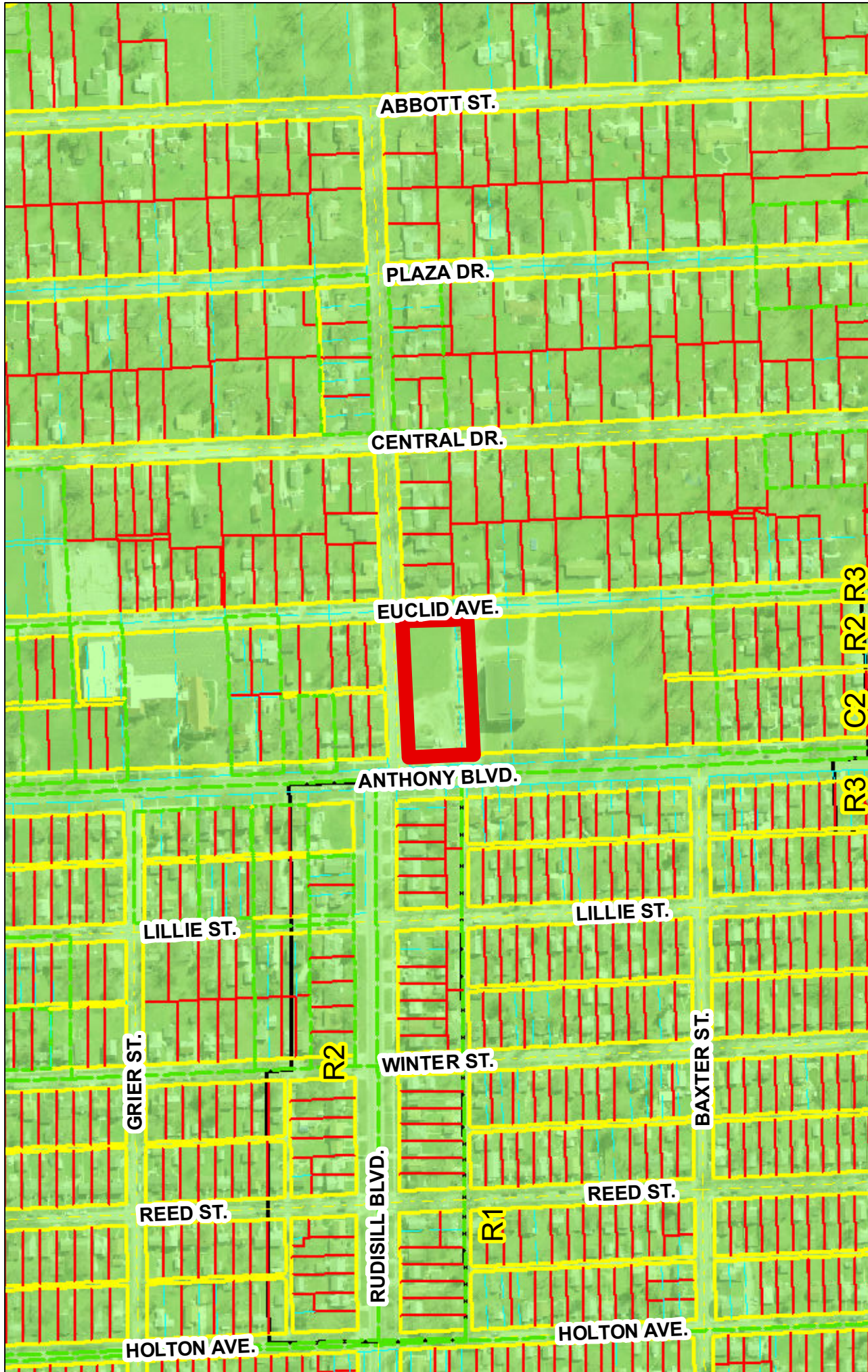
Received <u>6/6/17</u>	Receipt No. <u>124138</u>	Hearing Date <u>July 10</u>	Petition No. <u>Rez-2017-0029</u>
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Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 04/20/17





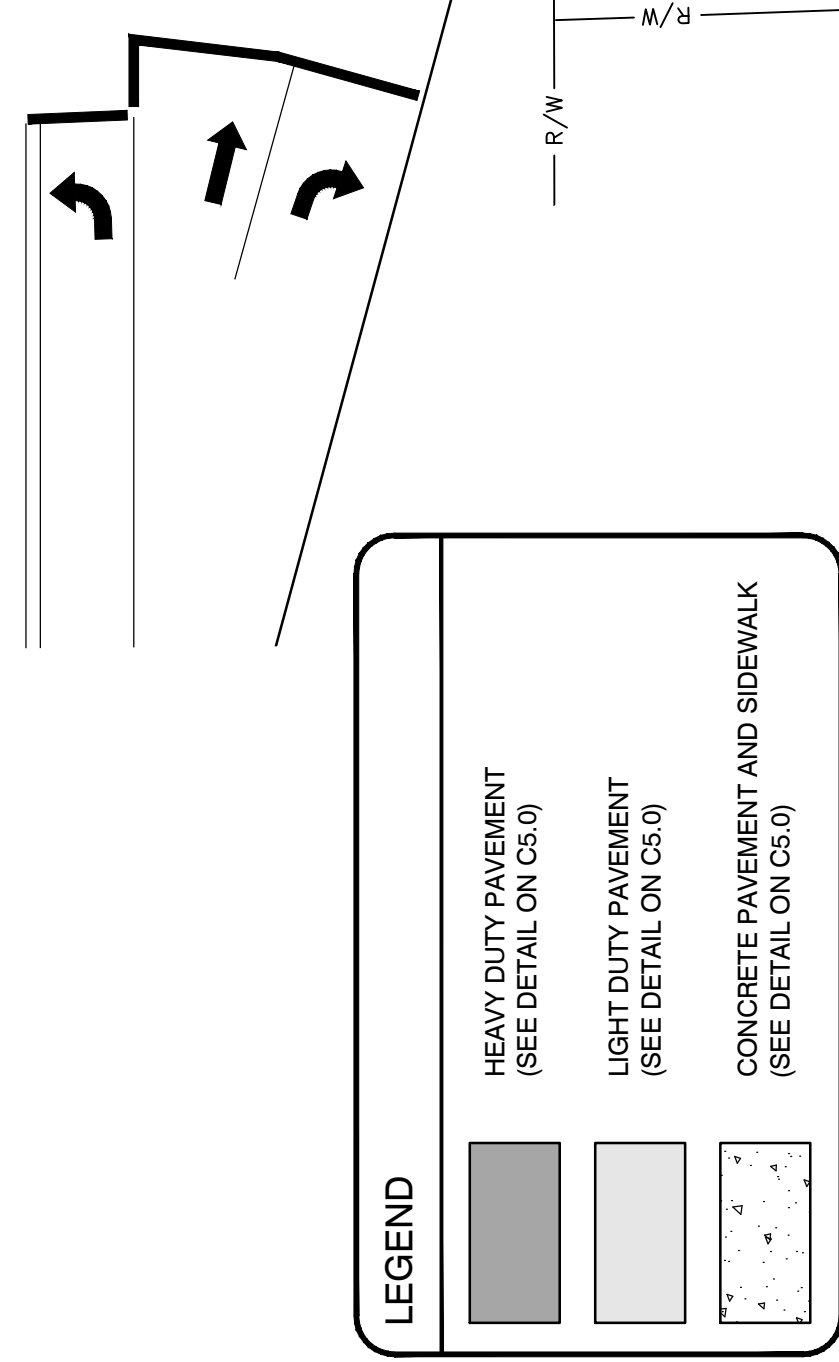
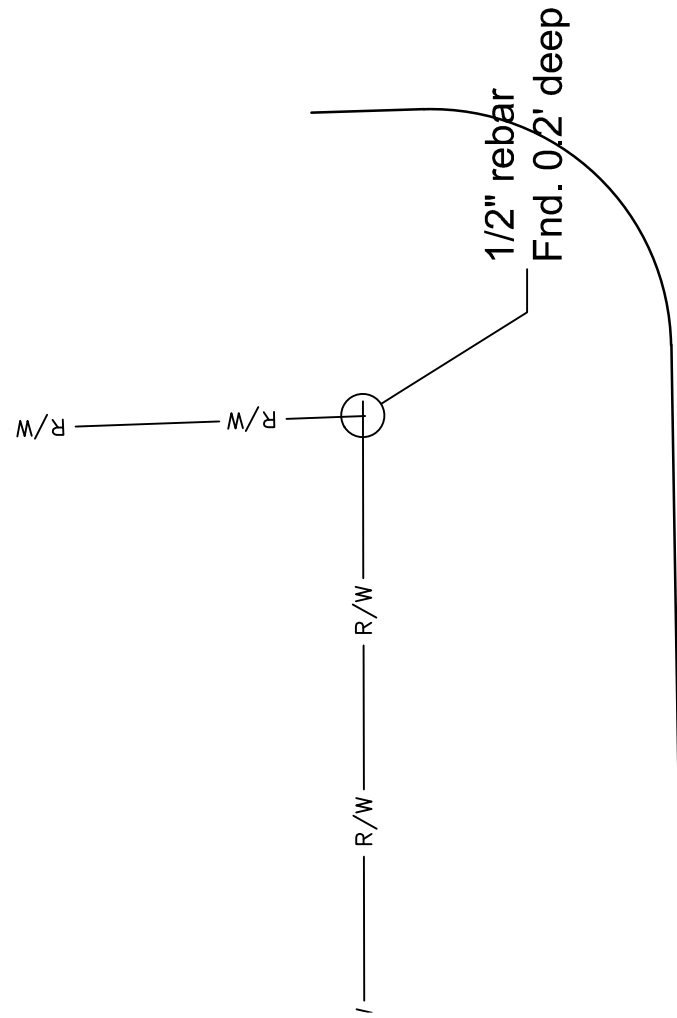
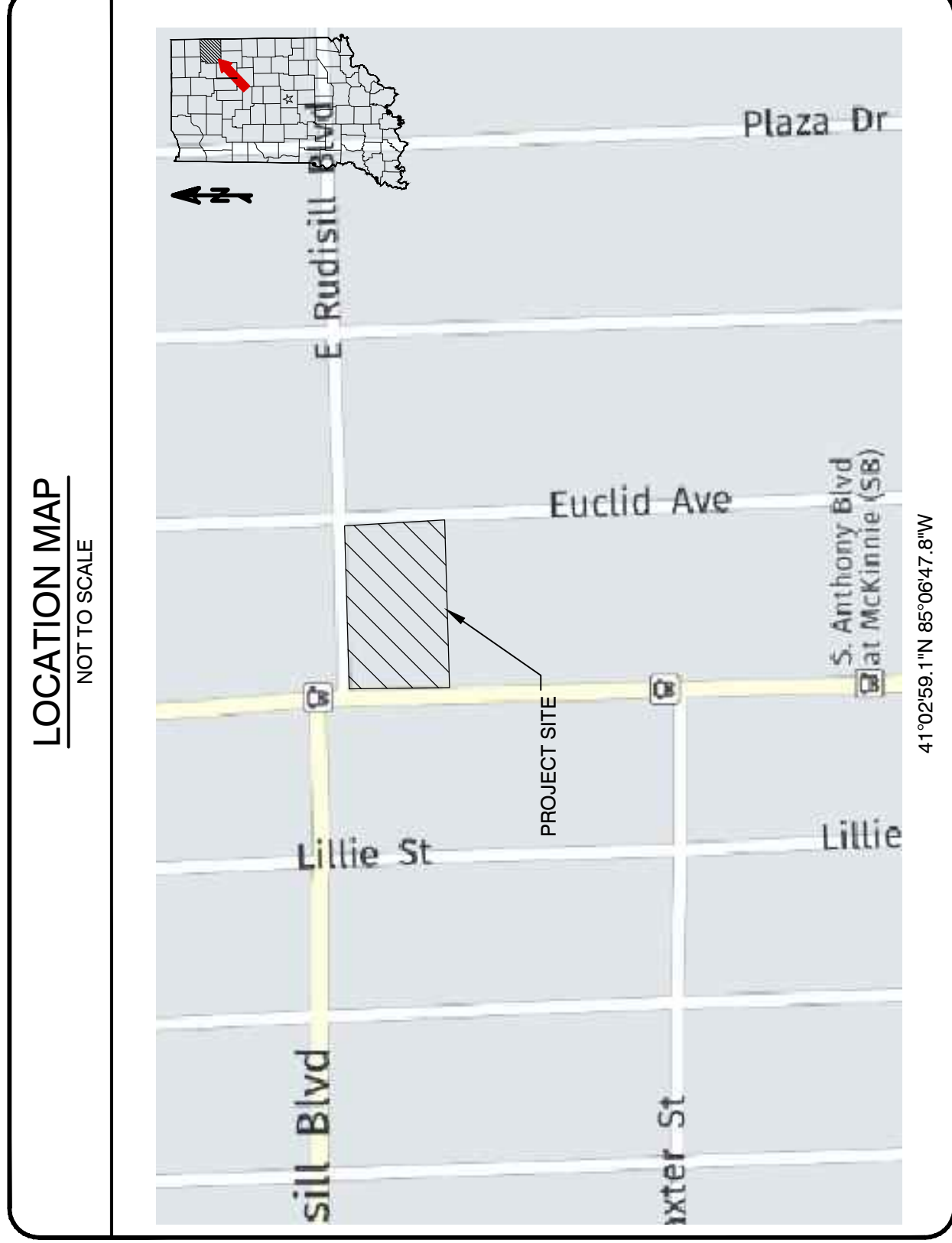
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1 inch = 300 feet
0 150 300 Feet

SECTION 18, T 30N, R 13E, ALLEN COUNTY, IN

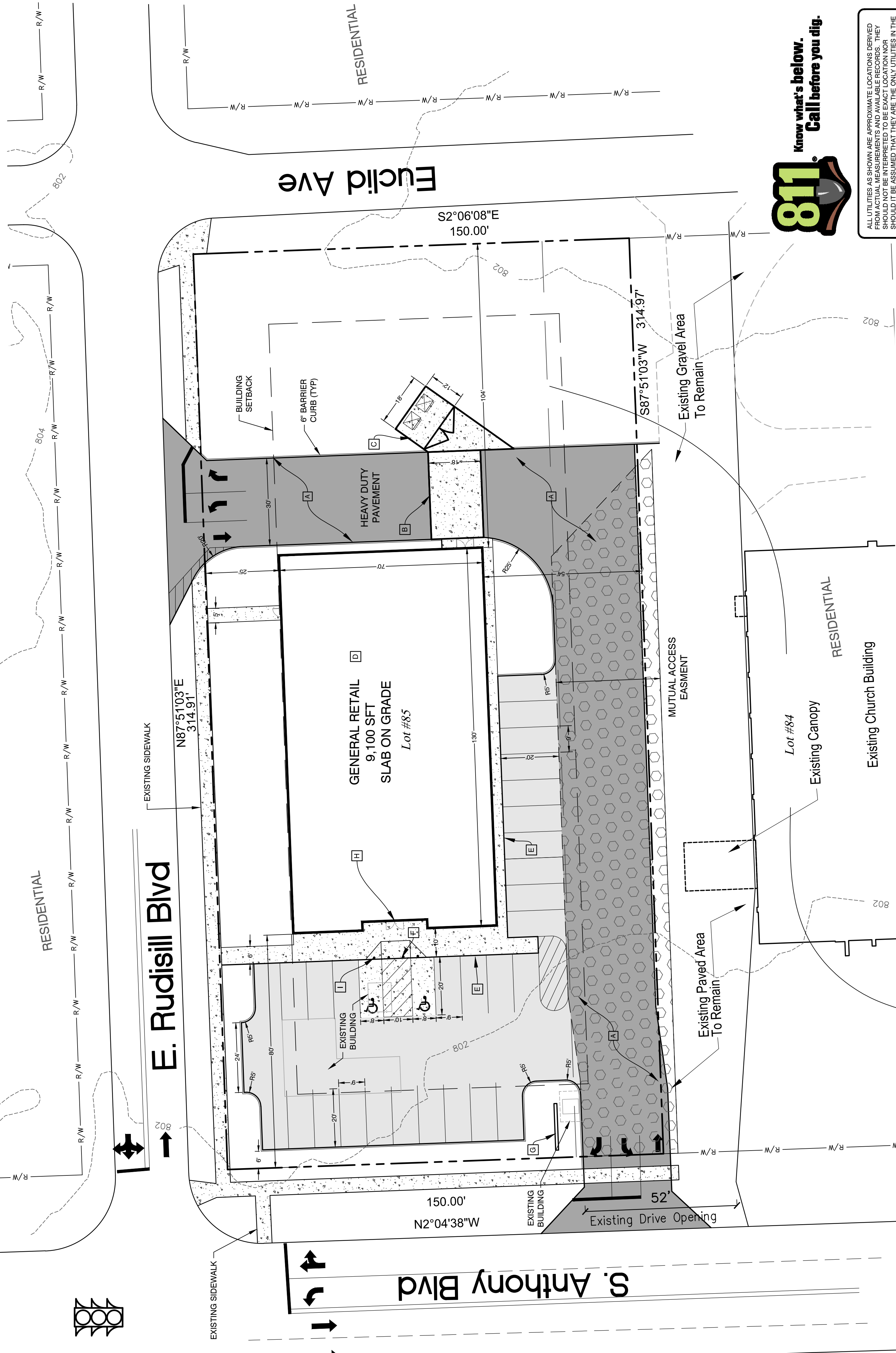


LEGAL DESCRIPTION

PARCELS # 09-13-18-051-001-000-001,
LOT 18, BLOCK 18, 96 FEET OF LOT 14 IN SOUTH WALTON AVENUE ACRES ADDITION,
TO THE CITY OF FORT WAYNE, ALLEN COUNTY, INDIANA, EXCEPT THE WEST 25 FEET OF SAID LOTS AND
EXCEPT THE EAST 26 FEET OF SAID LOTS.

SITE DATA	
1. PROPERTY INFORMATION:	(PARKING CONT'D)
PARCEL #:	02-13-351-001.000-074
SITE AREA:	50.060 SF (1.15AC)
OWNER:	SOUTHERN HEIGHTS BAPTIST CHURCH 440 S. 1 ST ST. FORT WAYNE, IN 46806
DEVELOPER:	ZAREMBA GROUP 14600 DETROIT AVE. SUITE 1500 TROY, MI 48065 PHONE: (248) 234-2115 FAX: (248) 223-1031 E-MAIL: ECROUCH@ZAREMBAGROUP.COM
2. ZONING:	PROPERTY CURRENTLY ZONED R-1, PLANNED RESID. *REZONE TO C2, LIMITED COMMERCIAL
3. SETBACKS	ABUTTING PROPERTY CURRENTLY ZONED: NORTH: R-1, RESIDENTIAL SOUTH: R-1, RESIDENTIAL EAST: R-1, RESIDENTIAL WEST: R-1, RESIDENTIAL PROPOSED LAND USE = RETAIL STORE
4. PARKING:	REQUIRED = (1) PARKING SPACE PER 4000 SF OF 9,100 SF/ 400 = 23
5. BUILDING:	SINGLE STORY (18') MAXIMUM HEIGHT: 40' TOTAL AREA OF 9,100 SFT. PROPOSED BUILDING COVERAGE: 18% MAXIMUM BLDG SIZE: 25% OF LOT AREA
6. LANDSCAPING:	SHALL BE IN ACCORDANCE WITH CITY OF FORT WAYNE ORDINANCES.
7. SITE TO BE SERVED BY CITY OF FORT WAYNE MUNICIPAL WATER AND SEWER.	
8. STORM WATER DETENTION REQUIRED:	STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH CITY OF FORT WAYNE STORM WATER GUIDELINES.
9. LOT COVERAGE:	9,100 SFT (18%) PAVED SURFACE: 23,890 SFT (26%) TOTAL LOT COVERAGE: 33,090 SFT (66%)
10. EXISTING BUILDINGS ON SITE TO BE REMOVED.	
11. DEVELOPMENT SCHEDULE	ANTICIPATED START DATE: OCTOBER 2017 ANTICIPATED COMPLETION DATE: MAY 2018

SITE PLAN NOTES	
A	BITUMINOUS PAVEMENT
B	18" x 30" CONCRETE PAD/LOADING AREA
C	18" x 18" (MIN) CONCRETE DUMPSTER PAD (PROVIDE 18" x 12 DUMPSTER ENCLOSURE AREA FOR (2) STD DUMPSTERS
D	PROPOSED HVAC CONDENSERS LOCATED ON THE ROOF - REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
E	INTEGRAL CURB/WALK
F	AT-GRADE RAMP
G	PROPOSED LIGHTED PYLON SIGN W/ UNDERGROUND ELECTRICAL
H	PROPOSED BUILDING SIGN
L	BOLLARDS - (4) TOTAL



A stylized logo featuring the number '811' in a bold, black, sans-serif font. The number is positioned to the left of a shovel icon. The shovel has a brown handle and a silver-colored head. The entire logo is set against a white background.

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETTED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA. FIELD WORK PERFORMED BY: T-E INCORPORATED.

PLANS PREPARED BY:	 AR Engineering	Civil Engineers & Surveying MICHIGAN INDIANA ILLINOIS OHIO 269.217.8735 PHONE 866.556.0004 FAX www.arengineeringllc.com	DRAWN:	50
			CHECKED:	ASR

NOT FOR CONSTRUCTION
PRELIMINARY

No.	ISSUED FOR:	DATE	BY
0	PRIMARY DEVELOPMENT PLAN REVIEW	4/4/17	so
1			
2			
3			
4			

CLIENT:	ZAREMBA GROUP, LLC
PROJECT:	FT. WAYNE (ANTHONY) GENERAL RETAIL
SHEET TITLE:	PRIMARY DEVELOPMENT PLAN

JOB NUMBER 1712018	DATE 06/05/2017
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SHEET NUMBER
1