

FACT SHEET

Case #REZ-2017-0054

Bill # Z-17-11-20

Project Start: 28 November 2017

APPLICANT:	Tammy's Automotive, Inc.
REQUEST:	To rezone property from I2/General Industrial to I3/Intensive Industrial; and approve a development plan for a temporary outdoor storage lot for storage of motor vehicles.
LOCATION:	4119 Oxford Street (Section 17 of Adams Township).
LAND AREA:	Approximately 1.66 acres
PRESENT ZONING:	I2/General Industrial
PROPOSED ZONING:	I3/Intensive Industrial
COUNCIL DISTRICT:	6-Glynn Hines
ASSOCIATED PROJECTS:	Primary Development Plan, Tammy's Automotive
SPONSOR:	City of Fort Wayne Plan Commission

11 December 2017 Public Hearing

- No one spoke at the hearing in favor or opposition
- Staff recommended Do Pass.
- Mike Bynum and Billy Davenport were absent.

18 December 2017 – Business Meeting

Plan Commission Recommendation: DO PASS

A motion was made by Paul Sauerteig and seconded by Don Schmidt to return the ordinance to Common Council for their final decision.

7-0 MOTION PASSED

- Billy Davenport and Justin Shurley were absent.

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
4 January 2018

Reviewed by:



Kimberly R. Bowman
Executive Land Use Director

PROJECT SUMMARY

The petitioner requests a rezoning from I2/General Industrial to IN3/Heavy Industrial to allow for outdoor storage of vehicles. Tammy's Towing is currently located at 4003 Oxford, just east of this site. The surrounding zoning in all directions is I3-Heavy Industrial, and industrial uses are prevalent in the area.

The Comprehensive Plan encourages development that will not adversely affect the current conditions of an area or the character of the current structures in the area. The activities taking place on site will not be any more intensive than current uses in the area. Outdoor storage is common, with trucking distribution centers and salvage yards in the area. The proposed uses are all permitted within the IN3 zoning district, which is adjacent to this property. The comprehensive plan supports this development through the following objectives:

LU1. Encourage carefully planned growth by utilizing the conceptual development map as part of the community's land use decision-making process;

LU3. Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure;

LU8. Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.

The development plan application for 4121 Oxford Street includes reuse of the existing structure on the property. It was originally a house that appears to have been commercially used in the past. The remainder of the site will be used for temporary vehicle storage for the towing company. Security fencing will surround the site and the storage area is planned to be gravel. Gravel is permitted as long as the required parking spaces and driveways are paved in asphalt or concrete. One waiver is requested: to allow storage and fencing within the front yard. The ordinance would require that outdoor storage and fencing even with or behind the principle structure. The plan proposes the fence to be placed 5 to 10 feet from the right-of-way, with plantings on the south side of the fence to screen the storage from the public street.

PUBLIC HEARING SUMMARY:

Presenter: Adam Henry, attorney, presented the proposal to the Plan Commission as outlined above. He stated the applicant may purchase the property in between in the future.

Comments in Favor:

None

Questions or Comments in Opposition:

None

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

Rezoning Petition REZ-2017-0054

APPLICANT: Tammy's Automotive, Inc.
REQUEST: To rezone property from I2/General Industrial to I3/Intensive Industrial for a temporary outdoor storage lot for storage of motor vehicles.
LOCATION: The site is located on the north side of the 4100 block of Oxford Street. The address of the subject property is 4119 Oxford Street (Section 17 of Adams Township).
LAND AREA: Approximately 1.7 acres
PRESENT ZONING: I2/General Industrial
PROPOSED ZONING: I3/Intensive Industrial

The Plan Commission recommends that Rezoning Petition REZ-2017-0054 be returned to Council with a "Do Pass" recommendation for the following reasons:

1. Approval of the rezoning request will be in substantial compliance with City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The general area surrounding the site is a mixture of auto service, trucking and commercial/industrial uses. Adjacent properties allow equally or more intensive commercial and industrial uses.
2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. There are currently outdoor uses on adjacent properties. The new outdoor storage areas will be screened from public right-of-way.
3. Approval is consistent with the preservation of property values in the area. This proposal is consistent with surrounding zoning classifications and the commercial/industrial character of the Oxford Street corridor.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. This proposal is to allow for an expansion of similar uses and will not add any uses that require new infrastructure or change traffic patterns.

These findings approved by the Fort Wayne Plan Commission on December 18, 2017.



Kimberly R. Bowman, AICP
Executive Director
Secretary to the Commission

**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

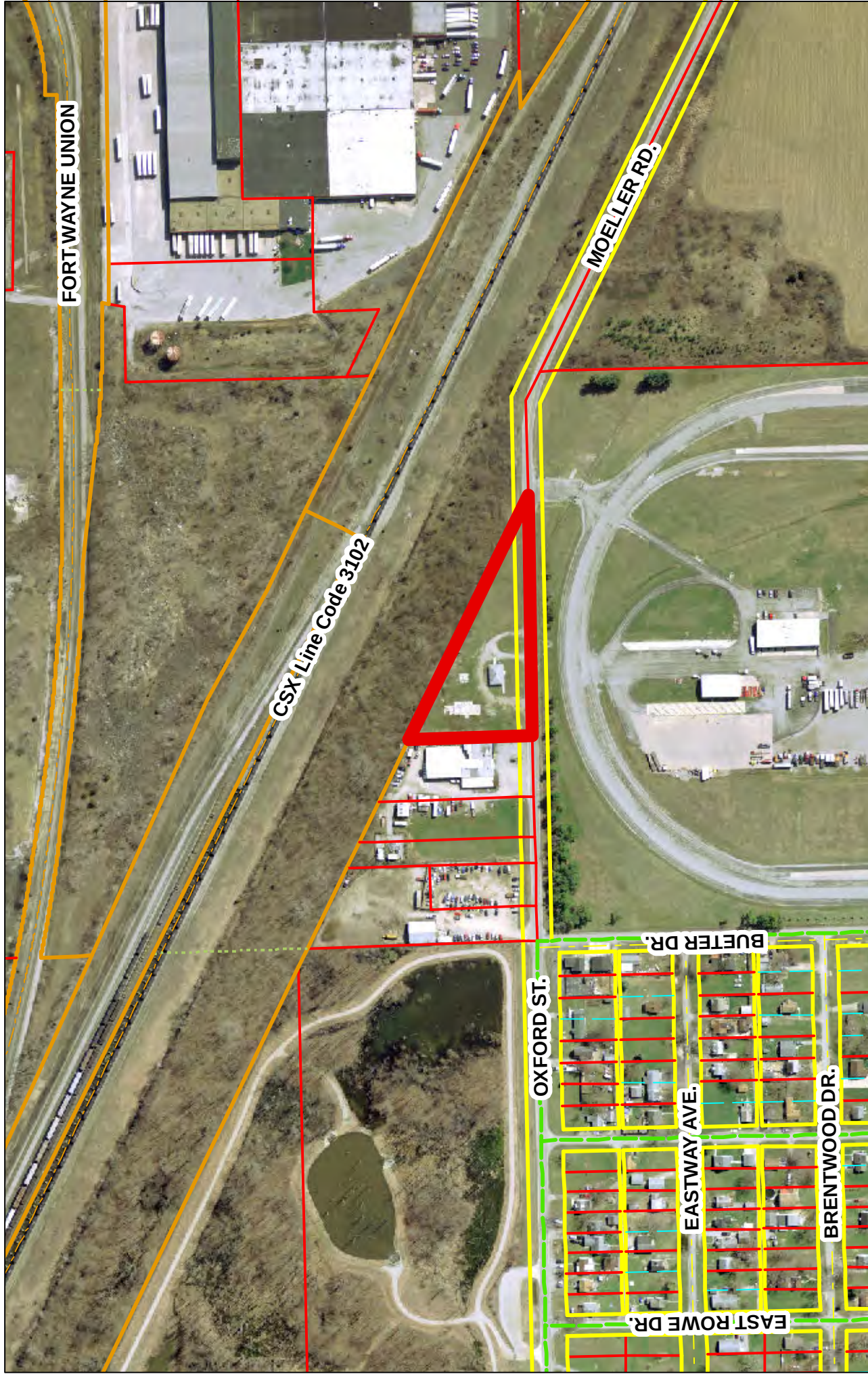
(date)

T
(printed name of property owner)

(signature of property owner)

(date)

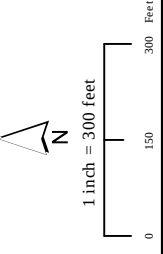
Received	Receipt No.	Hearing Date	Petition No.
<u>11/7/17</u>	<u>125607</u>	<u>12/11/17</u>	<u>REZ-2017-0054</u>

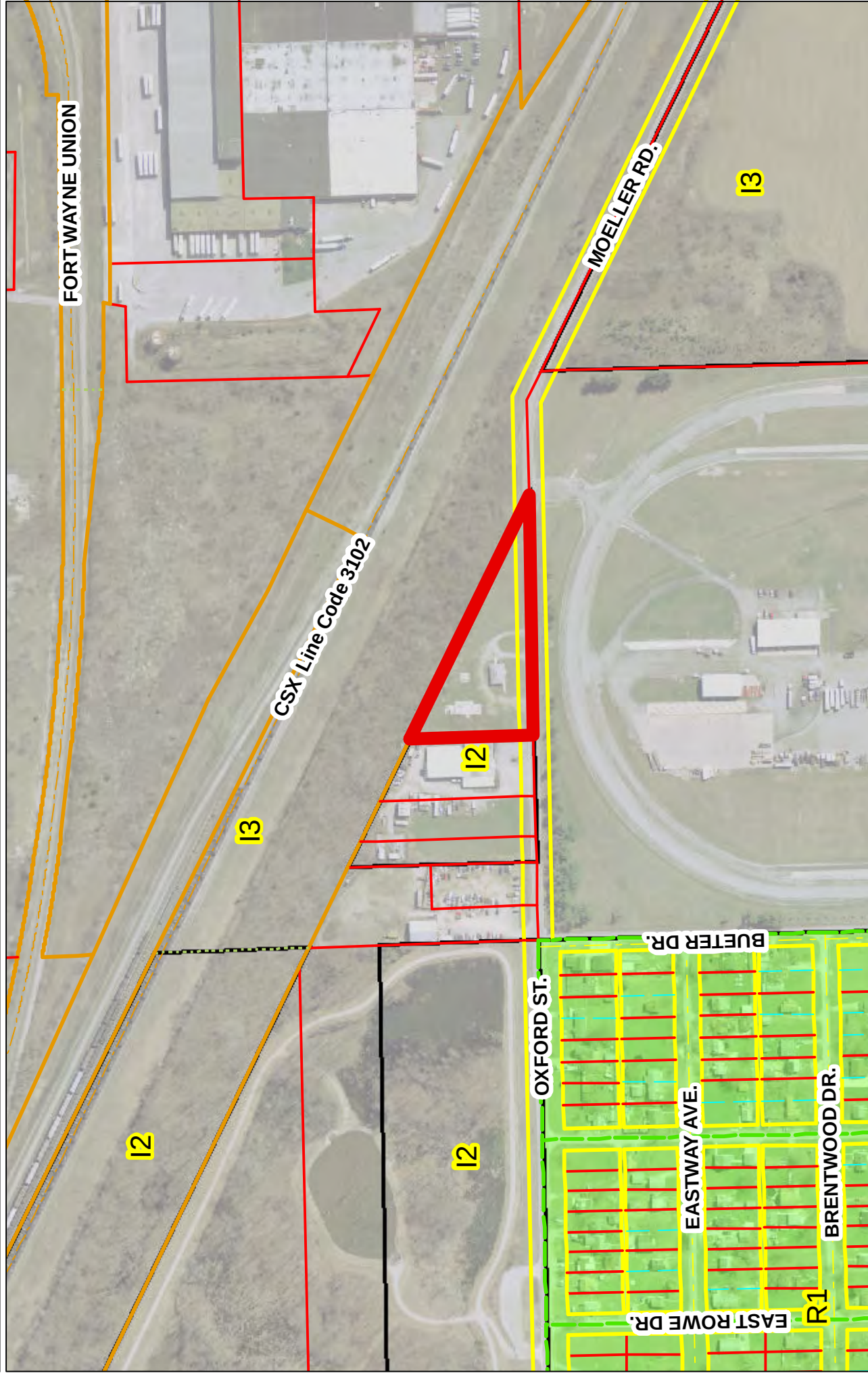


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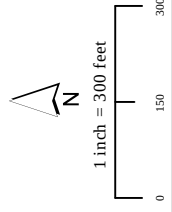
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 11/17/2017

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**PRIMARY
DEVELOPMENT PLAN**

ADDRESS: **4119 OXFORD STREET
FORT WAYNE, INDIANA 46825**

CLIENT: **TAMMY'S AUTOMOTIVE**

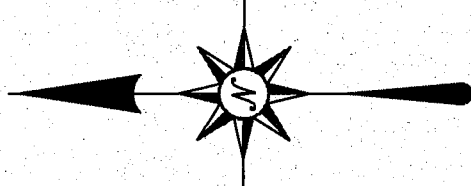
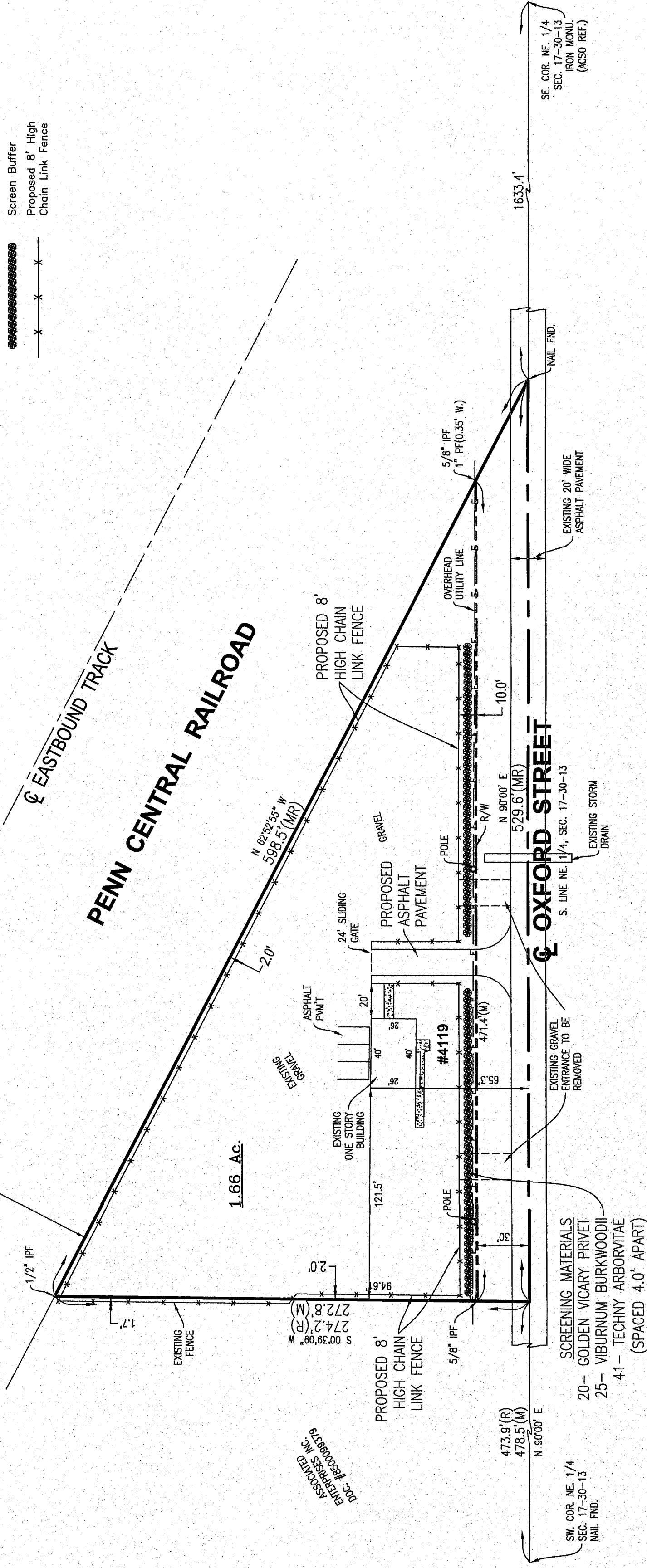
REVISIONS		
NO.	DATE	DESCRIPTION

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

SHEET: **1**

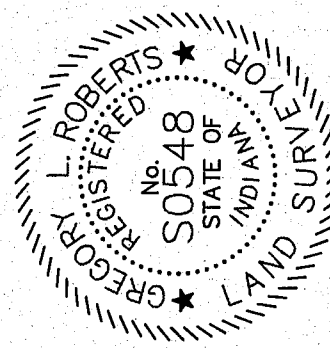
LEGEND

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



1"=50'

0' 50' 100'



**DONOVAN
ENGINEERING, INC.**

1967 2017

3521 Lake Avenue, Suite 2
Fort Wayne, Indiana 46805
Office 260.424.7418
Fax 260.424.1918
www.donovan-eng.com

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

LEGAL DESCRIPTION:
INSERT

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

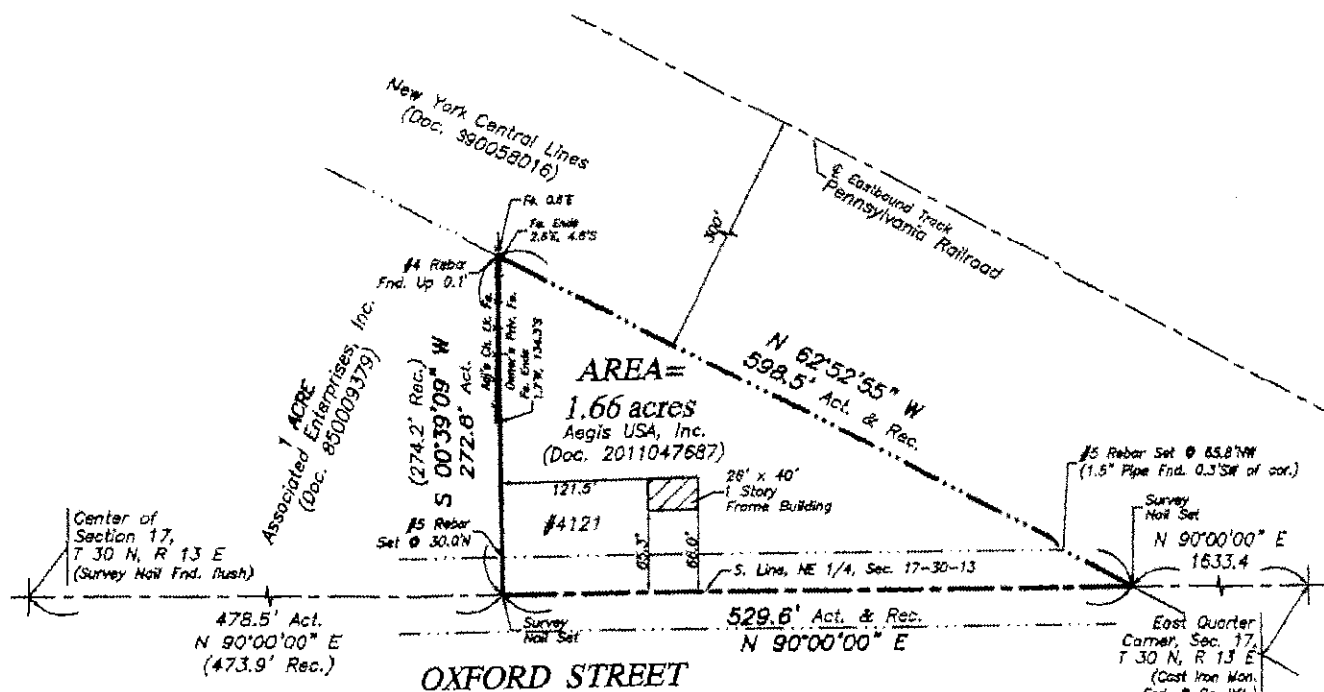
CERTIFICATE OF SURVEY

This document is a record retracement survey of real estate prepared under IAC 885 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