

#REZ-2021-0004

BILL NO. Z-21-02-12

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. H-35 (Sec. 33 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 an I2 (General Industrial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

This description was prepared by Mark Strong, Indiana LS 800040295, President of Engineering Vision, Inc. on the 21st day of October 2020; Job #15-934. Survey Datum is NAD 83, Indiana East Zone, Realization IGS08 (Indiana CORS) and U.S. feet:

Part of the Northwest Quarter of Section 33, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of said Northwest Quarter; thence, North 00 degrees 28 minutes 26 seconds West (State Plane Grid Basis of Bearings) along the West line of said Quarter, 426.46 feet; thence leaving said line, North 89 degrees 26 minutes 07 seconds East, 17.20 feet to the East right-of-way of Ardmore Avenue; thence, along said line, North 00 degrees 30 minutes 03 seconds West, 528.70 feet to the Point of Beginning; thence, continuing North 00 degrees 30 minutes 03 seconds West, 48.58 feet; thence, leaving said line, South 88 degrees 21 minutes 03 seconds East, 757.28 feet to the center of the Harber Ditch; thence, along said line, South 31 degrees 39 minutes 17 seconds East, 44.01 feet; thence, leaving said line, North 89 degrees 12 minutes 54 seconds West, 779.71 feet to the Point of Beginning, containing 0.754 acres of land more or less and being subject all easements and rights-of-way of record.

TOGETHER WITH:

Part of the Northwest Quarter of Section 33, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of said Northwest Quarter; thence, North 00 degrees 28 minutes 26 seconds West (State Plane Grid Basis of Bearings) along the West line of said Quarter, 426.46 feet; thence leaving said line, North 89 degrees 26 minutes 07 seconds East, 17.20 feet to the Point of Beginning, said point being on the East right-of-way of Ardmore Avenue; thence, along said line, North 00 degrees 30 minutes 03 seconds West, 528.70 feet; thence leaving said line, South 89 degrees 12 minutes 54 seconds East, 779.71 feet to the Center of the Harber Ditch; thence, along said line by the following courses: South 50 degrees 31 minutes 32 seconds East, 59.43 feet; South 34 degrees 29 minutes 10 seconds East, 154.88 feet; South 28 degrees 51 minutes 48 seconds East, 156.56 feet; South 17 degrees 23 minutes 11 seconds East, 214.93 feet; thence, leaving said line and along the North line of property deeded to AEP Indiana Michigan Transmission Company, Inc. in Deed 2015002676 in the Office of the Allen County Recorder's Office, South 89 degrees 26 minutes 07 seconds West, 1048.43 feet to the Point of Beginning, containing 11.237 acres of land more or less and being subject all easements and rights-of-way of record.

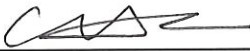
1 and the symbols of the City of Fort Wayne Zoning Map No. H-35 (Sec. 33 of Wayne Township),
2 as established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is
3 hereby changed accordingly.

4
5 SECTION 2. If a written commitment is a condition of the Plan Commission's
6 recommendation for the adoption of the rezoning, or if a written commitment is modified and
7 approved by the Common Council as part of the zone map amendment, that written commitment
8 is hereby approved and is hereby incorporated by reference.

9
10 SECTION 3. That this Ordinance shall be in full force and effect from and after its
11 passage and approval by the Mayor.

12
13 _____
Council Member

14
15 APPROVED AS TO FORM AND LEGALITY:

16 
17 _____
Carol T. Helton, City Attorney

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2021-0004
Bill Number: Z-21-02-12
Council District: 4 – Jason Arp

Introduction Date: February 23, 2021

Plan Commission
Public Hearing Date: March 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 11.95 acres from R1/Single Family Residential to I2/General Industrial

Location: 7775 Ardmore Road

Reason for Request: To allow for an equipment laydown yard adjacent to the AEP Service Center on Ardmore Road.

Applicant: AEP Indiana Michigan Transmission Company, Inc.

Property Owner: AEP Indiana Michigan Transmission Company, Inc.

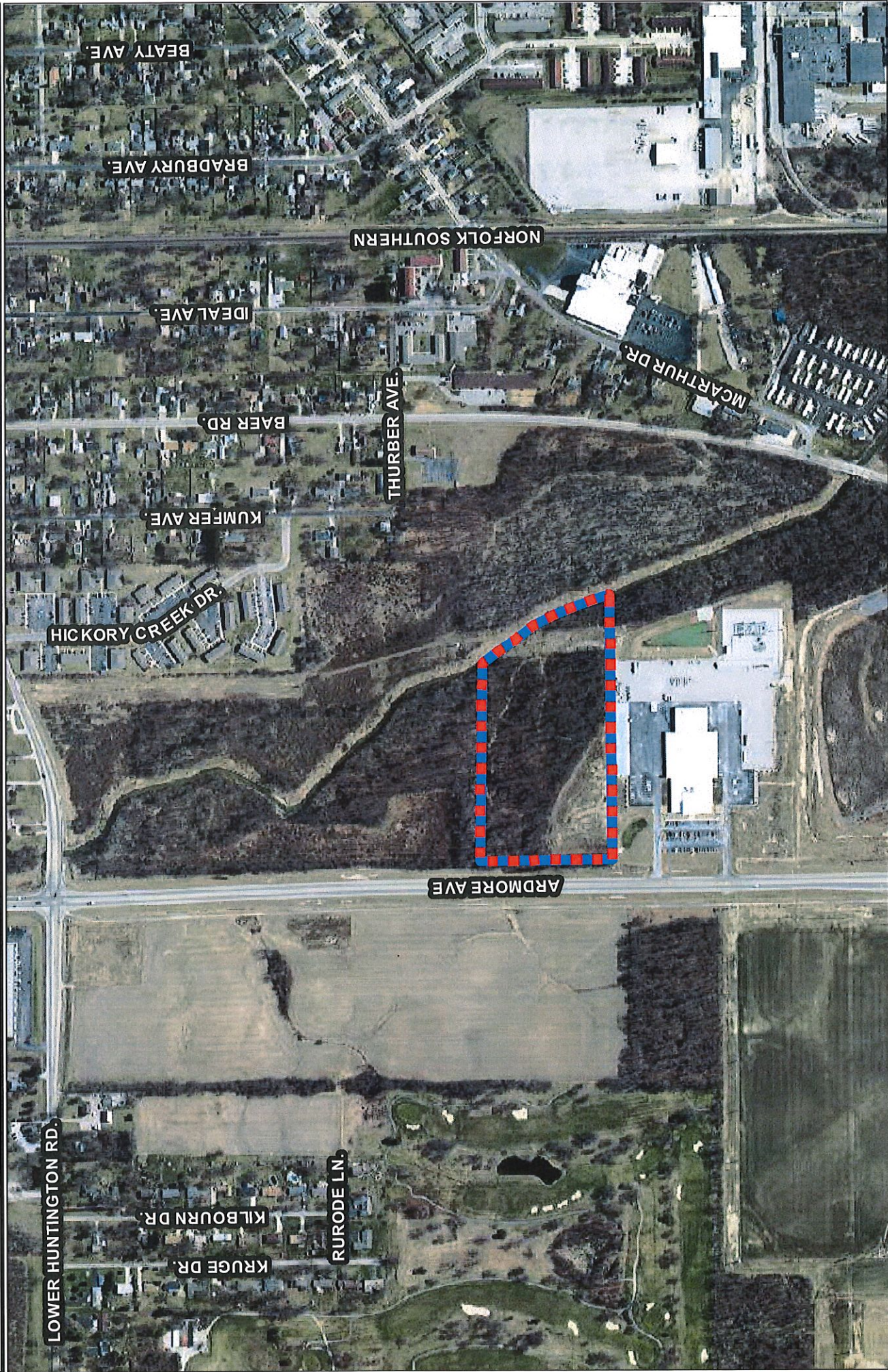
Related Petitions: Primary Development Plan, AEP Ardmore Expansion

Effect of Passage: Property will be rezoned to the I2/General Industrial zoning district, which will allow the use of the site for equipment storage for AEP.

Effect of Non-Passage: The property will remain zoned for single family residential uses. The laydown yard, which is needed for area infrastructure improvements, will not be permitted on site.

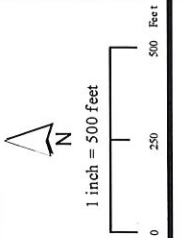


Rezoning Petition REZ-2021-0004 and Primary Development Plan PDP-2021-0003 - AEP Ardmore Laydown Yard



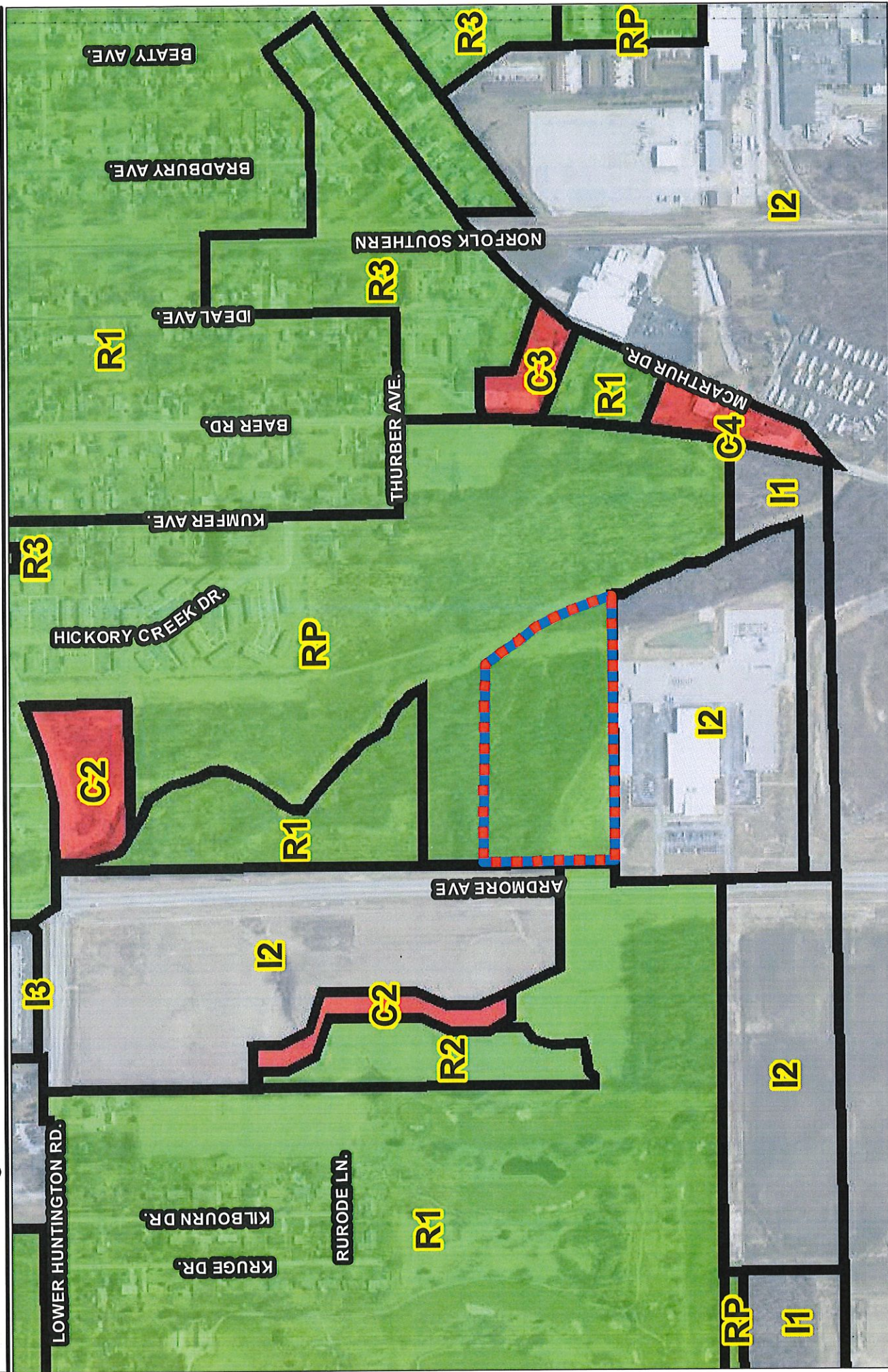
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State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 2/11/2021



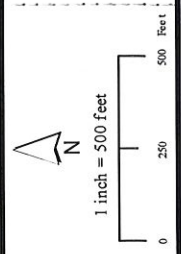


Rezoning Petition REZ-2021-0004 and Primary Development Plan PDP-2021-0003 - AEP Ardmore Laydown Yard



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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 2/10/2021



**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant AEP Indiana Michigan Transmission Company, Inc.
Address 1 Riverside Plaza
City Columbus State Ohio Zip 43215-2737
Telephone (614) 716-6835 E-mail ptireland@aep.com

Contact Person
Contact Person Robert Malorana
Address 110 E. Wayne St., 17th Floor
City Fort Wayne State Indiana Zip 46802
Telephone (260) 249-0405 E-mail Rmmalorana@aep.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 7775 Ardmore Ave.
Present Zoning R1 Proposed Zoning I2 Acreage to be rezoned 11.95
Proposed density _____ units per acre
Township name Wayne Township section # 0033
Purpose of rezoning (attach additional page if necessary) The purpose of the rezoning is to construct an outdoor laydown yard space north of the existing AEP Service Center which is necessary to provide support for infrastructure upgrades in the area. Plan 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

Robert Malorana Robert Malorana 01/27/2021
(printed name of applicant) (signature of applicant) (date)
Robert Malorana (AEP Real Estate Agent, Sr.) Robert Malorana 01/27/2021
(printed name of property owner) (signature of property owner) (date)

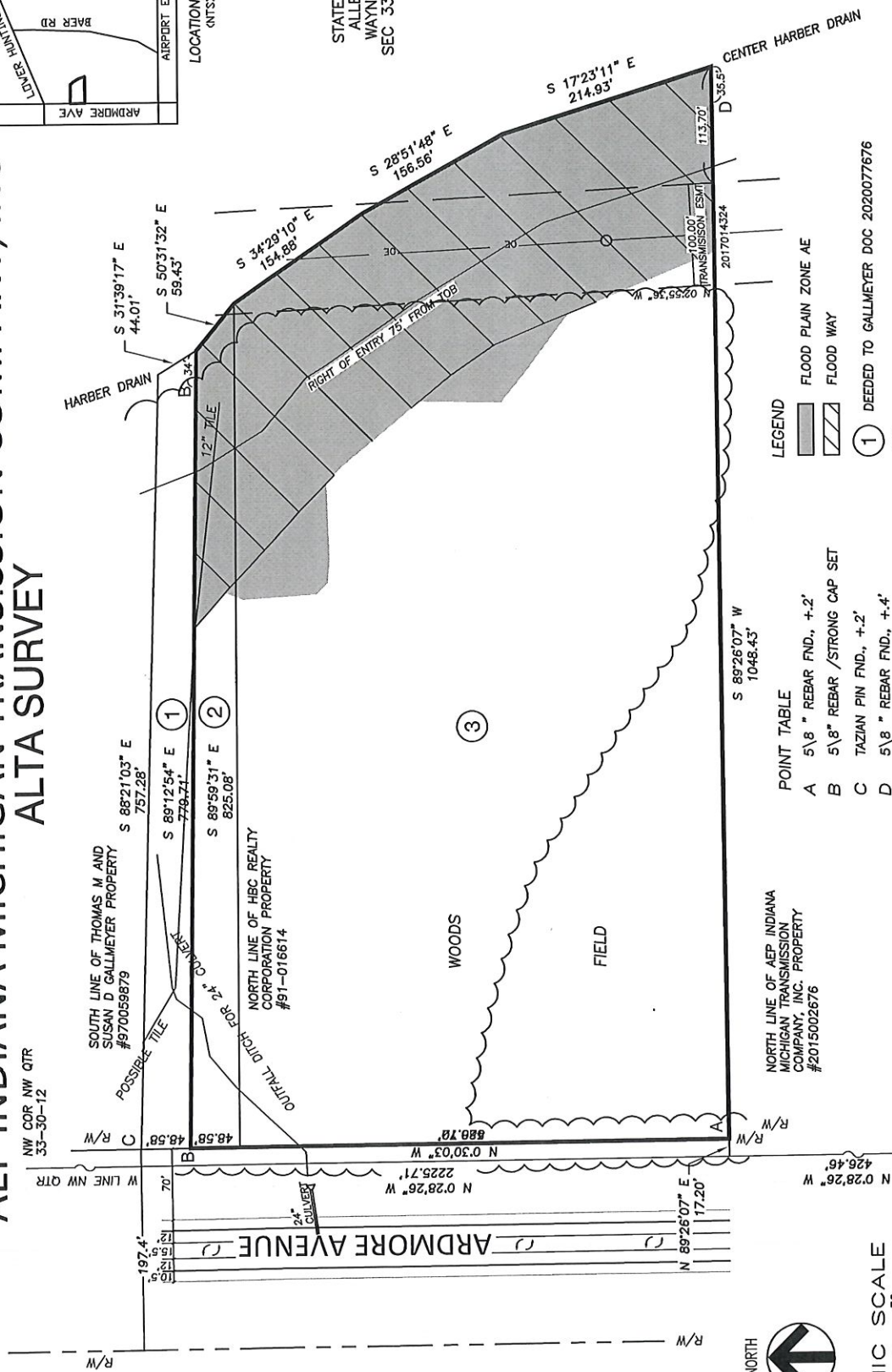
(printed name of property owner) (signature of property owner) (date)

(printed name of property owner) (signature of property owner) (date)

Received	Receipt No.	Hearing Date	Petition No.
2-1-21	136061	3-8-2021	REZ-2021-0004

LOCATION MAP
(NTS)

STATE OF INDIANA
ALLEN COUNTY
WAYNE TOWNSHIP
SEC 33, T30N, R12E



GRAPHIC SCALE

(IN FEET)

$$1 \text{ inch} = 100 \text{ ft.}$$

Engineering Vision Inc.
5812 INDUSTRIAL ROAD
FT. WAYNE, IN. 46825 PHONE (260) 484-2748

SW COR NW QTR
33-30-12

① DEEDED TO GALLMEYER DOC 2020077676

② DEEDED TO HBC REALTY

CORPORATION DOC 2020077675
TO BE DEEDED TO AEP INDIANA
MICHIGAN TRANSMISSION COMPANY, INC

REV DECEMBER 14, 2020
REV OCTOBER 28, 2020
PAGE 1 OF 3

AEP INDIANA MICHIGAN TRANSMISSION COMPANY, INC ALTA SURVEY

ZONING:

THE ZONING FOR THE LAND ABOVE IS RP PER THE COUNTY GIS MAP. SEE THE LOCAL ORDINANCE FOR RESTRICTIONS.

FLOOD MAP:

A PORTION OF THE ABOVE DESCRIBED PROPERTY LIES IN ZONE AE OF THE FEMA MAP # 180030293G DATED 8-3-2009.

SURVEY REPORT:

SURVEYOR'S REPORT: INDIANA MICHIGAN POWER COMPANY, INC.

IN ACCORDANCE WITH RULE 12 OF TITLE 865 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES OF THE LOCATION OF LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS RESULT OF THE AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS; INCONSISTENCIES IN OCCUPATION OR POSSESSION LINES; DISCREPANCIES OR AMBIGUITIES IN RECORD DESCRIPTIONS AND PLATS; AND RANDOM ERRORS IN MEASUREMENTS. REFER TO THE GRAPHIC PORTION OF THIS SURVEY FOR ADDITIONAL INFORMATION REGARDING THIS DISCUSSION. THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A URBAN SURVEY (0.07 FEET PLUS 50 PARTS PER MILLION)(0.09 FEET) AS DEFINED IN IAC 865. CONTRACT REQUIREMENTS: THIS SURVEY WAS COMPLETED IN ACCORDANCE WITH TITLE 865 INDIANA ADMINISTRATIVE CODE 1-12-12 FOR AEP INDIANA MICHIGAN TRANSMISSION COMPANY, INC. FOR THE EXCLUSIVE USE IN THE CONVEYANCE OF THE PROPERTY. THE ATTACHED PLAT OF SURVEY IS NOT WARRANTED OR ASSIGNED TO ANY PERSON(S) AFTER SAID CONVEYANCE IS COMPLETE.

11+ ACRES IN THE NORTHWEST QUARTER OF SECTION 33-30-12.

SECTION CORNERS: THE NORTHWEST CORNER IS A HARRISON MARKER. THE SOUTHWEST CORNER IS A 8" REBAR FND.

PURPOSE: To allow the sale of the above property.

THEORY OF LOCATION: THE EAST RIGHT OF WAY OF ARDMORE AVENUE IS THE WEST LINE OF THE NEW PARCEL. RECENT QUIT CLAIM DEEDS WERE EXECUTED TO CLARIFY TITLE.

INCONSISTENCIES IN OCCUPATION OR POSSESSION LINES: NO INCONSISTENCIES WERE OBSERVED.

RANDOM ERROR DUE TO MEASUREMENT IS LESS THAN 0.08 FEET. THIS SURVEY WHICH SPECIFIES THE CORNERS SHOULD BE WITHIN 0.09 FEET OF THEIR THEORETICAL LOCATION IS CERTIFIED AS AN URBAN SURVEY.

THIS SURVEY WAS PERFORMED BY, OR UNDER, THE RESPONSIBLE DIRECTION OF THE UNDERSIGNED REGISTERED LAND SURVEYOR AND TO THE BEST OF SAID REGISTERED LAND SURVEYOR'S KNOWLEDGE AND BELIEF, SAID SURVEY WAS EXECUTED ACCORDING TO THE APPLICABLE SURVEY REQUIREMENTS OF TITLE 865 I.A.C.-1-12.

To: AEP INDIANA MICHIGAN TRANSMISSION COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT MAP OR PLAT OF THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR THE ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,8, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS ORIGINALLY COMPLETED ON 10-22-2020.

JOB # 15-934
MARK L. STRONG, LS 80040295.

SCHEDULE B, PART II EXCEPTIONS:

14.-18. DOES NOT AFFECT THE SUBJECT PROPERTY.

19. USED TO DETERMINE THE WEST BOUNDARY.

21.-23. DOES AFFECT THE SUBJECT PROPERTY.

26. SHOWN.

OBSERVATIONS:

THE HARBOR LEGAL DRAIN IS THE EAST BOUNDARY. NO OTHER WATER BODIES ARE WITHIN 75 FEET OF THE SUBJECT PROPERTY.

THERE IS AN APPARENT MUTUAL OPEN DRAIN THAT RECEIVES THE DISCHARGE FROM A 24" CULVERT UNDER ARDMORE AVENUE. THERE IS ALSO AN APPARENT MUTUAL TILE FOUND THAT MAY FLOW ACROSS THE PROPERTY.

AEP INDIANA MICHIGAN TRANSMISSION COMPANY, INC ALTA SURVEY

LEGAL DESCRIPTION OF 1:

THIS DESCRIPTION WAS PREPARED BY MARK STRONG, INDIANA LS 800040295, PRESIDENT OF ENGINEERING VISION, INC. ON THE 21ST DAY OF OCTOBER, 2020; JOB # 15-934. SURVEY DATUM IS NAD 83, INDIANA EAST ZONE, REALIZATION IGS08 (INDIANA CORS) AND U.S. FEET:

PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 30 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE, NORTH 00 DEGREES 28 MINUTES 26 SECONDS WEST (STATE PLANE GRID BASIS OF BEARINGS) ALONG THE WEST LINE OF SAID QUARTER, 426.46 FEET; THENCE LEAVING SAID LINE, NORTH 89 DEGREES 26 MINUTES 07 SECONDS EAST, 17.20 FEET TO THE EAST RIGHT OF WAY OF ARDMORE AVENUE; THENCE, ALONG SAID LINE, NORTH 00 DEGREES 30 MINUTES 03 SECONDS WEST, 528.70 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING NORTH 00 DEGREES 30 MINUTES 03 SECONDS WEST, 48.58 FEET; THENCE, LEAVING SAID LINE, SOUTH 88 DEGREES 21 MINUTES 03 SECONDS EAST, 757.28 FEET TO THE CENTER OF THE HARBER DITCH; THENCE, ALONG SAID LINE, SOUTH 31 DEGREES 39 MINUTES 17 SECONDS EAST, 44.01 FEET; THENCE, LEAVING SAID LINE, NORTH 89 DEGREES 12 MINUTES 54 SECONDS WEST, 779.71 FEET TO THE POINT OF BEGINNING, CONTAINING 0.754 ACRES OF LAND MORE OR LESS AND BEING SUBJECT ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

LEGAL DESCRIPTION OF 2:

THIS DESCRIPTION WAS PREPARED BY MARK STRONG, INDIANA LS 800040295, PRESIDENT OF ENGINEERING VISION, INC. ON THE 21ST DAY OF OCTOBER, 2020; JOB # 15-934. SURVEY DATUM IS NAD 83, INDIANA EAST ZONE, REALIZATION IGS08 (INDIANA CORS) AND U.S. FEET:

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LEGAL DESCRIPTION OF 2 AND 3 TOGETHER:

THIS DESCRIPTION WAS PREPARED BY MARK STRONG, INDIANA LS 800040295, PRESIDENT OF ENGINEERING VISION, INC. ON THE 21ST DAY OF OCTOBER, 2020; JOB # 15-934. SURVEY DATUM IS NAD 83, INDIANA EAST ZONE, REALIZATION IGS08 (INDIANA CORS) AND U.S. FEET:

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12-14-20

DATE

Mark L. Strong

MARK L. STRONG

[illegible]

Harber Drain

FACT SHEET

Case #REZ-2021-0004		Bill # Z-21-02-12	Project Start: February 2021
APPLICANT:	AEP Indiana Michigan Transmission Company, Inc.		
REQUEST:	To rezone property from R1/Single Family Residential to I2/General Industrial; and approve a primary development plan for a new AEP lay-down yard, including a waiver request for location of the lay-down yard.		
LOCATION:	The site is located on the east side of the 7700 block of Ardmore Avenue, north of the AEP Ardmore Service Center (Section 33 of Wayne Township).		
LAND AREA:	Approximately 12 acres		
PRESENT ZONING:	R1/Single Family Residential		
PROPOSED ZONING:	I2/General Industrial		
COUNCIL DISTRICT:	4-Jason Arp		
ASSOCIATED PROJECT:	Primary Development Plan, AEP Service Center Expansion		
SPONSOR:	City of Fort Wayne Plan Commission		

March 8, 2021 Public Hearing

- No one from the public spoke at the public hearing.
- Ryan Neumeister, Justin Shurley and Rachel Tobin-Smith were absent.

March 15, 2021 Business Meeting

Plan Commission Recommendation: DO PASS

A motion was made by Justin Shurley and seconded by Tom Freistroffer to return the ordinance with a Do Pass recommendation to Common Council for their final decision.

6-0 MOTION PASSED

- Ryan Neumeister, Paul Sauerteig, and Rachel Tobin-Smith were absent.

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
April 5, 2021

PROJECT SUMMARY

SITE HISTORY

This site is undeveloped and covered in field, woods, and floodplain of the Harber Ditch.

STAFF DISCUSSION

The petitioner requests a rezoning from R1/Single Family Residential to I2/General Industrial to expand the Ardmore Service Center to include an equipment laydown site. In 2016, AEP developed the southern portion of their property (approximately 20 acres) with a new service center, substation and storage area. The property is located north of the existing City of Fort Wayne regional detention basin and northwest of the existing AEP building and storage area.

The current zoning of the north portion (approximately 12 acres) is R1/Single Family Residential. This ground is undeveloped and partially wooded. The Harber Drain and associated floodplain runs along the eastern boundary. The general area to the south and west is industrial, especially along the Airport Expressway. BAE Systems, Sabert, and Amazon are all located on the west side of Ardmore. Additional industrial ground is located to the northwest at Ardmore and Lower Huntington. The rezoning request to I2/General Industrial will allow the outdoor storage component of the operations.

Staff is supportive of the zoning change. AEP has long had a presence at Ardmore and Airport Expressway. The rezoning will allow AEP to keep their equipment adjacent to the service center. The development plan includes landscaping along the Ardmore frontage to buffer the equipment storage. The zoning request is compatible with the existing zoning in the area and along Airport Expressway. The proposal can be supportive by the following goals and policies of the Comprehensive Plan:

LU3. Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure;

LU6. Encourage carefully planned sustainable growth and coordinated development by encouraging mixed land uses.

LU6.C Encourage the conversion of vacant or underutilized properties into compatible mixed-use development areas.

LU6.D Support carefully planned, coordinated, compatible mixed-use development.

LU7 Encourage sustainable growth by conserving natural features and environmentally sensitive land with significant value.

LU8. Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.

The proposed site plan consists of a 4.6-acre gravel laydown yard for AEP. This outdoor storage area will be surrounded by security fencing. Evergreen trees will be planted between the storage area and Ardmore Avenue. LED light fixtures on 25-foot poles will be installed along the perimeter of the site. Existing trees on the north and east sides will remain and the floodplain will not be disturbed. Access to the site will be from Ardmore Avenue and from the existing service center to the south.

There is one waiver requested: to locate the outdoor storage area in front of the front building façade. The storage area will still meet the required front yard setback and exceed it by 25 feet. Within this area, a mixture of evergreen trees will be planted. The natural terrain of the site, with the Harber Ditch and floodplain, reduce the usable space on the site. The applicant states that this waiver is necessary to provide the equipment storage needed to complete several infrastructure improvements in the area for both transmission and distribution electric facilities.

PUBLIC HEARING SUMMARY:

Presenter: Robert Maiorana, AEP Real Estate, presented the proposal as outlined above.

Public Comments:

None

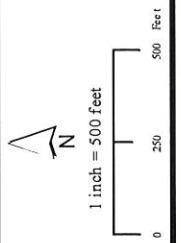


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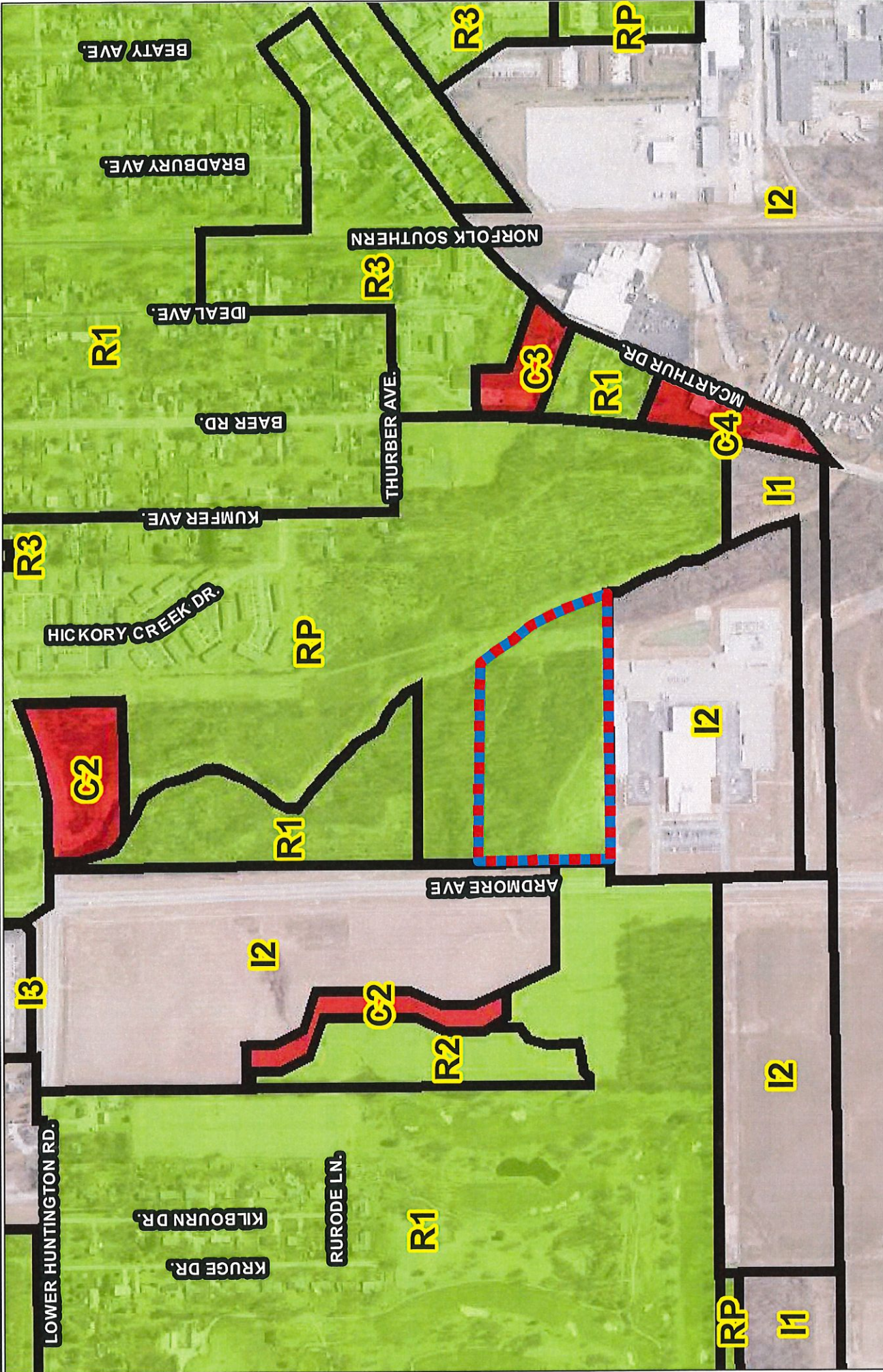
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State Plane Coordinate System, Indiana East
Photos and Contours Spring 2009
Date: 2/11/2021





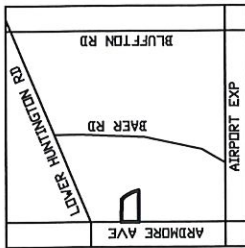
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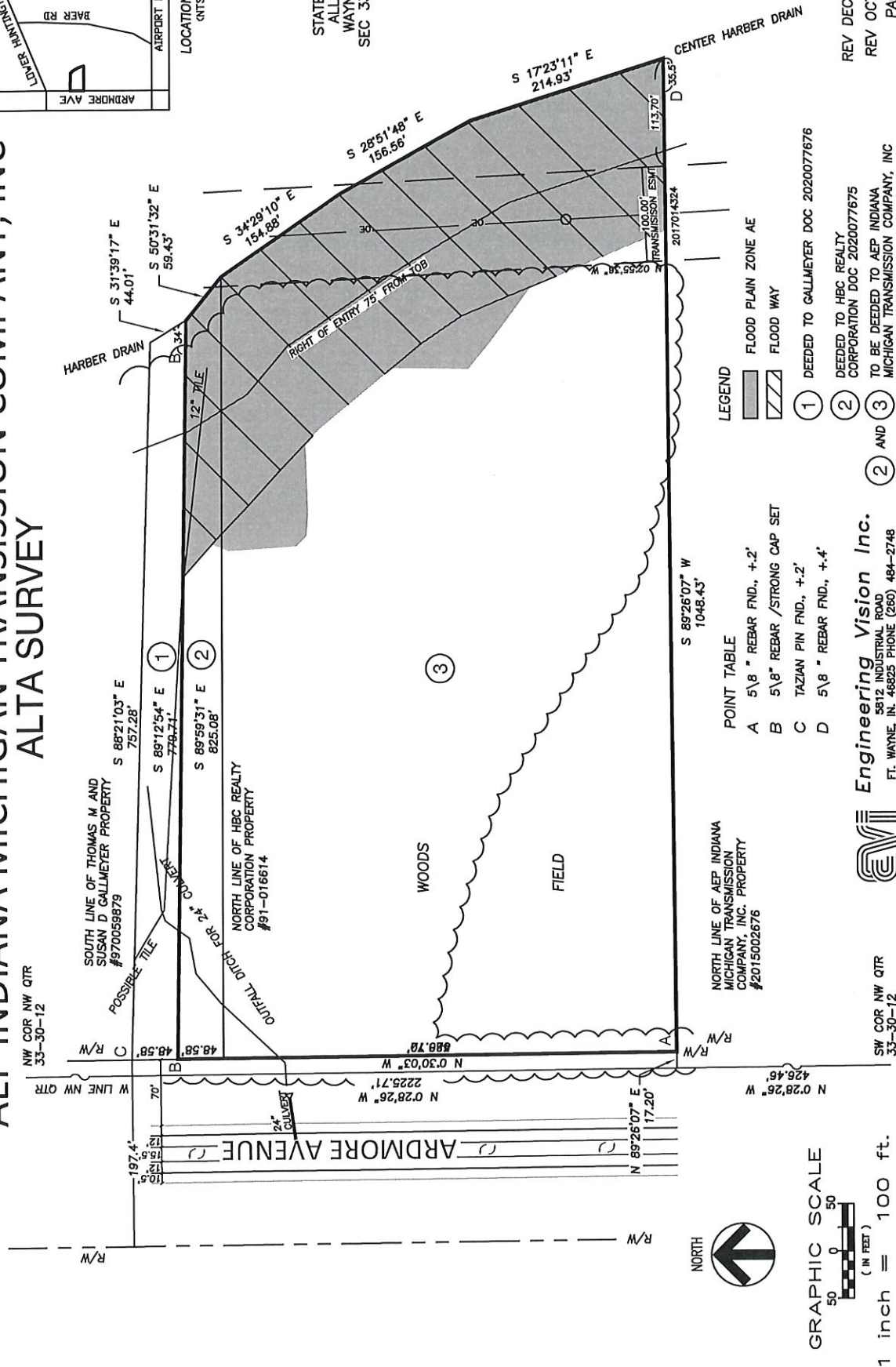
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AEP INDIANA MICHIGAN TRANSMISSION COMPANY, INC ALTA SURVEY



STATE OF INDIANA
ALLEN COUNTY
WAYNE TOWNSHIP
SEC 33, T30N, R12E



- LEGEND**
- FLOOD PLAIN ZONE AE
 - FLOOD WAY
- POINT TABLE**
- | Point | Description |
|-------|----------------------------|
| A | 5\8" REBAR FND., +.2' |
| B | 5\8" REBAR /STRONG CAP SET |
| C | TAZIAN PIN FND., +.2' |
| D | 5\8" REBAR FND., +.4' |
- DEED TO GALLMEYER DOC 2020077676**
- DEED TO HBC REALTY CORPORATION DOC 2020077675**
- TO BE DEEDED TO AEP INDIANA MICHIGAN TRANSMISSION COMPANY, INC**



REV DECEMBER 14, 2020
REV OCTOBER 28, 2020
PAGE 1 OF 3

Engineering Vision Inc.
5912 INDUSTRIAL ROAD
FT. WAYNE, IN 46825 PHONE (260) 484-2748

[illegible]

Harber Drain

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant AEP Indiana Michigan Transmission Company, Inc.
Address 1 Riverside Plaza
City Columbus State Ohio Zip 43215-2737
Telephone (614) 716-6835 E-mail ptireland@aep.com

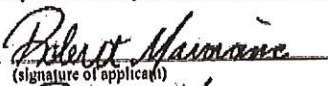
Contact Person
Contact Person Robert Maiorana
Address 110 E. Wayne St., 17th Floor
City Fort Wayne State Indiana Zip 46802
Telephone (260) 249-0405 E-mail Rmmalorana@aep.com

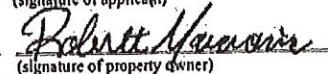
All staff correspondence will be sent only to the designated contact person.

Request
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
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Sewer provider City of Fort Wayne Water provider City of Fort Wayne

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☒ Applicable number of surveys showing area to be rezoned (plans must be folded)
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☐ 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.

Robert Maiorana  01/27/2021
(printed name of applicant) (signature of applicant) (date)

Robert Maiorana (AEP Real Estate Agent, Sr.)  01/27/2021
(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.
<u>2-1-21</u>	<u>136061</u>	<u>3-8-2021</u>	<u>REZ-2021-0004</u>

AVIATION STATION

1/26/2021

LEGAL DESCRIPTION COMBINED PARCELS

THIS DESCRIPTION WAS PREPARED BY MARK STRONG, INDIANA LS 800040295, PRESIDENT OF ENGINEERING VISION, INC., ON THE 26TH DAY OF JANUARY, 2021. JOB NUMBER 15-934. SURVEY DATUM IS NAD 83, INDIANA EAST ZONE, REALIZATION IGS08 (INDIANA CORPS AND US FEET).

PART OF THE WEST HALF OF SECTION 33, TOWNSHIP 30 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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FACT SHEET

Case #REZ-2021-0004 Bill # Z-21-02-12 Project Start: February 2021	
APPLICANT:	AEP Indiana Michigan Transmission Company, Inc.
REQUEST:	To rezone property from R1/Single Family Residential to I2/General Industrial; and approve a primary development plan for a new AEP lay-down yard, including a waiver request for location of the lay-down yard.
LOCATION:	The site is located on the east side of the 7700 block of Ardmore Avenue, north of the AEP Ardmore Service Center (Section 33 of Wayne Township).
LAND AREA:	Approximately 12 acres
PRESENT ZONING:	R1/Single Family Residential
PROPOSED ZONING:	I2/General Industrial
COUNCIL DISTRICT:	4-Jason Arp
ASSOCIATED PROJECT:	Primary Development Plan, AEP Service Center Expansion
SPONSOR:	City of Fort Wayne Plan Commission

March 8, 2021 Public Hearing

- No one from the public spoke at the public hearing.
- Ryan Neumeister, Justin Shurley and Rachel Tobin-Smith were absent.

March 15, 2021 Business Meeting

Plan Commission Recommendation: DO PASS

A motion was made by Justin Shurley and seconded by Tom Freistroffer to return the ordinance with a Do Pass recommendation to Common Council for their final decision.

6-0 MOTION PASSED

- Ryan Neumeister, Paul Sauerteig, and Rachel Tobin-Smith were absent.

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
April 5, 2021

PROJECT SUMMARY

SITE HISTORY

This site is undeveloped and covered in field, woods, and floodplain of the Harber Ditch.

STAFF DISCUSSION

The petitioner requests a rezoning from R1/Single Family Residential to I2/General Industrial to expand the Ardmore Service Center to include an equipment laydown site. In 2016, AEP developed the southern portion of their property (approximately 20 acres) with a new service center, substation and storage area. The property is located north of the existing City of Fort Wayne regional detention basin and northwest of the existing AEP building and storage area.

The current zoning of the north portion (approximately 12 acres) is R1/Single Family Residential. This ground is undeveloped and partially wooded. The Harber Drain and associated floodplain runs along the eastern boundary. The general area to the south and west is industrial, especially along the Airport Expressway. BAE Systems, Sabert, and Amazon are all located on the west side of Ardmore. Additional industrial ground is located to the northwest at Ardmore and Lower Huntington. The rezoning request to I2/General Industrial will allow the outdoor storage component of the operations.

Staff is supportive of the zoning change. AEP has long had a presence at Ardmore and Airport Expressway. The rezoning will allow AEP to keep their equipment adjacent to the service center. The development plan includes landscaping along the Ardmore frontage to buffer the equipment storage. The zoning request is compatible with the existing zoning in the area and along Airport Expressway. The proposal can be supportive by the following goals and policies of the Comprehensive Plan:

LU3. Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure;

LU6. Encourage carefully planned sustainable growth and coordinated development by encouraging mixed land uses.

LU6.C Encourage the conversion of vacant or underutilized properties into compatible mixed-use development areas.

LU6.D Support carefully planned, coordinated, compatible mixed-use development.

LU7 Encourage sustainable growth by conserving natural features and environmentally sensitive land with significant value.

LU8. Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.

The proposed site plan consists of a 4.6-acre gravel laydown yard for AEP. This outdoor storage area will be surrounded by security fencing. Evergreen trees will be planted between the storage area and Ardmore Avenue. LED light fixtures on 25-foot poles will be installed along the perimeter of the site. Existing trees on the north and east sides will remain and the floodplain will not be disturbed. Access to the site will be from Ardmore Avenue and from the existing service center to the south.

There is one waiver requested: to locate the outdoor storage area in front of the front building façade. The storage area will still meet the required front yard setback and exceed it by 25 feet. Within this area, a mixture of evergreen trees will be planted. The natural terrain of the site, with the Harber Ditch and floodplain, reduce the usable space on the site. The applicant states that this waiver is necessary to provide the equipment storage needed to complete several infrastructure improvements in the area for both transmission and distribution electric facilities.

PUBLIC HEARING SUMMARY:

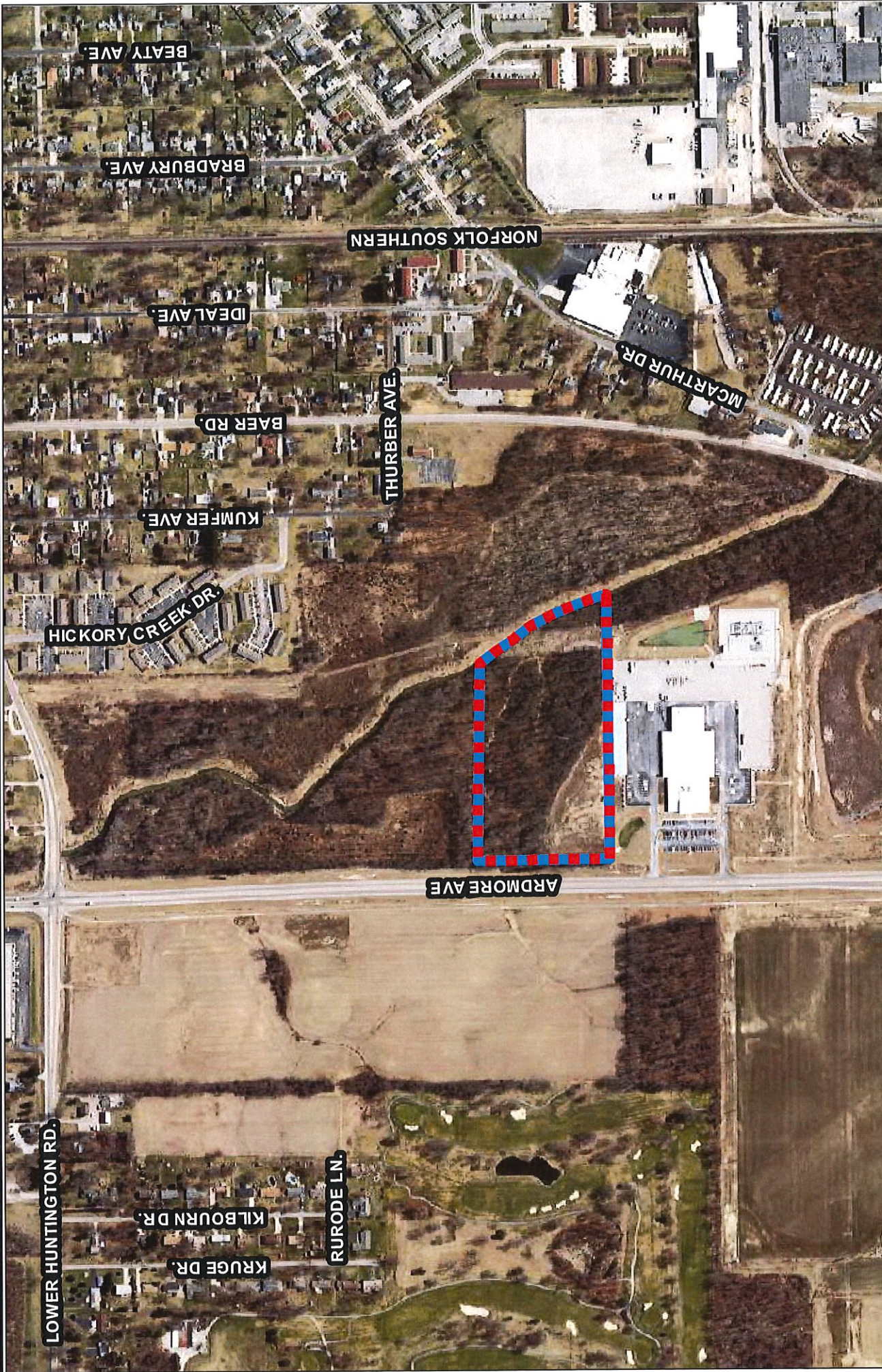
Presenter: Robert Maiorana, AEP Real Estate, presented the proposal as outlined above.

Public Comments:

None



Rezoning Petition REZ-2021-0004 and Primary Development Plan PDP-2021-0003 - AEP Ardmore Laydown Yard



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 presented 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: 2/11/2021

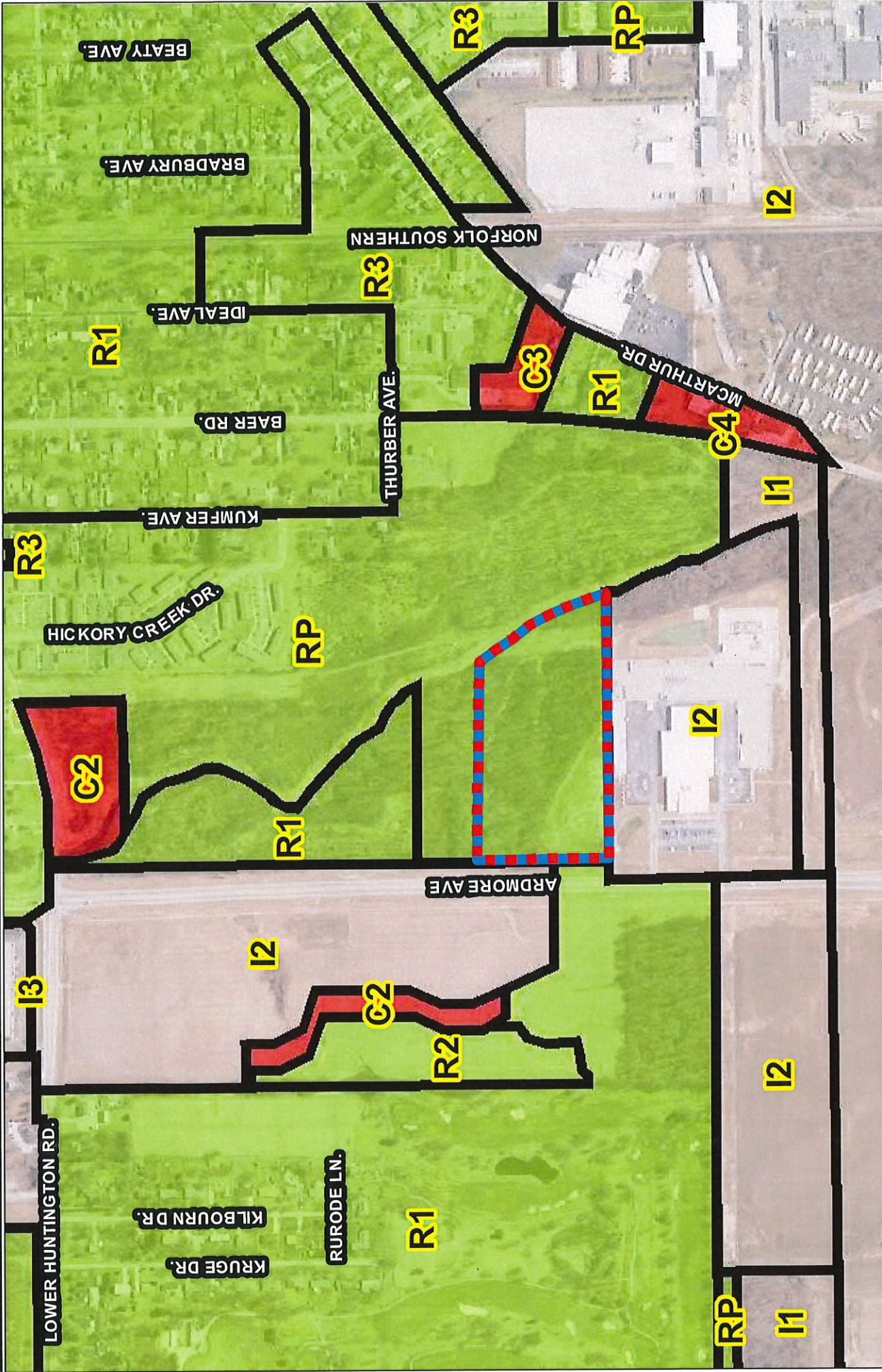


1 inch = 500 feet





Rezoning Petition REZ-2021-0004 and Primary Development Plan PDP-2021-0003 - AEP Ardmore Laydown Yard



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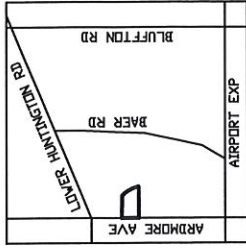
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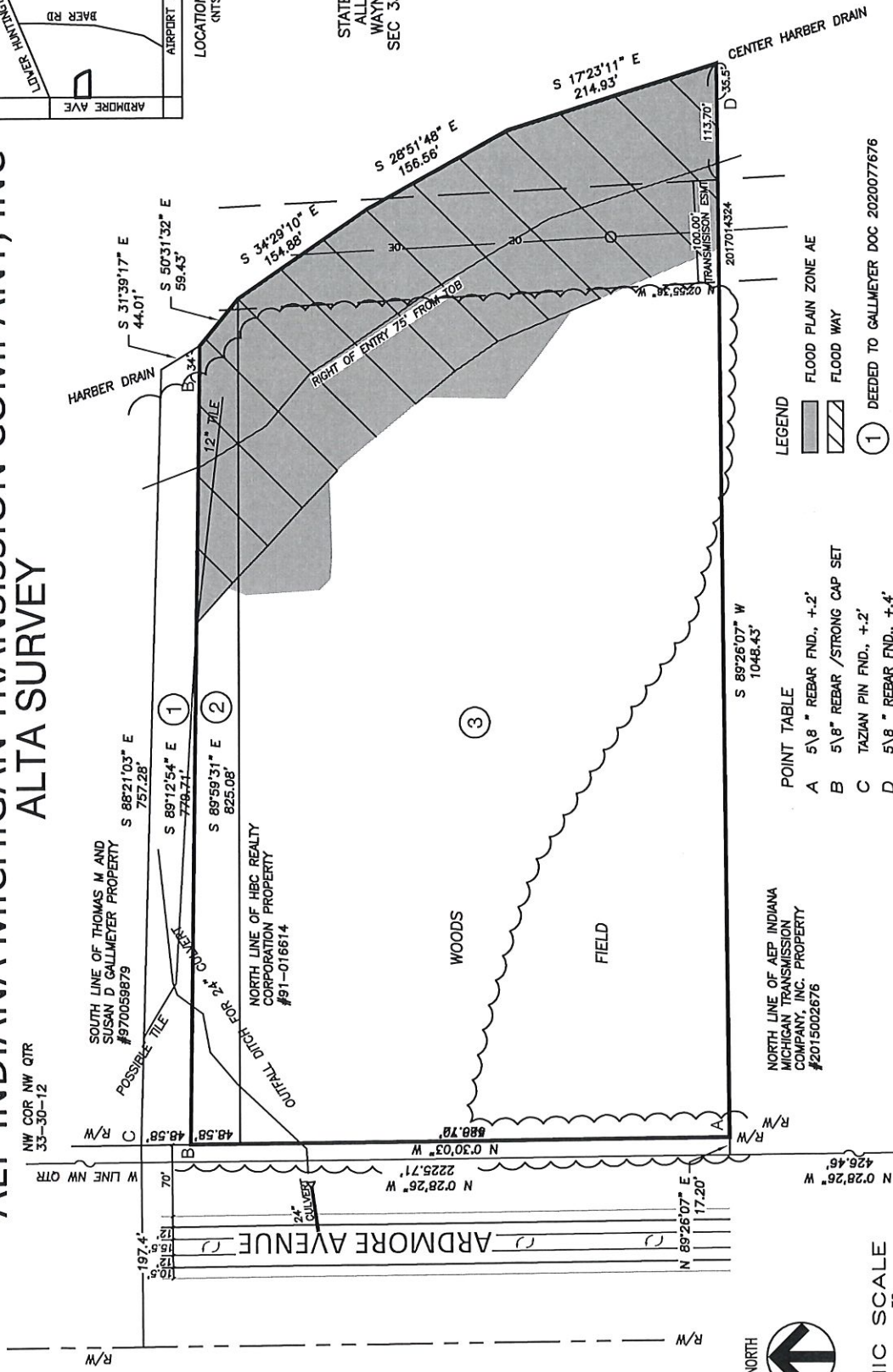
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0 250 500 Feet

AEP INDIANA MICHIGAN TRANSMISSION COMPANY, INC ALTA SURVEY



STATE OF INDIANA
ALLEN COUNTY
WAYNE TOWNSHIP
SEC 33, T30N, R12E



LEGEND

- FLOOD PLAIN ZONE AE
- FLOOD WAY

- ① DECEDED TO GALLMEYER DOC 2020077676
- ② DECEDED TO HBC REALTY CORPORATION DOC 2020077675
- ③ TO BE DECEDED TO AEP INDIANA MICHIGAN TRANSMISSION COMPANY, INC

POINT TABLE

- A 5/8" REBAR FND., +.2'
- B 5/8" REBAR /STRONG CAP SET
- C TAZIAN PIN FND., +.2'
- D 5/8" REBAR FND., +.4'

NORTH LINE OF AEP INDIANA
MICHIGAN TRANSMISSION
COMPANY, INC. PROPERTY
#2015002676



Engineering Vision Inc.
5812 INDUSTRIAL ROAD
FT. WAYNE, IN. 46825 PHONE (260) 484-2748

GRAPHIC SCALE



1 inch = 100 ft.

NORTH



REV DECEMBER 14, 2020
REV OCTOBER 28, 2020
PAGE 1 OF 3

The site plan illustrates the proposed development at the Ardmore Service Center. Key components include:

- Ardmore Service Center Building:** A large rectangular structure with a footprint of 89,287 SF, covering a site area of approximately 20.46 acres. The finished floor elevation is 791.00'.
- Parking Areas:** Multiple parking lots are shown, including one adjacent to the main building and another near the entrance. Specific parking spaces are numbered (e.g., 1-10, 11-20).
- Gravel Areas:** A large "80% ACRES GRAVEL LAYDOWN YARD" is located north of the building. Other gravel areas are situated south and east of the main building complex.
- Water Features:** An "EXISTING RETENTION POND" is located west of the building, and another "EXISTING RETENTION POND" is situated further east, near the "Harbor Drain".
- Infrastructure:** The plan shows various utility lines, including water supply lines, sewer lines, and stormwater management systems. A "NEW WATER TOWER" is indicated near the top left.
- Access Points:** Several access points are marked, such as "NEW ACCESS DRIVE" and "EXISTING ACCESS TO BUILDING".
- Topography:** Contour lines indicate the terrain's slope, particularly towards the "Harbor Drain" on the right side of the plan.

Harber Drain

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant AEP Indiana Michigan Transmission Company, Inc.
Address 1 Riverside Plaza
City Columbus State Ohio Zip 43215-2737
Telephone (614) 716-6835 E-mail ptireland@aep.com

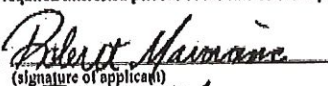
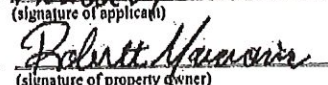
Contact Person
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