

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2019-0062
Bill Number: Z-19-09-11
Council District: 5-Geoff Paddock

Introduction Date: September 24, 2019

Plan Commission
Public Hearing Date: October 7, 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 0.08 acres from C2/Limited Retail to C3/General Commercial

Location: 602 West Creighton

Reason for Request: To allow for the expansion of an existing car sales business

Applicant: Pedro Marquez

Property Owner: Pedro Marquez

Related Petitions: Primary Development Plan, Marquez Auto Sales

Effect of Passage: Property will be rezoned to the C3/General Commercial district to allow for the expansion of an existing car sales business.

Effect of Non-Passage: The property will remain zoned C2/Limited Retail. Outdoor car sales are not permitted in the C2 district.

1 **#REZ-2019-0062**

2 **BILL NO. Z-19-09-11**

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

5 **AN ORDINANCE amending the City of Fort Wayne**
6 **Zoning Map No. L-03 (Sec. 11 of Wayne Township)**

7 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
8 INDIANA:

9 SECTION 1. That the area described as follows is hereby designated a C3 (General
10 Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
11 Wayne, Indiana:

12 The East Half of Lot Number 77 in Bond's 2nd Addition, according to the Plat thereof,
13 recorded in Plat Book 55, Page 309, in the Office of the Recorder of Allen County,
14 Indiana.

15 and the symbols of the City of Fort Wayne Zoning Map No. L-03 (Sec. 11 of Wayne
16 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
17 Wayne, Indiana is hereby changed accordingly.

18 SECTION 2. If a written commitment is a condition of the Plan Commission's
19 recommendation for the adoption of the rezoning, or if a written commitment is modified and
20 approved by the Common Council as part of the zone map amendment, that written
21 commitment is hereby approved and is hereby incorporated by reference.
22

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 Pedro Marquez
Address 1119 WINNSBORO - PASS
City Fort Wayne State IN Zip 46845
Telephone 260 417-6661 E-mail p.marquez 0695@yahoo.com

Contact Person
Contact Person Pedro Marquez
Address 1119 WINNSBORO - PASS
City FORT Wayne State _____ Zip _____
Telephone _____ E-mail _____

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 _____
Present Zoning C2 Proposed Zoning R3 Acreage to be rezoned 0.08
Proposed density _____ units per acre
Township name Wayne Township section # 11
Purpose of rezoning (attach additional page if necessary) car dealer use

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 \$500 ~~Allen County 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.

Pedro Marquez
(printed name of applicant)

Pedro Marquez
(signature of applicant)

8/20/19
(date)

Pedro Marquez
(printed name of property owner)

Pedro Marquez
(signature of property owner)

8/20/19
(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>8-22-19</u>	<u>131682</u>	<u>10-7-19</u>	<u>REZ-2019-0062</u>

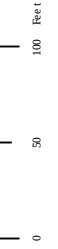


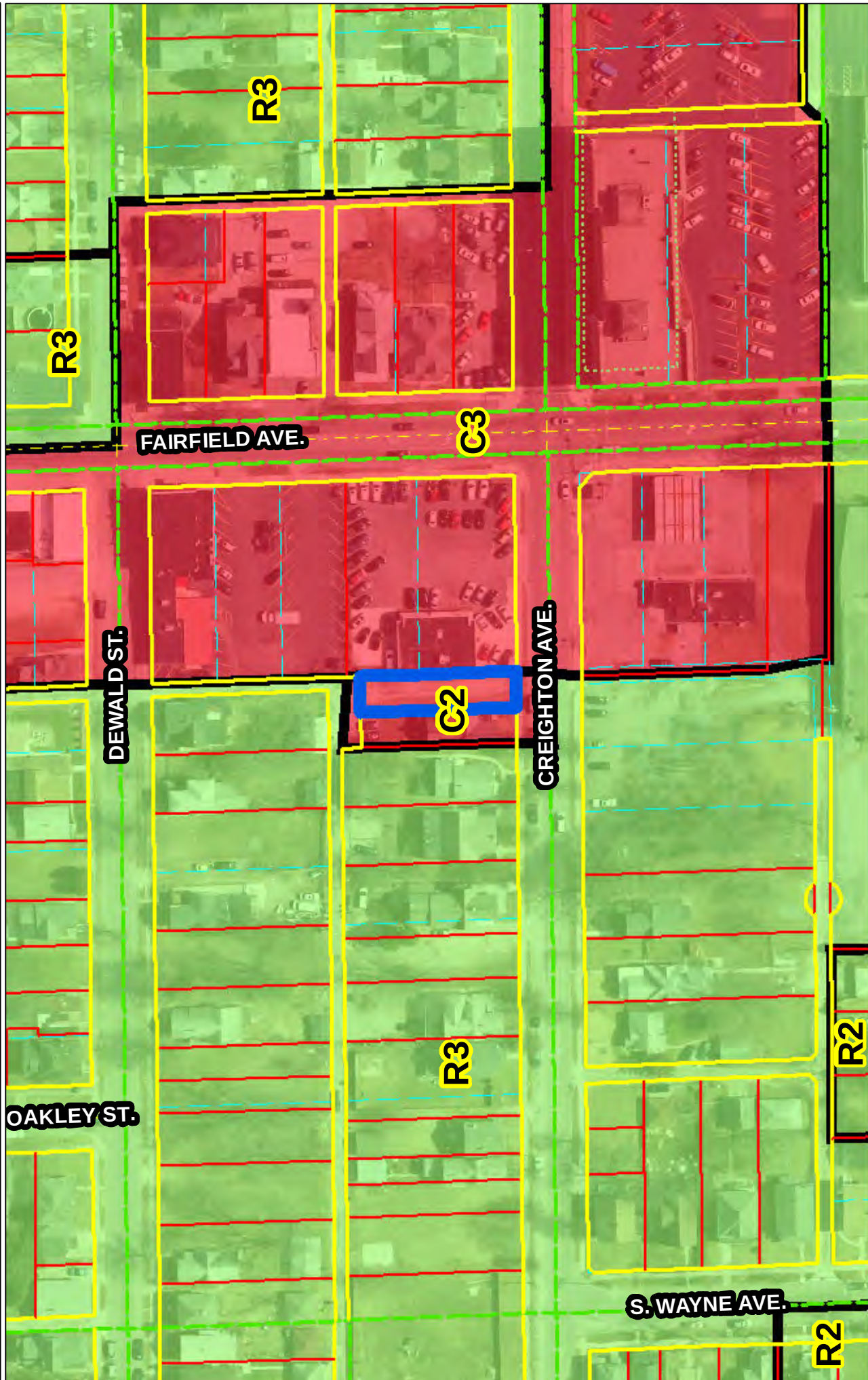
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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 9/10/2019



1 inch = 100 feet





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APEX CONSULTING & SURVEYING

LEGEND

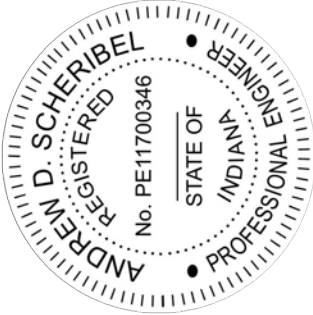
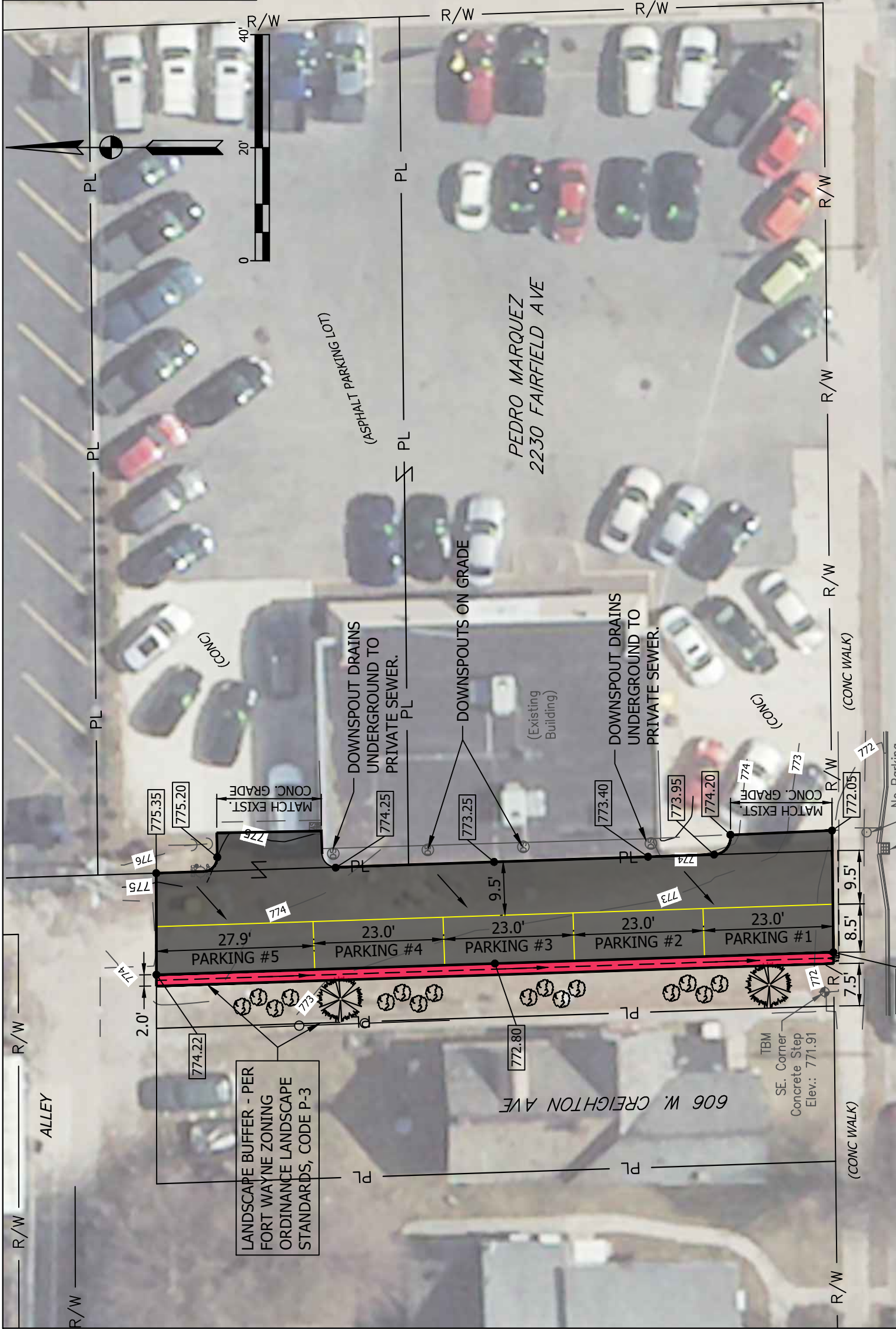
Concrete Rolled Curb & Gutter

Paved Parking/Driveway

XXX.XX

Proposed Spot Elevation

Drainage Direction



BY: Andrew D. Scheribel
DATE: 4/3/2019

CREIGHTON AVE.

NOTE:
THE STORM WATER RUNOFF FOR THE NEW PAVED PARKING AND DRIVEWAY AREA WILL SHED SOUTH WEST, AWAY FROM EXISTING MARQUEZ AUTO SALES BUILDING. THE RUNOFF WILL BE COLLECTED IN THE NEW CONCRETE CURB AND DIVERTED SOUTH, ACROSS THE EXISTING NORTH CURB LINE OF CREIGHTON AVE. AND WILL DRAIN INTO THE EXISTING CURB INLET.

