

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2018-0042
Bill Number: Z-18-08-26
Council District: 5-Geoff Paddock

Introduction Date: August 28, 2018

Plan Commission
Public Hearing Date: September 10, 2018 (not heard by Council)

Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance: To rezone approximately 0.5 acres of property from R3/Multiple Family Residential to I2/General Industrial

Location: 1515 North Harrison

Reason for Request: To achieve consistent zoning to assist in redevelopment of the property.

Applicant: H5 Properties, LLC

Property Owner: Gary Brown

Related Petitions: None

Effect of Passage: Property will be rezoned to the I2/General Industrial zoning district, which will be consistent with adjacent property and property under the same ownership. Consistent zoning will allow redevelopment of the southern portion of the property.

Effect of Non-Passage: The property will remain zoned R3/Multiple Family Residential. Hop River Brewing is redeveloping the property and the R3 zoning is prohibiting the desired improvements on the south portion of the property, due to increased screening and setback requirements.

#REZ-2018-0042

BILL NO. Z-18-08-26

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. L-10 (Sec. 2 of Wayne 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 I2
(General Industrial) District under the terms of Chapter 157 Title XV of the Code of the City
of Fort Wayne, Indiana:

Lots Numbered 109, 110, and the West 108 feet of Lot Numbered 108 in the
Northside Addition to the City of Fort Wayne, according to the plat thereof, recorded
in Deed Record 30, page 514, in the Office of the Recorder of Allen County, Indiana.

and the symbols of the City of Fort Wayne Zoning Map No. L-10 (Sec. 2 of Wayne
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 H5 Properties, LLC
Address 501 5th Street
City Fort Wayne State IN Zip 46808
Telephone 260 490 6460 E-mail gbrown@c3builds.com

Contact Person Ben Jackson
Address 1515 N Harrison St.
City Fort Wayne State IN Zip 46808
Telephone 260-222-8467 E-mail ben@hopriverbrewing.com

All staff correspondence will be sent only to the designated contact person.

☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property 1515 N Harrison Street, Fort Wayne, IN 46808
Present Zoning I1,I2,R3 Proposed Zoning I1,I2 Acreage to be rezoned ~ 0.5
Proposed density 0-1 units per acre
Township name 0020 - Wayne Township section # 02
Purpose of rezoning (attach additional page if necessary) Rezone lots 108-110 from R3 to I2, which is consistent with current and planned use of remaining property as production brewery and restaurant.
Sewer provider Fort Wayne City Utilities Water provider Fort Wayne City Utilities

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.

- Filing 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.

Gary Brown
(printed name of applicant)

[Signature]
(signature of applicant)

7.11.18
(date)

Gary Brown
(printed name of property owner)

[Signature]
(signature of property owner)

7.11.18
(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>7-14-18</u>	<u>127822</u>	<u>9-10-18</u>	<u>RE2-2018-0042</u>

ANDERSON SURVEYING, INC.

Registered Professional Engineers and Land Surveyors
Indiana Land Surveying Firm Identification Number: 29A

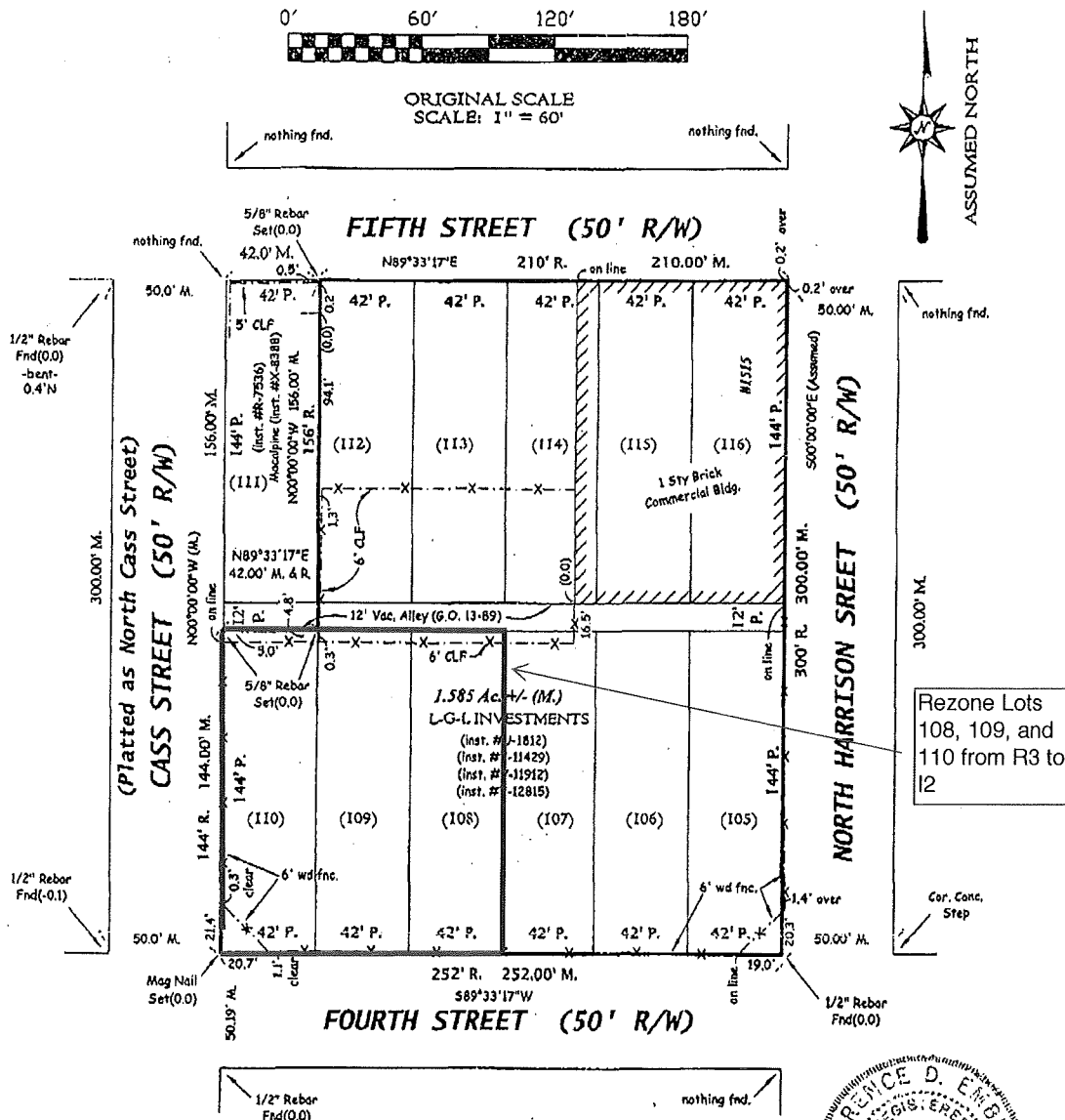
1324 Henry Avenue
Fort Wayne, IN 46808
Phone: (219) 483-1724
Fax: (219) 482-6855
E-Mail: andsurv@aol.com

1947 E. Schug Road
Columbia City, IN 46725
Phone: (219) 691-3425
Fax: (219) 482-6855
Toll Free: (888) 483-1724

**PLAT OF SURVEY (Page 1 of 3)**

This document is a RETRACEMENT survey of a parcel of land located in ALLEN County, Indiana.

SEE PAGE 2 OF 3 FOR THE SURVEYOR'S REPORT AND LEGAL DESCRIPTION.



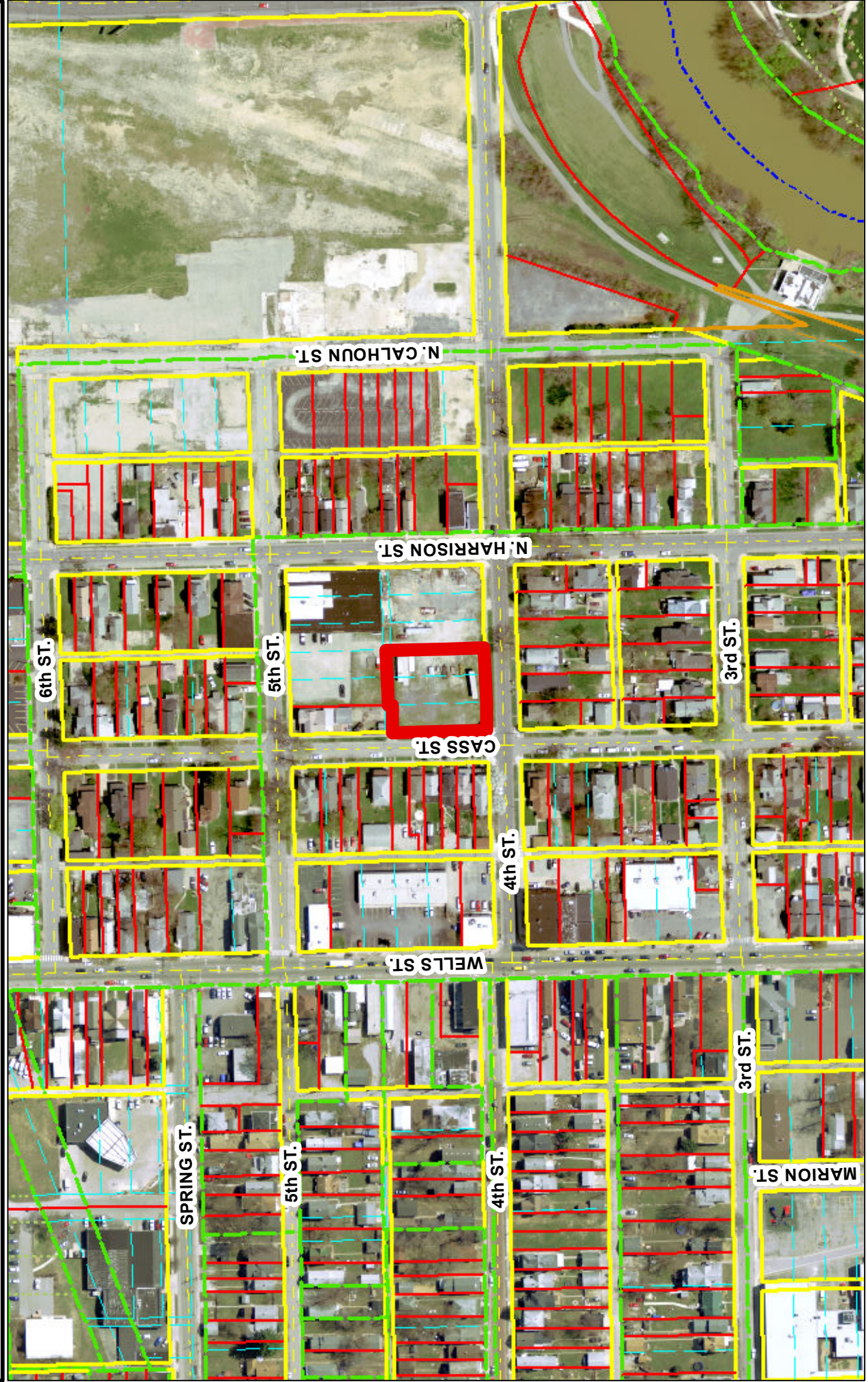
I hereby certify that the above Plat of Survey was prepared under my direct supervision and that to the best of my knowledge and belief was executed in accordance with the requirements of the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code.

Fieldwork completed on the 16TH day of FEBRUARY, 2000.
Certified this 17TH day of FEBRUARY, 2000.
Prepared for: L.G.L. INVESTMENTS LLC.

Clarence D. Embury



Rezoning Petition REZ-2018-0042 (1515 N. Harrison)



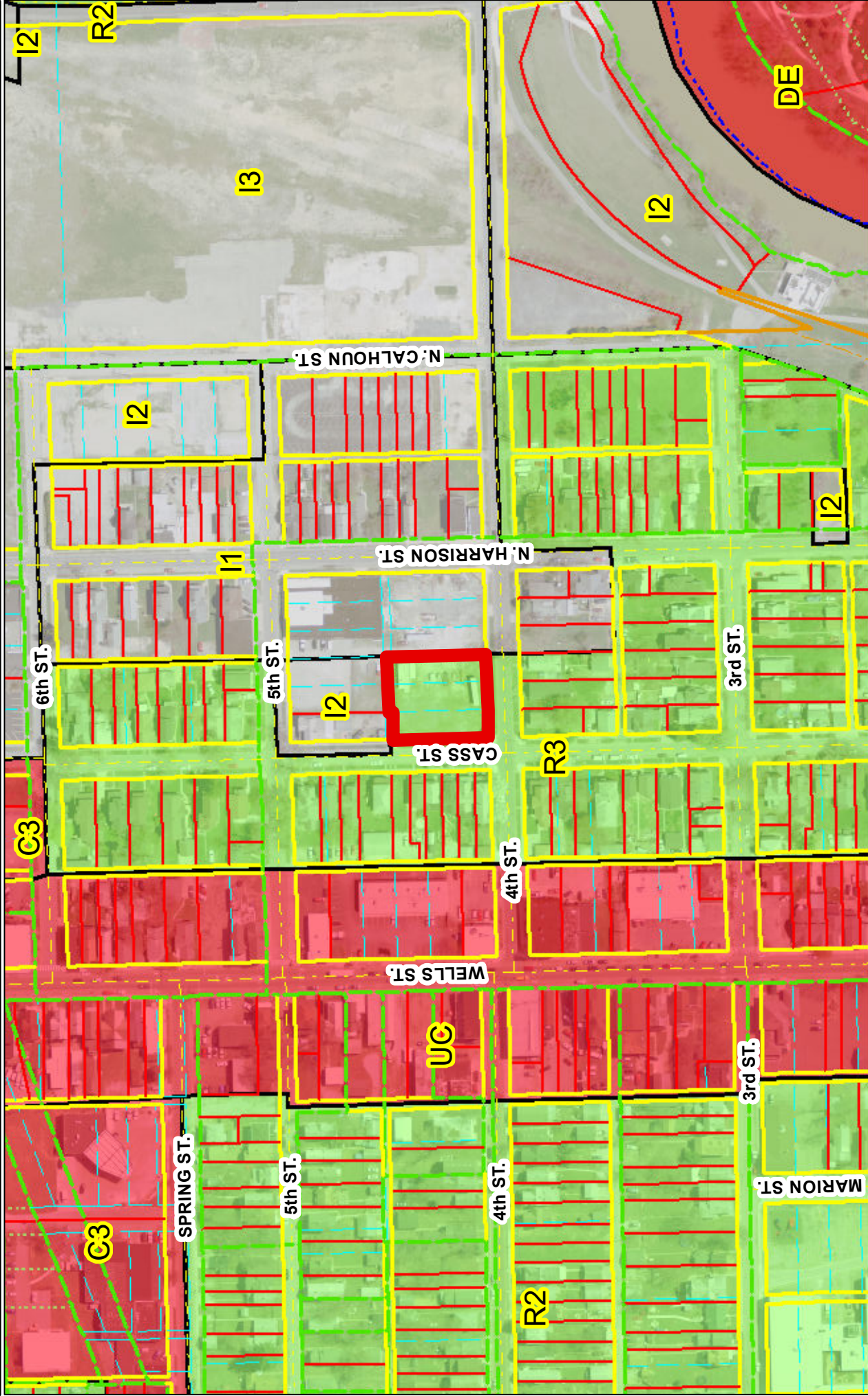
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 8/21/2018

Project Boundaries Represented with Bold Lines are for Representational Purposes Only



Rezoning Petition REZ-2018-0042 (1515 N. Harrison)



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