

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2017-0054
Bill Number: Z-17-11-20
Council District: 6-Glynn Hines

Introduction Date: November 28, 2017

Plan Commission
Public Hearing Date: December 11, 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 1.66 acres of property from I2-General Industrial to I3-Intensive Industrial

Location: 4119 Oxford Street

Reason for Request: To rezone property to allow for temporary outdoor vehicle storage.

Applicant: Tammy's Automotive, Inc.

Property Owner: Tammy Hord

Related Petitions: Primary Development Plan, Tammy's Automotive

Effect of Passage: Property will be rezoned to the I3-Intensive Industrial which will allow the outdoor storage of vehicles.

Effect of Non-Passage: The site will remain zoned I2-General Industrial, which will allow the towing company to remain, but no outdoor vehicle storage is permitted.

1 **REZ-2017-0054**
2 **BILL NO. Z-17-11-20**

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

4 **AN ORDINANCE amending the City of Fort Wayne**
5 **Zoning Map No. S-07 (Sec. 17 of Adams 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 I3
9 (Intensive Industrial) District under the terms of Chapter 157 Title XV of the Code of the City
10 of Fort Wayne, Indiana:

11 Part of the Southwest Quarter of the Northwest Quarter of Section 17, Township 30
12 North, Range 13 East, in Allen County, Indiana more particularly described as
13 follows:

14 Beginning at a point in the South line of the Southwest Quarter of the Northeast
15 Quarter of Section 17, Township 30 North, Range 13 East in Allen County, Indiana,
16 said point being situated 473.9 feet East of the center of said Section 17, Township
17 and Range aforesaid; thence continuing East along the South line of said Quarter
18 Section, a distance of 529.6 feet to the South right-of-way line of the Pennsylvania
19 Railroad; thence Northwesterly along said South right-of-way line, a distance of
20 598.5 feet; thence South 274.2 feet to the point of beginning, containing 1-2/3 acres
21 of land, more or less.

22 and the symbols of the City of Fort Wayne Zoning Map No. S-07 (Sec. 17 of Adams
23 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
24 Wayne, Indiana is hereby changed accordingly.

25 SECTION 2. If a written commitment is a condition of the Plan Commission's
26 recommendation for the adoption of the rezoning, or if a written commitment is modified and
27 approved by the Common Council as part of the zone map amendment, that written
28 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 Tammy's Automotive, Inc.
Address 4119 Oxford Street
City Fort Wayne State Indiana Zip 46806
Telephone 260.246.2827 E-mail tadickerson68@yahoo.com

Contact Person
Contact Person Tammy Hord
Address 18208 Paulding Road
City Fort Wayne State Indiana Zip 46773
Telephone 260.246.2827 E-mail tadickerson68@yahoo.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 4119 Oxford Street, Fort Wayne, Indiana 46806
Present Zoning I-2 Proposed Zoning I-3 Acreage to be rezoned 1.66 acres
Proposed density One (1) unit total units per acre
Township name Adams Township section # 0017
Purpose of rezoning (attach additional page if necessary) Tammy's Automotive, Inc.
will use property for temporary, short term outdoor storage of motor
vehicles. Applicant will erect a perimeter fence, and it will gravel the lot.
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.

Tammy Hord, President

(printed name of applicant)

(signature of applicant)

11-07-2017

(date)

Darrell W. Hord

(printed name of property owner)

(signature of property owner)

11-07-2017

(date)

Tammy L. Hord

(printed name of property owner)

(signature of property owner)

11-07-2017

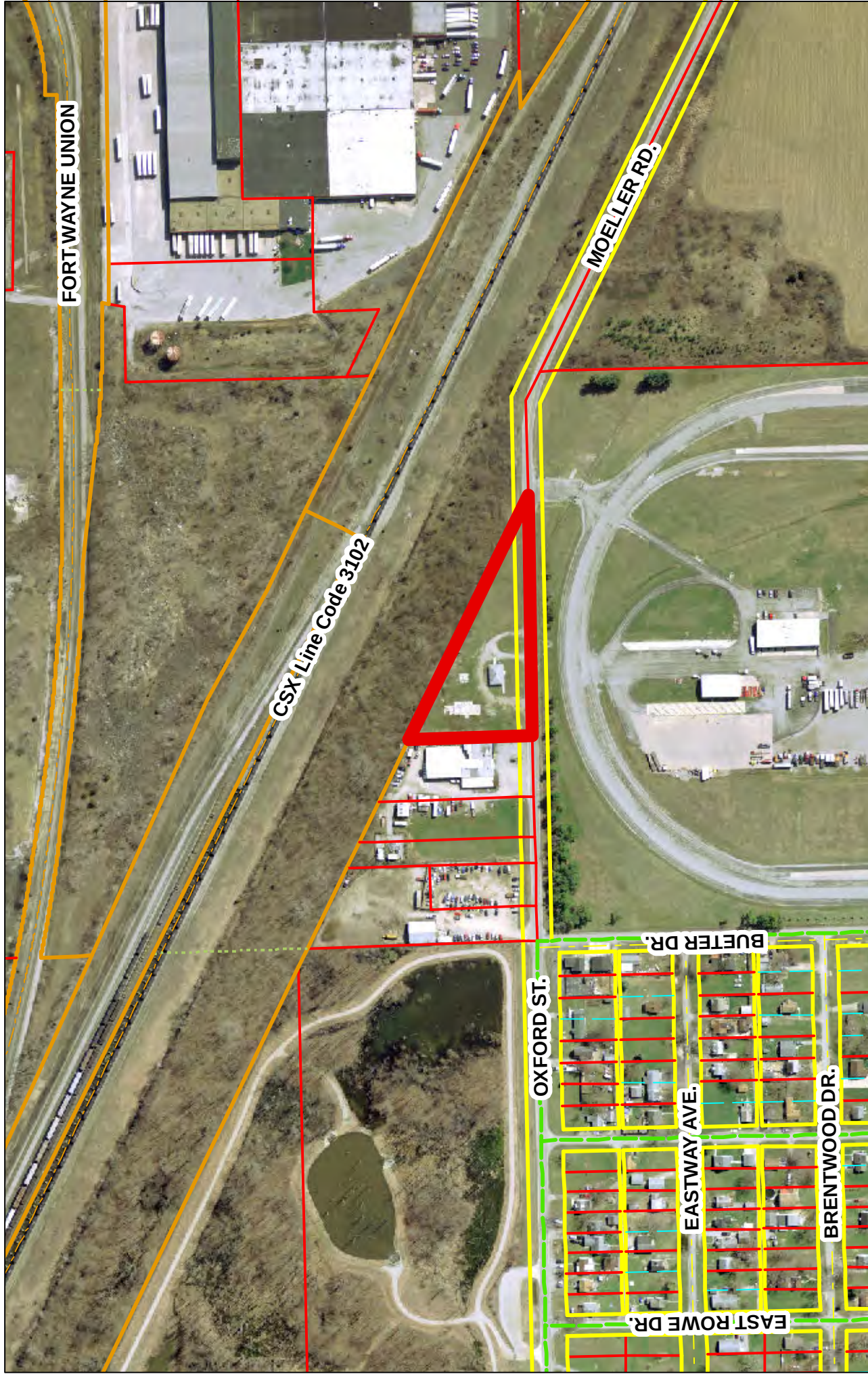
(date)

T
(printed name of property owner)

(signature of property owner)

(date)

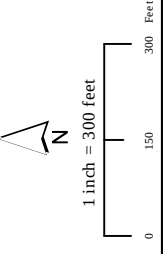
Received	Receipt No.	Hearing Date	Petition No.
<u>11/7/17</u>	<u>125607</u>	<u>12/11/17</u>	<u>REZ-2017-0054</u>

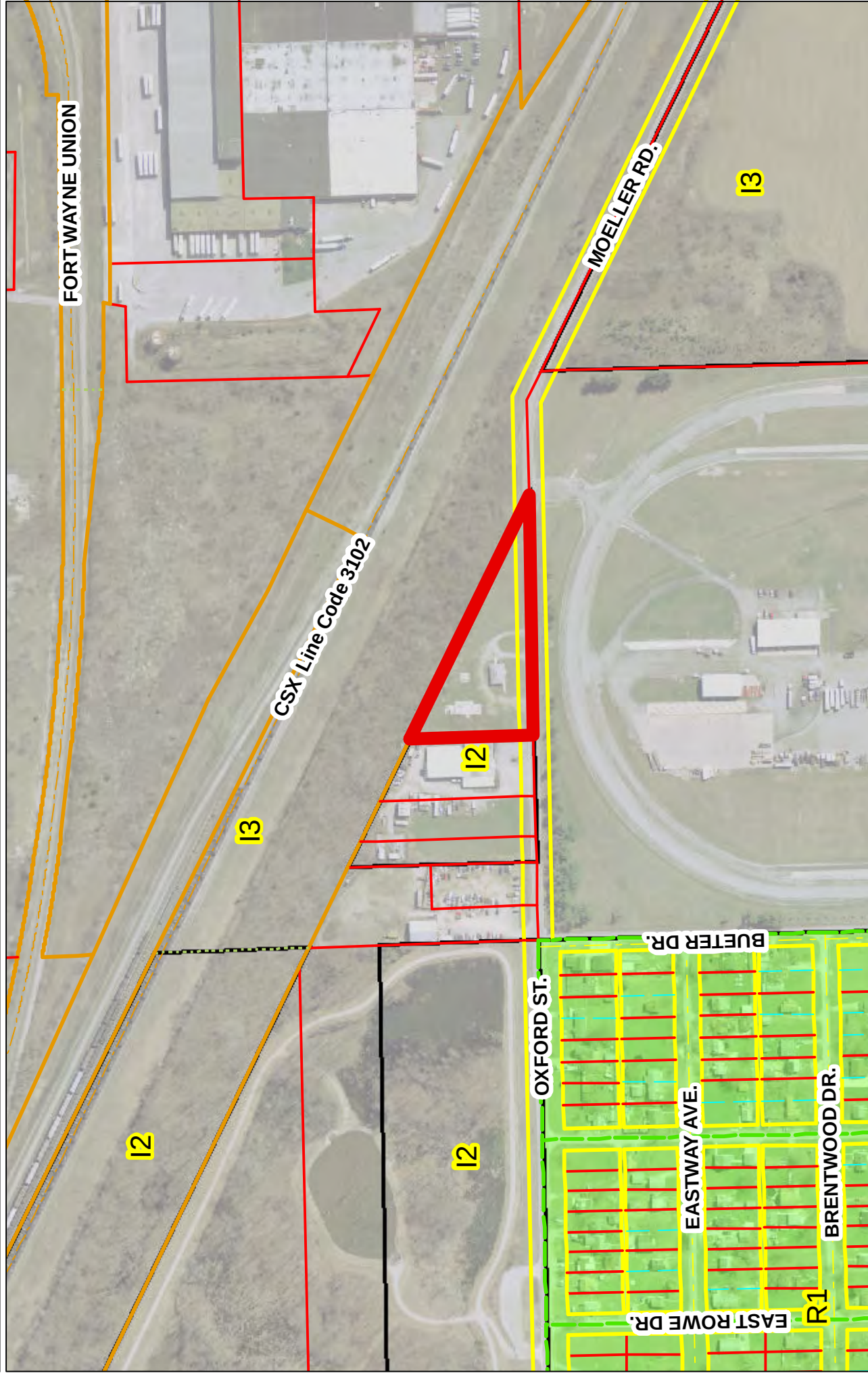


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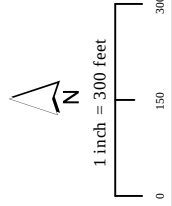
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 11/17/2017

Areas depicted with bold lines are for representational purposes only.





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PRIMARY DEVELOPMENT PLAN
4119 OXFORD STREET
FORT WAYNE, INDIANA 46825
TAMMY'S AUTOMOTIVE

TITLE:

ADDRESS:

CLIENT:

REVISIONS

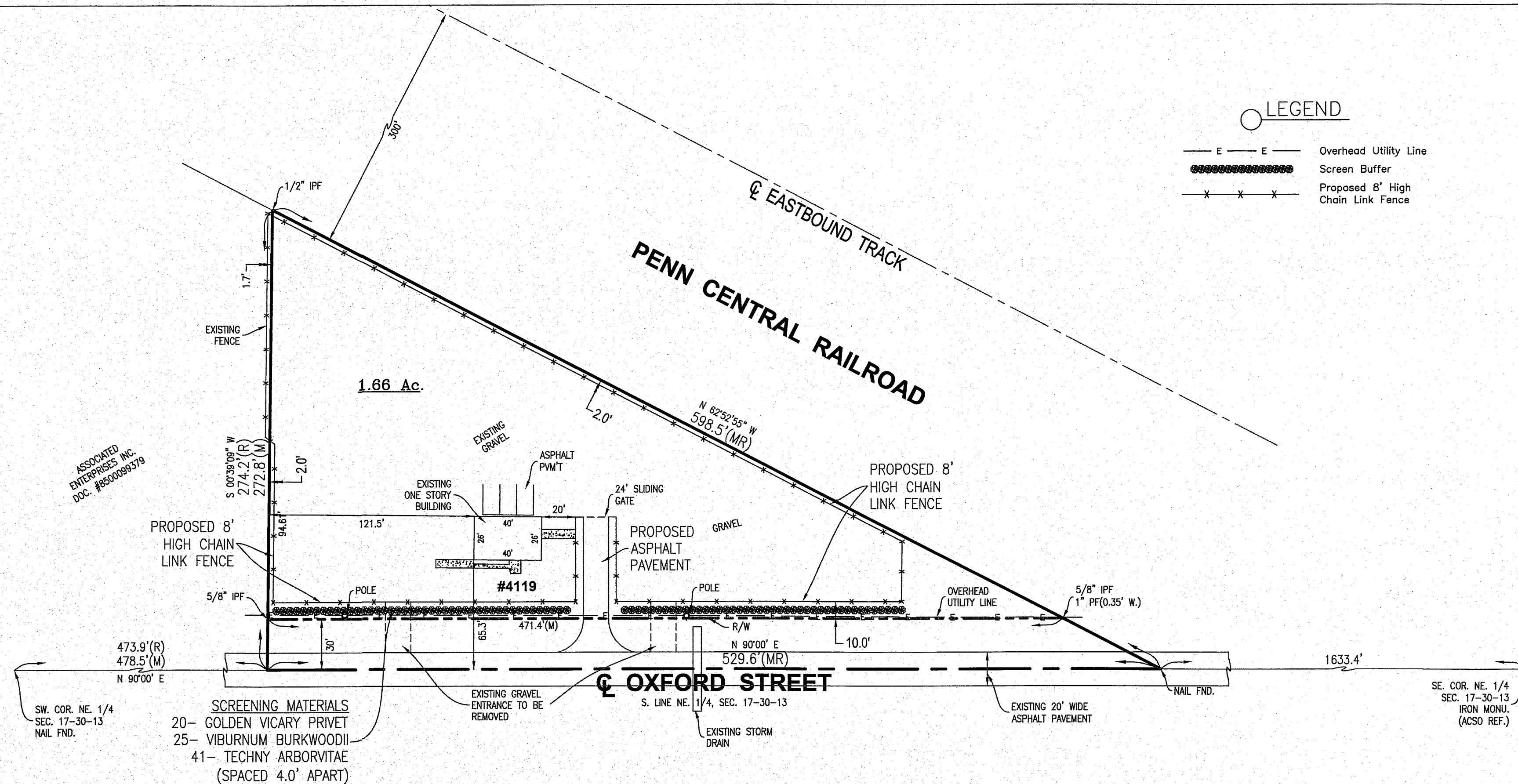
NO.	DATE	DESCRIPTION	BY

DRAWN BY: MLB
JOB NUMBER: 17-1949
DATE: 11-15-17

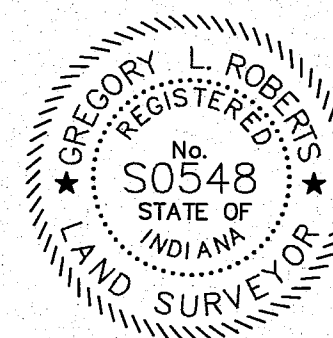
SHEET: **1**

LEGEND

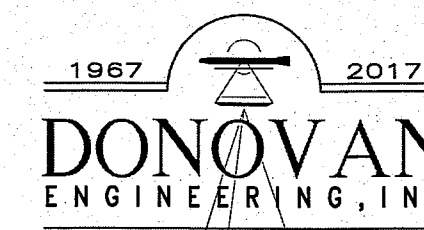
— E — E — Overhead Utility Line
Screen Buffer
Proposed 8' High Chain Link Fence



LEGAL DESCRIPTION:
INSERT

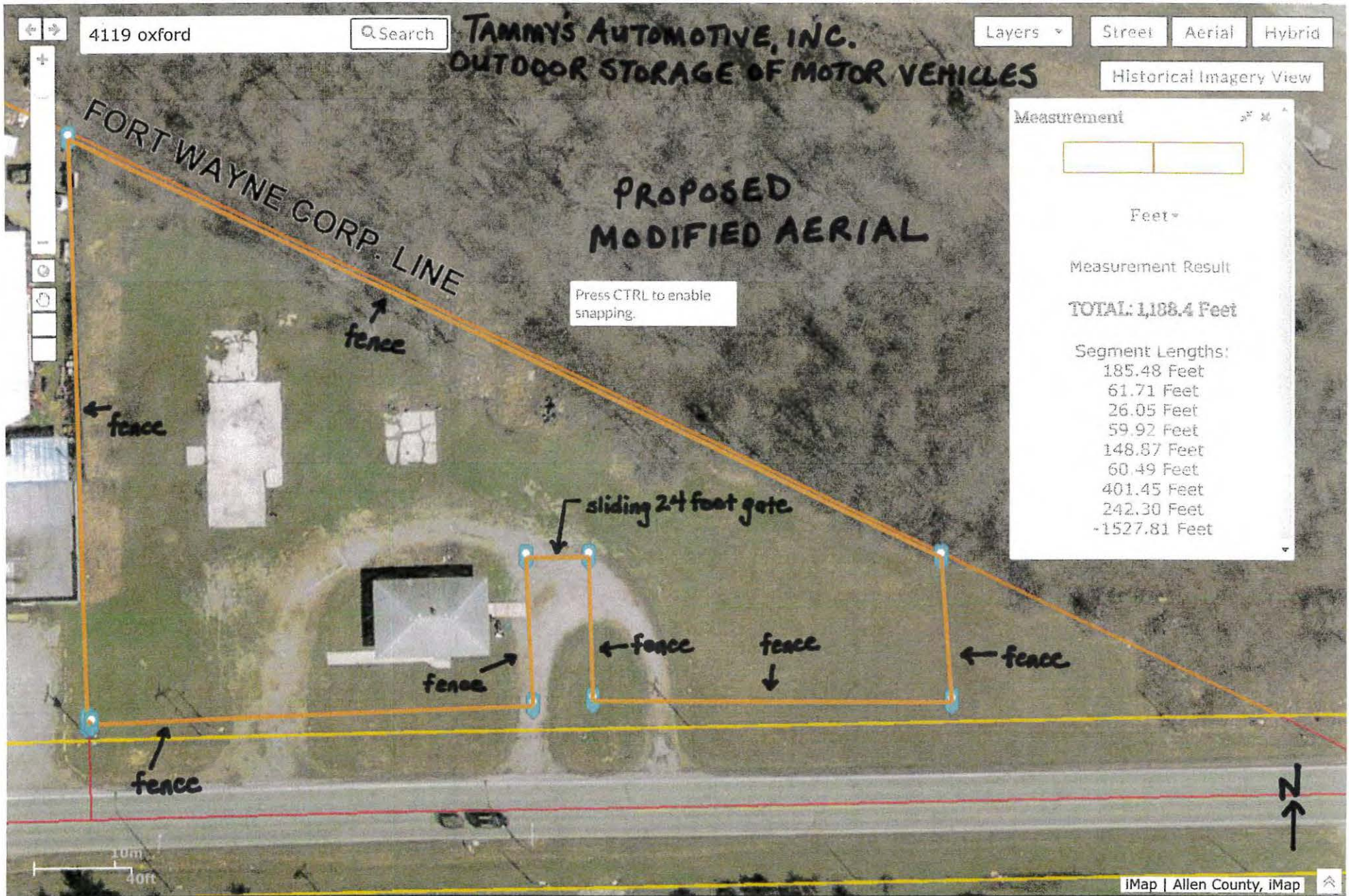


GREGORY L. ROBERTS, P.L.S. #S0548



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Sauer Land Surveying, Inc.

John C. Sauer, LS - Indiana & Ohio Indiana Firm Number 048
Joseph R. Herendeen, LS - Indiana

14033 Illinois Road, Suite C
Fort Wayne, IN 46814
TEL 260/469-3300 FAX 260/469-3301
Toll Free: Tel. 877/625-1037 Fax 877/625-1038
www.sauersurveying.com

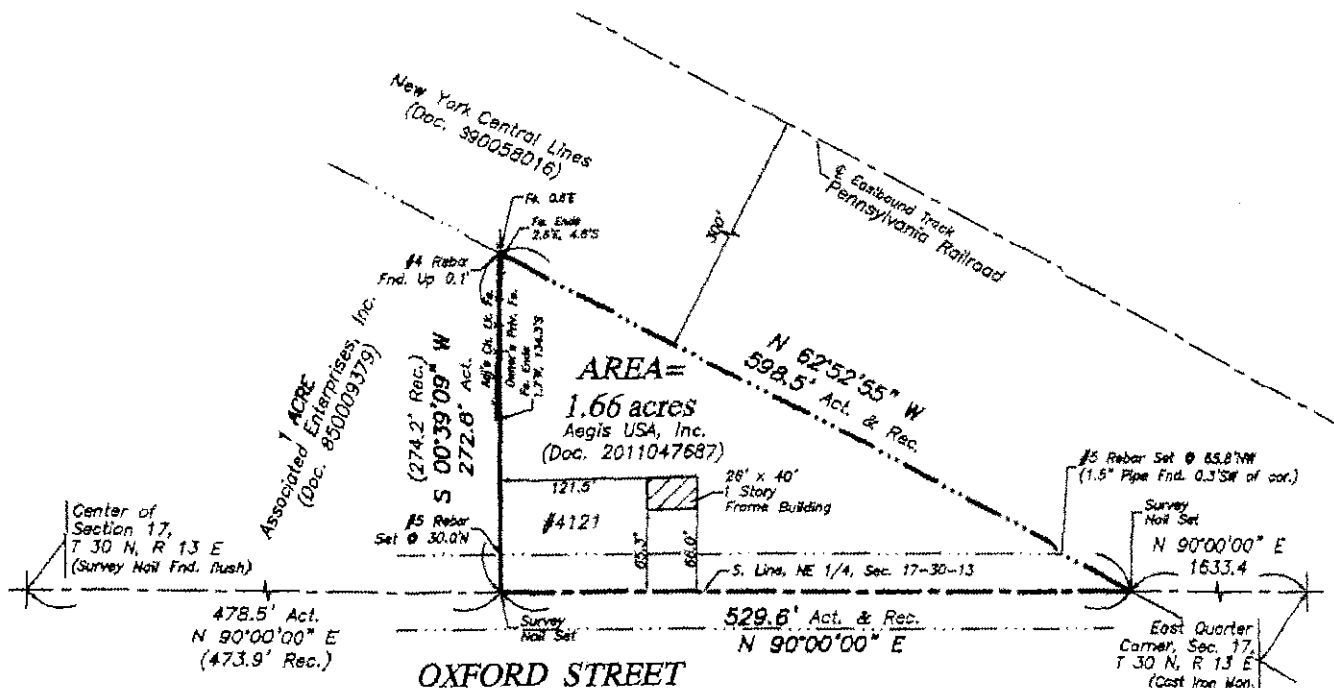
CERTIFICATE OF SURVEY

This document is a record retracement survey of real estate prepared under IAC 855 Rule 12 in conformity with established practices of surveying and made in accordance with the records on file in the Office of the Recorder of Allen County, Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from visible encroachments either way across boundary lines unless specifically stated below. Corners were perpetuated as indicated.

RECORD DESCRIPTION: (as described in Document Number 2011047687)

Part of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 30 North, Range 13 East, in Allen County, Indiana, more particularly described as follows: Beginning at a point in the South line of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 30 North, Range 13 East in Allen County, Indiana, said point being situated 473.9 feet East of the center of said Section 17, Township and Range aforesaid; thence continuing East along the South line of said 1/4 Section a distance of 529.6 feet to the South right-of-way line of the Pennsylvania Railroad; thence Northwesterly along said South right-of-way line a distance of 598.5 feet thence South 274.2 feet to the point of beginning; containing 1-2/3 acres of land, more or less, subject to all legal roads and highways.

This property appears to lie within Zone X as the description plots by scale on Flood Insurance Rate Map No. 18003C 0315G, effective August 3, 2009.



Page 1 of 3
September 17, 2012
Survey No. 100-139
Aegis USA, Inc.
Last Deed of Record: Doc. 2011047687
Last Date of field work: September 7, 2012
Pages 2 and 3 contain the Surveyor's Report.

International Harvester Co.
(O.R. 349, P. 33)



SCALE IN FEET:
0 75 150