

1 VALY-2021-0004

2 BILL NO. G-21-07-16

3 GENERAL ORDINANCE NO. G-_____

4 AN ORDINANCE amending the Thoroughfare
5 Plan of the City Comprehensive ("Master")
6 Plan by vacating public right-of-way.

7 WHEREAS, a petition to vacate public right-of-way within the City of Fort Wayne,
8 Indiana, (as more specifically described below) was duly filed with the City Clerk of the City of
9 Fort Wayne, Indiana; and

10 WHEREAS, Common Council of the City of Fort Wayne, Indiana, duly held a public
11 hearing and approved said petition, as provided in I.C. 36-7-3-12.

12 NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY
13 OF FORT WAYNE, INDIANA:

14 SECTION 1. That the petition filed herein to vacate a public right-of-way within the City
15 of Fort Wayne, Indiana, more specifically described as follows, to-wit:

16 DESCRIPTION OF PROPOSED ALLEY RIGHT-OF-WAY VACATIONS (McMaken's Addition):

17 The 12 feet wide platted alley lying adjacent to Lots 1 through 9 in McMaken's Addition,
18 according to the plat thereof, recorded in Plat Record 0, page 72 in the Office of the Recorder of
19 Allen County, Indiana.

20 and which vacating amends the Thoroughfare Plan of the City Comprehensive ("Master") Plan
21 and is hereby approved in all respects.

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SECTION 2. That this Ordinance shall be in full force and effect from and after its passage,
any and all necessary approval by the Mayor.

COUNCIL MEMBER

APPROVED AS TO FORM AND LEGALITY:

Chester

Carol T. Helton, City Attorney

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Platted Alley Vacation
Case Number: VALY-2021-0004
Bill Number: G-21-07-16
Council District: 5 – Geoff Paddock

Introduction Date: July 27, 2021

Public Hearing Date: August 10, 2021 to be heard by Council

Next Council Action: Ordinance will return to Council after recommendation by reviewing agencies.

Synopsis of Ordinance: To vacate two alleys within McMaken's Addition, as platted in Plat Record O, Page 72.

Location: West of the 1300 block of Broadway, adjacent to Lots 1-9 of McMaken's Addition.

Reason for Request: To allow for the development of Electric Works, Phase II.

Applicant: Broadway Redevelopment Partners LLC

Property Owners: Broadway Redevelopment Partners LLC

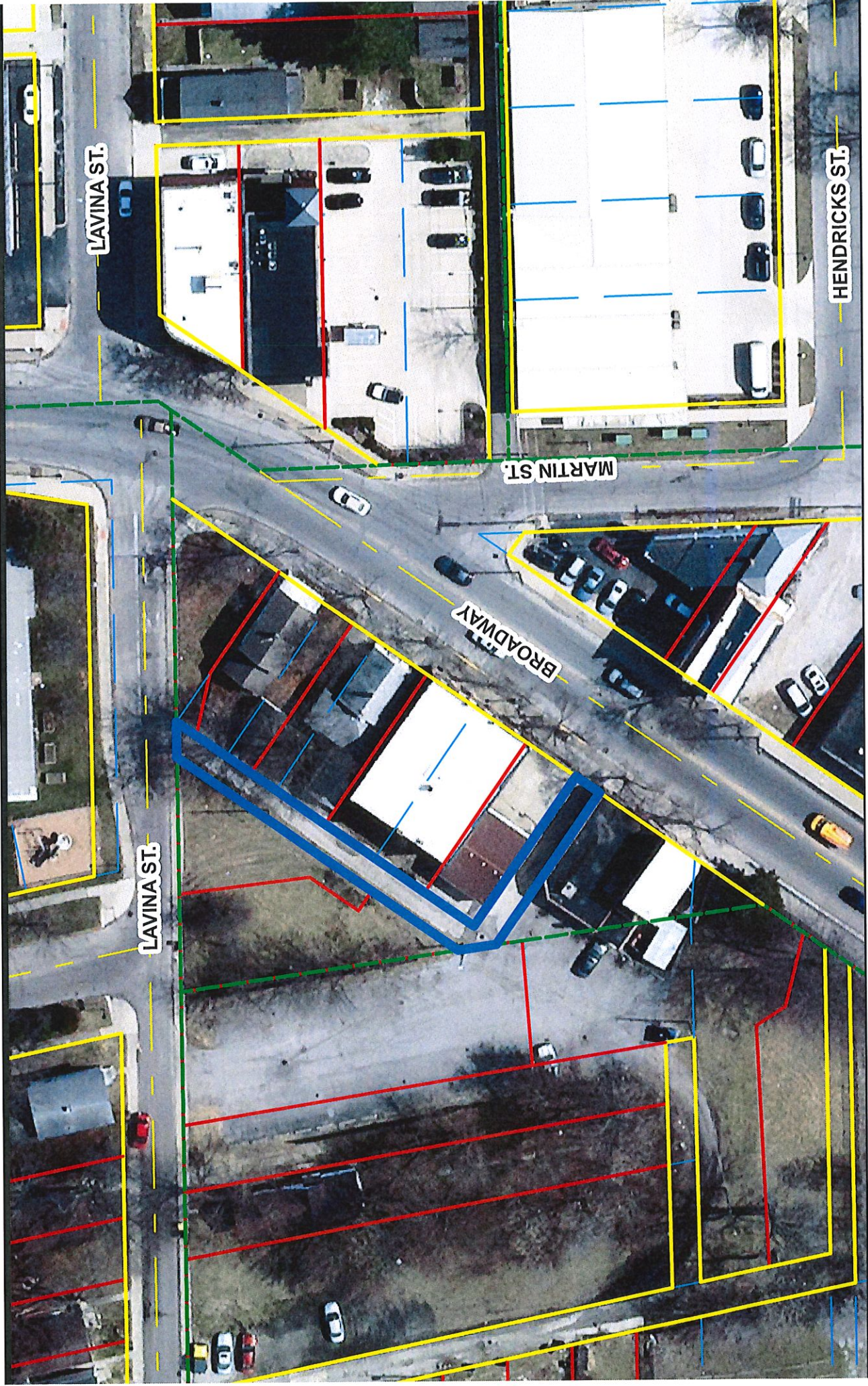
Related Petitions: Primary Development Plan, Electric Works, Phase II

Effect of Passage: With the new development of Electric Works Phase II, the alleys are no longer needed for access.

Effect of Non-Passage: The alleys will remain as platted. Plans for Electric Works Phase II could not be constructed as approved.



VALY-2021-0004



1 inch = 53 feet



© 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: 7/21/2021

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CITY OF FORT WAYNE

VAL-2021-0004

11711 McMaken's Add.

G-21-07-16

Vacation Petition

City Clerk / Suite 110 / Citizens Square Building / 200 East Berry Street / Fort Wayne IN 46802 / 260.427.1221

I/We do hereby petition to vacate the following:

_____ Easement X _____ Public Right of Way (street or alley)

More particularly described as follows:

SEE EXHIBIT "A" ATTACHED

(Please Attach a Legal Description of the property requested to be vacated, along with a survey or other acceptable drawing showing the property.)

PLAT RECORD O, PAGE 72

DEED BOOK NUMBER: _____ PAGE(S) NUMBER(S): _____ (This information can be obtained from the Allen County Recorder's Office on the 2nd Floor, City-County Building, One Main Street, Fort Wayne, IN)

The reasons for the proposed vacation are as follows:

LAND DEVELOPMENT

(If additional space is needed please attach separate page.)

The applicant on an attached sheet must also provide the names and addresses of all adjacent property owner(s). The information on that sheet must be as follows:

Property owner(s) Name(s); Street Address; City; State; Zip Code; Phone Number with Area Code.

Applicant's name(s) if different from property owner(s):

Name: BROADWAY REDEVELOPMENT PARTNERS, LLC

Street Address: c/o ANCORA, 701 WEST MAIN STREET #200

City: DURHAM State: NC Zip: 27701 Phone: 919-201-2360

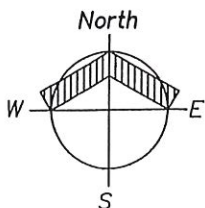
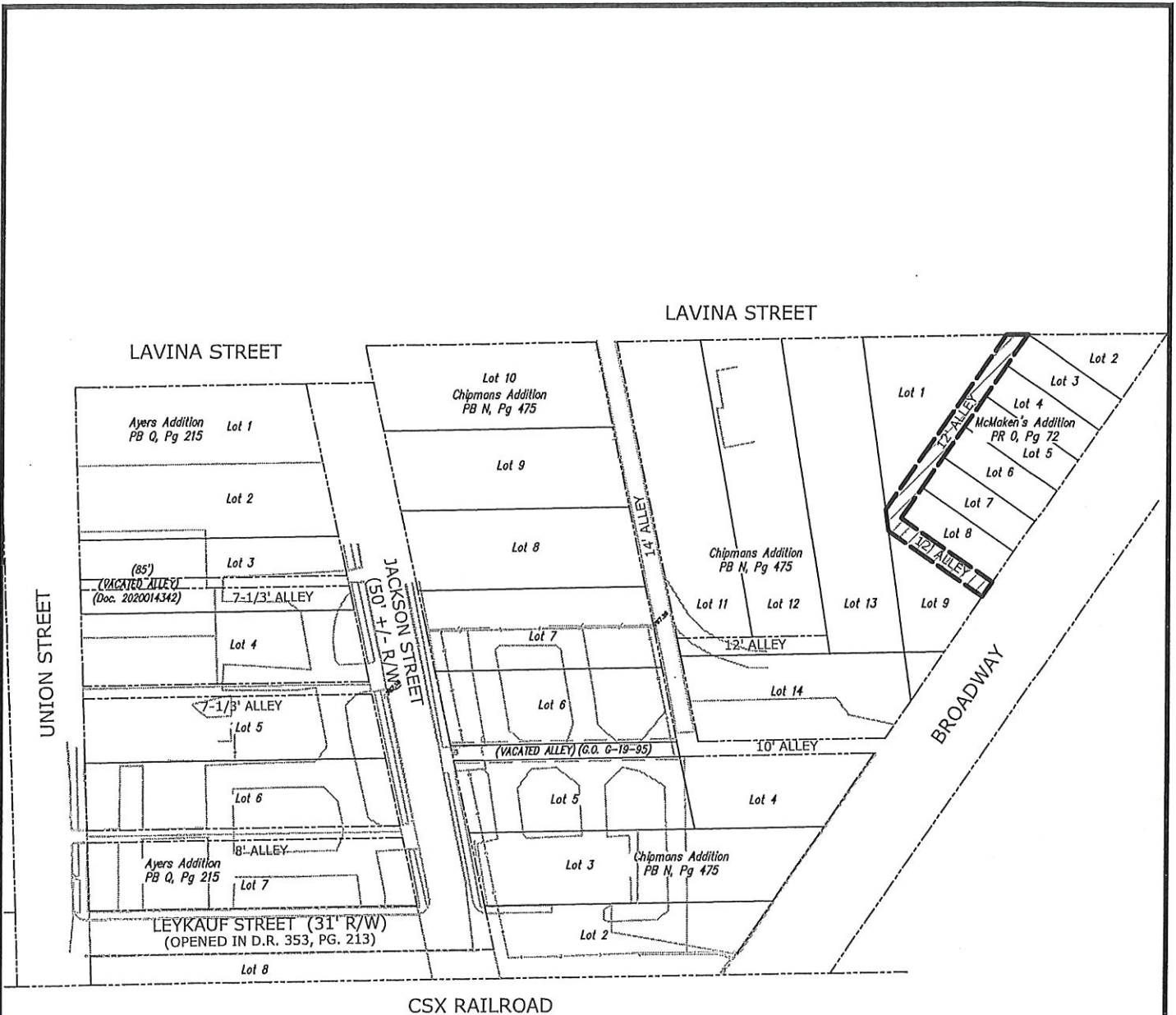
FORT WAYNE, INDIANA
FILED

JUL 15 2021

LANA R. KEESLING
CITY CLERK

Contact: Pete Mallers
260-426-9706

Exhibit for Right-of-way Vacations



LEGEND

 = RIGHT-OF-WAY TO BE VACATED



GOULOFF - JORDAN
SURVEYING AND DESIGN, INC.

1133 BROADWAY FORT WAYNE, IN 46802
PH (260) 424-5362 FAX (260) 424-4916

DESCRIPTION OF PROPOSED ALLEY RIGHT-OF-WAY VACATIONS (McMaken's Addition)

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**NOTICE OF PUBLIC HEARING
FORT WAYNE COMMON COUNCIL**

ORDINANCE NO. G-21-07-16

NOTICE IS HEREBY GIVEN THAT THE FORT WAYNE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, WILL CONDUCT A PUBLIC HEARING ON AUGUST 10, 2021 AT 5:30 P.M., IN ROOM 035 – COUNCIL CHAMBERS COURTROOM – GARDEN LEVEL CITIZENS SQUARE , 200 E. BERRY, FORT WAYNE, INDIANA 46802; A REQUEST TO VACATE AN AREA KNOWN AS:

LOCATION: Two alleys within McMaken Addition, west of the 1300 block of Broadway

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND CONFIRMED, OR RESCINDED ON TUESDAY, AUGUST 10, 2021.

ADDITIONAL INFORMATION CAN BE VIEWED AT THE DEPARTMENT OF PLANNING SERVICES OFFICE IN CITIZEN'S SQUARE: 200 E. BERRY ST, SUITE 150.

ALL INTERESTED PERSONS ARE INVITED TO ATTEND AND BE HEARD AT THE PUBLIC HEARING.

REASONABLE ACCOMMODATIONS FOR PERSONS WITH A KNOWN DISABLING CONDITION WILL BE CONSIDERED IN ACCORDANCE WITH STATE AND FEDERAL LAW. ANY PERSON NEEDING A REASONABLE ACCOMMODATION SHOULD NOTIFY PUBLIC INFORMATION OFFICE (260) 427-1120, TTY (260) 427-1200, AT LEAST SEVENTY-TWO HOURS PRIOR TO THE MEETING.

*LANA R. KEESLING
CITY CLERK*

DEPARTMENT OF PLANNING SERVICES

SUITE 150, CITIZENS SQUARE
200 EAST BERRY
FORT WAYNE, IN 46802

260-449-7607
260-449-7682
WWW.ALLENCOUNTY.US

TO: All interested persons
FROM: Michelle Wood, RLA
Senior Land Use Planner
RE: Public Hearing Notice
DATE: July 27, 2021

We are sending this courtesy notice to let you know the Common Council of Fort Wayne, Indiana will hold a public hearing **Tuesday August 10, 2021 at 5:30 p.m.** The Council will hold the hearing in **Room 035 of the Citizens Square Building at 200 East Berry Street.** Room 035 is on the Garden Level (basement) of the building. The agenda for the hearing includes the following request.

PROPOSAL: VALY-2021-0004
BILL NO: G-21-07-16
APPLICANT: Broadway Redevelopment Partners, LLC
REQUEST: To vacate two alleys within McMaken's Addition.
LOCATION: West of the 1300 block of Broadway and adjacent to Lots 1-9 of McMaken's Addition.
COUNCIL DISTRICT: 5-Geoff Paddock

We have additional information regarding this application at our office at Suite 150, Citizens Square, 200 East Berry Street. We are sending you this notice because you own property that is adjacent to the above request. This public hearing is your chance to offer input you may have regarding the request.

Thank you for your attention to this matter. Please call this office if you have any questions.

**Department of Planning Services
200 East Berry, Suite 150
Fort Wayne, IN 46802
260-449-7607**



INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **The Journal Gazette**.

Notice ID: AF0t1TzCoGyuOIVqnRfc | **Proof Updated: Jul. 28, 2021 at 09:23am EDT**
Notice Name: G-21-07-16

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER

Lisa Petretta

lisa.petretta@cityoffortwayne.org

FILING FOR

Gov: Fort Wayne City

Clerk's Office

Columns Wide: 1

Ad Class: Legals

30 Jul 2021 - Custom

27.45

Subtotal \$27.45

Tax % 0.00

Total \$27.45

See Proof on Next Page

The Journal Gazette

Allen County, Indiana

Account Name

Gov: Fort Wayne City Clerk's Office

Notice ID: AF0t1TzCoGyuOIVqnRfc

PUBLISHER'S CLAIM**LINE COUNT**

Display Master (Must not exceed two actual lines, neither of which shall
total more than four solid lines of the type in which the body of the
advertisement is set) -- number of equivalent lines

Head -- number of lines

Body -- number of lines

Tail -- number of lines

Total number of lines in notice

55**COMPUTATION OF CHARGES**55 lines, 1 column(s) wide equal:55 equivalent lines at \$ 0.4990 cents per line\$27.45

Additional charges for notices containing rule or tabular work
(50 percent of above amount)

\$

Electronic processing fee

\$0.00

TOTAL AMOUNT OF CLAIM

\$27.45**DATA FOR COMPUTING COST**

Width of single column in picas . . . 9.8 Size of type . . . 7point.

Number of Insertions . . . 1

Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing
account is just and correct, that the amount claimed is legally due, after allowing all just credits,
and that no part of the same has been paid.

I also certify that the printed matter attached hereto is a true copy, of the same column width
and type size, which was duly published in said paper 1 times.

The dates of publication being as follows:

7/30/21

Additionally, Newspaper has a Web site and this public notice was posted on the same day as it
was published in The Journal Gazette.

Date: 7/30/2021

Karisa Havin
Legal Clerk

ATTACH COPY OF ADVERTISEMENT

ORDINANCE NO. G-21-07-16

ICE IS HEREBY GIVEN THAT
FORT WAYNE COMMON COUN-
OF THE CITY OF FORT WAYNE,
IANA, WILL CONDUCT A PUBLIC
RING ON AUGUST 10, 2021 AT
3 P.M., IN ROOM 035 - COUNCIL
MEMBERS COURTROOM - GARDEN
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BERRY, FORT WAYNE, INDIANA
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CINDED ON TUESDAY, AUGUST
2021.

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PLANNING SERVICES OFFICE IN
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SUITE 150.

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E (260) 427-1120, TTY (260)
-1200, AT LEAST SEVENTY-TWO
JRS PRIOR TO THE MEETING.

LANA R. KEESLING
CITY CLERK
7--30 hspaxlp

RIGHT OF WAY VACATION – PUBLIC HEARING
Department of Planning Services

VALY 2021 0004	Bill #G-21-07-16	Project Start: July 27, 2021
APPLICANT:	Broadway Redevelopment Partners, LLC	
REQUEST:	To vacate two alleys within McMaken's Addition.	
LOCATION:	West of the 1300 block of Broadway, adjacent to Lots 1-9 of McMaken's Addition.	
COUNCIL DISTRICT:	District 5 – Geoff Paddock	
PUBLIC HEARING DATE:	August 10, 2021	

PROJECT SUMMARY

The petitioner is Broadway Redevelopment Partners, LLC, the development group responsible for the Electric Works Phase II project, on the north side of the Electric Works Phase I and the railroad tracks, and the west side of Broadway. The development will include a parking garage, surrounded by residential units, a daycare, a fitness center, and retail spaces. This petition is one of four vacation requests for the project. The development plan requires the rerouting of streets and removal of alleys. New circulation patterns and utility easements will be created as part of the development. Staff has sent requests for comment from all affected utility agencies.

City Plan: Indiana Code (36-7-3-16 (b)) states that any public utility occupying a public way or easement shall not be deprived of the use of the public way for the location and operation of existing facilities. The petitioner shall provide all necessary easements (as approved) at the time the vacation petition is recorded.

Traffic Engineering:
Stormwater Engineering:
Water Engineering:
WPC Engineering – Sanitary:
Fire Department:
Land Acquisition Agent:
Frontier:
Comcast Cable:
AEP:
NIPSCO:

Grounds for Remonstrance for Vacation Requests (I.C. 36-7-3-13):

- (1) The vacation would hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous.
- (2) The vacation would make access to the lands of the aggrieved person by means of public way difficult or inconvenient.
- (3) The vacation would hinder the public's access to a church, school, or other public building or place.
- (4) The vacation would hinder the use of a public way by the neighborhood in which it is located or to which it is contiguous.

VALY-2021-0004

Bill No. G-21-07-16

Alley Vacation – Notifications

**The Clerk's Office placed legal notification in the Fort Wayne Newspaper.
DPS Staff notified the following by Certified Mail:**

PIN/Property Address:

Property Owner of Record:

021211119012000074
715 Lavina Street

Broadway Redevelopment Partners LLC/
Union Park Company LLC c/o Ancora Partners LLC
701 W Main Street, Suite 200
Durham, NC 27701

021211119011000074
719 Lavina Street

021211119017000074
1418 Broadway

021211119014000074
1406 Broadway

021211119016000074
1414 Broadway

Michael B. Anderson
719 Union Street
Fort Wayne, IN 46802

021211119015000074
1412 Broadway

Mike Anderson
835 W Berry
Fort Wayne, IN 46806

021211119010000074
803 Lavina Street

Broadway Grill Inc.
1420 Broadway
Fort Wayne, IN 46802

021211119019000074
1420 Broadway

021211119013000074
1404 Broadway

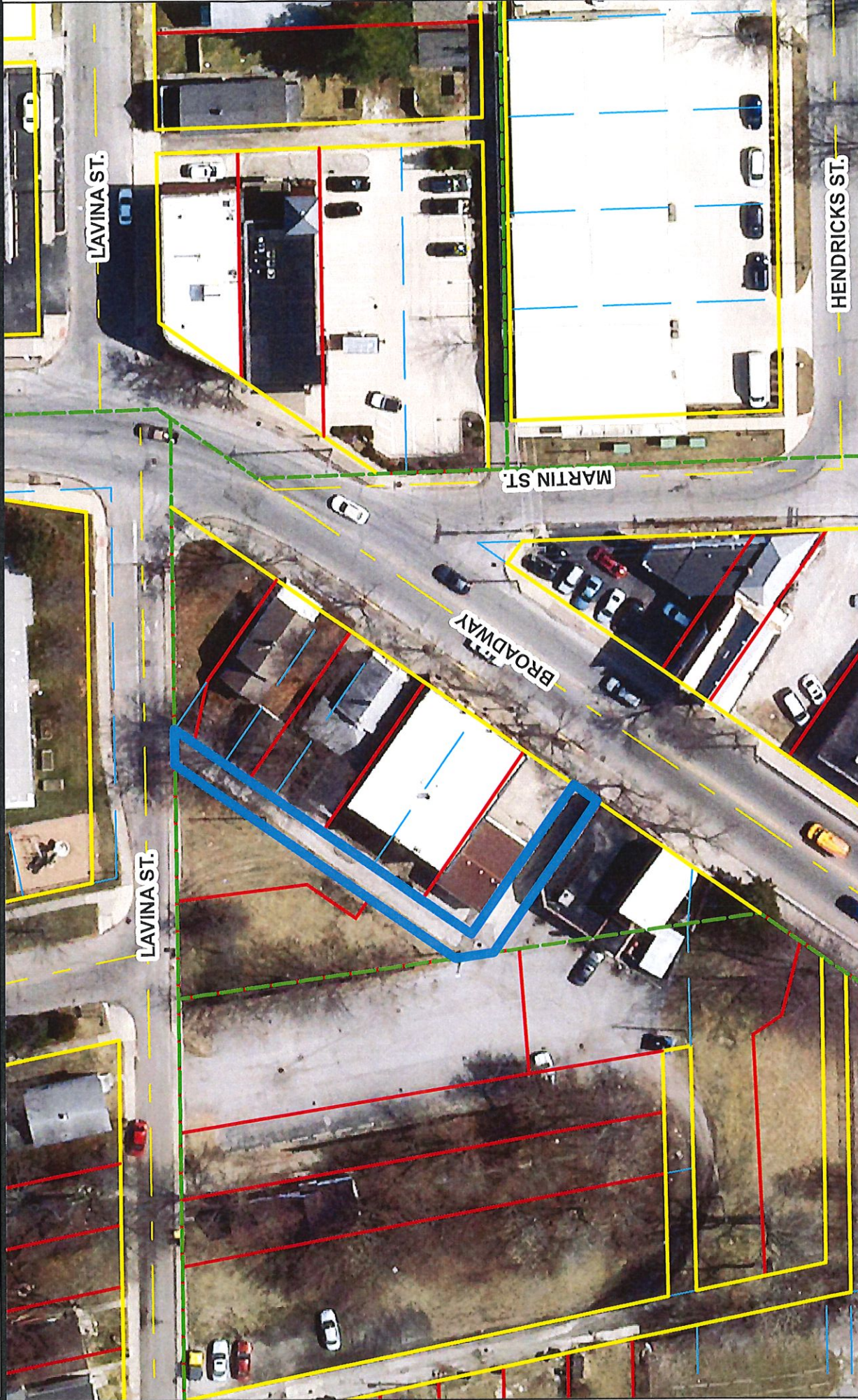
City of Fort Wayne Property Management
200 E Berry, Suite 470

DPS Staff notified the following by Email as a courtesy:

Community Liaison, Palermo Galindo

Southwest Area Partnership

West Central



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VAL-2021-

11D11

CITY OF FORT WAYNE

Vacation Petition

City Clerk / Suite 110 / Citizens Square Building / 200 East Berry Street / Fort Wayne IN 46802 /260.427.1221

I/We do hereby petition to vacate the following:

_____ Easement X _____ Public Right of Way (street or alley)

More particularly described as follows:

SEE EXHIBIT "A" ATTACHED

(Please Attach a Legal Description of the property requested to be vacated, along with a survey or other acceptable drawing showing the property.)

PLAT RECORD O, PAGE 72

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LAND DEVELOPMENT

(If additional space is needed please attach separate page.)

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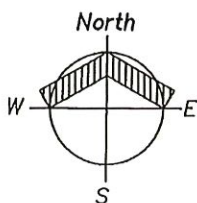
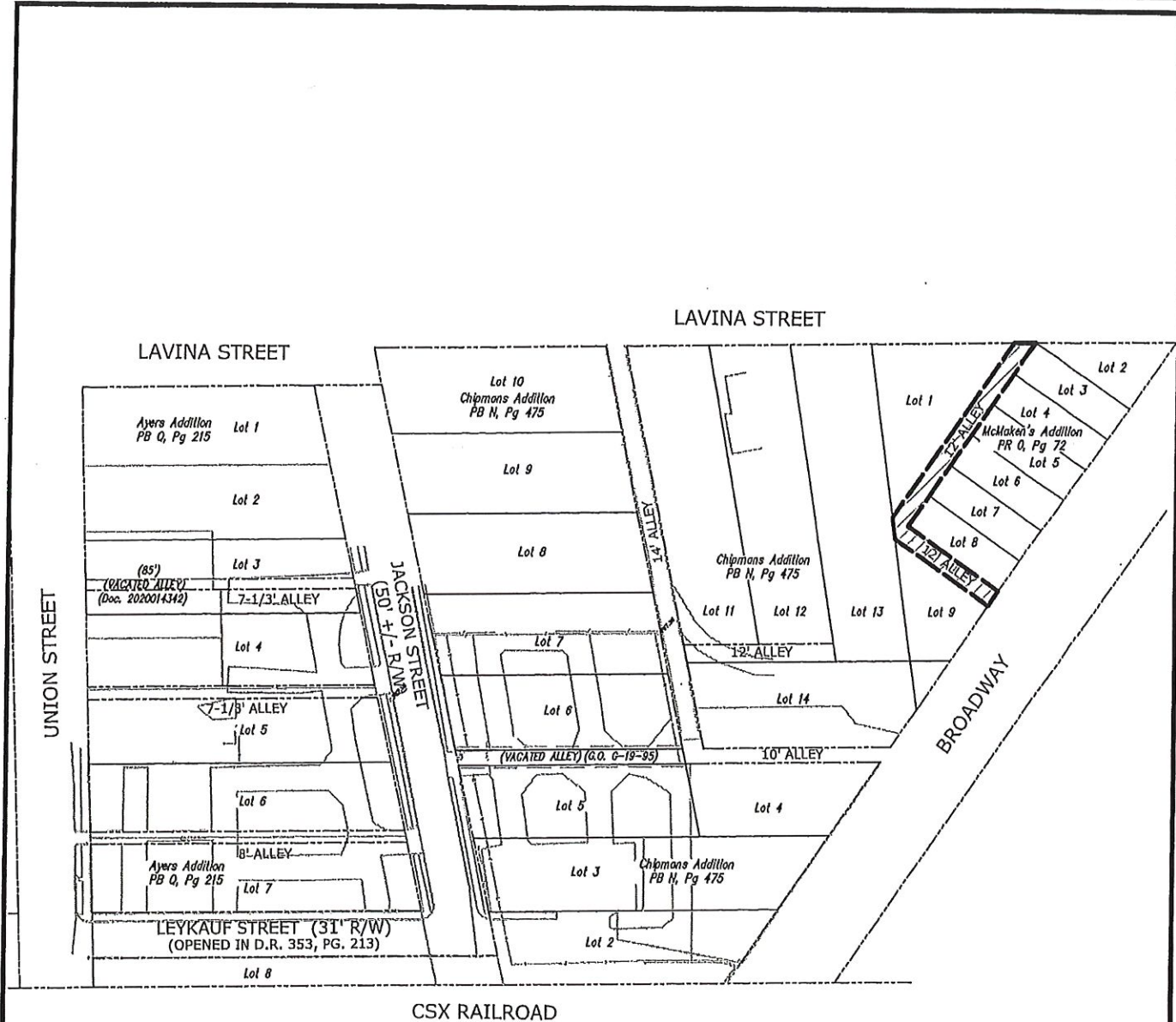
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FILED

JUL 15 2021

LANA R. KEESLING
CITY CLERK

Contact: Pete Mallers
260-426-9706

Exhibit for Right-of-way Vacations



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 = RIGHT-OF-WAY TO BE VACATED



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PH (260) 424-5362 FAX (260) 424-4916

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RIGHT OF WAY VACATION – DISCUSSION AND PASSAGE
Department of Planning Services

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City Plan:	Indiana Code (36-7-3-16 (b)) states that any public utility occupying a public way or easement shall not be deprived of the use of the public way for the location and operation of existing facilities. The petitioner shall provide all necessary easements (as approved) at the time the vacation petition is recorded.
Traffic Engineering:	Approved
Stormwater Engineering:	Approved
Water Engineering:	Approved
WPC Engineering – Sanitary:	Approved
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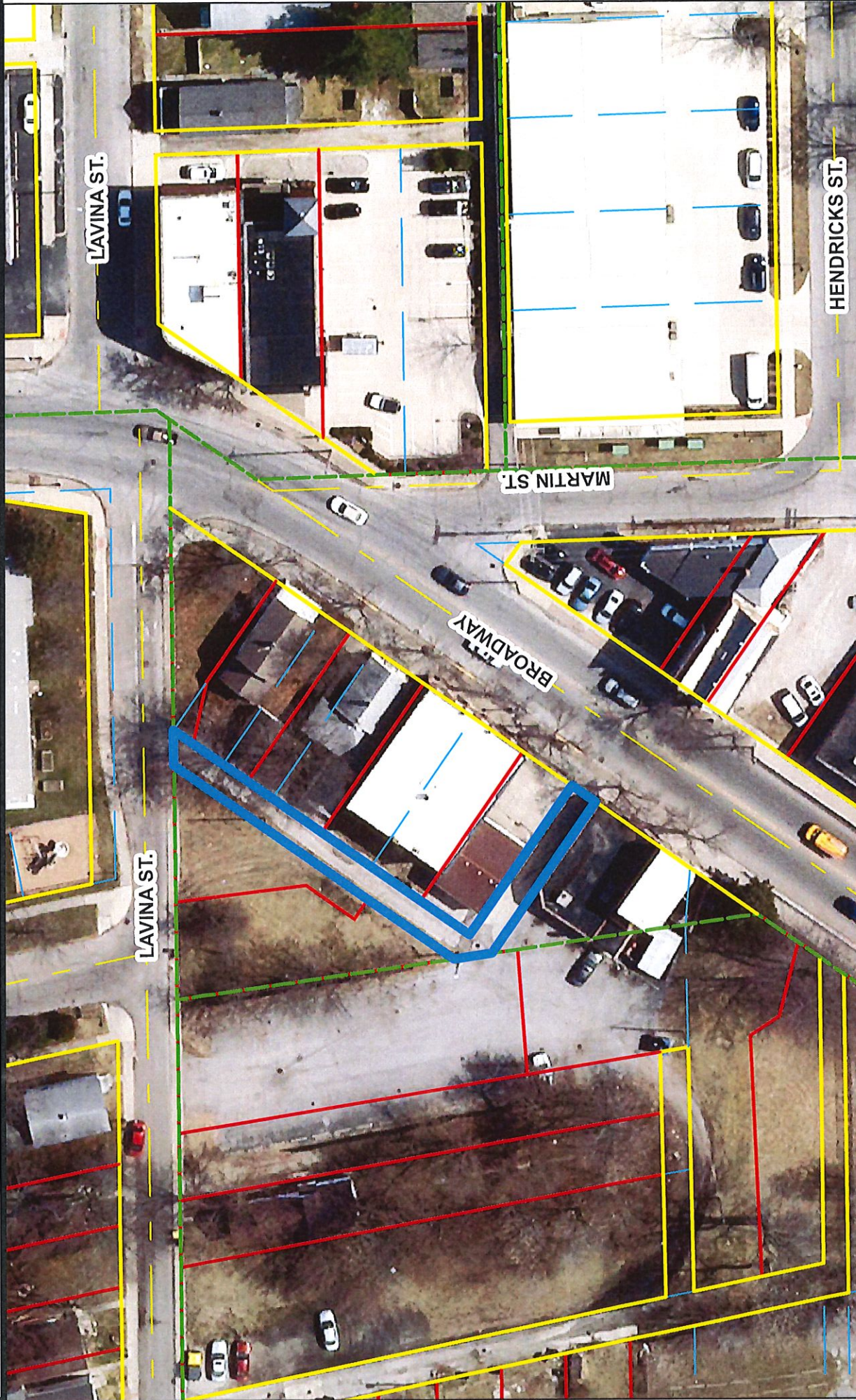
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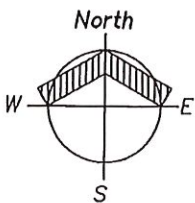
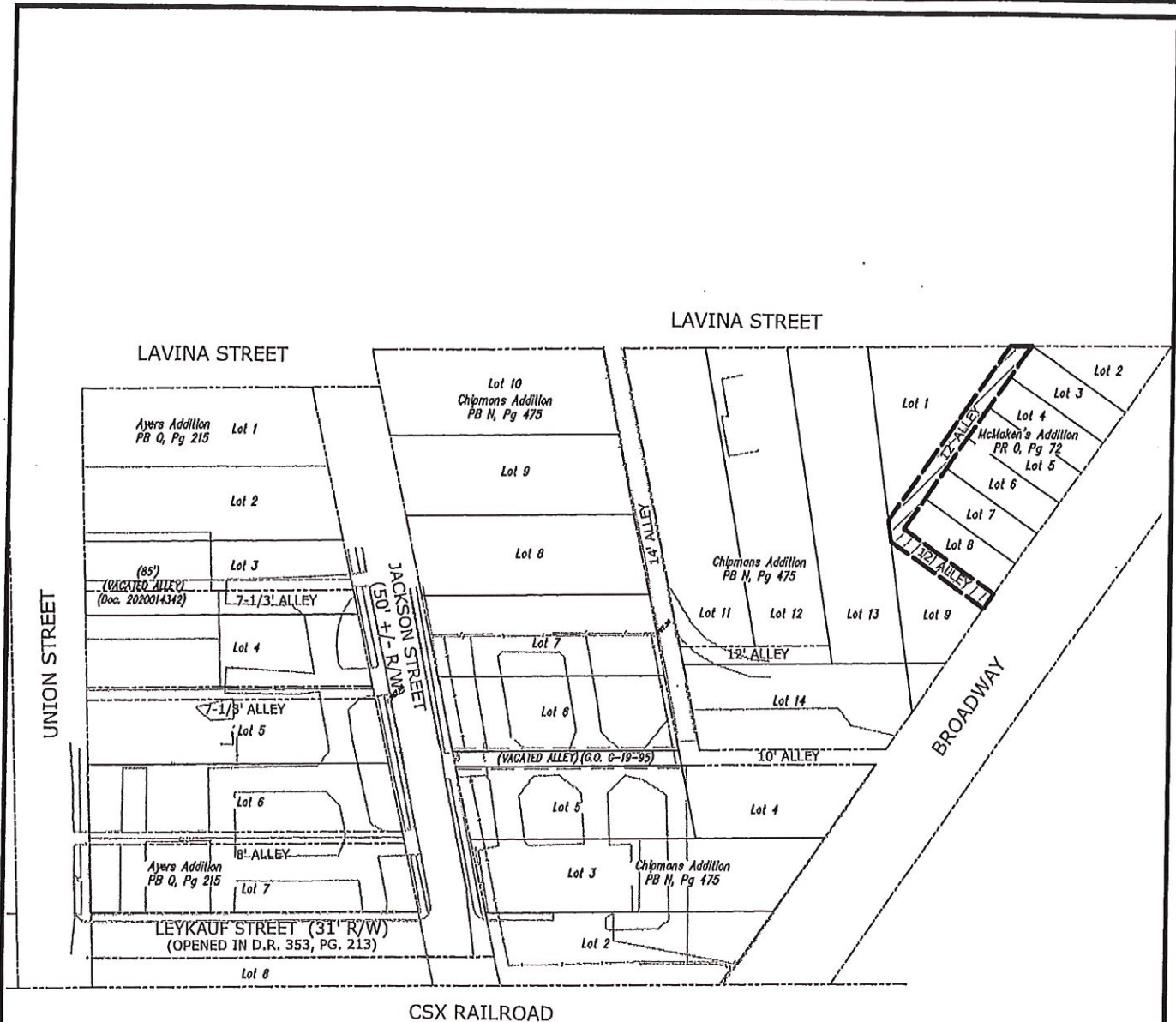
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