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.

1 #REZ-2021-0052 2 BILL NO. Z-21-10-07 3 4 ZONING MAP ORDINANCE NO. Z-____ 5 AN ORDINANCE amending the City of Fort Wayne Zoning Map No. O-31 (Sec. 36 of Wayne Township) 6 7 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA: 8 SECTION 1. That the area described as follows is hereby designated a C3 (General 9 Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort 10 Wayne, Indiana: 11 12 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 13 AMENDED BY A CERTAIN SURVEYOR'S AFFIDAVIT OF CORRECTION AS RECORDED IN DOCUMENT NO. 205037333, SITUATED IN A PART OF THE NORTHEAST QUARTER, 14 NORTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 30 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, IN PARTICULAR DESCRIBED AS 15 FOLLOWS TO-WIT: TO ARRIVE AT THE POINT OF BEGINNING COMMENCE AT THE NORTHWEST COMER OF 16 SAID NORTHEAST QUARTER SAID SECTION; THENCE SOUTH 89 DEGREES 37 MINUTES 00 SECONDS EAST (BASIS OF BEARINGS ASSUMED FROM DR 666 PAGE 299 AND 17 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 18 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 19 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 20 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 21BEGINNING INITIALLY REFERRED TO; THENCE CONTINUING SOUTH 53 DEGREES 40 MINUTES 00 SECONDS EAST ALONG SAID SOUTHWESTERN BOUNDARY, A DISTANCE 22OF 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 23 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 24 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 25 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 26 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 27 OF 56.96 FEET TO A POINT OF TANGENT; THENCE NORTH 53 DEGREES 40 MINUTES 00 SECONDS WEST ALONG SAID TOAD AND TANGENT, A DISTANCE OF 28 29

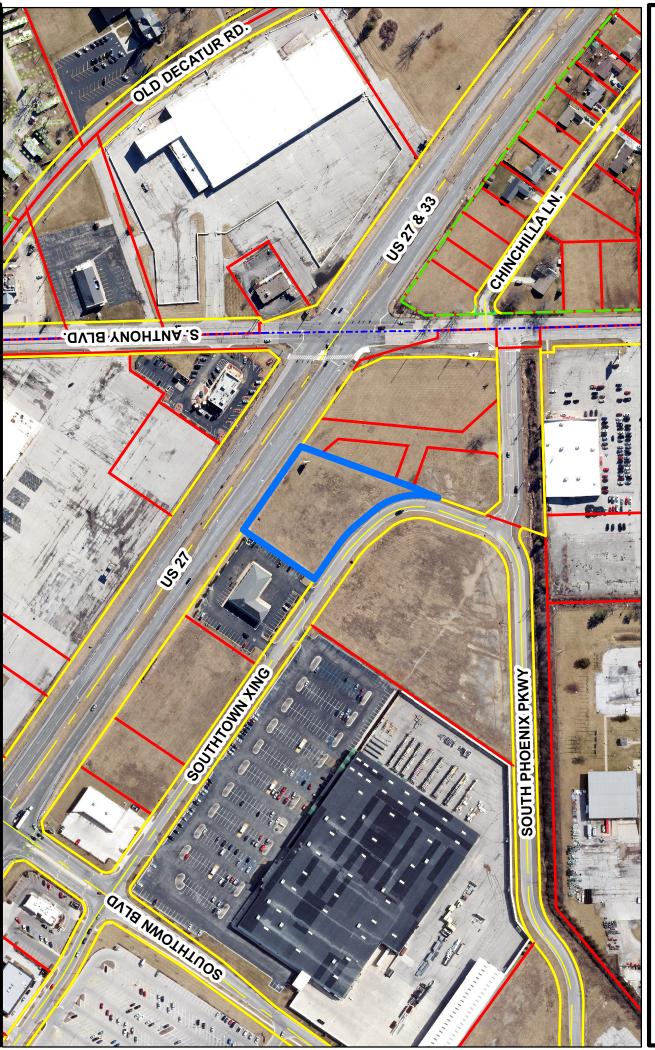
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1	101.25 FEET TO A SOUTHEASTERLY COMER OF THAT 1.3946 ACRES AFORESAID;				
2	LINE OF SAID TRACT, A DISTANCE OF 225 00 FEET TO THE POINT OF REGINNING AND				
3	CONTAINING 70,616 SQUARE FEET OR 1.6211 ACRES, MORE OR LESS, OF LAND.				
4	and the symbols 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.				
15					
16	Council Member				
17					
18	APPROVED AS TO FORM AND LEGALITY:				
19					
20	Carol T. Helton, City Attorney				
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28					

Department of Planning Services Rezoning Petition Application

Rezoning Questionnaire (original and 10 copies) County Rezonings Only Two 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 two 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 \$0.00 per Indiana code.		Applicant Architectural	Design Guild				
Contact Person Joshua Smith Address 2710 Sutton Blvd. City St. Louis Telephone (314) 644-1234 E-mail jsmith@adg-stl.com All staff correspondence will be sent unity to the designated contact person. All staff correspondence will be sent unity to the designated contact person. All staff correspondence will be sent unity to the designated contact person. All staff correspondence will be sent unity to the designated contact person. All staff correspondence will be sent unity to the designated contact person. All staff correspondence will be sent unity to the designated contact person. All staff correspondence will be sent unity to the designated contact person. 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 Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and planksurvey submitted 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 planksurvey submitted requirements. Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fee and planksurvey submitted requirements. Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to the exception of parcel to be rezoned (plans must be folded) Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to the exception of parcel to be rezoned (plans must be folded) Applications	cant						
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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 five 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.	Filing Requirements	Please refer to checklist for applicable filing fees and plandsurvey 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					
printed name of applicant) Jonathan Leist printed name of property owner) (signature of property owner) (signature of property owner) (date) printed name of property owner) (signature of property owner) (date) printed name of property owner) (date) Received Receipt No. Hearing Date Petition No.	property de Ordinance : o the hand! /we agree !	escribed in this application; that I/we as as well as all procedures and policies of ling and disposition of this application; it to pay Allen County the cost of notifying Indiana code.	gree to ablde by all provision the Allen County Plan Commi- nat the above information is to it the required interested persor	ns of the Allen County Zon ission as those provisions, p we and accurate to the best of	ning and Subdivision Control procedures and policies related of my/our knowledge; and that		
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.	printed nan		(signature of applicant)		(date)		
printed name of property owner) (signature of property owner) (date) Orinted name of property owner) (signature of property owner) (date) Received Receipt No. Hearing Date Petition No.	Jonathan Leist		Jan	» 2000	9/20/21		
orinted name of property owner) (signature of property owner) (date) Received Receipt No. Hearing Date Petition No.	printed nan	ne of property owner)	(signature of property o	wner)	(date)		
Received Receipt No. Hearing Date Petition No.	printed name of property owner)		(signature of property ov	(signature of property owner)			
A(1)	printed name of property owner)		(signature of property ov	vver)	(date)		
1/6/6	Q L		Hearing Date	P 87-			
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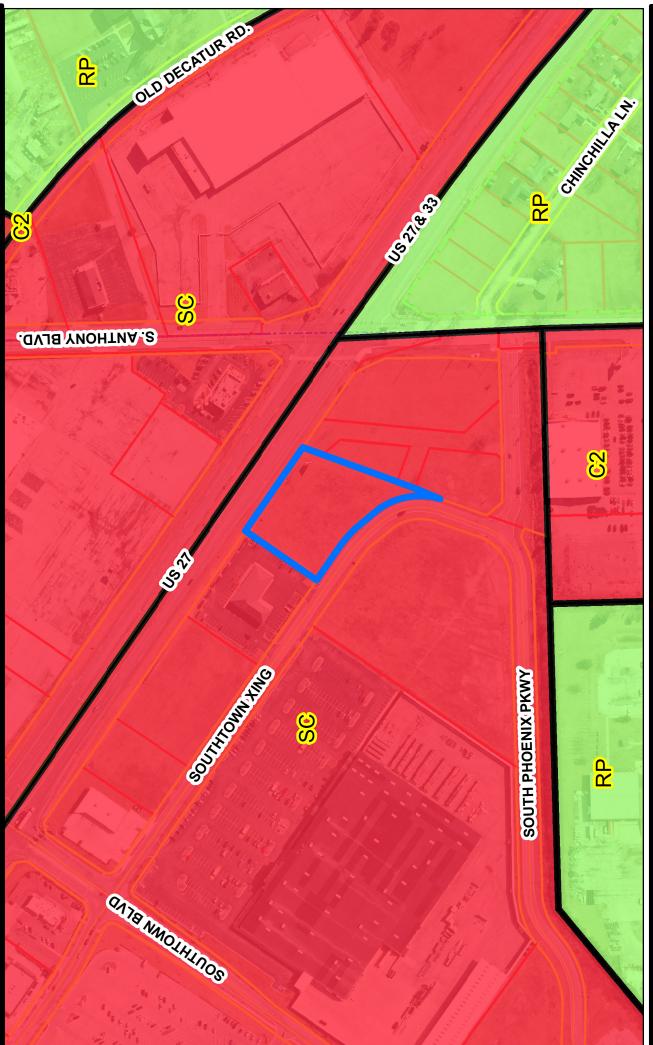


Although strict accuracy standards have been employed in the compilation of this map. Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

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e State Plane Coordinate System, Indiana East Plane Coordinate System, Indiana East Planes and Contours: Spring 2009
Date: 10/11/2021





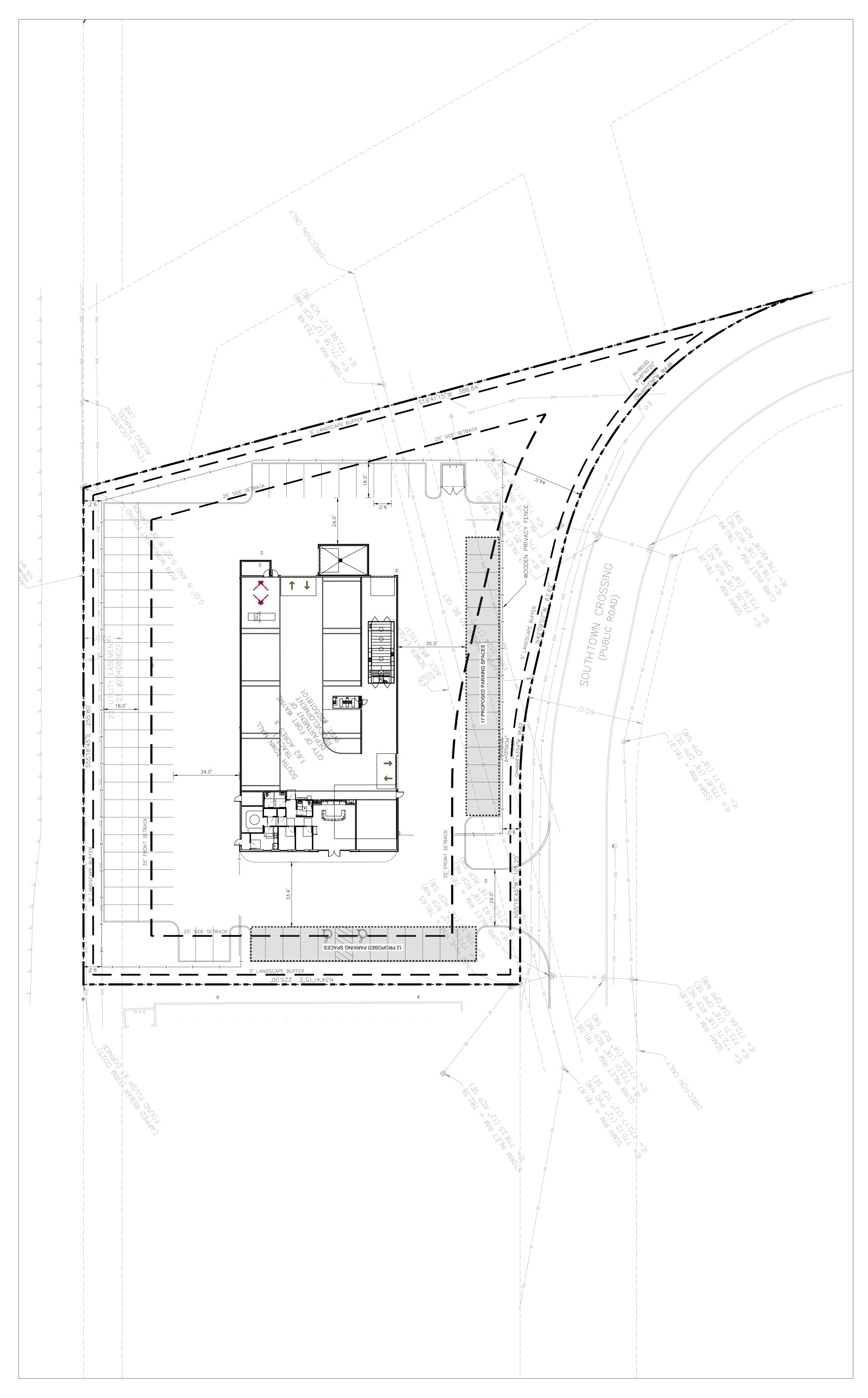


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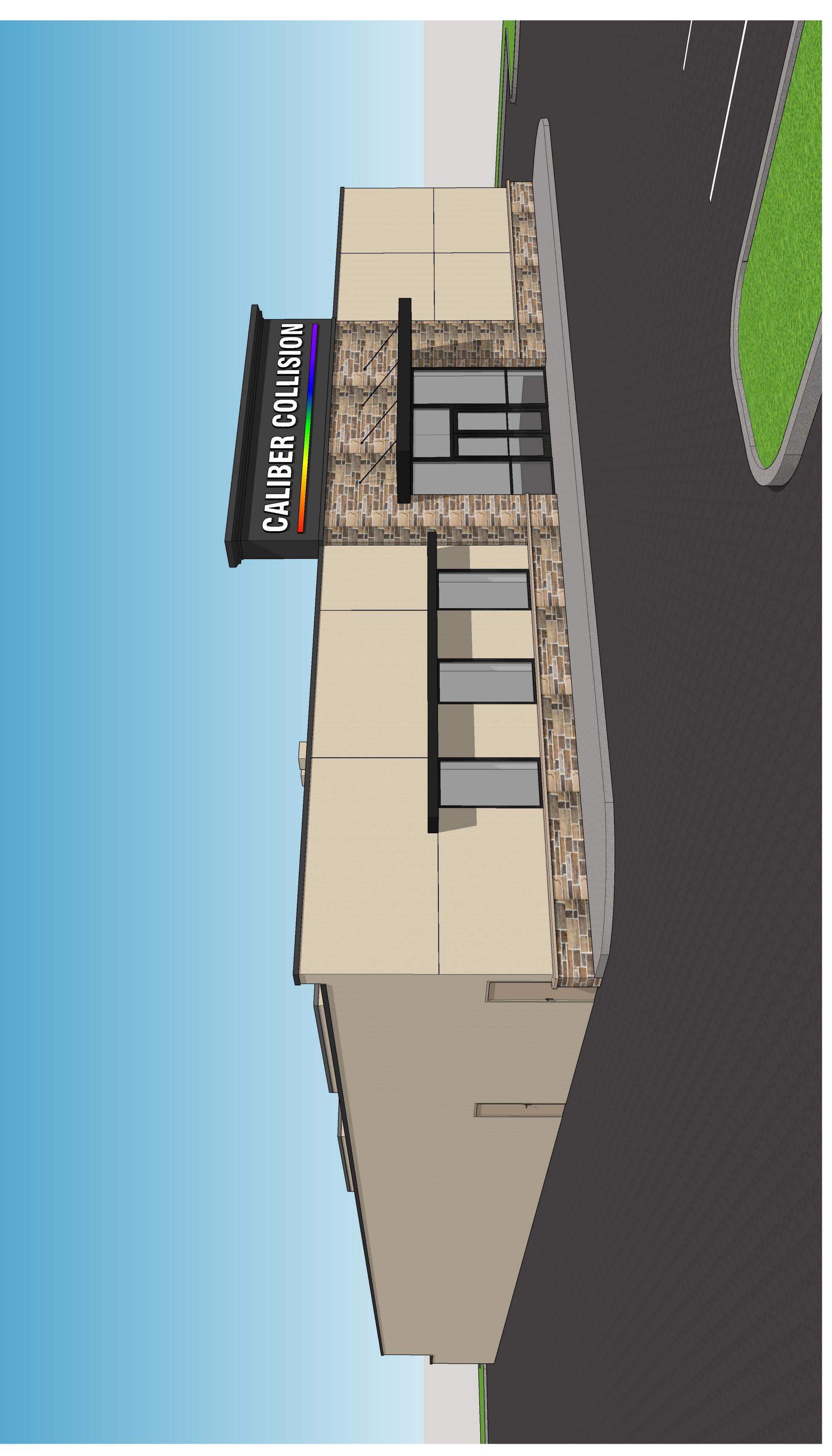


Entry Perspective

Proposed Caliber Collision US Highway 27 & S Anthony Boulevard Fort Wayne, IN 46816

9/7/2021

2710 Sutton Boulevard St. Louis, Missouri 63143 www.adg-stl.com P:: 314.644.1234 F:: 314.644.4373 ARCHITECTURAL DESIGN - GUILD



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