

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2019-0071
Bill Number: Z-19-11-14
Council District: 3-Tom Didier

Introduction Date: November 26, 2019

Plan Commission
Public Hearing Date: December 9, 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 4.8 acres from SC/Shopping Center to C3/General Commercial and approximately 2.7 acres from C2/Limited Commercial to C3/General Commercial.

Location: 6043 Lima Road and 1914 West Washington Center Road

Reason for Request: To allow outdoor display of new and used Recreational Vehicles for Gander Outdoor/Camping World.

Applicant: FreedomRoads. LLC

Property Owners: Southern Business Park, LLC, WCR Properties, and Caream Kamide

Related Petitions: Primary Development Plan, Gander RV and Outdoors

Effect of Passage: Property will be rezoned to the C3/General Commercial district to allow outdoor display of RVs for sale.

Effect of Non-Passage: The property will remain zoned C2/Limited Commercial and SC/Shopping Center and may continue to sell camping equipment, but not RVs with outdoor display.

#REZ-2019-0071

BILL NO. Z-19-11-14

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map Nos. J-38 and K-38 (Sec. 15 of Washington 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:

PARCEL I:

PARTS OF LOTS NUMBERED 1, 2 AND 3 IN WASHINGTON ACRES ADDITION, ACCORDING TO
THE PLAT THEREOF, AS RECORDED IN PLAT RECORD 13, PAGE 150 IN THE OFFICE OF THE
RECORDER OF ALLEN COUNTY, INDIANA, TOGETHER WITH PART OF LOTS NUMBERED 1, 2, 3
AND 8 IN KAHN'S ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT
RECORD 16, PAGE 186 IN THE OFFICE OF SAID RECORDER, ALSO TOGETHER WITH PART OF
THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 15, TOWNSHIP 31 NORTH,
RANGE 12 EAST, ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS,
TO-WIT:

COMMENCING AT THE CENTER OF SAID SECTION 15; THENCE SOUTH 89 DEGREES 10
MINUTES WEST (BEARINGS IN THIS DESCRIPTION ARE BASED ON THE INDIANA
DEPARTMENT OF HIGHWAYS BEARING FOR STATE ROAD #3), ON AND ALONG THE NORTH
LINE OF SAID SOUTHWEST QUARTER, BEING WITHIN THE RIGHT-OF-WAY OF LUDWIG ROAD,
A DISTANCE OF 779.98 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES EAST, A DISTANCE
OF 560.0 FEET TO THE POINT OF CURVATURE OF A REGULAR CURVE TO THE LEFT HAVING
A RADIUS OF 679.72 FEET; THENCE SOUTHERLY, ON AND ALONG THE ARC OF SAID CURVE,
AN ARC DISTANCE OF 308.45 FEET, BEING SUBTENDED BY A LONG CHORD HAVING A
LENGTH OF 305.81 FEET AND A BEARING OF SOUTH 13 DEGREES 50 MINUTES EAST TO THE
POINT OF TANGENCY; THENCE SOUTH 26 DEGREES 50 MINUTES EAST AND TANGENT TO
SAID CURVE, A DISTANCE OF 98.53 FEET TO THE POINT OF CURVATURE OF A REGULAR
CURVE TO THE RIGHT HAVING A RADIUS OF 332.85 FEET; THENCE SOUTHERLY, ON AND
ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 135.69 FEET, BEING SUBTENDED BY
A LONG CHORD HAVING A LENGTH OF 134.75 FEET AND A BEARING OF SOUTH 15 DEGREES
09 MINUTES 18 SECONDS EAST TO THE POINT OF TANGENCY; THENCE SOUTH 03 DEGREES
28 MINUTES 37 SECONDS EAST AND TANGENT TO SAID CURVE, A DISTANCE OF 68.39 FEET;
THENCE NORTH 89 DEGREES 46 MINUTES 36 SECONDS EAST, ON AND ALONG A LINE
PARTIALLY DEFINED BY THE SOUTH LINE OF A 60 FOOT WIDE ACCESS EASEMENT
ESTABLISHED UNDER DOCUMENT NUMBER 91-4687, A DISTANCE OF 872.49 FEET; THENCE
SOUTH 76 DEGREES 20 MINUTES 13 SECONDS EAST, CONTINUING ALONG SAID SOUTH LINE,
A DISTANCE OF 125.00 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 36 SECONDS EAST,
CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 110.00 FEET; THENCE SOUTH 47
DEGREES 36 MINUTES 01 SECONDS EAST, CONTINUING ALONG SAID SOUTH LINE, A
DISTANCE OF 29.43 FEET TO THE POINT OF INTERSECTION OF SAID SOUTH LINE WITH THE
WEST LINE OF A 60 FOOT WIDE ACCESS EASEMENT ESTABLISHED UNDER DOCUMENT
NUMBER 93-45088; THENCE SOUTH 04 DEGREES 58 MINUTES 37 SECONDS EAST, ON AND
ALONG SAID WEST LINE, A DISTANCE OF 122.29 FEET TO THE POINT OF CURVATURE OF A

1 REGULAR CURVE TO THE LEFT HAVING A RADIUS OF 789.58 FEET; THENCE SOUTHERLY,
2 CONTINUING ALONG SAID WEST LINE, AS DEFINED BY THE ARC OF SAID CURVE, AN ARC
3 DISTANCE OF 206.71 FEET, BEING SUBTENDED BY A LONG CHORD HAVING A LENGTH OF
4 206.12 FEET AND A BEARING OF SOUTH 12 DEGREES 28 MINUTES 37 SECONDS EAST TO
5 THE POINT OF TANGENCY; THENCE SOUTH 19 DEGREES 58 MINUTES 37 SECONDS EAST,
6 CONTINUING ALONG SAID WEST LINE AND TANGENT TO SAID CURVE, A DISTANCE OF 70.00
7 FEET TO THE POINT OF CURVATURE OF A REGULAR CURVE TO THE RIGHT HAVING A
8 RADIUS OF 313.43 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID WEST LINE, AS
9 DEFINED BY THE ARC OF SAID CURVE, AN ARC DISTANCE OF 204.54 FEET, BEING
10 SUBTENDED BY A LONG CHORD HAVING A LENGTH OF 200.93 FEET AND A BEARING OF
11 SOUTH 01 DEGREES 16 MINUTES 55 SECONDS EAST TO THE **TRUE POINT OF BEGINNING**;
12 THENCE SOUTHERLY, CONTINUING ALONG THE WESTERLY LINE OF SAID 60 FOOT WIDE
13 ACCESS EASEMENT, AS DEFINED BY THE ARC OF THE AFORESAID CURVE, AN ARC
14 DISTANCE OF 14.28 FEET, BEING SUBTENDED BY A LONG CHORD HAVING A LENGTH OF
15 14.28 FEET AND A BEARING OF SOUTH 18 DEGREES 43 MINUTES 09 SECONDS WEST TO THE
16 POINT OF TANGENCY; THENCE SOUTH 20 DEGREES 01 MINUTES 23 SECONDS WEST,
17 CONTINUING ALONG SAID WESTERLY LINE AND TANGENT TO SAID CURVE, A DISTANCE OF
18 46.19 FEET TO THE POINT OF CURVATURE OF A REGULAR CURVE TO THE RIGHT HAVING A
19 RADIUS OF 329.43 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG THE
20 NORTHWESTERLY LINE OF SAID 60 FOOT WIDE ACCESS EASEMENT, AN ARC DISTANCE OF
21 400.41 FEET, BEING SUBTENDED BY A LONG CHORD HAVING A LENGTH OF 376.21 FEET AND
22 A BEARING OF SOUTH 54 DEGREES 50 MINUTES 37 SECONDS WEST TO THE POINT OF
23 TANGENCY; THENCE SOUTH 89 DEGREES 39 MINUTES 50 SECONDS WEST, CONTINUING
24 ALONG THE NORTHERLY LINE OF SAID 60 FOOT WIDE ACCESS EASEMENT, A DISTANCE OF
25 448.43 FEET; THENCE NORTH 45 DEGREES 37 MINUTES 28 SECONDS WEST, CONTINUING
26 ALONG SAID NORTHERLY LINE, A DISTANCE OF 28.43 FEET TO THE POINT OF INTERSECTION
27 OF SAID NORTHERLY LINE WITH THE EASTERLY RIGHT-OF-WAY LINE OF CROSS CREEK
28 BOULEVARD; THENCE NORTHERLY, ON AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE AS
29 DEFINED BY THE ARC OF A REGULAR CURVE TO THE LEFT, NOT TANGENT TO THE LAST
30 COURSE, HAVING A RADIUS OF 561.20 FEET, AN ARC DISTANCE OF 240.26 FEET, BEING
SUBTENDED BY A LONG CHORD HAVING A LENGTH OF 238.43 FEET AND A BEARING OF
NORTH 14 DEGREES 07 MINUTES 57 SECONDS WEST; THENCE NORTH 89 DEGREES 46
MINUTES 36 SECONDS EAST, A DISTANCE OF 143.72 FEET; THENCE NORTH 00 DEGREES 13
MINUTES 24 SECONDS WEST, A DISTANCE OF 66.75 FEET; THENCE NORTH 89 DEGREES 46
MINUTES 36 SECONDS EAST, A DISTANCE OF 291.00 FEET; THENCE SOUTH 00 DEGREES 13
MINUTES 24 SECONDS EAST, A DISTANCE OF 45.00 FEET; THENCE NORTH 89 DEGREES 46
MINUTES 36 SECONDS EAST, A DISTANCE OF 420.31 FEET TO THE **TRUE POINT OF
BEGINNING**, CONTAINING 4.818 ACRES OF LAND.

PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE INTERIOR ROADWAYS
ESTABLISHED AND SET OUT IN THE RECIPROCAL EASEMENT AND OPERATING AGREEMENT
RECORDED FEBRUARY 6, 1991 AS DOCUMENT NUMBER 91-004687, AS MODIFIED BY FIRST
AMENDMENT TO RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED
AUGUST 6, 1993 AS DOCUMENT NUMBER 93-045088 AND AS MODIFIED BY SECOND
AMENDMENT TO RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED
DECEMBER 28, 1993 AS DOCUMENT NUMBER 93-078347 AND ALSO ESTABLISHED AND SET
OUT IN THE CROSS CREEK RECIPROCAL EASEMENTS, PROTECTIVE COVENANTS,
RESTRICTIONS AND LIMITATIONS RECORDED NOVEMBER 24, 1993 AS DOCUMENT NUMBER
93-070778.

RECORDED DESCRIPTION OF REAL ESTATE (FROM DOCUMENT #2012073738)

PARCEL I:

PART OF LOT NUMBER 1 IN KAHN'S SUBURBAN ADDITION, ACCORDING TO THE PLAT
THEREOF, RECORDED IN PLAT BOOK 16, PAGE 186 IN THE OFFICE OF THE RECORDER OF
ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A 5/8-INCH DIAMETER REBAR AT A POINT OF INTERSECTION OF THE WEST
LINE OF SAID LOT NUMBER 1 WITH THE NORTH RIGHT-OF-WAY LINE OF WEST WASHINGTON

CENTER ROAD AS ESTABLISHED IN DOCUMENT NUMBER 93-53454 IN THE OFFICE OF SAID RECORDER; THENCE NORTH 89 DEGREES 15 MINUTES 55 SECONDS EAST (DEED BEARING AND IS USED AS THE BASIS FOR THE BEARINGS IN THIS DESCRIPTION), ON AND ALONG SAID NORTH RIGHT-OF-WAY LINE AS SITUATED 40.0 FEET NORMALLY DISTANT NORTHWARD OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 31 NORTH, RANGE 12 EAST, A DISTANCE OF 180.00 FEET TO A 5/8-INCH DIAMETER REBAR AT THE POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE WITH THE EAST LINE OF SAID LOT NUMBER 1; THENCE NORTH 02 DEGREES 29 MINUTES 15 SECONDS WEST, ON AND ALONG SAID EAST LINE, A DISTANCE OF 468.60 FEET TO A 5/8-INCH DIAMETER REBAR AT THE POINT OF INTERSECTION OF SAID EAST LINE WITH THE SOUTH RIGHT-OF-WAY LINE OF SOUTH RING ROAD, A 60-FOOT RIGHT-OF-WAY DEDICATED IN DOCUMENT NUMBER 93-45088 IN THE OFFICE OF SAID RECORDER; THENCE WESTERLY, ON AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, AS DEFINED BY THE ARC OF A REGULAR CURVE TO THE RIGHT, NOT TANGENT TO THE LAST COURSE, HAVING A RADIUS OF 389.43 FEET, AN ARC DISTANCE OF 5.52 FEET, BEING SUBTENDED BY A LONG CHORD HAVING A LENGTH OF 5.52 FEET AND A BEARING OF SOUTH 89 DEGREES 15 MINUTES 28 SECONDS WEST TO THE POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 39 MINUTES 50 SECONDS WEST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE AND TANGENT TO SAID CURVE, A DISTANCE OF 174.54 FEET TO A 5/8-INCH DIAMETER REBAR AT THE POINT OF INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE WITH THE WEST LINE OF SAID LOT NUMBER 1; THENCE SOUTH 02 DEGREES 29 MINUTES 15 SECONDS EAST, ON AND ALONG SAID WEST LINE, A DISTANCE OF 469.81 FEET TO THE POINT OF BEGINNING, CONTAINING 1.938 ACRES OF LAND.

LESS AND EXCEPT THAT PART OF THE LAND CONVEYED BY WARRANTY DEED 2019048197, RECORDED 09/24/2019, AS CORRECTED BY CORRECTIVE WARRANTY DEED 2019049786, RECORDED 10/02/2019.

AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF LOT 1 LOCATED IN KAHN'S SUBURBAN ADDITION, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 31 NORTH, RANGE 12 EAST, CITY OF FORT WAYNE, ALLEN COUNTY, INDIANA, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 16, PAGE 186 IN THE OFFICE OF THE RECORDER, ALLEN COUNTY, INDIANA AND BEING PART OF THE PARCEL DESCRIBED IN LIMITED LIABILITY COMPANY DEED, INSTRUMENT NUMBER 2012073738 AND LYING WITHIN THE RIGHT-OF-WAY LINES DEPICTED ON THE ATTACHED RIGHT-OF-WAY PARCEL PLAT MARKED EXHIBIT "B", BEING BASED ON THE LOCATION CONTROL ROUTE SURVEY PREPARED BY FLEIS & VANDENBRINK, INC., RECORDED AS INSTRUMENT NUMBER 2018061620 IN THE OFFICE OF THE RECORDER, ALLEN COUNTY, INDIANA, BY MAXCELL R. GEORGE, PS NO. 20900166, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF LOT 1 AT THE MOST NORTHERLY POINT OF INTERSECTION OF THE RIGHT-OF-WAY AS DESCRIBED IN WARRANTY DEED RECORD 95-046690, ALLEN COUNTY RECORDS AND DESIGNATED AS POINT "111" ON SAID PARCEL PLAT; THENCE ALONG THE WEST LINE OF SAID LOT 1 NORTH 02 DEGREES 52 MINUTES 58 SECONDS WEST 4.87 FEET TO POINT "114" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 88 DEGREES 56 MINUTES 31 SECONDS EAST 180.41 FEET TO THE EAST LINE OF LOT 1 AND DESIGNATED AS POINT "116" ON SAID PARCEL PLAT; THENCE ALONG THE EAST LINE OF LOT 1 SOUTH 02 DEGREES 56 MINUTES 05 SECONDS EAST 4.90 FEET TO THE SOUTHEAST CORNER OF LOT 1 AND DESIGNATED AS POINT "115" ON SAID PARCEL PLAT; THENCE SOUTH 88 DEGREES 57 MINUTES 11 SECONDS WEST 180.42 FEET ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF WASHINGTON CENTER ROAD TO POINT "111" DESIGNATED ON SAID PARCEL PLAT AND THE POINT OF BEGINNING, AND CONTAINING 0.020 ACRES, MORE OR LESS.

PARCEL II:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE REAL ESTATE DESCRIBED IN EXHIBITS D AND E OF THAT CERTAIN RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED FEBRUARY 6, 1991 AS DOCUMENT NUMBER 91-4687; AS MODIFIED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED AUGUST 6, 1993 AS DOCUMENT NUMBER 93-45088; AS MODIFIED

1 BY SECOND AMENDMENT TO RECIPROCAL EASEMENT AND OPERATING AGREEMENT
2 RECORDED DECEMBER 28, 1993 AS DOCUMENT NUMBER 93-78437; AS MODIFIED BY THIRD
3 AMENDMENT TO RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED JUNE
4 25, 2008 AS DOCUMENT NUMBER 2008030983.

5 **TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR UTILITY, ROADWAY AND DRAINAGE**
6 **PURPOSES OVER THE REAL ESTATE DESCRIBED IN EXHIBITS B, C AND D, RESPECTIVELY IN**
7 **THAT CERTAIN DOCUMENT TITLED CROSS CREEK RECIPROCAL EASEMENTS, PROTECTIVE**
8 **COVENANTS, RESTRICTIONS AND LIMITATIONS RECORDED NOVEMBER 24, 1993 AS**
9 **DOCUMENT NUMBER 93-70778; AS MODIFIED BY AFFIDAVIT RECORDED DECEMBER 28, 1993**
10 **AS DOCUMENT NUMBER 93-78446.**

11 **RECORDED DESCRIPTION OF REAL ESTATE (FROM DOCUMENT #2016044902)**

12 THE SOUTH 200 FEET OF LOT NUMBER 2 IN KAHN'S SUBURBAN ADDITION, RECORDED IN
13 PLAT RECORD 16, PAGE 186 AS FOUND IN THE OFFICE OF THE RECORDER OF ALLEN
14 COUNTY, INDIANA, EXCEPT THAT PART DEDICATED FOR RIGHT OF WAY PURPOSES,
15 DESCRIBED IN DOCUMENT #93-53454, ALL BEING MORE PARTICULARLY DESCRIBED AS
16 FOLLOWS:

17 **BEGINNING** AT A 5/8-INCH DIAMETER REBAR AT THE POINT OF INTERSECTION OF THE WEST
18 LINE OF SAID LOT NUMBER 2 WITH THE NORTH RIGHT-OF-WAY LINE OF WEST WASHINGTON
19 CENTER ROAD AS ESTABLISHED IN SAID DOCUMENT 93-53454; THENCE NORTH 89 DEGREES
20 15 MINUTES 55 SECONDS EAST (DEED BEARING AND IS USED AS THE BASIS FOR THE
21 BEARINGS IN THIS DESCRIPTION), ON SAID NORTH RIGHT-OF-WAY LINE, AS SITUATED 40.0
22 FEET NORMALLY DISTANT NORTHWARD OF AND PARALLEL WITH THE SOUTH LINE OF THE
23 SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 31 NORTH, RANGE 12 EAST, A DISTANCE
24 OF 180.00 FEET TO A 5/8-INCH DIAMETER REBAR AT THE POINT OF INTERSECTION OF SAID
25 NORTH RIGHT-OF-WAY LINE WITH THE EAST LINE OF SAID LOT NUMBER 2; THENCE NORTH
26 02 DEGREES 29 MINUTES 15 SECONDS WEST, ON SAID EAST LINE, A DISTANCE OF 184.99
27 FEET TO A 5/8-INCH DIAMETER REBAR AT THE POINT OF INTERSECTION OF SAID EAST LINE
28 WITH THE NORTH LINE OF THE SOUTH 200 FEET OF SAID LOT NUMBER 2; THENCE SOUTH 89
29 DEGREES 15 MINUTES 55 SECONDS WEST, ON SAID NORTH LINE, 180.00 FEET TO A 5/8-INCH
30 DIAMETER REBAR AT THE POINT OF INTERSECTION OF SAID NORTH LINE WITH THE WEST
LINE OF SAID LOT NUMBER 2; THENCE SOUTH 02 DEGREES 29 MINUTES 15 SECONDS EAST,
ON SAID WEST LINE, 184.99 FEET TO THE POINT OF BEGINNING, SAID BY SURVEY TO
CONTAIN 0.764 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS AND RIGHTS OF WAY
OF RECORD.

EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO CITY OF FORT WAYNE,
INDIANA, A MUNICIPAL CORPORATION BY WARRANTY DEED RECORDED AUGUST 09, 2019
AS DOCUMENT 2019039526 AND CORRECTIVE WARRANTY DEED RECORDED SEPTEMBER
10, 2019 AS DOCUMENT 2019045508 DESCRIBED AS FOLLOWS:

A PART OF LOT 2 LOCATED IN KAHN'S SUBURBAN ADDITION, A SUBDIVISION IN THE
SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 31 NORTH, RANGE 12 EAST, CITY OF
FORT WAYNE, ALLEN COUNTY, INDIANA, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK
16, PAGE 186 IN THE OFFICE OF THE RECORDER, ALLEN COUNTY, INDIANA AND BEING PART
OF THE PARCEL DESCRIBED IN WARRANTY DEED, INSTRUMENT NUMBER 2016044902 AND
LYING WITHIN THE RIGHT-OF-WAY LINES DEPICTED ON THE ATTACHED RIGHT-OF-WAY
PARCEL PLAT MARKED EXHIBIT "B", BEING BASED ON THE LOCATION CONTROL ROUTE
SURVEY PREPARED BY FLEIS & VANDENBRINK, INC., RECORDED AS INSTRUMENT NUMBER
2018061620 IN THE OFFICE OF THE RECORDER, ALLEN COUNTY, INDIANA, BY MAXCELL R.
GEORGE, PS NO. 20900166, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF LOT 2 AT THE MOST NORTHERLY POINT OF
INTERSECTION OF THE RIGHT OF WAY AS DESCRIBED IN WARRANTY DEED RECORD
2016044902, ALLEN COUNTY RECORDS, AND DESIGNATED AS POINT "115" ON SAID PARCEL
PLAT; THENCE ALONG THE WEST LINE OF SAID LOT NORTH 02 DEGREES 56 MINUTES 05
SECONDS WEST 4.90 FEET TO POINT "116" DESIGNATED ON SAID PARCEL PLAT; THENCE
NORTH 88 DEGREES 56 MINUTES 31 SECONDS EAST 180.00 FEET TO THE EAST LINE OF LOT

1 2 AND DESIGNATED AS POINT "117" ON SAID PARCEL PLAT; THENCE ALONG THE EAST LINE
2 OF SAID LOT SOUTH 02 DEGREES 55 MINUTES 50 SECONDS EAST 4.94 FEET TO THE
3 EXISTING NORTH RIGHT-OF-WAY LINE OF WASHINGTON CENTER ROAD, DESCRIBED IN
4 INSTRUMENT NUMBER 93-53454 IN THE OFFICE OF THE RECORDER, ALLEN COUNTY,
5 INDIANA, AND DESIGNATED AS POINT "118" ON SAID PARCEL PLAT; THENCE ALONG SAID
6 EXISTING NORTH RIGHT-OF-WAY LINE SOUTH 88 DEGREES 57 MINUTES 11 SECONDS WEST
7 180.00 FEET TO POINT "115" DESIGNATED ON SAID PARCEL PLAT AND THE POINT OF
8 BEGINNING, AND CONTAINING 0.020 ACRES, MORE OR LESS.

9
10 and the symbols of the City of Fort Wayne Zoning Map Nos. J-38 and K-38 (Sec. 15 of
11 Washington Township), as established by Section 157.082 of Title XV of the Code of the
12 City of Fort Wayne, Indiana is hereby changed accordingly.

13
14 SECTION 2. If a written commitment is a condition of the Plan Commission's
15 recommendation for the adoption of the rezoning, or if a written commitment is modified and
16 approved by the Common Council as part of the zone map amendment, that written
17 commitment is hereby approved and is hereby incorporated by reference.

18
19 SECTION 3. That this Ordinance shall be in full force and effect from and after its
20 passage and approval by the Mayor.

21
22 _____
23 Council Member

24
25 APPROVED AS TO FORM AND LEGALITY:

26
27 _____
28 Carol T. Helton, City Attorney
29
30



Rezoning Petition REZ-2019-0071 and Primary Development Plan PDP-2019-0059 - Gander RV and Outdoors

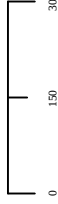


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 11/15/2019

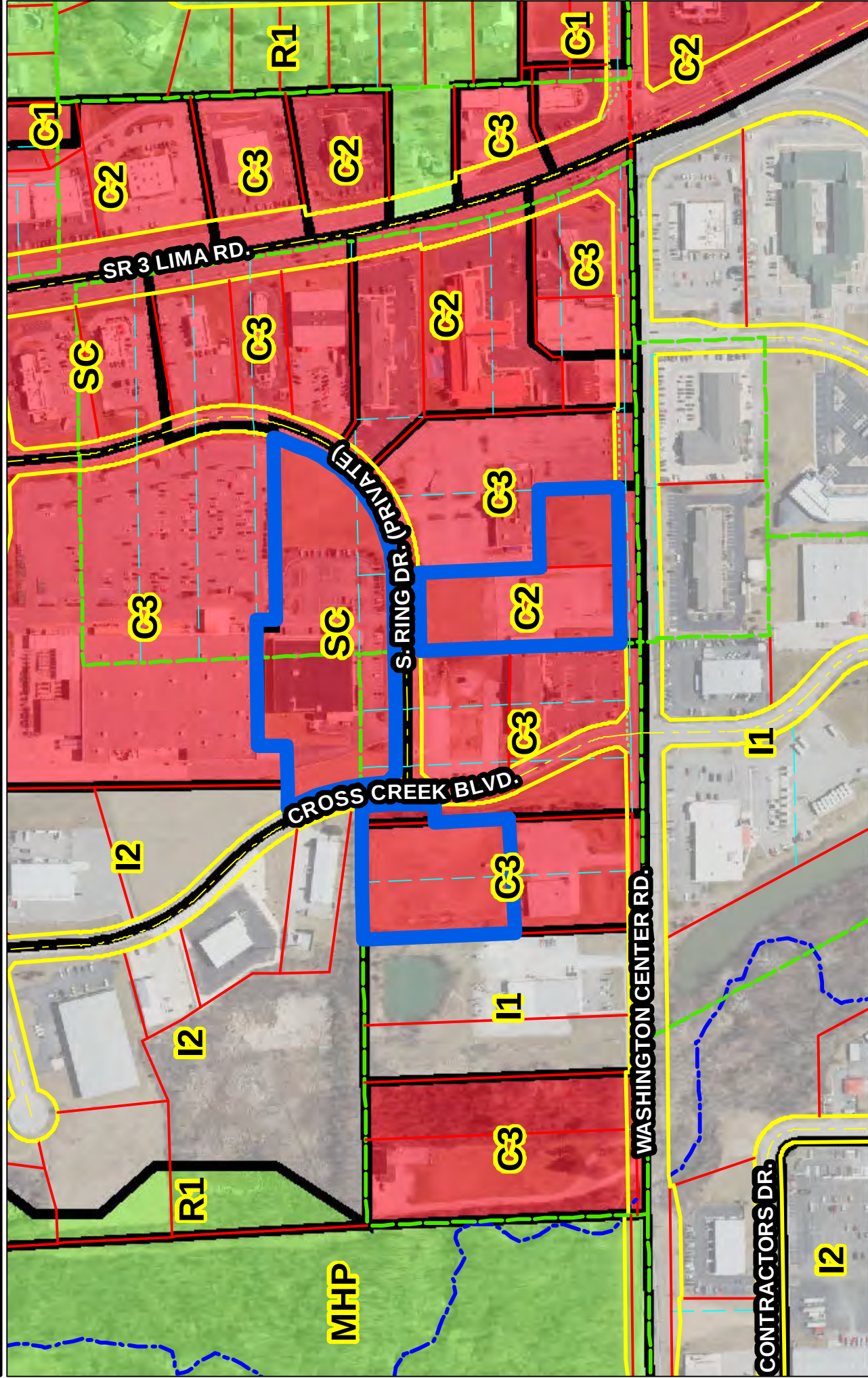


1 inch = 300 feet





Rezoning Petition REZ-2019-0071 and Primary Development Plan PDP-2019-0059 - Gander RV and Outdoors

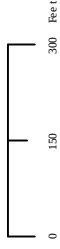


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© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 11/13/2019



1 inch = 300 feet



Department of Planning Services
Rezoning Petition Application

Applicant
Applicant FreedomRoads, LLC
Address 250 Parkway Drive Suite 270
City Lincolnshire State IL Zip 60069
Telephone 847.229.6755 E-mail melissa.nance@campingworld.com

Contact Person
Contact Person James A. Federoff
Address 301 W. Jefferson Blvd. Suite 200
City Fort Wayne State IN Zip 46802
Telephone 260.432.9411 E-mail jfederoff@carsonllp.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 6043 Lima Road, Fort Wayne, IN 46818
Present Zoning C2 & SC Proposed Zoning C3 Acreage to be rezoned 7.51 acres
Proposed density N/A units per acre
Township name Washington Township section # 15
Purpose of rezoning (attach additional page if necessary) To allow sales, inventory display and service of recreational vehicles.

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 submission requirements.
☐ Applicable filing fee
☐ Applicable number of surveys showing area to be rezoned (plans must be filed)
☐ Legal Description of parcel to be rezoned
☐ Rezoning Questionnaire (original and 10 copies) (County Resonings Only)

We understand and agree, upon execution and submission of this application, that I agree see the (owner(s)) of more than 50 percent of the property described in this application; that I 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 Planning Department as those provisions, procedures and policies related to the handling and processing 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 publishing the required interested persons at the rate of \$0.65 per notice and a public notice fee of \$55.00 per Indiana code

FreedomRoads, LLC By Bert Hookey 11.01.19
(printed name of applicant) (signature of applicant) (date)
See attached Exhibit "A" for owner signatures
(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.	Filing Date	Petition No.
11/5/19	132494	12/9/19	RF2-2019-0071

Exhibit "A"
Signatures of Owners

Southern Business Park, LLC

By: 

(Signature)

GILBERT L. Pacheco

(Printed/typed name)

its: MEMBER-MANAGER

(Title)

Dated:
11/2/19

WCR Properties, LLC

By: _____

James F. Buckhardt, Jr., Member

Kareem Camide

Exhibit "A"
Signatures of Owners

Kevin and Stephen Corp.

By: _____
(Signature)

(Printed/typed name)

Its: _____
(Title)

WCR Properties, LLC

By: James F. Buckhardt
James F. Buckhardt, ~~Member~~, Member

Dated:
11/2/19

Kaream Camide

Exhibit "A"
Signatures of Owners

Southern Business Park, LLC

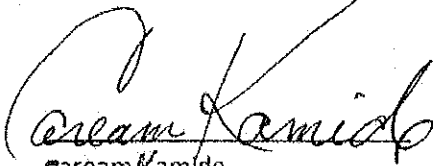
By: _____
(Signature)

(Printed/typed name)

Its: _____
(Title)

WCR Properties, LLC

By: _____
James F. Buckhardt, Jr., Member

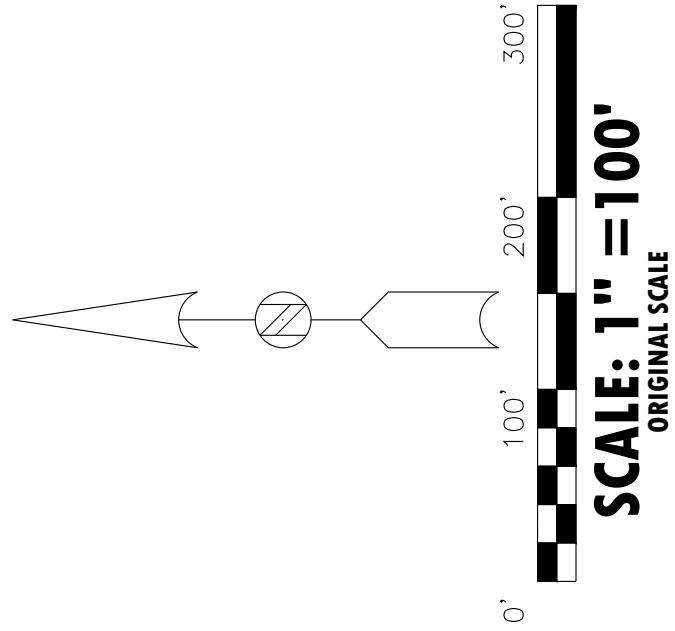

Cream Kamide

Dated:
11/4/19

GANDER RV AND OUTDOORS

2020 PROPOSED SITE IMPROVEMENTS

PART OF THE S. ½ OF SEC. 15, TOWNSHIP 31 NORTH, RANGE 12 EAST, 2nd P. M., ALLEN CO., INDIANA



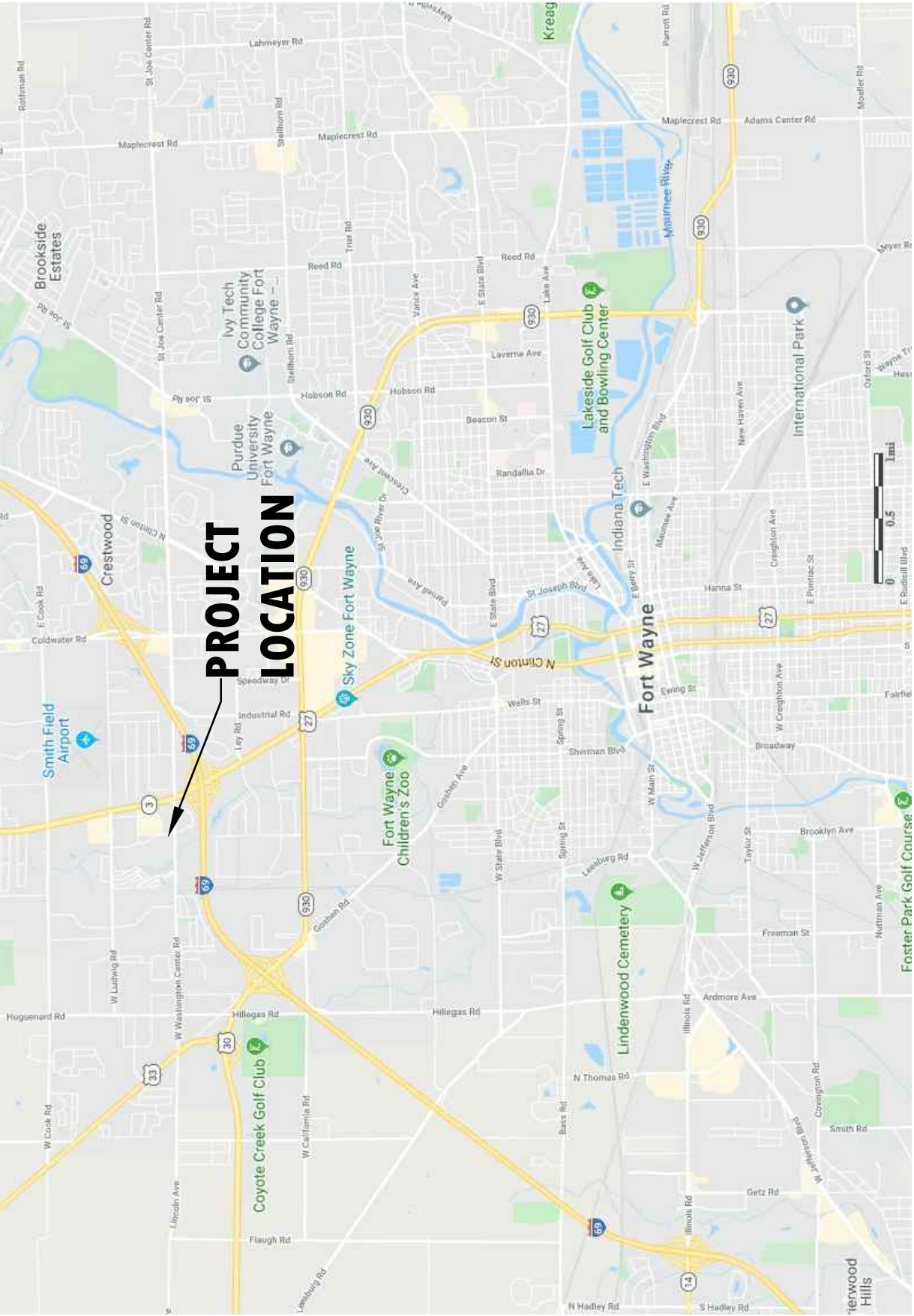
DRAWING INDEX

- | | |
|---------|------------------------|
| SHEET 1 | OVERALL CAMPUS LAYOUT |
| SHEET 2 | GANDER SITE |
| SHEET 3 | SERVICE AREA SITE |
| SHEET 4 | INVENTORY DISPLAY SITE |

DEVELOPER:
FreedomRoads, LLC
250 Parkway Dr.
Suite 270
Lincolnshire, IL 60069

UTILITY PROVIDERS

- | | |
|------------|--------------------|
| WATER | CITY OF FORT WAYNE |
| SEWER | CITY OF FORT WAYNE |
| STORMWATER | CITY OF FORT WAYNE |
| GAS | NIPSCO |
| ELECTRIC | AEP |

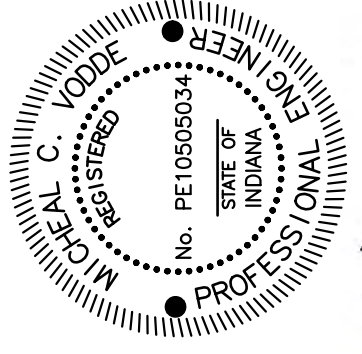


AREA MAP
NO SCALE

ANDERSON SURVEYING, INC.
Registered Professional Engineers and Land Surveyors
Indiana Land Surveying Firm Identification Number 294
1324 Henry Avenue
Fort Wayne, IN 46808
Phone: (260) 483-1724
Fax: (260) 482-6855
www.andersonsurveying.com
Toll Free: (888) 483-1724
www.andersonsurveying.com



**PRIMARY
DEVELOPMENT
PLAN FOR
GANDER RV &
OUTDOORS
6043 LIMA ROAD
FORT WAYNE, INDIANA**



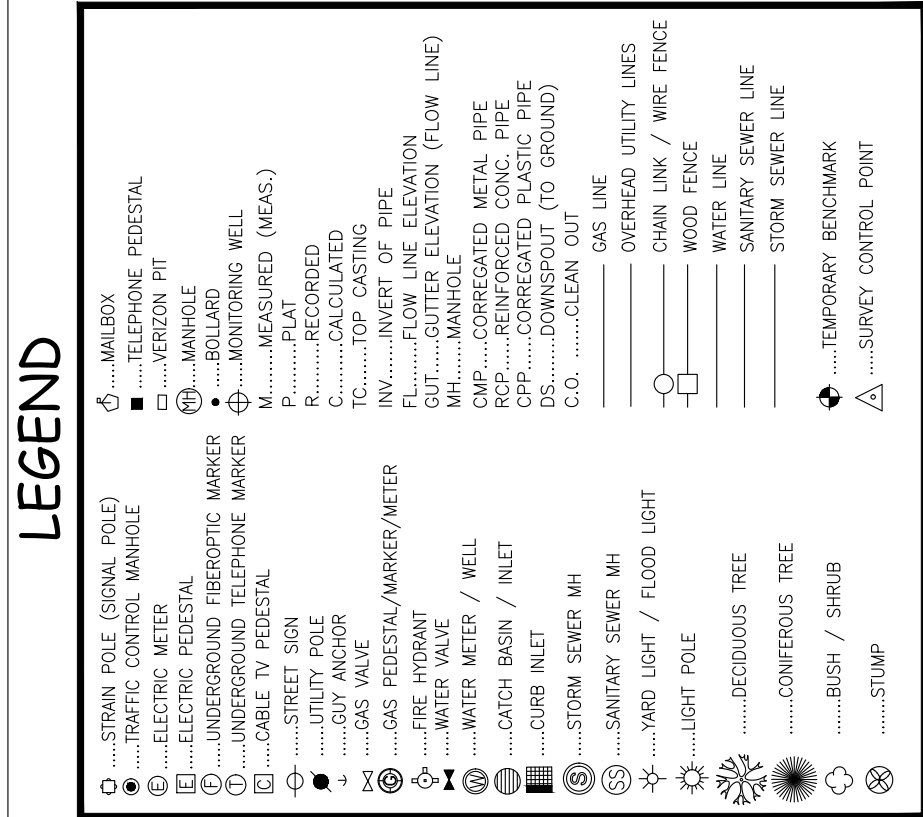
Michael C. Voadle

SHEET TITLE: **PRIMARY
DEVELOPMENT
PLAN**

NO.	REVISION	DATE	BY:		

SCALE	AS NOTED	DRAWN BY	AKC
DATE	11/15/2019	CHECKED BY:	ESJ/DMW
SHEET FILE	AKC2019161410.DWG		

TITLE



SCALE: 1" = 60'
ORIGINAL SCALE



A horizontal graphic scale bar with alternating black and white segments. It is marked with '0'', '60'', '120'', and '180''.

SHEET 4 **INVENTORY DISPLAY SITE**

DEVELOPER:

Suite 270

Lincolnshi

SCALE:	1"=30'	DRAWN BY:	MCV
ISSUE DATE:	11/5/2019	CHECKED BY:	EIS/DMMW
SAVED FILE: AL-2019ENG19-10-106-1			

SHEET TITLE: **PRIMARY
DEVELOPMENT
PLAN**



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RYING, INC.
s and Land Surveyors
Number: 29A
1947 E. Schug Road
Columbia City, IN 46725
Phone: (260) 691-3425
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Toll Free: (888) 483-1724

SEE SHEET 2

NEW 8" CONCRETE PAVEMENT

6" x 6" 10/10 W.W.M.

4" COMPACTED GRAVEL

[illegible]

LEGEND

Diagram illustrating the cross-section of a pavement structure, labeled "ASPHALT PAVEMENT DETAIL" and "NO SCALE". The structure consists of three distinct layers:

- ACE** (Asphalt Concrete Base Course): The top layer, indicated by diagonal hatching.
- #9** (Asphalt Concrete Surface Course): The middle layer, indicated by a cross-hatch pattern.
- #1** (Asphalt Concrete Surface Course): The bottom layer, indicated by a circular pattern.



S. RING ROAD

[illegible]