City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance:	Zoning Map Amendment
Case Number:	REZ-2019-0042
Bill Number:	Z-19-06-19
Council District:	2-Russ Jehl

Introduction Date:	June 25, 2019
Plan Commission Public Hearing Date:	July 8, 2019 (not heard by Council)
Next Council Action:	Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance:	To rezone approximately 4.0 acres from NC/Neighborhood Center to C3/General Commercial.
Location:	7601 (west of)
Reason for Request:	To develop the property with a self-storage facility.
Applicant:	Samuel E. Schwartz, Jr.
Property Owner:	Show-Me Properties, LLC

Related Petitions:	Primary Development Plan, Schwartz Self Storage

Effect of Passage:	Property will be rezoned to the C3/General Commercial zoning district, which will allow a storage facility.
Effect of Non-Passage:	The majority of the property will remain zoned as a neighborhood shopping center and may development with commercial and retail uses.

#REZ-2019-0042

BILL NO. Z-19-06-19

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. U-46 (Sec. 9 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 a C3 (General Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

Tract 1
The land referred to in this Commitment, situated in the County of Allen, State of Indiana, is described as follows:

A part of the Southeast Quarter of Section 9, Township 31 North, Range 13 East, St. Joseph Township, Allen County, Indiana, more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of Section 9, Township 31 North, Range 13 East, St. Joseph Township, Allen County, Indiana; thence South 89 degrees 44 minutes 12 seconds West (assumed bearing and basis for this description) on the South line of said Southeast Quarter, a distance of 740.53 feet to the Southeast corner of a tract of land conveyed to Fort Wayne Fire Station Building Corp. in Document Number 93-60342 as found in the Office of the Recorder of Allen County, Fort Wayne, Indiana; thence North 00 degrees 50 minutes 48 seconds West, on the East line of said Fort Wayne Fire Station Building Corp. tract, a distance of 315.00 feet to a 5/8" rebar (capped FIRM #0027) found monumenting Southeast corner of a 1.343 Acres tract of land conveyed to Maplecrest Corners Association, Inc. in Document Number 202097906 as found in said Recorder's Office; thence North 00 degrees 30 minutes 27 seconds West, on the East line of said 1.343 Acres Maplecrest Corners Association, Inc. tract, a distance of 204.73 feet to a 5/8" rebar (capped Karst #0073) at the POINT OF BEGINNING for this description; thence continuing North 00 degrees 30 minutes 27 seconds West on the East line of said 1.343 Acres Maplecrest Corners Association, Inc. tract, a distance of 270.34 feet to corner on the Easterly line of Lot #77 in Concord Hills Section II as found in Plat Book 42, Pages 124-128 as found in said Recorder's Office; thence North 06 degrees 38 minutes 04 seconds West, on said East line of said Lot #77, a distance of 27.58 feet to a 5/8" rebar (capped Karst #0073); thence North 89 degrees 44 minutes 12 seconds East, parallel with the South line of said Southeast Quarter, a distance of 323.82 feet to a 5/8" rebar (capped Karst #0073) on the West line of a 0.909 Acres tract of land (also being a 50' Ingress-Egress & Utility Easement) conveyed to Maplecrest Corners Association, Inc. in Document Number 2010021467 as found in said Recorder's Office; thence South 00

degrees 15 minutes 48 seconds East on said West line, a distance of 297.74 feet to a 5/8" rebar found monumenting the Northeast corner of a 1.500 acre tract in Document Number 2015039803 as found in said Recorder's Office; thence South 89 degrees 44 minutes 12 seconds West along the North line of said 1.500 acre tract and parallel with said South line of said Southeast Quarter, a distance of 319.61 feet to the Point of Beginning, said in previous deed to contain 2.190 Acres, more or less.

ALSO;
A 50' ingress-egress & utility easement benefiting the above described tract of land as found in Document Number 205081665 and originally being recorded in Document Number 990076540 as found in the Office of the Recorder of Allen County, Fort Wayne, Indiana.

ALSO;
A 50' ingress-egress & utility easement benefiting the above described tract of land as found in Document Number
2010021467 as found in the Office of the Recorder of Allen County, Fort Wayne, Indiana.

Tract 2
Land situated in the County of Allen, State of Indiana, is described as follows:

Part of the Southeast Quarter of Section 9, Township 31 North, Range 13 East, Allen County, Indiana.
EXCEPTING THEREFROM
A part of the Southeast Quarter of Section 9, Township 31 North, Range 13 East, St. Joseph Township, Allen County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 9, Township 31 North, Range 13 East, St. Joseph Township, Allen County, Indiana; thence South 89°44'12" West (assumed bearing and basis for this description) on the South line of said Southeast Quarter, a distance of 740.53 feet to the Southeast corner of a tract of land conveyed to Fort Wayne Fire Station Building Corp. in Document Number 93-60342 as found in the Office of the Recorder of Allen County, Fort Wayne, Indiana; thence North 00°50'48" West on the East line of said Fort Wayne Fire Station Building Corp. tract, a distance of 315.00 feet to a 5/8" rebar (capped FIRM #0027) found monumenting the Southeast corner of a 1.343 acre tract of land conveyed to Maplecrest Corners Association, Inc. in Document Number 202097906 as found in said Recorder's Office, said corner being the POINT OF BEGINNING for this description; thence North 00°30'27" West, on the East line of said 1.343 acre Maplecrest Corners Association,Inc. tract, a distance of 204.73 feet to a 5/8" rebar (capped Karst #0073); thence North 89°44'12" East, parallel with the South line of said Southeast Quarter, a distance of 319.61 feet to a 5/8" rebar (capped Karst #0073) on the West line of a 0.909 acre tract of land (also being a 50' Ingress-Egress & Utility Easement) conveyed to Maplecrest Corners Association, Inc. in Document Number 2010021467 as found in said Recorder's Office; thence South 00°15'48" East on said West line, a distance of 204.73 feet to a 5/8" rebar found monumenting the Northeast corner of a 1.881 acre tract of land conveyed to Fifth Third Bank Indiana (Central) in Document Number 202107483 as found in said Recorder's Office; thence South 89°44'12" West, parallel with said South line of said Southeast Quarter and on the North line of said 1.881 acre tract, a distance

of 318.74 feet to the Point of Beginning, said in survey to contain 1.500 acres, more or less.

and the symbols of the City of Fort Wayne Zoning Map No. U-46 (Sec. 9 of St. Joseph 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 Samuel E. Schwartz, Jr.
Address 15802 PARKNTRA
City Noblesville State Ind Zip
Telephone 6009 9048 E-mail

Contact Person

Contact Person Robert C. Kruger, Esq.
Address 200 East Main Street, Ste. 1000
City Fort Wayne State IN Zip 46804
Telephone 260-426-1300 E-mail rkruger@burtblee.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 7601 Maplecrest Road/6100 Topsfield Lane
Present Zoning NC/R3 Proposed Zoning C3 Acreage to be rezoned 4.0
Proposed density _____ units per acre
Township name St. Joseph Township section # 9
Purpose of rezoning (attach additional page if necessary) To allow for development of self-storage (mini-warehousing)

Sewer provider FWCU Water provider FWCU

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 Rezonings 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.

Samuel S. Schwartz, Jr.	Samuel E. Schwartz	6-4-19
(printed name of applicant)	(signature of applicant)	(date)
Show-Me Properties, LLC By:	[illegible]	6/4/19
(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	Receipt No.	Hearing Date	Petition No.
6-4-19		7-8-19	REZ-2019-0042

Department of Planning Services
Rezoning Petition Application

Applicant

Applicant: Samuel E. Schwartz, Jr.
Address: 1589 Paramount Rd
City: Wolcottville State: IN Zip: 46795
Telephone: 609-9048 Email:

Contact Person

Contact Person: Robert C. Kruger, Esq.
Address: 200 East Main Street, Ste. 1500
City: Fort Wayne State: IN Zip: 46802
Telephone: 260-426-1300 E-mail: rkruger@bastlice.com

All 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: 7601 Maplecrest Road

Present Zoning: NC Proposed Zoning: C3 Acreage to be rezoned: 2.2

Proposed density: _____ units per acre

Township name: St. Joseph Township section #: 2

Purpose of rezoning (attach additional page if necessary): To allow for development of self storage (mini-warehousing)

Sewer provider: FWCU Water provider: FWCU

Filing Requirements

Applications will not be accepted unless the following filing requirements are submitted with the application. Please refer to the list for complete filing fee and plan review submittal requirements.

- ☐ Applicable filing fee
- ☐ Applicable number of surveys showing area to be rezoned (plan review for details)
- ☐ Legal Description of parcel to be rezoned
- ☐ Rezoning Questionnaire (original and five copies) (Allen County Rezoning only)

I the undersigned, upon my oath or affirmation and subscription of this application, that I have read the contents of form that I represent 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 in taking action on this petition, and that I/we agree to abide by 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 costs incurring this required additional notice of the [illegible] permanent public notice for Over $500.00 per hearing item.

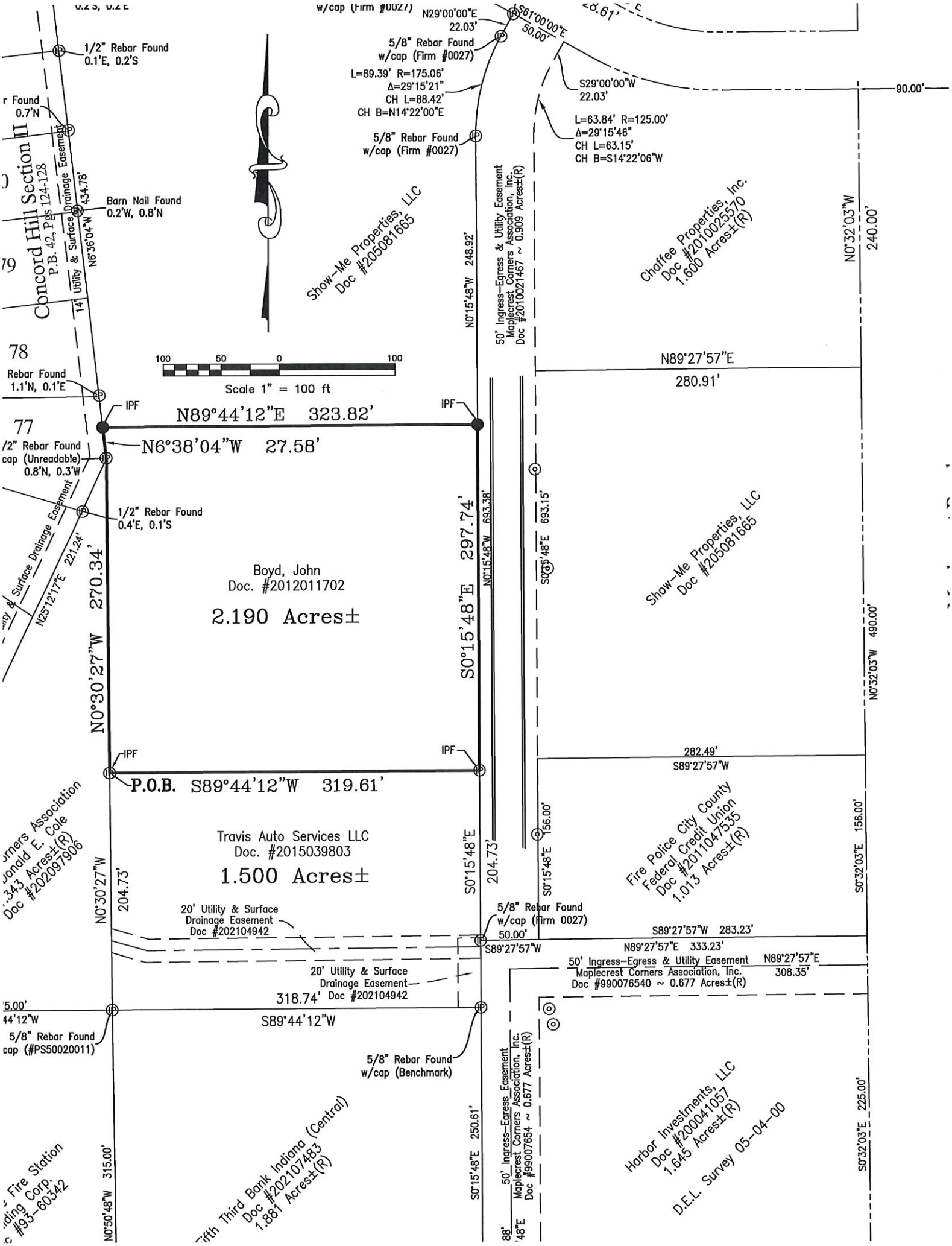
Samuel E. Schwartz, Jr. — Sam E Schwartz Jr. — 6-4-19
(printed name of applicant) (signature of applicant) (date)

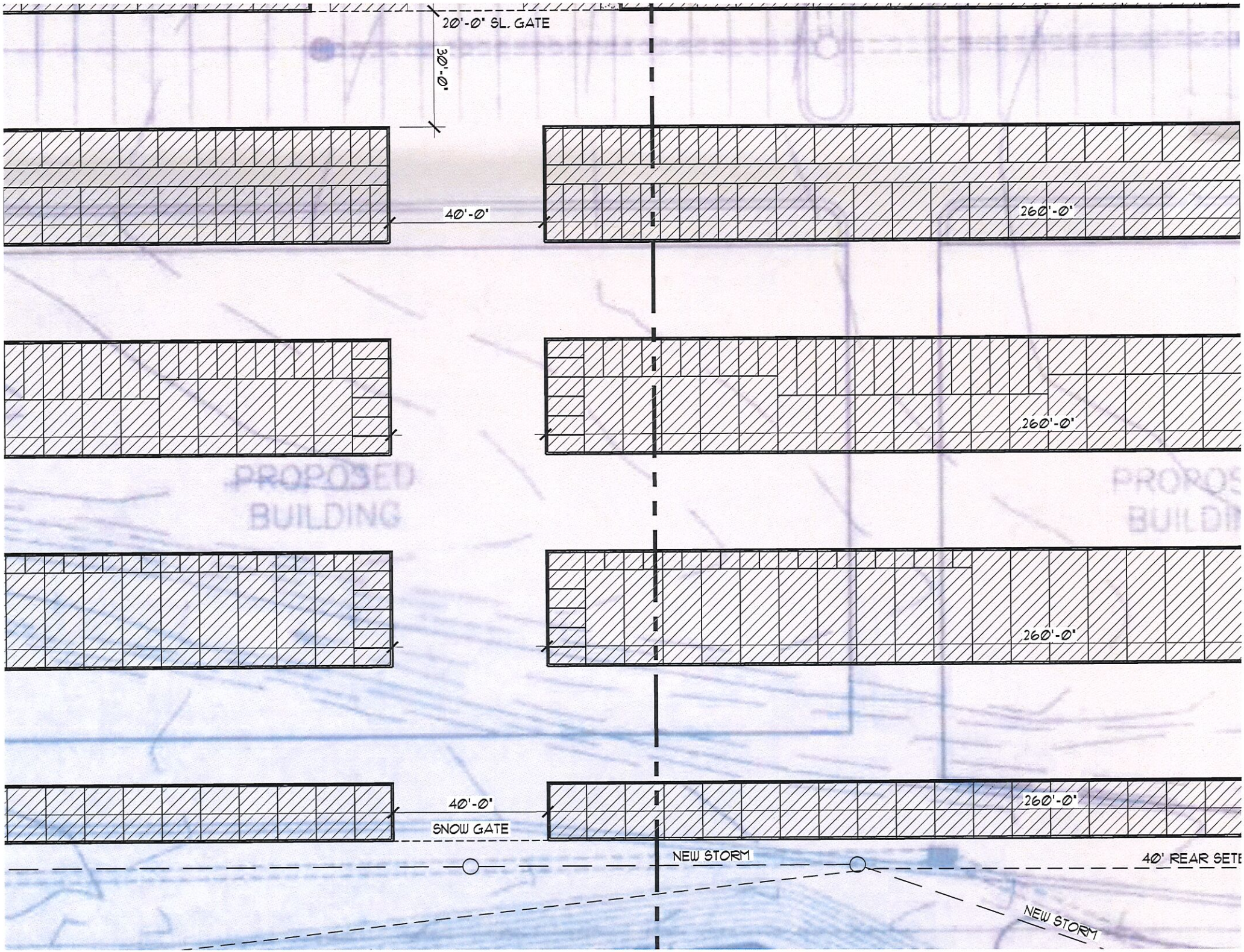
Scott C. Boyd — 6/4/19
(printed name of property owner) (signature of property owner) (date)

Tonia G. Boyd — 6/4/19
(printed name of property owner) (signature of property owner) (date)

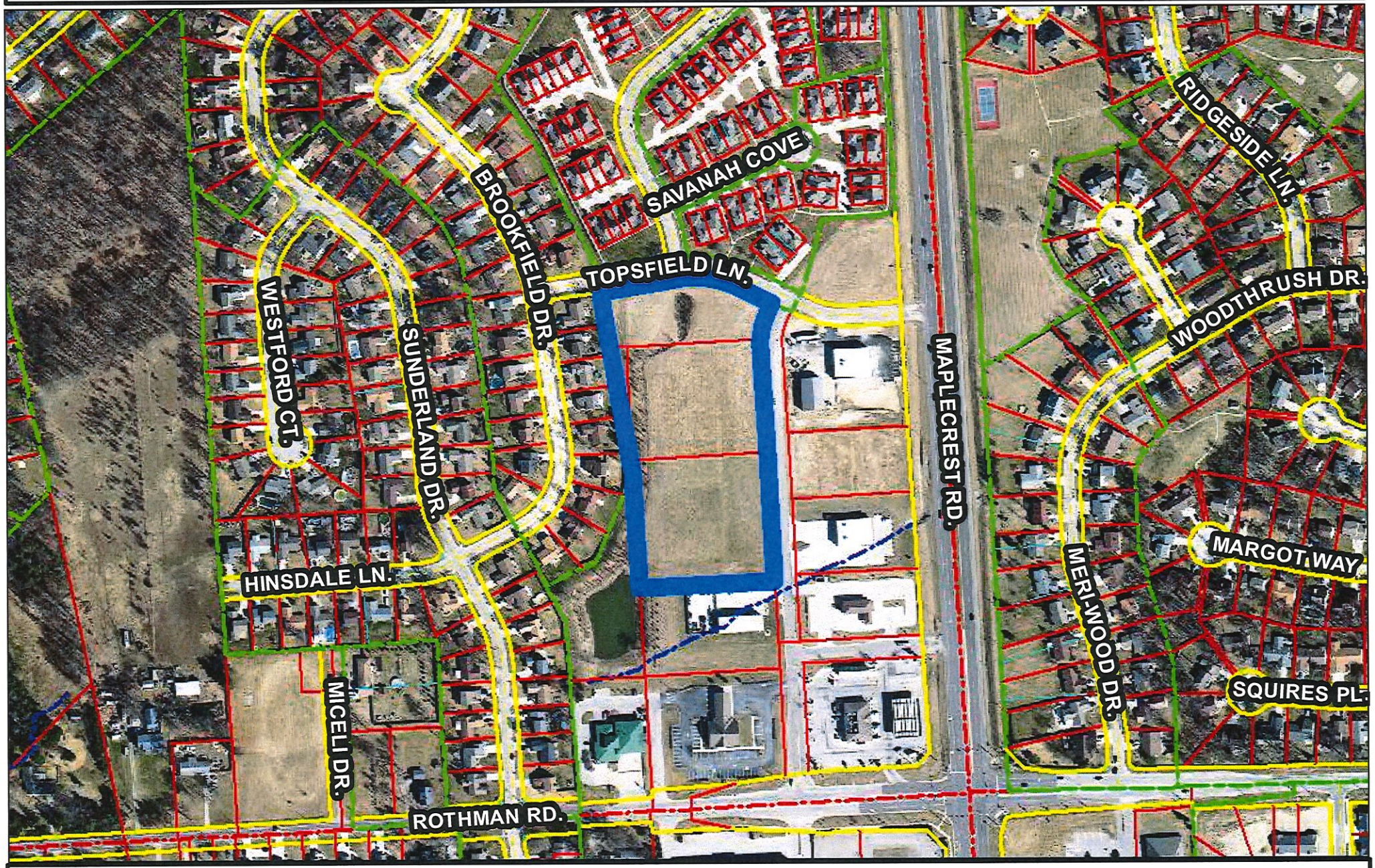
(printed name of property owner) (signature of property owner) (date)

Received	Receipt No	Hearing Date	Petition No


1/2" Rebar Found
0.1'E, 0.2'S
Concord Hill Section II
P.B. 42, Pgs 124-128
Drainage Easement
Utility & Surface
14'
N6°36'04"W 434.78'
Barn Nail Found
0.2'W, 0.8'N
Rebar Found
1.1'N, 0.1'E
1/2" Rebar Found
cap (Unreadable)
0.8'N, 0.3'W
1/2" Rebar Found
0.4'E, 0.1'S
N25°12'17"E 221.24'
N29°00'00"E
22.03'
S61°00'00"E
50.00'
5/8" Rebar Found
w/cap (Firm #0027)
L=89.39' R=175.06'
Δ=29°15'21"
CH L=88.42'
CH B=N14°22'00"E
S29°00'00"W
22.03'
L=63.84' R=125.00'
Δ=29°15'46"
CH L=63.15'
CH B=S14°22'06"W
90.00'
Show-Me Properties, LLC
Doc #205081665
N0°15'48"W 248.92'
50' Ingress-Egress & Utility Easement
Maplecrest Corners Association, Inc.
Doc #2010021467 ~ 0.909 Acres±(R)
Chaffee Properties, Inc.
Doc #2010025570
1.600 Acres±(R)
N0°32'03"W
240.00'
Scale 1" = 100 ft
N89°27'57"E
280.91'
IPF
N89°44'12"E 323.82'
N6°38'04"W 27.58'
Boyd, John
Doc. #2012011702
2.190 Acres±
N0°30'27"W 270.34'
S0°15'48"E 297.74'
N0°15'48"W 693.38'
S0°15'48"E 693.15'
Show-Me Properties, LLC
Doc #205081665
N0°32'03"W 490.00'
282.49'
S89°27'57"W
P.O.B. S89°44'12"W 319.61'
Travis Auto Services LLC
Doc. #2015039803
1.500 Acres±
N0°30'27"W
204.73'
S0°15'48"E
204.73'
S0°15'48"E 156.00'
Fire Police City County
Federal Credit Union
Doc #2011047535
1.013 Acres±(R)
S0°32'03"E 156.00'
20' Utility & Surface
Drainage Easement
Doc #202104942
5/8" Rebar Found
w/cap (Firm 0027)
50.00'
S89°27'57"W 283.23'
S89°27'57"W
N89°27'57"E 333.23'
50' Ingress-Egress & Utility Easement
Maplecrest Corners Association, Inc.
Doc #990076540 ~ 0.677 Acres±(R)
N89°27'57"E
308.35'
20' Utility & Surface
Drainage Easement
318.74' Doc #202104942
S89°44'12"W
5/8" Rebar Found
cap (#PS50020011)
5/8" Rebar Found
w/cap (Benchmark)
50' Ingress-Egress Easement
Maplecrest Corners Association, Inc.
Doc #99007654 ~ 0.677 Acres±(R)
S0°15'48"E 250.61'
Harbor Investments, LLC
Doc #200041057
1.645 Acres±(R)
D.E.L. Survey 05-04-00
S0°32'03"E 225.00'
N0°50'48"W 315.00'
Fifth Third Bank Indiana (Central)
Doc #202107483
1.881 Acres±(R)


20'-0" SL. GATE
30'-0"
40'-0"
260'-0"
260'-0"
PROPOSED
BUILDING
260'-0"
40'-0"
SNOW GATE
260'-0"
NEW STORM
40' REAR SETB
NEW STORM

Rezoning Petition REZ-2019-0042 and Primary Development Plan PDP-2019-0035 - Schwartz Self Storage



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.

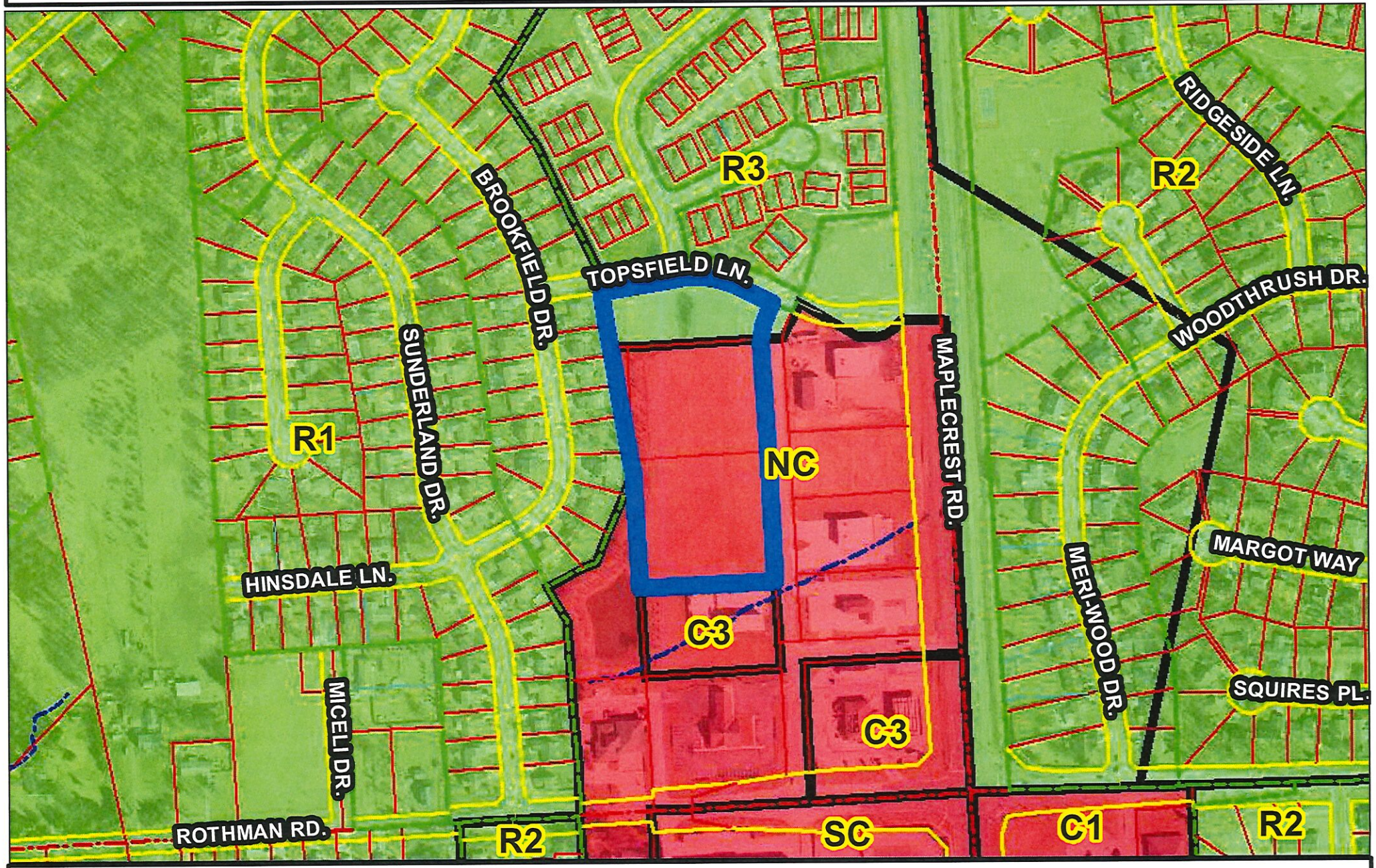
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 6/17/2019

N

1 inch = 300 feet

0 150 300 Feet

Rezoning Petition REZ-2019-0042 and Primary Development Plan PDP-2019-0035 - Schwartz Self Storage



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FACT SHEET

Case #REZ-2019-0042	Bill # Z-19-06-19	Project Start: 25 June 2019

APPLICANT:	Samuel Schwartz
REQUEST:	To rezone property from NC/Neighborhood Center and R3/Multiple Family Residential to C3/General Commercial; and approve a primary development plan for a self-storage facility.
LOCATION:	The property is located west of Concord Hill subdivision, south of Concord Place, and north of Travis Auto; on the south side of Topsfield Lane (Section 9 of St. Joseph Township).
LAND AREA:	Approximately 5.5 acres
PRESENT ZONING:	NC/Neighborhood Center and R3/Multiple Family Residential
PROPOSED ZONING:	C3/General Commercial
COUNCIL DISTRICT:	2-Russ Jehl
ASSOCIATED PROJECTS:	none
SPONSOR:	City of Fort Wayne Plan Commission

8 July 2019 Public Hearing

- There is one letter of support in the file.
- There are three letters of opposition in the file.
- Three residents spoke at the hearing with concerns.
- All members were present.

15 July 2019 – Business Meeting

Plan Commission Recommendation: DO PASS w/Written Commitment

A motion was made by Judi Wire and seconded by Rachel Tobin-Smith to return the ordinance with a Do Pass recommendation to Common Council for their final decision.

7-0 MOTION PASSED

- Connie Haas Zuber and Patrick Zaharako were absent.

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
July 17, 2019

Reviewed by:
Paul B Blisk
Paul B. Blisk
Deputy Land Use Director

PROJECT SUMMARY

The petitioner is requesting a rezoning to C3/General Commercial to allow for a new self-storage development. The site is currently undeveloped since the inception of the commercial development approximately 20 years ago. Today, the site is zoned both R3/Multiple Family Residential and NC/Neighborhood Center. Residential uses exist to the north of Topsfield Lane (Concord Place) and also to the west of the site (Concord Hill). Topsfield Lane was constructed to connect with Maplecrest Road nearly 20 years ago, as well. A variety of uses have developed within the commercial development (Maplecrest Corners) at the northeast corner of Maplecrest Road and Rothman Road. Hillside Pools recently constructed a facility immediately east of the site, Travis Auto was rezoned to C3 in 2015 to permit automobile repair/maintenance for their new development, Pak Mail constructed their building in 2014, a Lassus gas station/convenience store (rezoned this year to C3) and two financial institutions are also within the development.

There are a variety non-residential uses along the Maplecrest Road corridor, from office to multi-tenant retail to C3/General Commercial uses. Residential subdivisions have existed and often border the commercial developments, which are continuing to develop and redevelop. The residential developments along this site were developed in the 1980s and 1990s. Shopping Center zoning was established at the Maplecrest Road/Rothman Road intersection in the 1970s in the County's jurisdiction. The Maplecrest Corners development was approved in 1997. After annexation this development became NC/Neighborhood Center.

The development parcel has remained undeveloped for nearly 20 years. Self-storage is a permitted in C3/General Commercial and higher commercial districts, and I1/Limited Industrial and higher industrial districts. Self-storage can be considered a low-impact use, depending on the site plan, lighting, landscaping, etc. However, given the size of the property and the proximity to the single family neighbor, there may be uses within the C3 district incompatible on this site. A voluntary Written Commitment can address these uses, and restrict the ability to seek a Special Use approval from the Board of Zoning Appeals for even more commercial uses or other incompatible uses.

The development plan consists of 12 independent storage buildings at approximately 15 feet in height, served by a paved drive off the private north-south commercial drive. No access is proposed to Topsfield Lane. The development would utilize a key pad entry, and a small office. The required number of parking spaces is provided, and will be screened with the P1 standard. The buildings are proposed to meet the C3 setback standards, but at the time of notebook printing, no building elevations are available.

The plan proposes to preserve the landscaped mound along the west side of the property. The mound is currently in the range of 6-8 feet in height. No landscaping is required to the east or south due to the adjacent commercial zoning districts. No landscape materials are depicted on the north of the site between the building and Topsfield Lane. Staff would suggest landscape materials to soften the façade of the building from the right-of-way and residences to the north.

Staff recommended a written commitment with the rezoning petition. The C3/General Commercial zoning to the south of the site for Travis Auto had an extensive written commitment with prohibited uses and also committed to specific screening and buffering treatments and lighting. Staff did not have a recommendation prior to the hearing because a written commitment had not yet been submitted and more information was requested on lighting and elevations.

PUBLIC HEARING SUMMARY:

Presenter: Rob Kruger, representing the applicant, presented the proposal to the Plan Commission, as outlined above.

Public Comments:

- Christopher Lowden – Concerned about security fencing, the existing mound being removed, pavement or gravel, the need for more storage units.
- Cheryl Johnston – Has the same concerns as previous speaker. Concerned about old people and children.
- Alice Reinhard – Right now she views trees on this property and the mound and doesn't want to look at buildings.

Rebuttal:

- The applicant submitted information showing multiple storage developments coexisting with single family subdivisions.
- There will be fencing between each building so no one can walk through the development and into the neighborhood.
- Building eave height is eight feet and lighting will be under the eaves, and not on the rear of the buildings.
- All mounding and trees will remain. Additional architectural features will be added to the Topsfield Lane building.
- These items will be placed in the Written Commitment.

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

Rezoning Petition REZ-2019-0042

APPLICANT:	Samuel Schwartz
REQUEST:	To rezone property from NC/Neighborhood Center and R3/Multiple Family Residential to C3/General Commercial; and approve a primary development plan for a self-storage facility.
LOCATION:	The property is located west of Concord Hill subdivision, south of Concord Place, and north of Travis Auto; on the south side of Topsfield Lane (Section 9 of St. Joseph Township).
LAND AREA:	Approximately 5.5 acres
PRESENT ZONING:	NC/Neighborhood Center and R3/Multiple Family Residential
PROPOSED ZONING:	C3/General Commercial

The Plan Commission recommends that Rezoning Petition REZ-2019-0042, with a Written Commitment, be returned to Council with a "Do Pass" recommendation after considering the following:

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 property is within a commercial development that has been developing with a variety of commercial uses. Maplecrest Corners has had multiple rezonings to C3/General Commercial in recent years for additional non-retail uses. The general area surrounding the site is a mixture of residential and commercial zoned property. The petition satisfies the following stated objectives of the Comprehensive Plan:
   LU3. Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure
   LU6.C Encourage the conversion of vacant or underutilized properties into compatible mixed-use development areas.
   LU8. Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.
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. The development plan accounts for screening and buffering, limited lighting and low profile structures to minimize impacts on the adjacent properties.
3. Approval is consistent with the preservation of property values in the area. This proposal would allow for development of the site, which has always been vacant. A Written Commitment will protect the neighborhood from more intensive uses, and require design standards to increase compatibility.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. This proposal is not proposing extension of infrastructure. City departments require improvements to meet all applicable Ordinances.

These findings approved by the Fort Wayne Plan Commission on July 15, 2019.

Paul B. Blisk

Paul B. Blisk, AICP
Deputy Land Use Director

Department of Planning Services
Rezoning Petition Application

Applicant

Applicant Samuel E. Schwartz, Jr.
Address 15802 Parkway Rd
City New Haven State Ind Zip
Telephone 6094048 E-mail

Contact Person

Contact Person Robert C. Kruger, Esq.
Address 200 East Main Street, Ste. 1000
City Fort Wayne State IN Zip 46804
Telephone 260-426-1300 E-mail rkruger@burtblee.com

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Sewer provider FWCU Water provider FWCU

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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.

(printed name of applicant)	(signature of applicant)	(date)
Samuel S. Schwartz, Jr.	Samuel E. Schwartz	6-4-19
Show-Me Properties, LLC By:	Jodd E Cole	6/4/19
(printed name of property owner)	(signature of property owner)	(date)
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Received	Receipt No.	Hearing Date	Petition No.
6-4-19		7-8-19	REZ-2019-0042

Department of Planning Services
Rezoning Petition Application

Applicant

Applicant: Samuel E. Schwartz, Jr.
Address: 15803 Parkview Drive
City: New Haven State: IN Zip: 46774
Telephone: 609-9048 Email:

Contact Person

Contact Person: Robert C. Kruger, Esq.
Address: 200 East Main Street, Ste. 1000
City: Fort Wayne State: IN Zip: 46802
Telephone: 260-426-1300 E-mail: rkruger@barrettlee.com

All 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: 7601 Maplecrest Road
Present Zoning: NC Proposed Zoning: C3 Acreage to be rezoned: 2.2
Proposed density: _____ units per acre
Township name: St. Joseph Township section #: 9
Purpose of rezoning (attach additional page if necessary): To allow for development of self storage (mini-warehousing)

Sewer provider: FWCU Water provider: FWCU

Filing Requirements

Applications will not be accepted unless the following filing requirements are submitted with the application. Please refer to checklist for application filing fee and plan review requirements.

☐ Applicable filing fee
☐ Applicable number of surveys showing area to be rezoned (plan sheet for folded)
☐ Legal Description of parcel to be rezoned
☐ Rezoning Questionnaire (original and 10 copies Allen County Rezoning only)

I/We understand and agree, upon execution and submission of this application, that I/we are the owner(s) of some fee simple interest in the property described in this application, that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinances as well as all procedures and policies of the Allen County Plan Commission in their processing procedures and process as well as 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 verifying the required statutorily prescribed notice in the amount of [illegible] per notice, plus [illegible] and a fee of $50.00 for failure to [illegible]

Samuel E. Schwartz, Jr. — Sam E Schwartz Jr. — 6-4-19
(printed name of applicant) (signature of applicant) (date)

Scott C. Boyd — [signature] — 6/4/19
(printed name of property owner) (signature of property owner) (date)

Tania G. Boyd — Tania G Boyd — 6/4/19
(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.

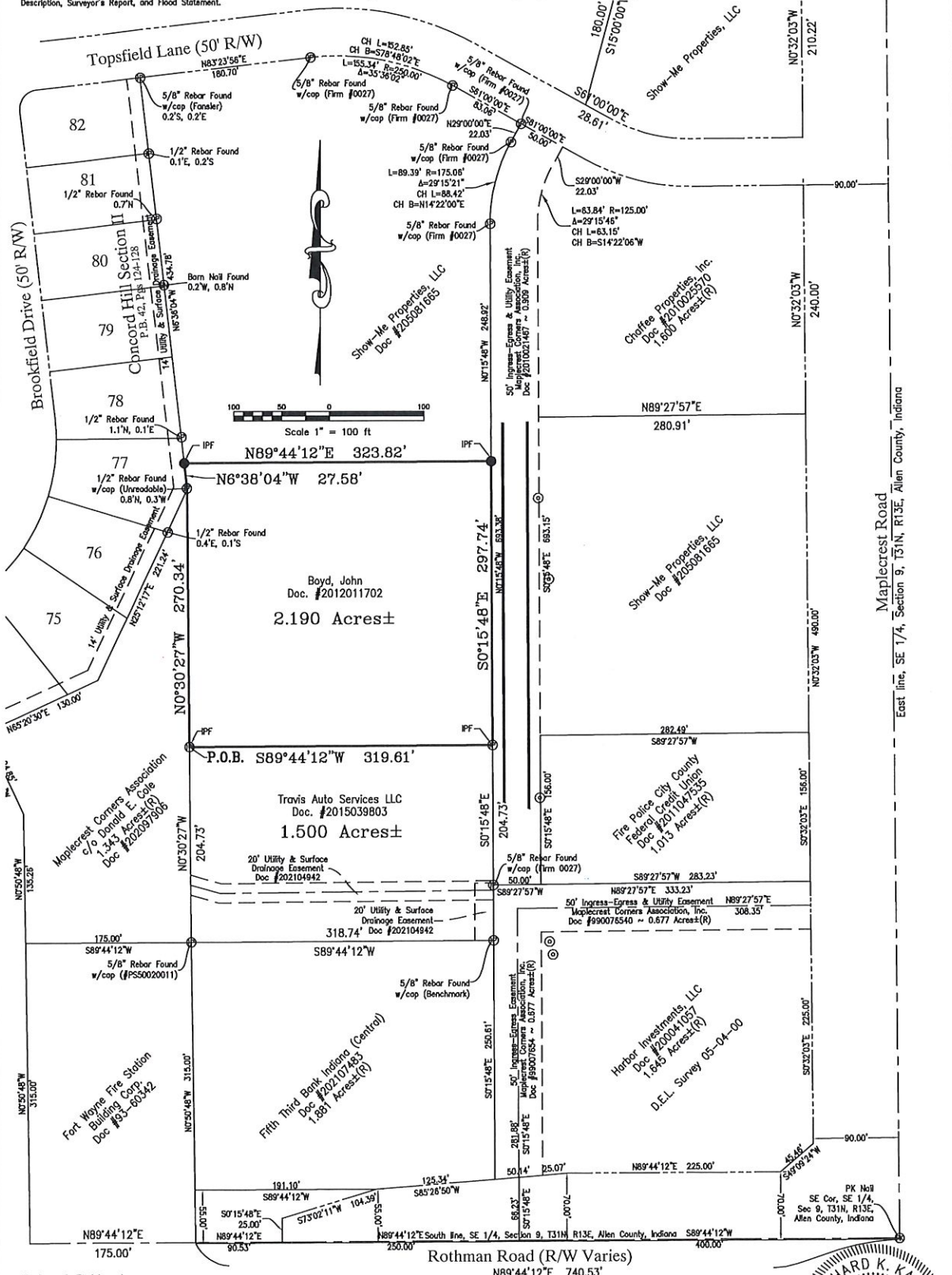
CERTIFICATE OF SURVEY

P.O Box 241
Huntertown, IN 46743
Phone: (260) 426-3336
Fax: (260) 426-3337

Karst Surveying Services, Inc.

RICHARD K. KARST, PLS No. LS80040561

The undersigned Land Surveyor, registered under the laws of the State of Indiana, hereby certifies that he has made a resurvey of the real estate depicted and described below. Measurements were made and monuments perpetuated as shown, in conformity with the record thereof in the Office of the Recorder of Allen County, Indiana. No encroachments existed, except as noted. The description of the real estate is as follows, to wit: See Attach Sheet for Legal Description, Surveyor's Report, and Flood Statement.



Date of Fieldwork
March, 2015

Job No. 12014461

For: John Boyd

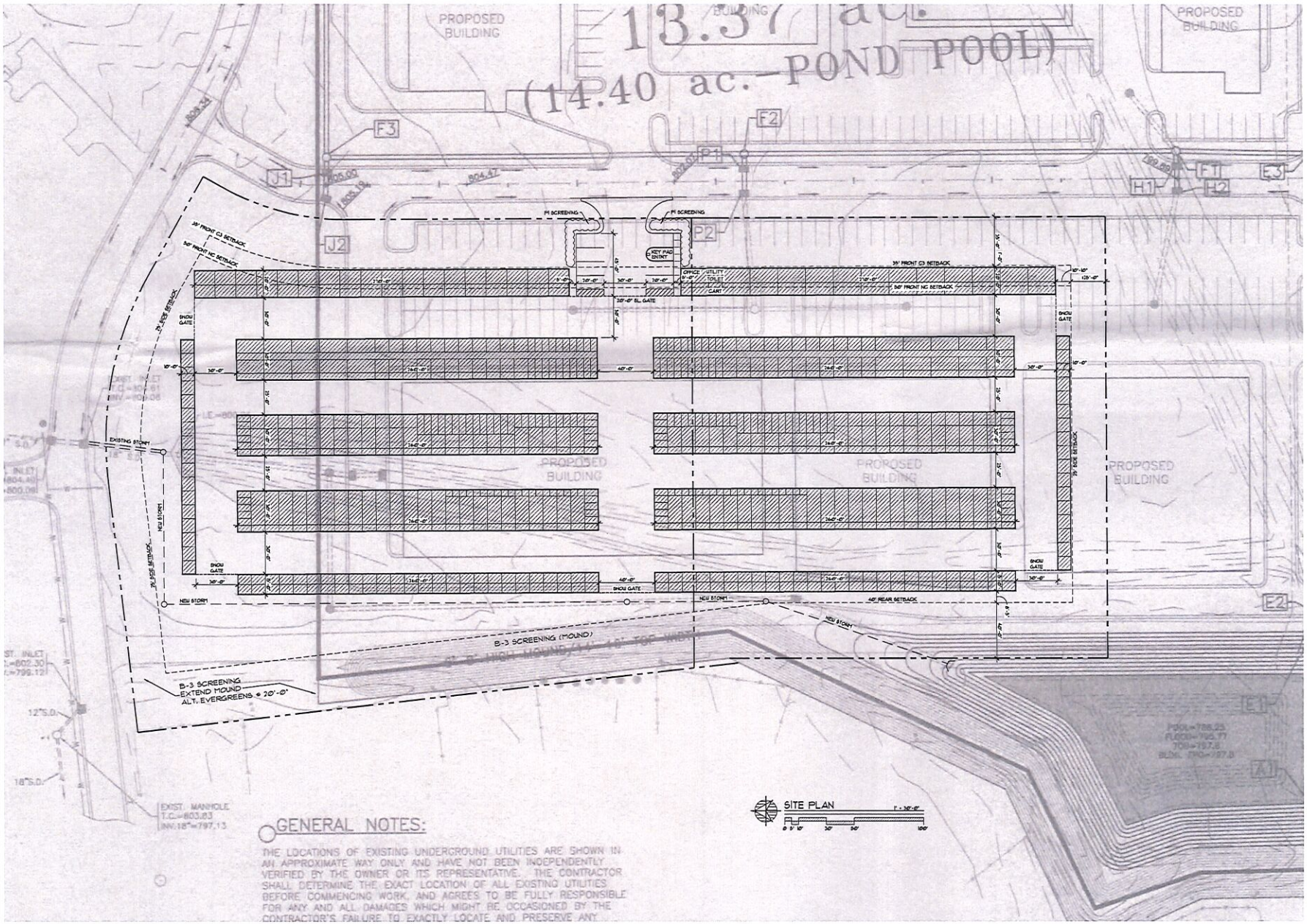
IN WITNESS WHEREOF, I hereunto place my hand and seal this 18th day of March, 2016.
Revised: March 21, 2016

Richard K. Karst, PLS NO. 80040561

I hereby certify that to the best of my knowledge and belief this plat represents a survey conducted under my supervision in accordance with Title 865 IAC 1-12-1 thru 30.

RICHARD K. KARST REGISTERED No.LS80040561 STATE OF INDIANA LAND SURVEYOR

(Drawing Name: 4461_2.19acres.dwg)



GENERAL NOTES:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY

P. A. TROYER INC

ARCHITECTURE DEVELOPMENT CONSTRUCTION

1510 W. LUDWIG RD. FT. WAYNE, IN 46825

O. 260-489-2810 PHIL@PATROYER.COM C. 260-318-0926

6/4/19

PHILIP ALAN TROYER REGISTERED No. 4068 STATE OF INDIANA PROFESSIONAL ENGINEER

P. A. Troyer

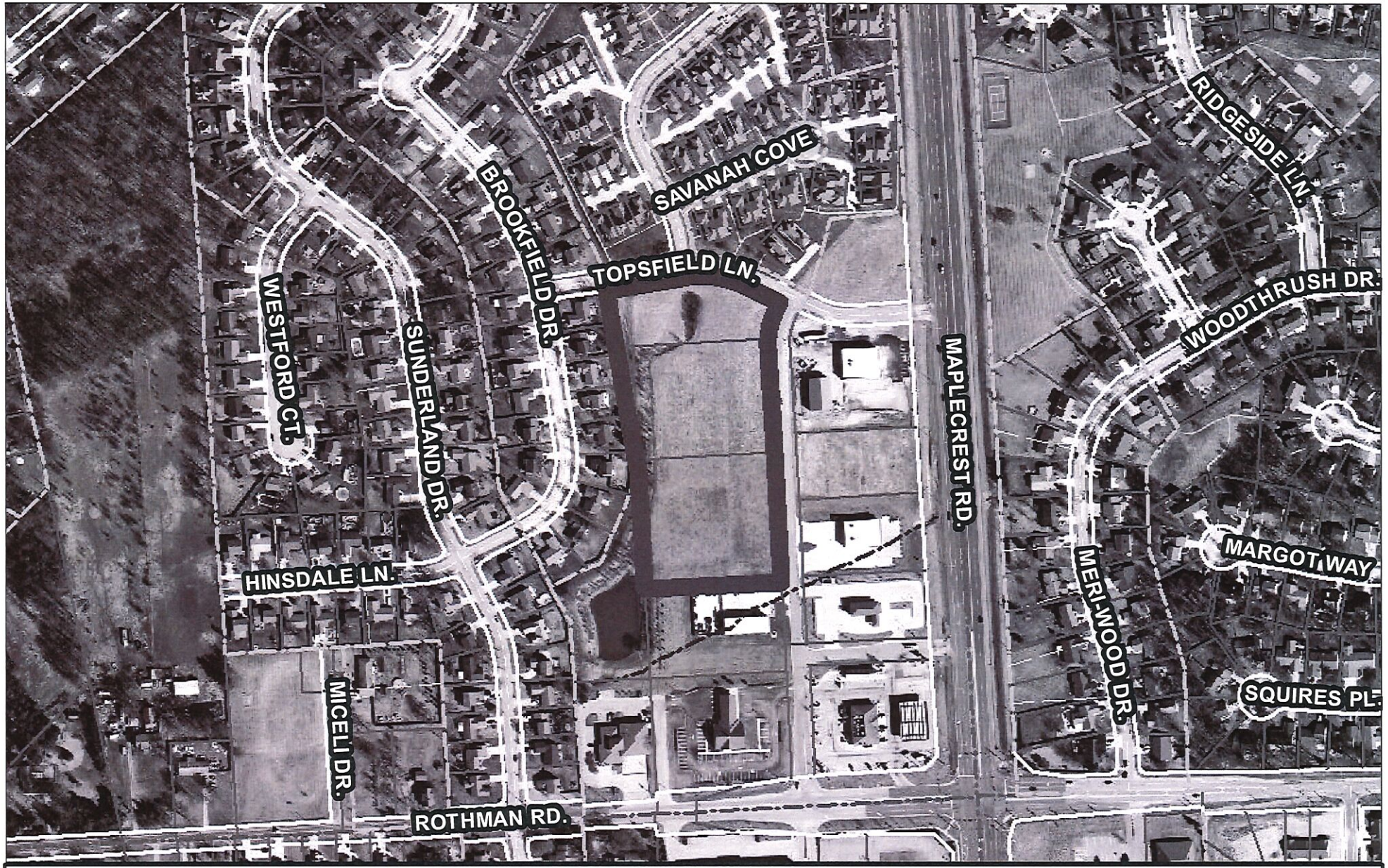
SCHWARTZ SELF STORAGE

MAPLECREST RD. @ ROTHMAN RD.

FORT WAYNE, IN

S1

Rezoning Petition REZ-2019-0042 and Primary Development Plan PDP-2019-0035 - Schwartz Self Storage



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: 6/17/2019

N

1 inch = 300 feet

0 150 300 Feet

Rezoning Petition REZ-2019-0042 and Primary Development Plan PDP-2019-0035 - Schwartz Self Storage

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North American Datum 1983
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Photos and Contours: Spring 2009
Date: 6/17/2019

N

1 inch = 300 feet

0 150 300 Feet

July 3, 2019

To Whom It May Concern,

This letter is to acknowledge the Maplecrest Corners Association support for the Schwartz Self Storage project.

We see this project to be consistent with the other businesses in the area represented as the Maplecrest Corners Association. The current businesses are individual stand-alone buildings each housing a separate business operation. There is a commitment from each of the owners to maintain their property in a professional and quality manner consistent with our commercial environment. From the initial plans we expect the Schwartz Self Storage will operate consistent with this commitment for their customers and the customers of the other Maplecrest Corners Association members.

Please feel free to contact me if you have questions.

John Bowman
President
Maplecrest Corners Association

PakMail
7525 Maplecrest Road
Fort Wayne, IN 46835
260-486-0204
john@thesendingcenter.com

Jodie Emerick
7827 Brookfield Drive
Fort Wayne, IN 46835
7/3/2019

Allen County Planning Commission
Suite 150 Citizen Square
200 East Berry Street
Fort Wayne, IN 46802

To Whom it May Concern:

I apologize for not being able to attend the public meeting on July 8th at 6pm, but I had another appointment in Warsaw after work that I could not change. I learned of a recent plan to rezone the empty lot near my home in Concord Hill to allow a storage facility. I am vehemently against this rezoning. I specifically moved to this neighborhood because of its quiet location and the low volume of traffic. I feel that placing a storage facility next to our neighborhood would ruin those things. Please do not re-zone this lot.

Sincerely,

Jodie Emerick

7833 Harrisburg Lane
Fort Wayne, IN 46835-1226
June 26, 2019

Department of Planning Services
Suite 150 Citizens Square
200 E Berry Street
Fort Wayne, IN 46802
Attn: Christian J. Beebe

Dear Mr. Beebe:

I'm writing with concerns about the proposed storage facility at the corner of Topsfield Lane and the lane coming in from Rothman Rd., the area just northwest of Rothman and Maplecrest Roads.

I am a resident and member of the Board of Concord Place Villas, situated at this corner. I am unable to attend the rezoning hearing on July 8. This is my best way of expressing my thoughts to you.

I am against the rezoning for this storage facility for a number of reasons.

First, it will be built directly across a 2 lane road which leads to our villas. The front row of our villas will look directly out of their living room windows to the facility. This distance is short, much too close to their villas. Imagine how much our property values, especially those front villas, will decrease.

Secondly, ours is a very quiet neighborhood. I believe most storage facilities remain open 24 hours a day. They should be brightly lighted for this type of facility but should not be brightly shining in this location. Again, I go back to our front villas that are a stone's throw from the proposed facility. Those residents will have their lives upended with the proper lighting.

None of the businesses already located on that lane from Rothman to Topsfield are directly across from our villas nor are they noisy or brightly lighted at all hours. All have been very good neighbors.

If this rezoning is approved, the least we should expect is beautiful fencing along their Topsfield Lane wall and extremely good coverage with full landscaping along the same wall. I would hope that you would see to it that both of these requests are a written part of any rezoning/building contract.

Thank you for your time,

Carol Ann Terwilliger

Carol Ann Terwilliger
Caclterw1@aol.com

Christian Beebe

From: DIANE SEUFERT <dseu91138@comcast.net>
Sent: Monday, July 8, 2019 8:00 AM
To: Christian Beebe
Subject: storage units

Had a recent phone conversation with you re: objection to storage units proposed. 1. Seemingly unchallenged change to zoning. 2. No need for storage units in that area. I live in Concord Place. Units would definitely create more traffic in that area and possibly create potential crime in that area. In my opinion, there is no market for storage in that area. They couldn't even develop a viable market for the Fifth/Third bank on Rothman. It closed! Tell your developer there are storage units on Stellhorn which would accommodate needs in this zip code area. I hope there are more objections to this ridiculous plan.
