**#REZ-2020-0026**

**BILL NO. Z-20-07-08**

**ZONING MAP ORDINANCE NO. Z-_____**

**AN ORDINANCE amending the City of Fort Wayne Zoning Map No. J-50 (Sec. 10 of Washington 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 C1 (Professional Office and Personal Services) District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

**PARCEL I:**

Document Number 2015040092; Warranty Deed, dated July 31, 2015 and recorded August 3, 2015

Lot Numbered 58 Plat of Broadmoor Addition, Washington Township, according to the recorded plat thereof, in the Office of the Recorder of Allen County, Indiana.

**PARCEL II:**

Document Number 200013810; Warranty Deed, dated February 29, 2000 and recorded March 7, 2000.

Lot Number 57 in Broadmoor Addition, according to the plat thereof, recorded in Plat record 15, page 96, in the Office of the Recorder of Allen County, Indiana.

**PARCEL III:**

**Tract A:**

Document Number 2019052041; Quit Claim Deed, dated October 4, 2019 and recorded October 11, 2019.

The North 30 feet of Lot Number 2 in Broadmoor Addition, Washington Township, Allen County, Indiana, EXCEPT the West 75 feet thereof.

ALSO: The South 60 feet of Lot Number 2 in Broadmoor Addition, Washington Township, Allen County, Indiana, according to the plat thereof, recorded in Plat record 15, page 96, in the Office of the Recorder of Allen County, Indiana.

EXCEPTING THEREFROM: The following described real estate:

A part of Lot 2 in Broadmoor Addition to the City or Fort Wayne, Indiana, the plat of which is recorded in Plat Book 15, page 96, in the Office of the Recorder of Allen County, Indiana, and being that part of the grantors' land lying within the right of way lines depicted on the

attached right of way parcel plat marked Exhibit B (to Document Number 2007070519), described as follows:

Beginning at the Northeast corner of said Lot; thence South 1° 11' 57" East 30.00 feet along the East line of said Lot to the North boundary of SR 3 (Lima Road); thence South 89° 06' 22" West 18.38 feet along the boundary of SR 3; thence North 1° 08' 01" West 30.00 feet to point "791" designated on said parcel plat and the Nor1h line of said Lot; thence North 89° 06' 22" East 16.35 feet along said Lot line to the point of beginning, and containing 491 square feet. more or less.

**Tracts B-1 & B-2:**

Document Number 2018015262; Quit Claim Deed, March 7, 2018 and recorded March 28, 2018.

Parcel A: The East 125 feet of even width of Lot Number 1 in Broadmoor Addition, according to the plat thereof, recorded in Plat Record 15, page 96, in the Office of the Recorded of Allen County, Indiana, except that part granted to the State for highway purposes recorded in Deed Record 589, page 367.

Parcel B: Lot Number 1, except the East 125 feet thereof, and the north 30 feet of Lot Number 2, except the east 125 feet thereof, all in Broadmoor Addition, according to the plat thereof, recorded in Plat Record 15, page 96, in the Office of the Recorder of Allen County, Indiana.

ALSO, Excepting a part of said Lot 1 in Broadmoor Addition to the City of Fort Wayne, Allen County, Indiana, and being that part of the land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked EXHIBIT "B", described as follows: Beginning at the northwest corner of said lot; thence North 89 degrees 06 minutes 22 seconds East 176.00 feet along the north line of said lot to the southwestern boundary of the intersection of S.R. 3 (Lima Road) and Wallen Road; thence South 49 degrees 10 minutes 29 seconds East 32.31 feet along the boundary of the intersection of said S.R. 3 and said Wallen Road to the east line of said lot; thence South 1 degree 11 minutes 57 seconds East 82.30 feet along said lot line to the southeast corner of said lot; thence South 89 degrees 06 minutes 22 seconds West 16.35 feet along the south line of said lot to point "791" designated on said parcel plat; thence North 33 degrees 28 minutes 48 seconds West 102.80 feet to point "796" designated on said parcel plat; thence North 86 degrees 11 minutes 21 seconds West 129.24 feet to the west line of said lot; thence North 1 degree 11 minutes 36 seconds West 6.59 feet along said lot line to the point of beginning and containing 6,291 square feet, more or less.

ALSO, Excepting that part of said Lot Number 1 conveyed to the State of Indiana as described in Deed Record 589, page 367, in the Office of the Recorder of Allen County, Indiana. And containing in all after said exceptions 16,501 square feet, more or less.#2019052041 - Tract 6 (commonly known as 8831 Lima Rd): 02-07-10-126-027-00-073 & 02-07-10-126-026.000-073 The North 30 feet of Lot Number 2 in Broadmoor Addition, Washington Township, Allen County, Indiana, EXCEPT the West 75 feet thereof.

ALSO: The South 60 feet of Lot Number 2 in Broadmoor Addition, Washington Township, Allen County, Indiana, according to the plat thereof, recorded in Plat Record 15, page 96, in the Office of the Recorder of Allen County, Indiana.

EXCEPTING THEREFROM: The following described real estate: A part of Lot 2 in Broadmoor Addition to the City of Fort Wayne, Indiana, the plat of which is recorded in Plat Book 15, page 96, in the Office of the Recorded of Allen County, Indiana, and being that part of the grantors' land lying within the right of way lines depicted on the attached right of way parcel plat marked Exhibit B (to Document Number 2007070519), described as follows: Beginning at the Northeast corner of said Lot; thence South 1° 11' 57" East 30.00 feet along the East line of said Lot to the North boundary of SR 3 (Lima Road); thence South 89° 06'

22" West 16.38 feet along the boundary of SR 3; thence North 1° 08' 01" West 30.00 feet to point "791" designated on said parcel plat and the North line of said Lot; thence North 89° 06' 22" East 16.35 feet along said Lot line to the point of beginning, and containing 491 square feet, more or less.

**PARCEL IV:**

Document Number 2008007876; Warranty Deed, dated February 12, 2008 and recorded February 19, 2008.

Lots 59 & 60 in Broadmoor Addition, according to the plat thereof, in Allen County, Indiana a/k/a 1731 West Wallen Road, Fort Wayne, Indiana.

(This deed subject to Document Number 2007070613, conveying 263 square feet of Lot 59 to the State of Indiana for Right-of-Way purposes.)

**PARCEL V:**

**Tract A:**

Document Number 205073107; Warranty Deed, dated September 6, 2005 and recorded November 7, 2005.

Parcel I: The North 87 feet of Lot Number 3, Plat of Broadmoor Addition, Washington Township, Allen County, Indiana, EXCEPTING therefrom that part thereof conveyed to the State of Indiana for highway purposes, according to the plat thereof, as recorded in Plat Record 15, page 96, in the Office of the Recorder of Allen County, Indiana.

Parcel II: Lot Number 4 and the South 3 feet of Lot Number 3 on the plat of Broadmoor Addition, according to the plat thereof, as recorded in Plat Record 15, page 96, EXCEPTING therefrom that part thereof, conveyed to the State of Indiana for Highway purposes, in the Office of the Recorder of Allen County, Indiana.

**Tract B:**

Document Number 990042887; Warranty Deed, dated April 14, 1999 and recorded June 14, 1999.

Lot Number 5 Plat of Broadmoor Addition, an addition to the City of Fort Wayne, according to the plat thereof recorded in Plat Record 15, page 96 in the Office of the Recorder of Allen County, Indiana.

and the symbols of the City of Fort Wayne Zoning Map No. J-50 (Sec. 10 of Washington 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: Fort Financial Credit Union
Address: 3102 Spring Street
City: Fort Wayne State: Indiana Zip: 46808
Telephone: (260) 432-1561 E-mail: steve.collins@fortfinancialcu.net

**Contact Person**

Contact Person: Thomas B. Trent, Rothberg Logan & Warsco LLP
Address: 505 E. Washington Blvd., P.O. Box 11647
City: Fort Wayne State: Indiana Zip: 46859
Telephone: (260) 422-9454 E-mail: ttrent@rlwlawfirm.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: See attached Exhibit "A".
Present Zoning: Ex. "A" Proposed Zoning: Ex. "A" Acreage to be rezoned: 3.95
Proposed density: One (1) building per every 3.95 acres units per acre
Township name: Washington Township section #: 10
Purpose of rezoning (attach additional page if necessary): The purpose of the rezoning is to enable applicant to operate a corporate office building, inclusive of a credit union branch.

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 Rezonings 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.

| | | |
|---|---|---|
| Fort Financial Credit Union | Steve R. Collins | 7/2/2020 |
| (printed name of applicant) | (signature of applicant) | (date) |
| Gregory J. Bangert | Gregory J. Bangert | 7-3-2020 |
| (printed name of property owner) | (signature of property owner) | (date) |
| Nancy Schmidt | | |
| (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. |
|---|---|---|---|
| 7-7-2020 | 134467 | 8-10-2020 | REZ-2020-0026 |

**Exhibit "A" to Fort Financial Credit Union's Rezoning Petition**

Properties to be rezoned:

- 1731 W. Wallen Rd., Fort Wayne, Indiana 46818
  - Current Owner: David R. & Julie K. Jump Co-Trs
  - Currently zoned: R1
  - Proposed zoning: C1
  - Property Acreage: 0.92
- 8800 Lima Rd., Fort Wayne, Indiana 46818
  - Current Owner: LST LLC
  - Currently zoned: NC
  - Proposed zoning: C1
  - Property Acreage: 1.38
- 8831 Lima Road, Fort Wayne, Indiana 46818
  - Current Owner: R & B Enterprises FW LLC
  - Currently zoned: C2
  - Proposed zoning: C1
  - Property Acreage: 0.73
- 1804 Broadmoor Avenue, Fort Wayne, Indiana 46818
  - Current Owner: Gregory J. Bangert
  - Currently zoned: R1
  - Proposed zoning: C1
  - Property Acreage: 0.46
- 1728 Broadmoor Avenue, Fort Wayne, Indiana 46818
  - Current Owner: Nancy Schmidt
  - Currently zoned: R1
  - Proposed zoning C1
  - Property Acreage: 0.46

Total Acreage to be rezoned: 3.95

## FORT FINANCIAL PARCEL LEGAL DESCRIPTIONS:

### PARCEL I:

Document Number 2015040092; Warranty Deed, dated July 31, 2015 and recorded August 3, 2015

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### PARCEL III:

**Tract A:**

Document Number 2019052041; Quit Claim Deed, dated October 4, 2019 and recorded October 11, 2019.

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**PARCEL IV:**

Document Number 2008007876; Warranty Deed, dated February 12, 2008 and recorded February 19, 2008.

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(This deed subject to Document Number 2007070613, conveying 263 square feet of Lot 59 to the State of Indiana for Right-of-Way purposes.)

**PARCEL V:**

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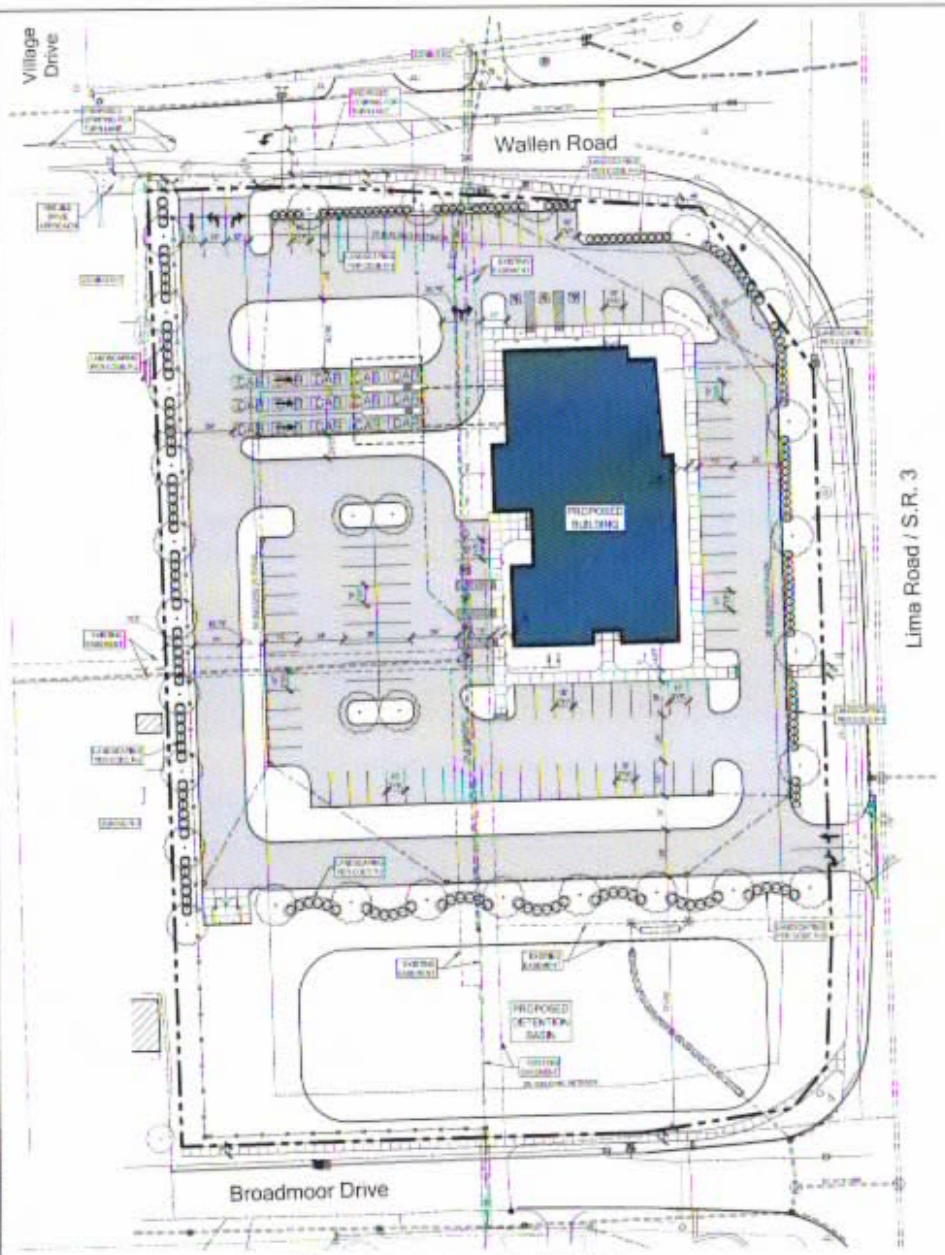
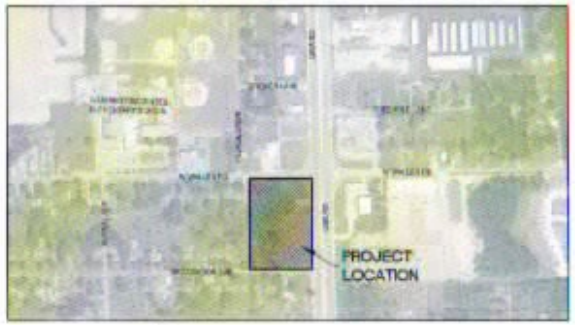



1 PRIMARY DEVELOPMENT PLAN




LOCATION MAP

| BUILDING INFORMATION | |
|---|---|
| [illegible] | [illegible] |
| [illegible] | [illegible] |

| LOT INFORMATION | |
|---|---|
| [illegible] | [illegible] |
| [illegible] | [illegible] |
| [illegible] | [illegible] |
| [illegible] | [illegible] |

FLOOD INSURANCE RATE MAP (FIRM)

| PARKING SUMMARY | |
|---|---|
| [illegible] | [illegible] |
| [illegible] | [illegible] |

DEVELOPER

ARCHITECT

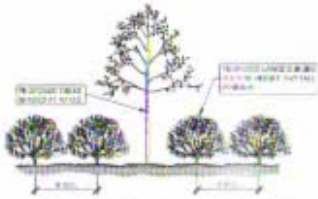
ENGINEER

SURVEYOR

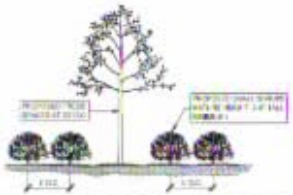
LAYOUT LEGEND:

LANDSCAPE LEGEND:

PROPOSED LEGEND:



2 TYPICAL CODE P-2 LANDSCAPING



1 TYPICAL CODE P-1 LANDSCAPING

DESIGN COLLABORATIVE

ENGINEERING RESOURCES, INC.

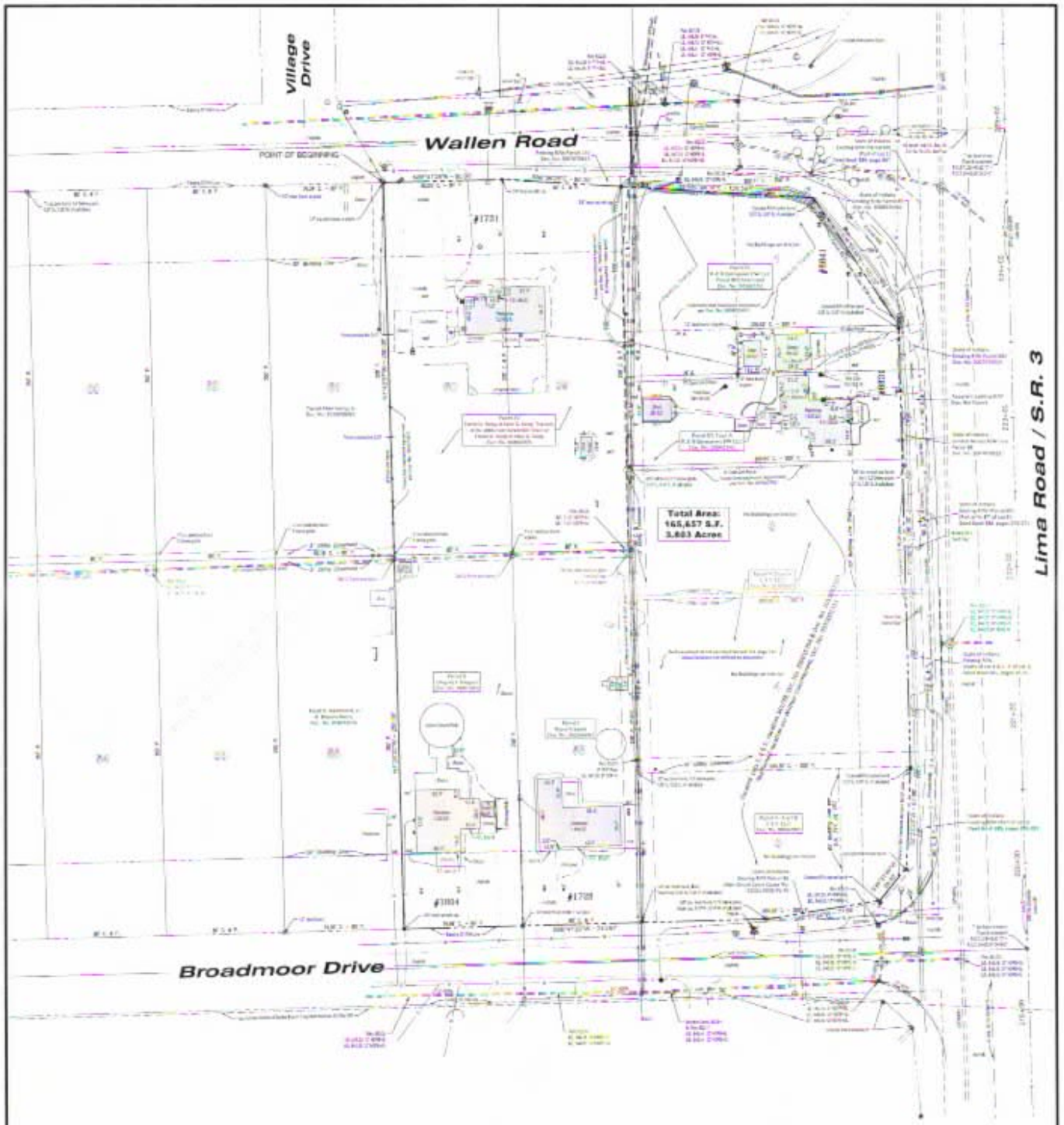
# FORT FINANCIAL CREDIT UNION
## NEW HEADQUARTERS & BRANCH
## FORT WAYNE, IN

| | |
|---|---|
| [illegible] | [illegible] |
| [illegible] | [illegible] |
| [illegible] | [illegible] |
| [illegible] | [illegible] |

| DATE | DESCRIPTION |
|---|---|
| | |

PRIMARY DEVELOPMENT PLAN

PD1




## Symbols Legend

## Miscellaneous Notes

## ALTA/NSPS Land Title Survey

BENCHMARK INFO

| | | | | | |
|---|---|---|---|---|---|
| | **APEX Consulting & Surveying, Inc.** | APEX Consulting & Surveying | ALTA/NSPS LAND TITLE SURVEY<br>Lots 1, 2, 3, 4, 5, 57, 58, 59 and 60<br>in Broadmoor Addition to the City of Fort Wayne,<br>Allen County, Indiana | REVISIONS | Sheet No.<br>**1 of 2** |

## Record Descriptions

**PARCEL I:**

[illegible]

**PARCEL II:**

[illegible]

**PARCEL III:**

Tract A:

[illegible]

Tracts B-1 & B-2:

[illegible]

**PARCEL IV:**

[illegible]

**PARCEL V:**

Tract A:

[illegible]

Tract B:

[illegible]

## Surveyor's Report

[illegible]

## Flood Zone Designation

[illegible]

## ZONING

[illegible]

## Section Corner / Vicinity Map

Metropolitan Title of Indiana, LLC
Commitment No.: 4030-160184

## Notes Corresponding to Schedule B

[illegible]

*** Items 5-14 are not matters of survey ***

[illegible]

*** Items 19-42 are not matters of survey ***

| | | |
|---|---|---|
| **APEX Consulting & Surveying, Inc.** 4313 BROADWAY FORT WAYNE, IN. 46807 PH: (260) 753-5985 FAX: (888) 806-4177 | APEX Consulting & Surveying | ALTA/NSPS LAND TITLE SURVEY<br>Lots 1, 2, 3, 4, 5, 57, 58, 59 and 60 in Broadmoor Addition to the City of Fort Wayne, Allen County, Indiana |

REVISIONS

| BY | DATE | DESCRIPTION |
|---|---|---|
| | | |

Drawn by: JCL
Date of Field Work: 5/28/2020
Date of Survey: 5/27/2020
Reviewed by: PMD
Job Number: 20200240

Cad File Name: 20200240_ALTA.DWG
Sheet No.: **2 of 2**

*Rezoning Petition REZ-2020-0026, Primary Development Plan PDP-2020-0022 - Fort Financial Credit Union, and WCA-2020-0001*

Although since 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.
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Horizontal Datum: Spring 2003
Date: 7/20/2020

N

1 inch = 300 feet

0 150 300 feet

*Rezoning Petition REZ-2020-0026, Primary Development Plan PDP-2020-0022 - Fort Financial Credit Union, and WCA-2020-0001*

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State Plane Coordinate System, Indiana East
Photo and Contours: Spring 2003
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N

1 inch = 300 feet

0 150 300 Feet

DESIGN
COLLABORATIVE

Fort Financial
Fort Financial
DESIGN
COLLABORATIVE

Port Financial
Credit Union
DESIGN
COLLABORATIVE

# FACT SHEET

| Case #REZ-2020-0026 | Bill # Z-20-07-08 | Project Start: July 2020 |
|---|---|---|

| | |
|---|---|
| APPLICANT: | Fort Financial Credit Union |
| REQUEST: | To rezone property from NC/Neighborhood Center, C2/Limited Commercial, and R1/Single Family Residential to C1/Professional Office and Personal Services for the Fort Financial Corporate Headquarters. |
| LOCATION: | The site is located on the west side of the 8800 block of State Road 3/Lima Road, on the south side of the 1700 block of West Wallen Road, and on the north side of the 1700 and 1800 blocks of Broadmoor Avenue (Section 10 of Washington Township). |
| LAND AREA: | Approximately 4 acres |
| PRESENT ZONING: | NC/Neighborhood Center, C2/Limited Commercial, and R1/Single Family Residential |
| PROPOSED ZONING: | C1/Professional Office and Personal Services |
| COUNCIL DISTRICT: | 3-Tom Didier |
| ASSOCIATED PROJECT: | Primary Development Plan, Fort Financial Credit Union |
| SPONSOR: | City of Fort Wayne Plan Commission |

**August 10, 2020 Public Hearing**

- One resident spoke at the hearing in opposition.
- Don Schmidt and Rachel Tobin-Smith were absent.

**August 17, 2020 – Business Meeting**

**Plan Commission Recommendation: DO PASS w/Written Commitment**

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

**6-0 MOTION PASSED**

- Don Schmidt, Justin Shurley, and Rachel Tobin-Smith were absent.

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
August 26, 2020

## PROJECT SUMMARY

### SITE HISTORY

- Vacation of Broadmoor Addition Lots 3-5 was reaffirmed in 2017, including vacation of the plat and restrictive covenants.
- Vacation of Broadmoor Addition Lots 1, 2, 57-60 in July 2020, including the plat and restrictive covenants.
- A portion of the property was rezoned in 2000 to Neighborhood Shopping Center.
- A written commitment was recorded in 2019 (associated with the vacation petition in 2017).

### DISCUSSION

The approximately 4 acre property is proposed to be rezoned to C1/Professional Office and Personal Services for a new Fort Financial Credit Union headquarters. A number of properties are under option to be redeveloped. The current zoning of the site is NC/Neighborhood Center, C2/Limited Commercial, and R1/Single Family Residential. The real estate has long been discussed for commercial redevelopment, with a portion being rezoned commercial nearly 20 years ago in the jurisdiction of unincorporated Allen County. Various vacation petitions have occurred over the years to remove restrictions and platted lines associated with Broadmoor Addition. Now that the subject real estate is vacated from the plat, the applicant is requesting the rezoning petition and primary development plan for the development of the site. In addition to the rezoning and primary development plan, a written commitment was placed on a portion of real estate (former Lots 3-5 of Broadmoor Addition), associated with the 2017 vacation petition.

The immediate area is a mixture of retail, office, and residential development of varying densities. A number of underused properties along the State Road 3/Lima Road corridor have redeveloped with the infrastructure improvements done to the roadway in recent years. Now, over 40,000 vehicles per day traverse State Road 3/Lima Road along this site. Recent developments at the intersection of State Road 3/Lima Road and West Wallen Road include: Lalos restaurant, AutoZone, and Redwood Apartments. Metes and bounds residential lots along State Road 3/Lima Road have become undesirable for residential use as development grows and traffic increases. A portion of the site is already zoned for retail commercial uses, and the applicant is proposing to downzone the area along State Road 3/Lima Road to C1. The portion of the site with single family homes is zoned R1, and is also proposed to be rezoned to C1.

The proposal could be supported by the following goals and polices of the Comprehensive Plan:
**LU3.** Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure;
**LU5.** Encourage sustainable growth and quality development, revitalization and redevelopment by increasing and enhancing connectivity;
**LU5.C** Encourage development proposals that provide neighborhood commercial, civic, institutional and other similar uses, designed to allow adequate access for pedestrians and bicycles, in close proximity to housing.
**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.
**LU8.** Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.

The structure is proposed at 30,000 square feet and two stories (36 feet in height). Building renderings are included with the notebook. The proposal also includes a canopy for drive-through banking. Parking surrounds the building and is in excess of the minimum parking standard. Two vehicular access points are proposed to the site: a full access point to West Wallen Road, and a right-in/right-out access point to State

Road 3/Lima Road. A detention basin is proposed on the south side of the site near Broadmoor Drive. The landscape plan around the perimeter of the site and the landscaping islands in the parking lot meet the intent of the Zoning Ordinance. Lighting and signage will meet the standards of the Zoning Ordinance. The site will install pedestrian facilities along all public streets that do not have them today, and also provide an internal connection from the building to the sidewalk/trail network. No waiver of development standard is requested with the primary development plan.

**Written Commitment Amendment:**
Associated with the Vacation petition of Lots 3-5 of Broadmoor Addition is a written commitment. The following uses are prohibited on the real estate:

Auction Service
Blood or plasma donor facility
Broadcast studio
Campus housing
Correctional services facility
Dormitory
Driving instruction
Employment agengy
]Fire station
Fraternity house
Funeral home
Group residential
Homeless shelter
Hospital
Multiple family complex
Parking area
Radio station
Religious facility for homeless
School
Sorority house
Television station
Townhouse complex
Zoo
Commercial communication tower

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**PUBLIC HEARING SUMMARY:**
Presenter: Thomas Trent presented the proposal as outlined above.

Public Comments:

Daniel Kemp, 1803 Wallen Road – Opposed to commercial development, stated he moved to a quiet, residential neighborhood.

# FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

## Rezoning Petition REZ-2020-0026

| | |
|---|---|
| APPLICANT: | Fort Financial Credit Union |
| REQUEST: | To rezone property from NC/Neighborhood Center, C2/Limited Commercial, and R1/Single Family Residential to C1/Professional Office and Personal Services. |
| LOCATION: | The site is located on the west side of the 8800 block of State Road 3/Lima Road, on the south side of the 1700 block of West Wallen Road, and on the north side of the 1700 and 1800 blocks of Broadmoor Avenue (Section 10 of Washington Township). |
| LAND AREA: | Approximately 4 acres |
| PRESENT ZONING: | NC/Neighborhood Center, C2/Limited Commercial, and R1/Single Family Residential |
| PROPOSED ZONING: | C1/Professional Office and Personal Services |

**The Plan Commission recommends that Rezoning Petition REZ-2020-0026, with a Written Commitment (see WCA-2020-0001), be returned to Council with a "Do Pass" recommendation after considering the following:**

1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The proposal meets the following goals of the Comprehensive Plan:
   **LU3.** Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure;
   **LU5.** Encourage sustainable growth and quality development, revitalization and redevelopment by increasing and enhancing connectivity;
   **LU5.C** Encourage development proposals that provide neighborhood commercial, civic, institutional and
   other similar uses, designed to allow adequate access for pedestrians and bicycles, in close proximity to housing.
   **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.
   **LU8.** Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.

   The site is near many commercial developments and the proposal will provide infill development using existing infrastructure.

2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. Site plan and architectural review from the Plan Commission and staff will ensure a compatible development that complements the neighborhood. . Site plan and architectural review from the Plan Commission and staff will ensure a compatible development that complements the neighborhood.

3. Approval is consistent with the preservation of property values in the area. This proposal will provide redevelopment in the neighborhood with a market to serve the area residents, and provide a substantial investment into the community.

4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Review by City engineering departments indicates that the site can be developed for the proposed uses and adequate infrastructure is available to service the site.

These findings approved by the Fort Wayne Plan Commission on August 17, 2020.

Kim Bowman

Kimberly R. Bowman, AICP
Executive Director
Secretary to the Commission

**Department of Planning Services**
**Rezoning Petition Application**

**Applicant**

Applicant: Fort Financial Credit Union
Address: 3102 Spring Street
City: Fort Wayne State: Indiana Zip: 46808
Telephone: (260) 432-1661 E-mail: steve.collins@fortfinancialcu.net

**Contact Person**

Contact Person: Thomas B. Trent, Rothberg Logan & Warsco LLP
Address: 505 E. Washington Blvd., P.O. Box 11647
City: Fort Wayne State: Indiana Zip: 46859
Telephone: (260) 422-9454 E-mail: ttrent@rlwlawfirm.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: See attached Exhibit "A".
Present Zoning: Ex. "A" Proposed Zoning: Ex. "A" Acreage to be rezoned: 3.95
Proposed density: One (1) building per every 3.95 acres units per acre
Township name: Washington Township section #: 10
Purpose of rezoning (attach additional page if necessary): The purpose of the rezoning is to enable applicant to operate a corporate office building, inclusive of a credit union branch.

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 Rezonings 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.

| (printed name of applicant) | (signature of applicant) | (date) |
|---|---|---|
| Fort Financial Credit Union | Steve R. Collins | 7/2/2020 |
| Gregory J. Bangert | Gregory J. Bangert | 7-3-2020 |
| Nancy Schmidt | | |
| | | |

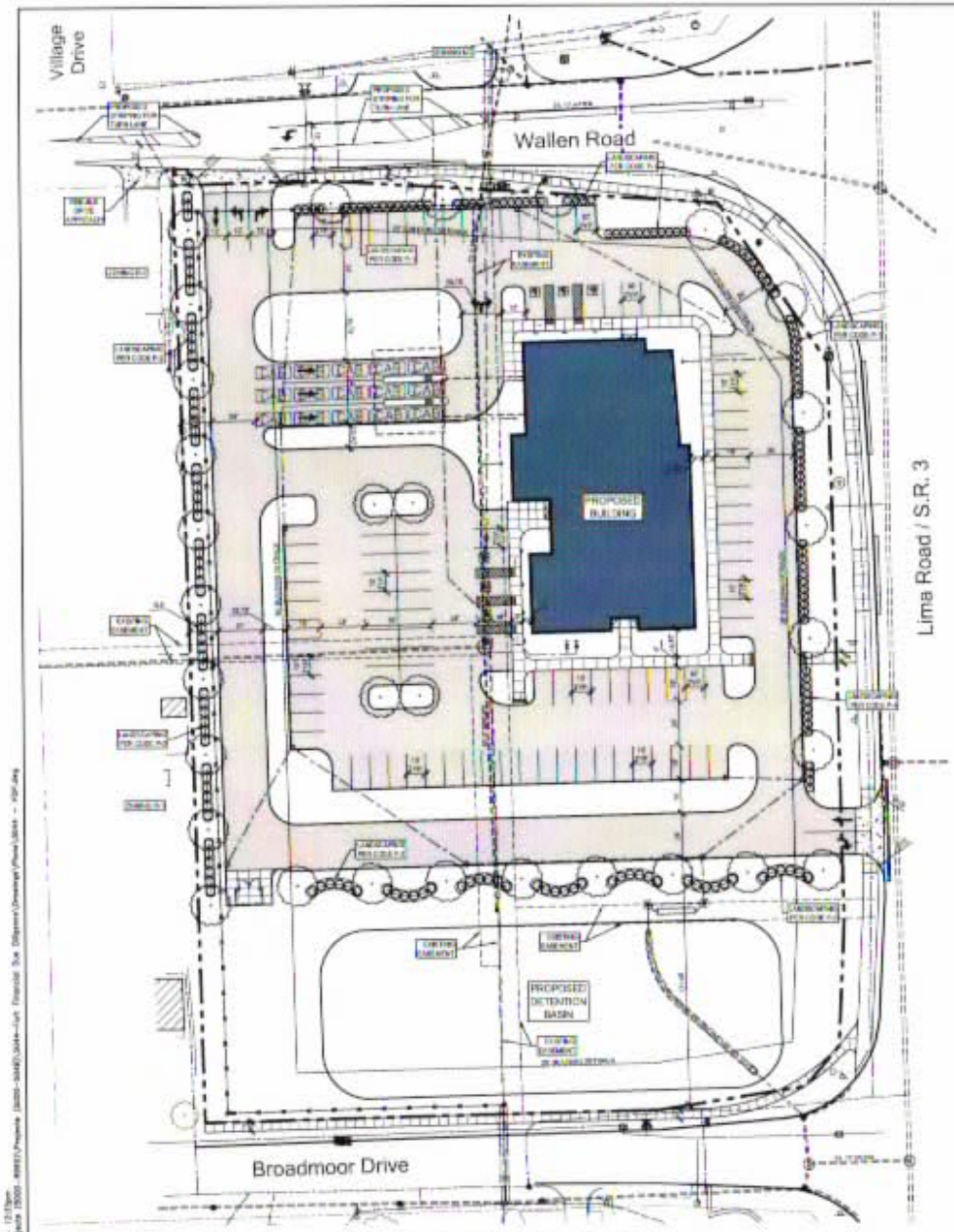
| Received | Receipt No. | Hearing Date | Petition No. |
|---|---|---|---|
| 7-7-2020 | 134467 | 8-10-2020 | REZ-2020-0026 |

**Exhibit "A" to Fort Financial Credit Union's Rezoning Petition**

Properties to be rezoned:

- 1731 W. Wallen Rd., Fort Wayne, Indiana 46818
  - Current Owner: David R. & Julie K. Jump Co-Trs
  - Currently zoned: R1
  - Proposed zoning: C1
  - Property Acreage: 0.92
- 8800 Lima Rd., Fort Wayne, Indiana 46818
  - Current Owner: LST LLC
  - Currently zoned: NC
  - Proposed zoning: C1
  - Property Acreage: 1.38
- 8831 Lima Road, Fort Wayne, Indiana 46818
  - Current Owner: R & B Enterprises FW LLC
  - Currently zoned: C2
  - Proposed zoning: C1
  - Property Acreage: 0.73
- 1804 Broadmoor Avenue, Fort Wayne, Indiana 46818
  - Current Owner: Gregory J. Bangert
  - Currently zoned: R1
  - Proposed zoning: C1
  - Property Acreage: 0.46
- 1728 Broadmoor Avenue, Fort Wayne, Indiana 46818
  - Current Owner: Nancy Schmidt
  - Currently zoned: R1
  - Proposed zoning C1
  - Property Acreage: 0.46

Total Acreage to be rezoned: 3.95




PRIMARY DEVELOPMENT PLAN

LOCATION MAP

| BUILDING INFORMATION | |
|---|---|
| PROPOSED BUILDING SQ. FT. | |
| PROPOSED BUILDING HEIGHT | |

| LOT INFORMATION | |
|---|---|
| | |
| | |
| | |
| | |

FLOOD INSURANCE RATE MAP (FIRM)

| PARKING SUMMARY | |
|---|---|
| | |
| | |

DEVELOPER

ARCHITECT

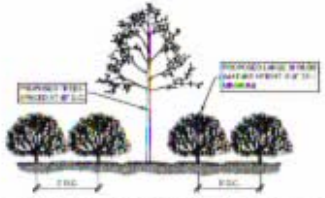
ENGINEER

SURVEYOR

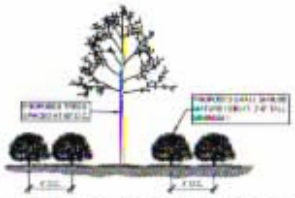
LAYOUT LEGEND:

LANDSCAPE LEGEND:

PROPOSED LEGEND:



TYPICAL CODE P-2 LANDSCAPING



TYPICAL CODE P-1 LANDSCAPING

DESIGN COLLABORATIVE

ENGINEERING RESOURCES, INC.

# FORT FINANCIAL CREDIT UNION NEW HEADQUARTERS & BRANCH FORT WAYNE, IN

REVISIONS

PRIMARY DEVELOPMENT PLAN

PD1

*Rezoning Petition REZ-2020-0026, Primary Development Plan PDP-2020-0022 - Fort Financial Credit Union, and WCA-2020-0001*

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.

© 2004 Board of Commissioners of the County of Allen

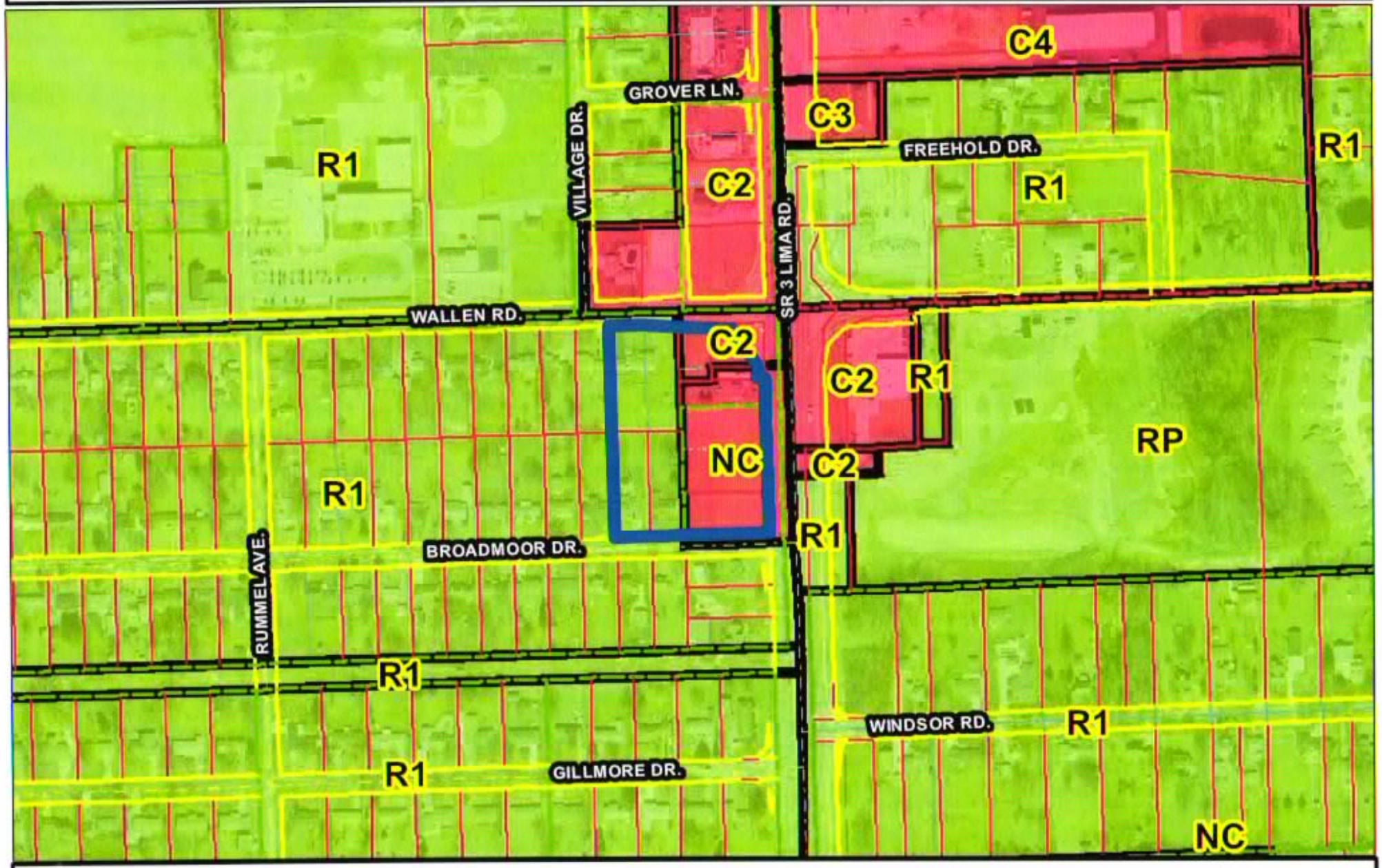
North American Datum 1983
State Plane Coordinate System, Indiana East
Parts and Centers: Spring 2000
Date: 1/20/2021

N

1 inch = 300 Feet

0 150 300 Feet

*Rezoning Petition REZ-2020-0026, Primary Development Plan PDP-2020-0022 - Fort Financial Credit Union, and WCA-2020-0001*



DESIGN
COLLABORATIVE

Fort Financial
DESIGN
COLLABORATIVE

Port Financial
Credit Union
DESIGN
COLLABORATIVE

Tax ID. No: 02-07-10-126-012.000-073
02-07-10-126-011.000-073
02-07-10-126-029.000-073
02-07-10-126-028.000-073
02-07-10-126-027.000-073
02-07-10-126-024.001-073
02-07-10-126-025.001-073
02-07-10-126-026.000-073
02-07-10-126-022.000-073
02-07-10-126-023.000-073

**WRITTEN COMMITMENT**
**AND RELEASE OF PRIOR WRITTEN COMMITMENT**

**THIS WRITTEN COMMITMENT** (this "Commitment") is made this ___ day of _____, 2020, by **David R. Jump and Julie K. Jump, Trustees of the 2008 Joint Revocable Trust of David R. Jump and Julie K. Jump** ("Owner I"), **LST LLC**, an Indiana limited liability company ("Owner II"), **R & B Enterprises FW LLC**, an Indiana limited liability company ("Owner III"), **Gregory J. Bangert**, an individual over eighteen (18) years of age and a resident of Allen County, Indiana ("Owner IV"), and **Nancy Schmidt**, an individual over eighteen (18) years of age and a resident of Allen County, Indiana ("Owner V") (Owner I, Owner II, Owner III, Owner IV, and Owner V are hereinafter collectively referred to as the "Owners"), and **Fort Financial Credit Union**, a federally chartered credit union ("Applicant").

**WITNESSETH:**

**WHEREAS**, Owner I is the owner of certain real estate located in Washington Township, Allen County, Indiana, commonly referred to as 1731 W. Wallen Road, Fort Wayne, Indiana 46818 ("Parcel I"); and

**WHEREAS**, Owner II is the owner of certain real estate located in Washington Township, Allen County, Indiana, commonly referred to as 8800 Lima Road, Fort Wayne, Indiana 46818 ("Parcel II"). Parcel II is subject to the provisions of that certain Written Commitment dated April 19, 2017 and recorded on January 1, 2019, as Document Number 2019001315, in the Office of the Recorder of Allen County, Indiana (the "Prior Written Commitment"); and

**WHEREAS**, Owner III is the owner of certain real estate located in Washington Township, Allen County, Indiana, commonly referred to as 8831 Lima Road, Fort Wayne, Indiana 46818 ("Parcel III"); and

**WHEREAS**, Owner IV is the owner of certain real estate located in Washington Township, Allen County, Indiana, commonly referred to as 1804 Broadmoor Avenue, Fort Wayne, Indiana 46818 ("Parcel IV"); and

**WHEREAS**, Owner V is the owner of certain real estate located in Washington Township, Allen County, Indiana, commonly referred to as 1728 Broadmoor Avenue, Fort Wayne, Indiana 46818 ("Parcel V") (Parcel I, Parcel II, Parcel III, Parcel IV, and Parcel V are hereinafter collectively referred to as the "Real Estate"). The Real Estate is legally described in **Exhibit A** attached hereto; and

**WHEREAS**, Applicant filed a Primary Development Plan Application number PDP-2020-0022, which Primary Development Plan included a C1 Rezoning Petition Application numbered REZ-2020-0026 (the C1 Rezoning Petition Application numbered REZ-2020-0026, as part of the overall Primary Development Plan, is hereinafter referred to as the "Application"), which Application has been approved by the Fort Wayne Plan Commission (the "Plan Commission") and the Fort Wayne Common Council (the "City Council"); and

**WHEREAS**, pursuant to the Application, the Real Estate has been rezoned "C1 Professional Office and Personal Services" pursuant to the Fort Wayne Zoning Ordinance effective as of October 10, 2019 (the "Ordinance"); and

**WHEREAS**, the Owners and Applicant have submitted this Commitment, voluntarily, pursuant to the Ordinance and I.C. 36-7-4-1015 for the purpose of limiting certain off site impacts and certain permitted uses arising from the development of the Real Estate; and

**WHEREAS**, this Commitment is further intended to replace the Prior Written Commitment in its entirety; and

**WHEREAS**, in conjunction with the Application, the Plan Commission has accepted the Owners' and Applicant's offer of this Commitment and its recordation with the Allen County, Indiana, Recorder's Office upon the Plan Commission's and the City Council's approval of the Application.

**NOW, THEREFORE**, in consideration of the above and foregoing recitals, the Owners hereby impress upon the Real Estate certain restrictions and covenants which shall run with the Real Estate and be binding upon the Owners and all future owners of all or any portion of the Real Estate, and all lessees of all or any portion of the Real Estate.

1. **Release of the Prior Commitment**. The Prior Written Commitment is hereby released in its entirety.

2. **Use Restrictions**. Notwithstanding the provisions set forth in Section 157.212(B) of the Fort Wayne Zoning Ordinance, which describes the specific permitted uses in a C1 Professional Office and Personal Services District (the "C1 District"), the Real Estate may not be used for the purposes and uses described in the attached **Exhibit "B"**.

3. **Successors and Assigns**. This Commitment and the restrictions and limitations set forth herein shall be binding upon the Owners, and their successors and assigns, and shall also inure to the benefit of the Zoning Administrator of Fort Wayne (the "Zoning Administrator") and the Plan Commission, together with any successor agency having zoning jurisdiction over the Real Estate. This Commitment and the restrictions and limitations set forth herein shall run with the Real Estate, and any conveyance thereof, shall be binding upon the Owners and their successors and assigns as owners of the Real Estate, and shall have an initial term of twenty-five (25) years, with successive terms of ten (10) years each unless terminated pursuant to the provisions of Section 8 below.

4. **Enforcement**. Any violation of this Commitment shall be deemed a violation of the Ordinance. Pursuant to I.C. 36-7-4-1015, the Plan Commission, or any enforcement official designated by the Ordinance, shall be entitled to enforce this Commitment, at law or in equity, in the event of any breach of the obligations contained herein; provided, however, that nothing in this Commitment shall be construed as giving any person the right to compel the enforcement of this Commitment by the Plan Commission or any enforcement official designated by the Ordinance, or any successor agency having

zoning jurisdiction over the Real Estate. The Plan Commission, or any enforcement official designated by the Ordinance, shall have the remedies provided for in the Ordinance, or the ordinance covering the Real Estate at the time of the enforcement action, and I.C. 36-7-4-1015, which remedies shall be cumulative and not exclusive.

5. **Modification and Termination**. This Commitment may be amended or terminated upon application by any persons who own the Real Estate, or any portion thereof, and only with the prior written consent of the Plan Commission, following a public hearing to consider said amendment or termination. This Commitment shall not be amended or terminated unless, after the public hearing, the Plan Commission makes the following determinations as part of its consent: (i) implementation of the amendment or termination will not be injurious to the public health, safety and general welfare of the owners of real property in Broadmoor Addition, and (ii) the use and value of the real property adjacent to the Real Estate will not be affected in a substantially adverse manner by implementation of the amendment or termination.

6. **Remedies**. In addition to any remedies that may be available at law, temporary, preliminary and permanent injunctive relief may be granted to enforce any provision of this Commitment, without the necessity of proof of actual damage, in the event of an actual breach or violation, or threatened breach or violation, of any restriction or covenant under this Commitment. Such remedies shall be cumulative and nonexclusive, and shall be afforded to any owner of property in Broadmoor Addition, the Zoning Administrator of the City of Fort Wayne and the Plan Commission. As a condition precedent to the bringing of any lawsuit or initiating any action for temporary, preliminary and permanent injunctive relief as provided herein, the party desiring to bring said action shall first provide Owner, or the then existing owner(s) of the Real Estate, thirty (30) days prior written notice of the breach or violation, or threatened breach or violation, of the terms, restrictions or covenants of this Commitment.

7. **Effective Date**. This Commitment shall be effective upon being duly recorded in the Office of the Recorder of Allen County, Indiana.

8. **Statutory Authority**. This Commitment is made by Owner and Applicant pursuant to I.C. 36-7-4-1015.

9. **Governing Law**. This Commitment, including the restrictions and covenants contained herein, shall be governed by the laws of the State of Indiana.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Applicant hereby agrees to all of the restrictions and covenants of this Commitment as set forth above.

**APPLICANT:** **FORT FINANCIAL CREDIT UNION**

Date: _____

By: _____
Steve R. Collins

Its: President & CEO

STATE OF INDIANA )
) SS:
COUNTY OF ALLEN )

Before me, the undersigned, a Notary Public in and for said County and State, this _____ day of _____, 2020, personally appeared Steve R. Collins, President & CEO of Fort Financial Credit Union, and acknowledged on behalf of Fort Financial Credit Union, the execution of the foregoing Written Commitment.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires:

_____

_____

_____, Notary Public
A resident of _____ County

_____
Witness's Signature

_____
Witness's Printed Name

STATE OF INDIANA )
) SS:
COUNTY OF _____ )

Before me, a Notary Public in and for said County and State, personally appeared _____ [witness's name], being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by Steve R. Collins, President & CEO of Fort Financial Credit Union, in the above-named subscribing witness's presence, and that the above named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Witness my hand and notarial seal this _____ day of _____, 2020.

My Commission Expires:

_____, Notary Public

Commission Number:

Resident of _____ County

This instrument prepared by Kyle P. Chambers, Attorney at Law

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. *Kyle P. Chambers*

Return to:

RLW Box

## EXHIBIT A

## LEGAL DESCRIPTION OF THE REAL ESTATE

PARCEL I:

Vacated Lots 59 and 60 in Broadmoor Addition, according to the plat thereof, in Allen County.

EXCEPTION THEREFROM:

A part of Lot 59 in Broadmoor Addition to the City of Fort Wayne, Indiana, the plat of which is recorded in Plat Book 15, Page 96, in the Office of the Recorder of Allen County, Indiana, and being that part of the grantor's land lying within the right of way lines depicted on the Right of Way Parcel Plat, described as follows:

Beginning at the Northeast corner of said Lot; thence South 1 degrees 11 minutes 36 seconds East 6.59 feet along the East line of said Lot; thence North 86 degrees 11 minutes 21 seconds West 80.3 feet to point "1419" as designated on said Parcel Plat and the Northwest corner of said Lot; thence North 89 degrees 06 minutes 22 seconds East 80.00 feet along the North line of said Lot to the point of beginning and said in previous deed to contain 263 square feet, more or less.

PARCEL II:

Part of vacated Lots Numbered 3, 4, and 5 in Broadmoor Addition, as recorded in Plat Record 15, page 96, in the Office of the Recorder of Allen County, Indiana and as vacated by Document Number 200015704 in the Office of said Recorder, being more particularly described as follows, to-wit:

Beginning at the Northwest corner of said Lot Number 3, being marked by a spike nail; thence South 01 degrees 13 minutes 27 seconds East (INDOT bearing for State Road #3 used as the basis of all bearings in this description), on and along the West line of said Lots Numbered 3, 4, and 5, a distance of 305.24 feet to a #5 rebar at the Southwest corner of said Lot Number 5; thence North 89 degrees 04 minutes 15 seconds East, on and along the South line of said Lot Number 5, a distance of 83.34 feet to a #5 rebar; thence North 81 degrees 40 minutes 16 seconds East, on and along the North right-of-way line of Broadmoor Avenue, a distance of 77.65 feet to a concrete right-of-way monument at the point of intersection of said North right-of-way line with the West right-of-way line of Lima Road (State Road #3); thence North 37 degrees 56 minutes 00 seconds East, on and along said West right-of-way line, a distance of 28.36 feet to a concrete right-of-way monument; thence North 03 degrees 05 minutes 21 seconds East, continuing on and along said West right-of-way line, a distance of 67.90 feet to a concrete right-of-way monument; thence North 01 degrees 08 minutes 01 seconds West, continuing on and along said West right-of-way line, a distance of 205.44 feet to a #5 rebar at the point of intersection of said West right-of-way line with the North line of said Lot Number 3;

thence South 89 degrees 03 minutes 51 seconds West, on and along said North line, a distance of 183.73 feet to the point of beginning, containing 1.261 acres of land, subject to all easements of record.

PARCEL III:

PARCEL I:

The North 30 feet of Lot Number 2 in Broadmoor Addition, Washington Township, Allen County, Indiana, except the West 75 feet thereof.

ALSO, the South 60 feet of Lot Number 2 in Broadmoor Addition, Washington Township, Allen County, Indiana, according to the plat thereof, recorded in Plat Record 15, page 96, in the Office of the Recorder of Allen County, Indiana.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE:

Part of Lot 2 in Broadmoor Addition to the city of Fort Wayne, Indiana, the plat of which is recorded in Plat Book 15, page 96, in the Office of the Recorder of Allen County, Indiana, and being that part of the grantor's land lying within the right of way lines depicted on the Right of Way Parcel Plat, described as follows:

Beginning at the Northeast corner of said Lot; thence South 1 degree 11 minutes 57 seconds East 30.00 feet along the East line of said Lot to the North boundary of SR 3 (Lima Road); thence South 89 degrees 06 minutes 22 seconds West 16.38 feet along the boundary of SR 3; thence North 1 degree 08 minutes 1 second West 30.00 feet to point "791" designated on said Parcel Plat and the North line of said Lot; thence North 89 degrees 06 minutes 22 seconds East 16.35 feet along said Lot line to the point of beginning, and said in previous deed to contain 491 square feet, more or less.

PARCEL II:

Tract A:

The East 125 feet of even width of Vacated Lot Number 1 in Broadmoor Addition, according to the plat thereof, recorded in Plat Record 15, page 96, in the Office of the Recorder of Allen County, Indiana, except that part granted to the State for highway purposes recorded in deed record 589, page 367.

Tract B:

Vacated Lot Number 1, except the East 125 feet thereof, and the North 30 feet of Lot Number 2, except the East 125 feet thereof, all in Broadmoor Addition, according to the plat thereof, recorded in Plat Record 15, page 96, in the Office of the Recorder of Allen County, Indiana.

ALSO EXCEPTING a part of Lot 1 in Broadmoor Addition to the City of Fort Wayne, Allen County, Indiana, and being that part of the land lying within the right of way lines depicted on the Right of Way Parcel Plat described as follows:

Beginning at the Northwest corner of said Lot; thence North 89 degrees 06 minutes 22 second East 176.00 feet along the North line of said Lot to the Southwestern boundary of the intersection of S.R. 3 (Lima Road) and Wallen Road; thence South 49 degrees 10 minutes 29 seconds East 32.31 feet along the boundary of the intersection of said S.R. 3 and said Wallen Road to the East line of said Lot; thence South 1 degree 11 minutes 57 seconds East 82.30 feet along said Lot line to the Southeast corner of said Lot; thence South 89 degrees 06 minutes 22 seconds West 16.35 feet along the South line of said Lot to point "791" designated on said Parcel Plat; thence North 33 degrees 28 minutes 48 seconds West 102.80 feet to point "796" designated on said Parcel Plat; thence North 86 degrees 11 minutes 21 seconds West 129.24 feet to the West line of said Lot; thence North 1 degree 11 minutes 36 seconds West 6.59 feet along said Lot line to the point of beginning and said in previous deed to contain 6,291 square feet, more or less.

ALSO EXCEPTING that part of said Lot Number 1 conveyed to the State of Indiana as described in Deed Record 589, page 367, in the Office of the Recorder of Allen County, Indiana, and said in previous deed to contain in all after said exceptions 16,501 square feet, more or less.

PARCEL IV:

Vacated Lot Number 57 in Broadmoor Addition, according to the plat thereof, recorded in Plat Record 15, page 96, in the Office of the Recorder of Allen County, Indiana.

PARCEL V:

Vacated Lot Numbered 58 Plat of Broadmoor Addition, Washington Township, according to the recorded plat thereof, in the Office of the Recorder of Allen County, Indiana.

**EXHIBIT B**

1. Auction service
2. Blood or plasma donor facility
3. Broadcast studio
4. Campus housing
5. Correctional services facility
6. Dormitory
7. Driving instruction
8. Employment agency
9. Fire station
10. Fraternity house
11. Funeral home
12. Group residential facility (large)
13. Homeless/emergency shelter
14. Hospital
15. Multiple family complex
16. Park area (off-site)
17. Radio station
18. Religious institution/school
19. Residential facility for homeless individuals
20. School
21. Sorority house
22. Television station
23. Townhouse complex
24. Zoo
25. Commercial communication tower

# City of Fort Wayne Common Council
# DIGEST SHEET

## Department of Planning Services

| | |
|---|---|
| Title of Ordinance: | Zoning Map Amendment |
| Case Number: | REZ-2020-0026 |
| Bill Number: | Z-20-07-08 |
| Council District: | 3 – Tom Didier |

| | |
|---|---|
| Introduction Date: | July 28, 2020 |
| Plan Commission Public Hearing Date: | August 10, 2020 (not heard by Council) |
| Next Council Action: | Ordinance will return to Council after recommendation by the Plan Commission |

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|---|---|
| Synopsis of Ordinance: | To rezone approximately 4 acres from R1/Single Family Residential, NC/Neighborhood Shopping Center and C2/Limited Commercial to C1/Professional Office and Personal Services. |
| Location: | 8831 SR 3/Lima Road |
| Reason for Request: | To allow for construction of a corporate office building for Fort Financial Credit Union, and a branch office. |
| Applicants: | Fort Financial Credit Union |
| Property Owners: | LST LLC, R &B Enterprises FW LLC, Jump, Bangert and Schmidt |

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| Related Petitions: | Primary Development Plan, PDP-2020-0022, Fort Financial Credit Union |

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|---|---|
| Effect of Passage: | Properties will be rezoned to the C1/Professional Office and Personal Services district which will allow for the redevelopment of the property. |
| Effect of Non-Passage: | The properties will remain zoned as they are currently and could redevelop with single family, retail or shopping center uses, depending on the ability to meet ordinance requirements. |