

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2021-0052
Bill Number: Z-21-10-07
Council District: 6-Sharon Tucker

Introduction Date: October 26, 2021

Plan Commission
Public Hearing Date: November 8, 2021 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 1.62 acres from SC/Shopping Center to C3/General Commercial.

Location: 7851 Southtown Crossing

Reason for Request: To allow for an automotive business that specializes in collision repair.

Applicant: Architectural Design Guild

Property Owner: City of Fort Wayne Redevelopment

Related Petitions: none

Effect of Passage: Property will be rezoned to the C3/General Commercial zoning district, which allows for auto body repair.

Effect of Non-Passage: The property will remain zoned SC/Shopping Center. In the SC district, quick service automobile maintenance is permitted, but not auto body repair. This property remains undeveloped and part of the Southtown Crossing outlots.

#REZ-2021-0052

BILL NO. Z-21-10-07

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. O-31 (Sec. 36 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:

A PART OF THAT 113.64 ACRE SOUTHTOWN DEVELOPMENT TRACT AS RECORDED IN
DOCUMENT NO. 205018101 IN THE OFFICE OF THE ALLEN COUNTY RECORDER AS
AMENDED BY A CERTAIN SURVEYOR'S AFFIDAVIT OF CORRECTION AS RECORDED IN
DOCUMENT NO. 205037333, SITUATED IN A PART OF THE NORTHEAST QUARTER,
NORTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 30
NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, IN PARTICULAR DESCRIBED AS
FOLLOWS TO-WIT:

TO ARRIVE AT THE POINT OF BEGINNING COMMENCE AT THE NORTHWEST COMER OF
SAID NORTHEAST QUARTER SAID SECTION; THENCE SOUTH 89 DEGREES 37 MINUTES
00 SECONDS EAST (BASIS OF BEARINGS ASSUMED FROM DR 666 PAGE 299 AND
REFERENCE SURVEY BY CARL A. HOFER MAY 18, 1964 AND MID-STATES ENGINEERING
1968 AND DOCUMENT NO. 205018101) ALONG THE NORTH LINE OF SAID NORTHEAST
QUARTER, A DISTANCE OF 413.00 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 00
SECONDS WEST, A DISTANCE OF 25.00 FEET TO THE SOUTHWESTERN BOUNDARY OF
U.S. ROUTES 27 & 33; THENCE SOUTH 84 DEGREES 47 MINUTES 00 SECONDS EAST
ALONG SAID SOUTHWESTERN BOUNDARY, A DISTANCE OF 178.20 FEET; THENCE
SOUTH 53 DEGREES 40 MINUTES 00 SECONDS EAST ALONG SAID SOUTHWESTERN
BOUNDARY, A DISTANCE OF 1924.00 FEET TO A NORTHEASTERLY CORNER OF THAT
1.3946 ACRE TRACT AS CONTAINED IN DOCUMENT NO. 205059033 AND THE POINT OF
BEGINNING INITIALLY REFERRED TO; THENCE CONTINUING SOUTH 53 DEGREES 40
MINUTES 00 SECONDS EAST ALONG SAID SOUTHWESTERN BOUNDARY, A DISTANCE
OF 255.80 FEET TO THE NORTHEASTERLY COMER OF THAT 113.64 ACRES AFORESAID;
THENCE SOUTH 21 DEGREES 20 MINUTES 00 SECONDS WEST ALONG THE EASTERLY
LINE OF SAID TRACT, A DISTANCE OF 388.84 FEET TO A POINT OF CURVE SITUATED ON
THE EASTERLY LINE OF THE RING ROAD AS DESCRIBED AS PARCEL I IN DOCUMENT
NO. 205016501; THENCE NORTHERLY ALONG A NON TANGENT CIRCULAR CURVE TO
THE LEFT HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 194.27 FEET, THE
CHORD OF WHICH BEARS NORTH 09 DEGREES 35 MINUTES 11 SECONDS WEST, A
DISTANCE OF 184.98 FEET TO A POINT OF TANGENT; THENCE NORTH 40 DEGREES 30
MINUTES 22 SECONDS WEST ALONG SAID ROAD AND TANGENT, A DISTANCE OF 67.62
FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG SAID ROAD ON A
CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 248.00 FEET, AN ARC DISTANCE
OF 56.96 FEET TO A POINT OF TANGENT; THENCE NORTH 53 DEGREES 40 MINUTES 00
SECONDS WEST ALONG SAID ROAD AND TANGENT, A DISTANCE OF

1 101.25 FEET TO A SOUTHEASTERLY COMER OF THAT 1.3946 ACRES AFORESAID;
2 THENCE NORTH 36 DEGREES 20 MINUTES 00 SECONDS EAST ALONG AN EASTERLY
3 LINE OF SAID TRACT, A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING AND
CONTAINING 70,616 SQUARE FEET OR 1.6211 ACRES, MORE OR LESS, OF LAND.

4 and the symbols of the City of Fort Wayne Zoning Map No. O-31 (Sec. 36 of Wayne
5 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
6 Wayne, Indiana is hereby changed accordingly.

7
8 SECTION 2. If a written commitment is a condition of the Plan Commission's
9 recommendation for the adoption of the rezoning, or if a written commitment is modified and
10 approved by the Common Council as part of the zone map amendment, that written
11 commitment is hereby approved and is hereby incorporated by reference.

12
13 SECTION 3. That this Ordinance shall be in full force and effect from and after its
14 passage and approval by the Mayor.

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16 _____
Council Member

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18 APPROVED AS TO FORM AND LEGALITY:

19 _____
20 Carol T. Helton, City Attorney
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**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Architectural Design Guild
Address 2710 Sutton Blvd.
City St. Louis State MO Zip 63143
Telephone (314) 644-1234 E-mail jsmith@adg-stl.com

Contact Person
Contact Person Joshua Smith
Address 2710 Sutton Blvd.
City St. Louis State MO Zip 63143
Telephone (314) 644-1234 E-mail jsmith@adg-stl.com

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

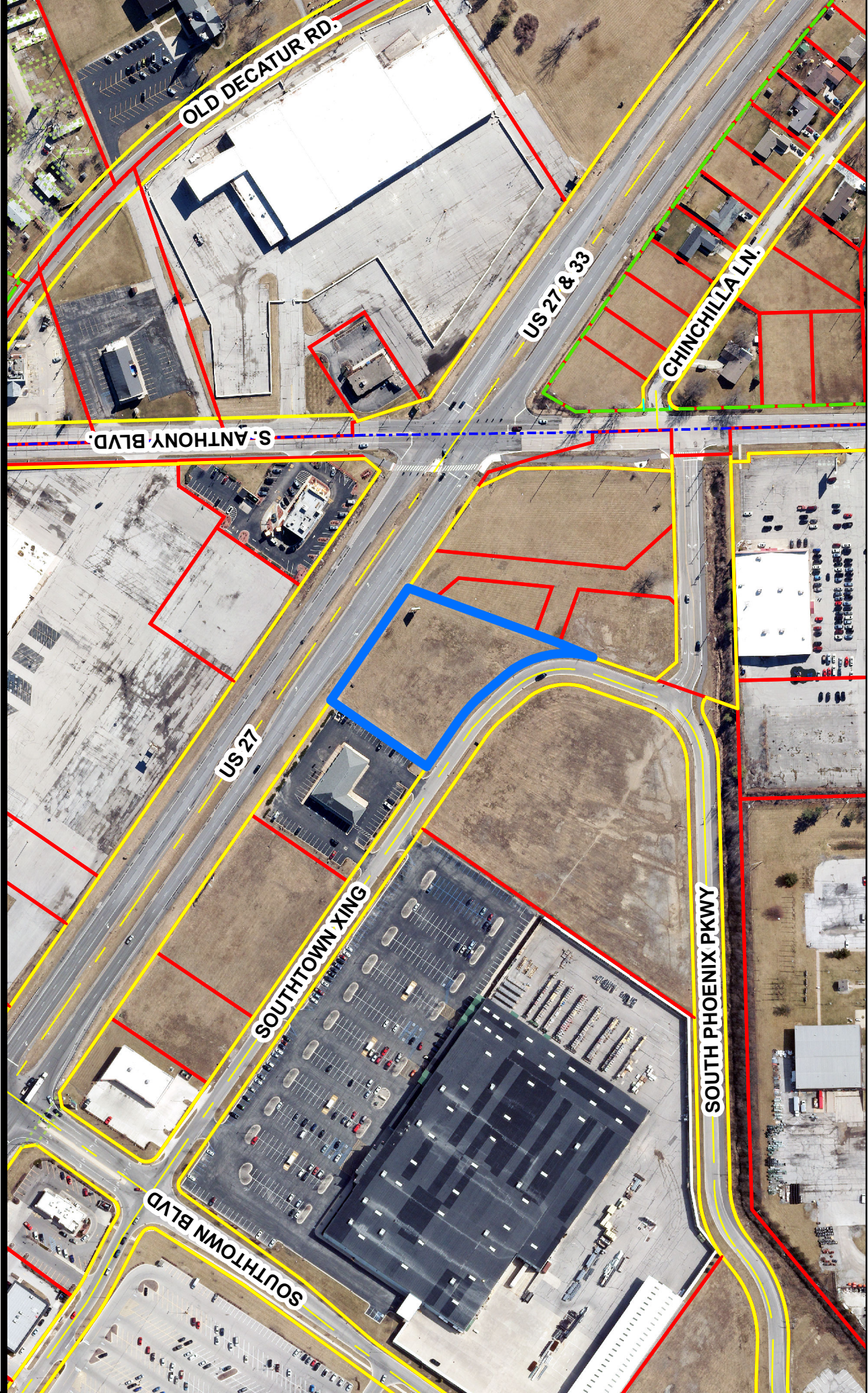
Request
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property 7851 Southtown Crossing
Present Zoning SC Proposed Zoning C3 Acreage to be rezoned 1.62
Proposed density _____ units per acre
Township name Fort Wayne Township section # _____
Purpose of rezoning (attach additional page if necessary) Rezoning to General Commercial to allow vehicle storage in the front yard.
Sewer provider City Utilities Water provider City Utilities

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 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.

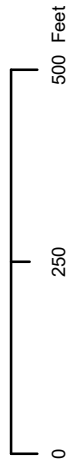
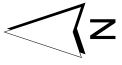
<u>Tim Deaman</u> (printed name of applicant)	<u>[Signature]</u> (signature of applicant)	<u>9/7/2021</u> (date)
<u>Jonathan Leist</u> (printed name of property owner)	<u>[Signature]</u> (signature of property owner)	<u>9/20/21</u> (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

Received <u>9/22/21</u>	Receipt No. <u>138372</u>	Hearing Date <u>10/12/21</u> <u>11/8/21</u>	Petition No. <u>Rez-2021-0052</u>
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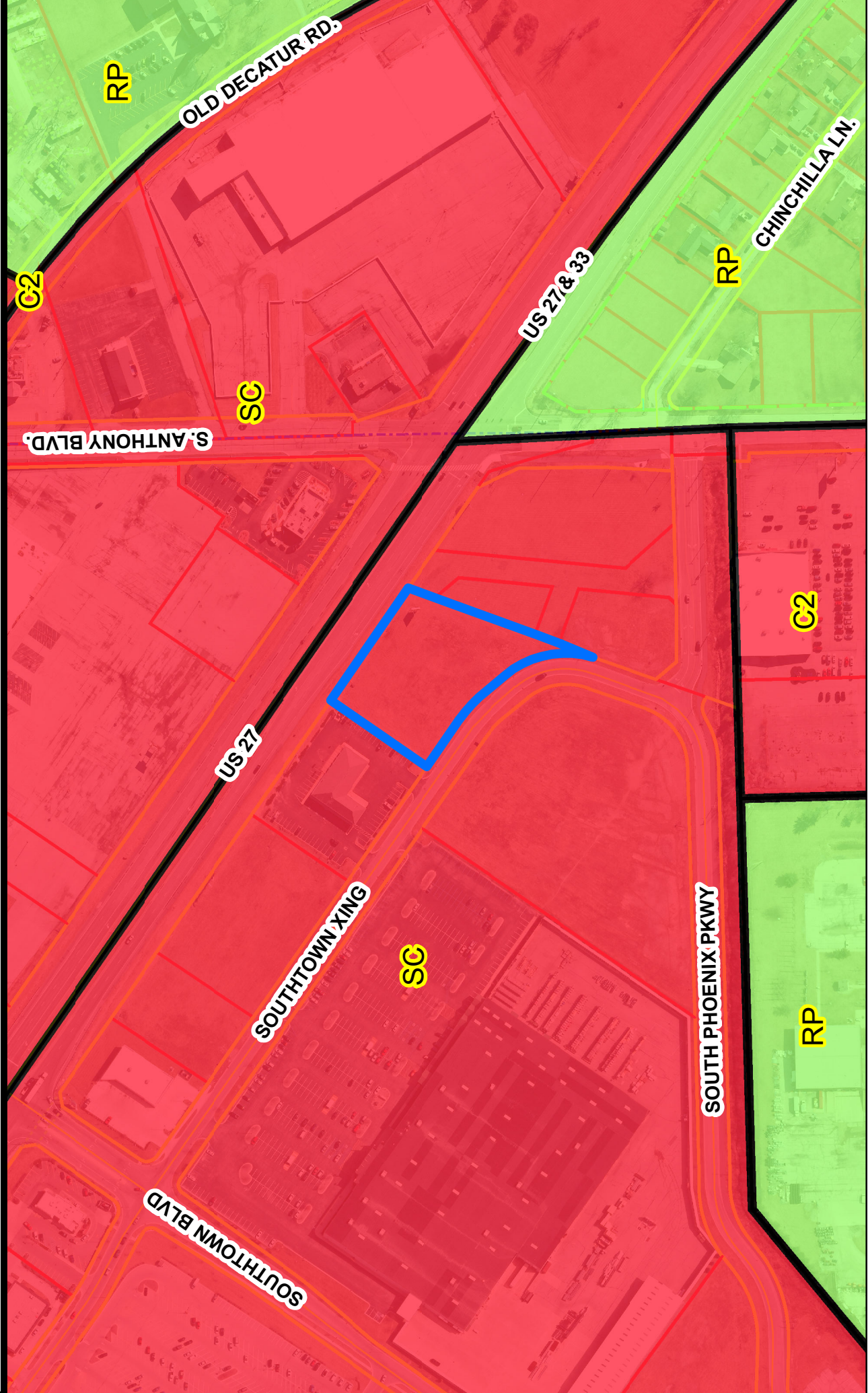


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

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 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 10/11/2021

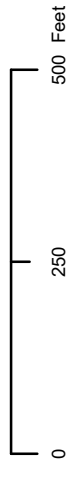


1 inch = 250 feet

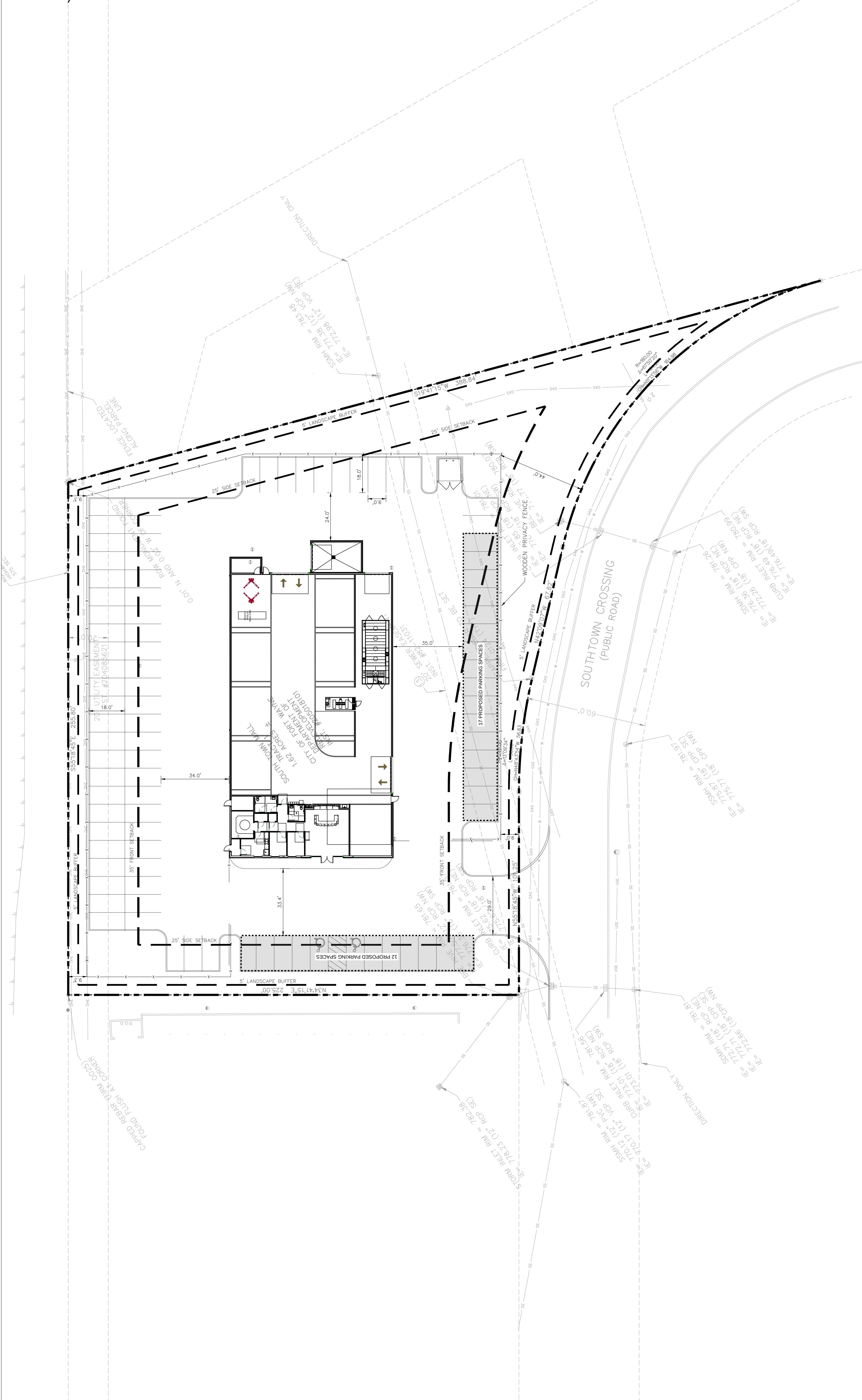


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1 inch = 250 feet





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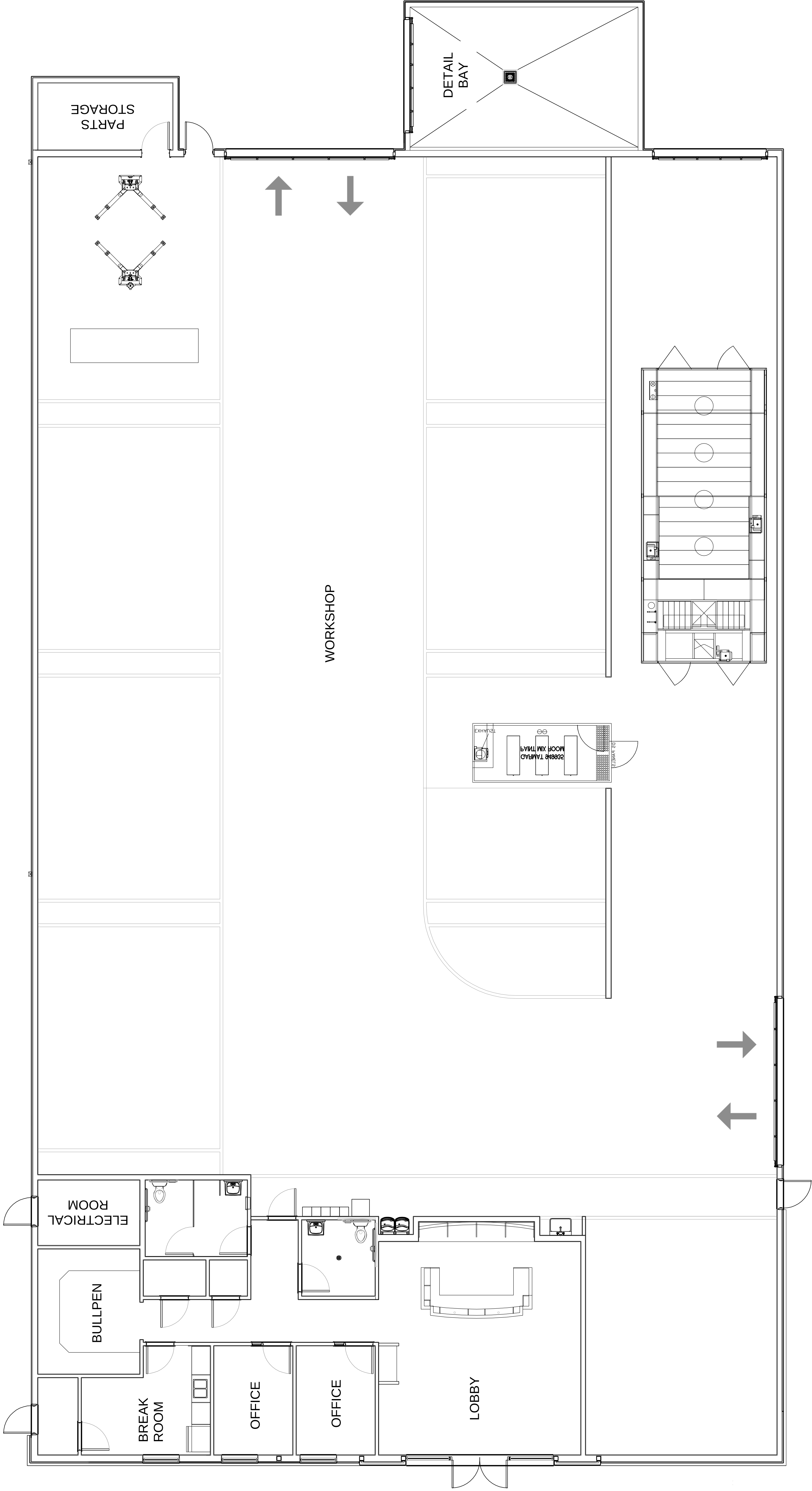
Entry Perspective
Proposed Caliber Collision
US Highway 27 & S Anthony Boulevard
Fort Wayne, IN 46816
9/7/2021



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Floor Plan
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9/7/2021