

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Vacation of Platted Right-of-Way
Case Number: VROW-2019-0008
Bill Number: G-19-05-33
Council District: 5-Geoff Paddock

Introduction Date: May 28, 2019

Public Hearing Date: June 11, 2019 (to be held by Council)

Next Council Action: Ordinance will return to Council after approvals from reviewing agencies.

Synopsis of Ordinance: To vacate public right-of-way on the Electric Works campus.

Location: Park View Avenue, southeast of Lindley Avenue, and the 12 foot wide alley southeast of Lots 43 through 53 of Nuttman Place Addition and northeast of Lot 53 in Nuttman Place Addition; all southeast of McCulloch Park.

Reason for Request: The applicant requires the vacation to redevelop the Electric Works campus.

Applicant: Broadway Redevelopment Partners, LLC

Property Owner: Broadway Redevelopment Partners, LLC

Related Petitions: VROW-2019-0003, 0004, 0005, 0006, and 0007

Effect of Passage: Vacation of the right-of-way will return the land to the adjacent property owner and allow for redevelopment of the Electric Works campus.

Effect of Non-Passage: The right-of-way will remain under City jurisdiction. Redevelopment of the Electric Works campus, as approved by the City of Fort Wayne Plan Commission, will have to be substantially altered.

VROW-2019-0008

BILL NO. G-19-05-33

GENERAL ORDINANCE NO. G-_____

**AN ORDINANCE amending the Thoroughfare
Plan of the City Comprehensive ("Master")
Plan by vacating public right-of-way.**

WHEREAS, a petition to vacate public right-of-way within the City of Fort Wayne, Indiana, (as more specifically described below) was duly filed with the City Clerk of the City of Fort Wayne, Indiana; and

WHEREAS, Common Council of the City of Fort Wayne, Indiana, duly held a public hearing and approved said petition, as provided in I.C. 36-7-3-12.

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That the petition filed herein to vacate a public right-of-way within the City of Fort Wayne, Indiana, more specifically described as follows, to-wit:

That part of Park View Avenue lying southeasterly of the southeasterly line of Lindley Avenue and northwesterly of the southwesterly extension of the northwesterly line of Lot 42 in Nuttman Place Addition to the City of Ft. Wayne, Indiana, according to the plat thereof, recorded in Plat Record 3, page 83 in the Office of the Recorder of Allen County, Indiana.

The 12 feet wide alley lying southeasterly of and adjacent to Lots 43 through 51, easterly of and adjacent to Lots 51 through 53, and northeasterly of and adjacent to Lot 53 in Nuttman Place Addition to the City of Ft. Wayne, Indiana, according to the plat thereof, recorded in Plat Record 3, page 83 in the Office of the Recorder of Allen County, Indiana.

and which vacating amends the Thoroughfare Plan of the City Comprehensive ("Master") Plan and is hereby approved in all respects.

SECTION 2. That this Ordinance shall be in full force and effect from and after its passage, any and all necessary approval by the Mayor.

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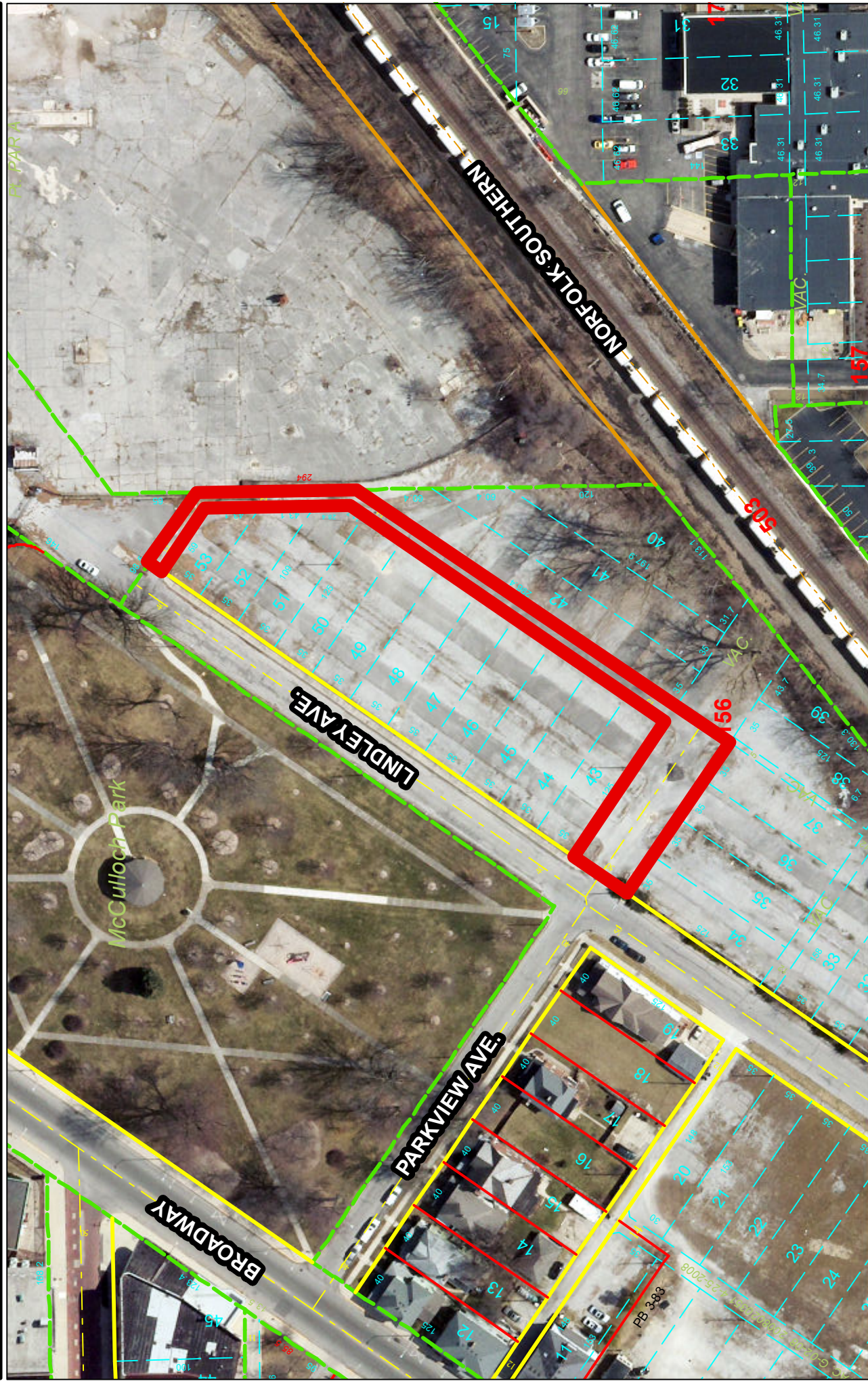
COUNCILMEMBER

APPROVED AS TO FORM AND LEGALITY:

Carol T. Helton, City Attorney



Vacation Petition VROW-2019-0008



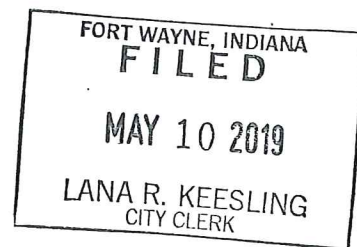
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen
any error or omission in this map.
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 5/16/2019



1 inch = 100 feet

Feet	Minutes
0	0
20	2
40	4
60	6
80	8
100	10



CITY OF FORT WAYNE

Vacation Petition

City Clerk / Suite 110 / Citizens Square Building / 200 East Berry Street / Fort Wayne IN 46802 / 260.427.1221

I/We do hereby petition to vacate the following:

 Easement X Public Right of Way (street or alley)

More particularly described as follows:

SEE EXHIBIT "A" ATTACHED

(Please Attach a Legal Description of the property requested to be vacated, along with a survey or other acceptable drawing showing the property.)

PLAT RECORD

DEED BOOK NUMBER: 3 PAGE(S) NUMBER(S): 83 (This information can be obtained from the Allen County Recorder's Office on the 2nd Floor, City-County Building, One Main Street, Fort Wayne, IN)

The reasons for the proposed vacation are as follows:

LAND DEVELOPMENT

(If additional space is needed please attach separate page.)

The applicant on an attached sheet must also provide the names and addresses of all adjacent property owner(s). The information on that sheet must be as follows:

Property owner(s) Name(s); Street Address; City; State; Zip Code; Phone Number with Area Code.

Applicant's name(s) if different from property owner(s):

Name: BROADWAY REDEVELOPMENT PARTNERS, LLC

Street Address: c/o CROSS STREET PARTNERS, LLC, 2400 BOSTON STREET, SUITE 404

City: BALTIMORE State: MD Zip: 21224 Phone:

APPLICANTS CONTINUED ON ATTACHED SHEET

602
Wayne 11
1-1

I/We, your petitioners, file this petition pursuant to the authority granted in Indiana Code, and provisions of local ordinance. I/We agree to abide by all provisions of the For Wayne Zoning Ordinance and/or Subdivision Control Ordinance, as well as all procedures and policies of the Fort Wayne City Plan Commission as those provisions, and policies relate to the handling and disposition of this petition. I/We also certify that this information is true and accurate to the best of my/our knowledge.

SIGNATURES CONTINUED ON ATTACHED SHEET

BY:

[Signature]
Signature

BROADWAY REDEVELOPMENT PARTNERS, LLC

Printed Name

5/9/19
Date

2400 BOSTON STREET, SUITE 404
Address

BALTIMORE, MARYLAND 21224
City/State/Zip

BY:

[Signature]
Signature

EW EAST CAMPUS LANDLORD, LLC

Printed Name

5/9/19
Date

2400 BOSTON STREET, SUITE 404
Address

BALTIMORE, MARYLAND 21224
City/State/Zip

If additional space is needed for signatures please attach a separate page.

Agent's Name (Print Legibly): PETER G. MALLERS OF BEERS MALLERS BACKS & SALIN, LLP

Street Address: 110 WEST BERRY STREET, SUITE 1100

City: FORT WAYNE State: IN Zip: 46802 Phone: 260-426-9706

NOTICE:

- Legal Description is to be the area to be vacated and must be complete and accurate. If necessary a licensed surveyor's legal description may be required.
- Applicant is hereby informed that in the case of a utility being located in a public way or easement, the applicant may be required to bear the cost of relocation, or of providing a replacement easement or easement's as needed.

For Office Use Only:

Receipt #: _____

Date Filed: 5/13/19

Map #:

L-02

Wayne 11

Reference #:

✓ 2019-0008

Signatures:

EW WEST CAMPUS LANDLORD, LLC

By: 

Printed Name: Joshua M. PARKER

c/o CROSS STREET PARTNERS, LLC

2400 BOSTON STREET, SUITE 404

BALTIMORE, MARYLAND 21224

PHONE: _____

Applicants:

EW EAST CAMPUS LANDLORD, LLC
c/o CROSS STREET PARTNERS, LLC
2400 BOSTON STREET, SUITE 404
BALTIMORE, MARYLAND 21224
PHONE: _____

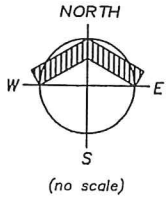
EW WEST CAMPUS LANDLORD, LLC
c/o CROSS STREET PARTNERS, LLC
2400 BOSTON STREET, SUITE 404
BALTIMORE, MARYLAND 21224
PHONE: _____

DESCRIPTION OF PROPOSED RIGHT-OF-WAY VACATIONS (6)

That part of Park View Avenue lying southeasterly of the southeasterly line of Lindley Avenue and northwesterly of the southwesterly extension of the northwesterly line of Lot 42 in Nuttman Place Addition to the City of Ft. Wayne, Indiana, according to the plat thereof, recorded in Plat Record 3, page 83 in the Office of the Recorder of Allen County, Indiana.

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RIGHT-OF-WAY VACATION EXHIBIT



 = RIGHT-OF-WAY TO BE VACATED

McCulloch Park
PB 0, Pg 13
DB 100, PG 300

Nuttman Place
Addition
PB 38, Pg 83

Nuttman Place
Addition
PB 38, Pg 83

formerly
Lot 54
now a part of Lot 1

