

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2021-0056
Bill Number: Z-21-10-09
Council District: 5-Geoff Paddock

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 0.29 acres from I2/General Industrial to DE/Downtown Edge.

Location: 1502 to 1514 North Harrison Street

Reason for Request: To allow for modern, mixed-use development of the site.

Applicant: Harrison Street Properties, LLC

Property Owner: Harrison Street Properties, LLC

Related Petitions: none

Effect of Passage: Property will be rezoned to the DE/Downtown Edge zoning district, which will allow the property to be redeveloped in fulfillment of the Riverfront Development Implementation Framework Plan.

Effect of Non-Passage: The property will remain zoned I2/General Industrial, which allows a variety of industrial uses. Properties surrounding the subject parcels have recently been rezoned to DE/Downtown Edge.

#REZ-2021-0056

BILL NO. Z-21-10-09

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. M-10 (Sec. 2 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 DE
(Downtown Edge) District under the terms of Chapter 157 Title XV of the Code of the City of
Fort Wayne, Indiana:

The West 74 feet of Lot 139, Lot 137, and the South Half of Lot 135 in North Side Addition to
the City of Fort Wayne, Allen County, Indiana.

and the symbols of the City of Fort Wayne Zoning Map No. M-10 (Sec. 2 of Wayne
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 Harrison Street Properties, LLC (South Bend Transport Services, LLC)
Address 16416 Lochner Rd
City Spencerville State IN Zip 46788
Telephone (260) 426-0444 E-mail jharding@hallercolvin.com

Contact Person
Contact Person Ara Tazian
Address 11224 Kings Xing
City Fort Wayne State IN Zip 46845
Telephone (260) 497-7875 E-mail aratazian@yahoo.com

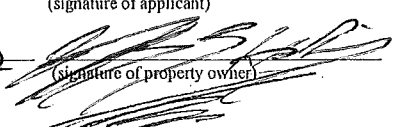
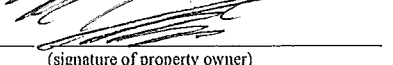
All staff correspondence will be sent only to the designated contact person.

Request
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property 1502 to 1514 N Harrison St, Fort Wayne, IN
Present Zoning I2 Proposed Zoning DE Acreage to be rezoned 0.29
Proposed density _____ units per acre
Township name Wayne Township section # 2
Purpose of rezoning (attach additional page if necessary) _____
See attached

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
☒ 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.

Harrison Street Properties, LLC		09/30/2021
(printed name of applicant)	(signature of applicant)	(date)
Jeffrey B. Harding		9/30/2021
(printed name of property owner) member	(signature of property owner)	(date)
Ara Z Tazian, Member		09/30/2021
(printed name of property owner)	(signature of property owner)	(date)
_____	_____	_____
(printed name of property owner)	(signature of property owner)	(date)

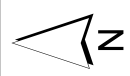
Received 10-5-21	Receipt No. 138552	Hearing Date 11-8-2021	Petition No. REZ-2021-0056
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REZ-2021-0056 1502 to 1512 North Harrison St



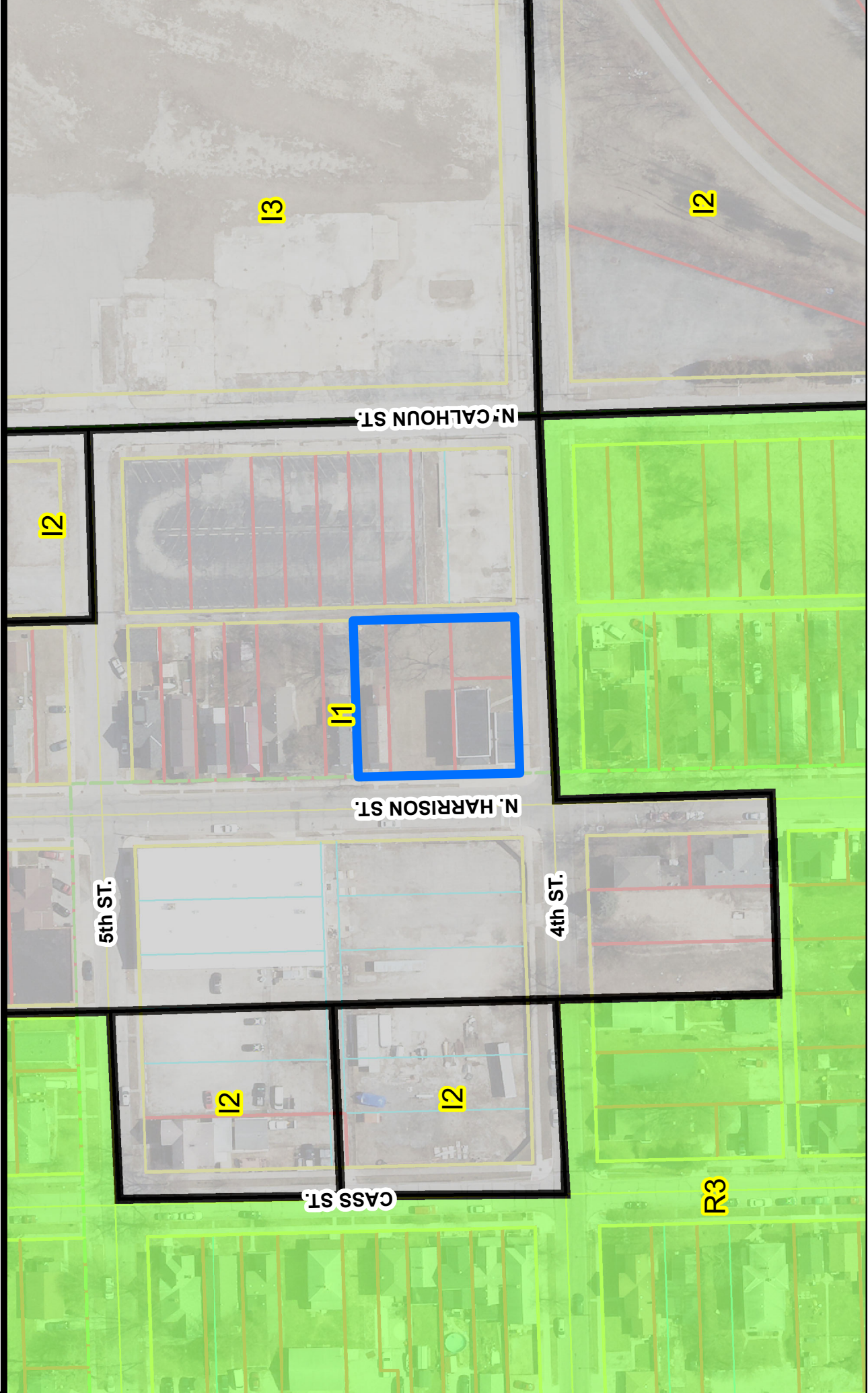
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 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 10/11/2021



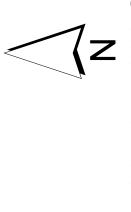
1 inch = 100 feet

REZ-2021-0056 1502 to 1512 North Harrison St



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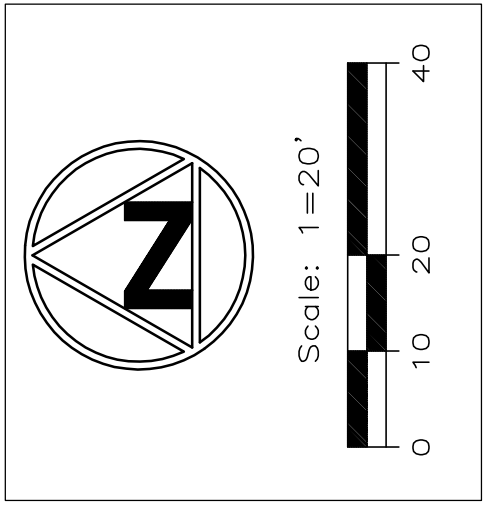
1 inch = 100 feet

PURPOSE OF REZONING

The Applicant is requesting rezoning to allow for modern mixed-use development of the site. Applicant plans to build a new building combining retail, office and residential uses. Applicant desires to change zoning to match and conform to the current conditions of the area whereas Downtown Edge zoning has been approved to the south, east, and north of this parcel.

LEGAL DESCRIPTION

The West 74 feet of Lot 139, Lot 137, and the South Half of Lot 135 in North Side Addition to the City of Fort Wayne, Allen County, Indiana.



Legend

	utility pole w/overhead wires
	asphalt pavement
	concrete pavement
	manhole
	fire hydrant
	signs
	inlet

Abbreviations

Mens./M.	=	Measured
Rec./R.	=	Recorded
Calc./C.	=	Calculated
CalcRec./CR	=	Calc. from Rec. Data
frnd.	=	Found
dn.	=	Down
N.	=	North
S.	=	South
E.	=	East
Sec.	=	Section
Cor.	=	Corner
P.B.	=	Plat Book
P.B.	=	page
P.O.B.	=	Point of Beginning
P.O.C.	=	Point of Commencing
P.C.	=	Minimum Flood Protection Grade
E.F.F.	=	Finished Floor
C.M.P.	=	Corrugated Metal Pipe



Property Address:
Harrison/Fourth Streets
Fort Wayne, IN 46808

FOR:

Harrison Street Properties, LLC

South Bend Transport Services, LLC

REVISION:

The West 74 feet of Lot 139, Lot 137, and the South Half of Lot 135 in North Side Addition, Fort Wayne, Allen County, Indiana.

DRAWN BY: TN

SURVEY NO: 20-07-06

DATE: July 15, 2020

SHEET TITLE

Parcel Exhibit

SHEET NO.

1 of 1

10104 Woodland Plaza Cove
FORT WAYNE, IN 46825
PH: (260) 497-7875
FAX: (260) 497-9114
zklasssociates@tazian.com

ktazian
CIVIL ENGINEERING
SURVEYING LAND PLANNING
ASSOCIATES, INC.