

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2020-0036
Bill Number: Z-20-10-07
Council District: 4-Jason Arp

Introduction Date: October 13, 2020

Plan Commission
Public Hearing Date: October 12, 2020 (not heard by Council)

Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance: To rezone approximately 2.5 acres from I1/Limited Industrial to I2/General Industrial.

Location: 4420 Ardmore

Reason for Request: To utilize an existing business for auctioneer a services and sales in compliance with the zoning ordinance.

Applicant: McCulloch Investments, LLC

Property Owner: McCulloch Investments, LLC

Related Petitions: none

Effect of Passage: Property will be rezoned to the I2/General Industrial zoning district, which will allow the existing auctioneer services and related uses to be compliant with the zoning ordinance.

Effect of Non-Passage: The property will remain zoned industrial. Some of the uses may be considered non-compliant with the zoning ordinance. The I2 zoning district is more appropriate for the existing and intended uses.

#REZ-2020-0036

BILL NO. Z-20-10-07

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. G-15 (Sec. 20 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:

Part of the Northeast Quarter of Section 20, Township 30 North, Range 12 East of
the Second Principal Meridian, Wayne Township in Allen County, Indiana, more
particularly described as follows:

Commencing at a Harrison marker marking the Northeast corner of said Northeast
Quarter; thence South 02 degrees 23 minutes 30 seconds East (assumed bearing and
basis of bearings to follow) a distance of 714.74 feet along the East line of said
Northeast Quarter and within the right-of-way of Ardmore Avenue to a survey
marker nail set with Karst identification ring at the intersection of the Southerly
right-of-way line of Norfolk and Western Railroad and the East line of said
Northeast Quarter, said point also being the Point of Beginning of the herein
described tract; thence continuing South 02 degrees 23 minutes 30 seconds East, a
distance of 359.43 feet along said East line and within said right-of-way line to a
mag nail found on the North line of an existing tract described in Document Number
206004562 in the Office of the Recorder of Allen County, Indiana; thence South 80
degrees 50 minutes 30 seconds West, a distance of 532.50 feet along said North line
to a 5/8 inch steel rebar set with Karst identification cap on the West line of an
existing tract described in Document Number 89-032277 in the Office of the
Recorder of Allen County, Indiana; thence North 02 degrees 23 minutes 30 seconds
West, a distance of 59377 feet (60 feet Deed) along said West line to a 5/8 inch steel
rebar set with Karst identification cap on the Southerly right-of-way line of said
Norfolk and Western Railroad, said point being a point of curvature of a non-tangent
curve concave to the Northwest with a radius of 12333.67 feet; thence Northeasterly
along said curve and Southerly right-of-way line, a distance of 641.13 feet with a
central angle of 02 degrees 58 minutes 42 seconds and a chord of 641.05 feet bearing
North 53 degrees 11 minutes 03 seconds East to the Point of Beginning, said in
previous deed to contain 2.504 acres, more or less.

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2 and the symbols of the City of Fort Wayne Zoning Map No. G-15 (Sec. 20 of Wayne
3 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
4 Wayne, Indiana is hereby changed accordingly.

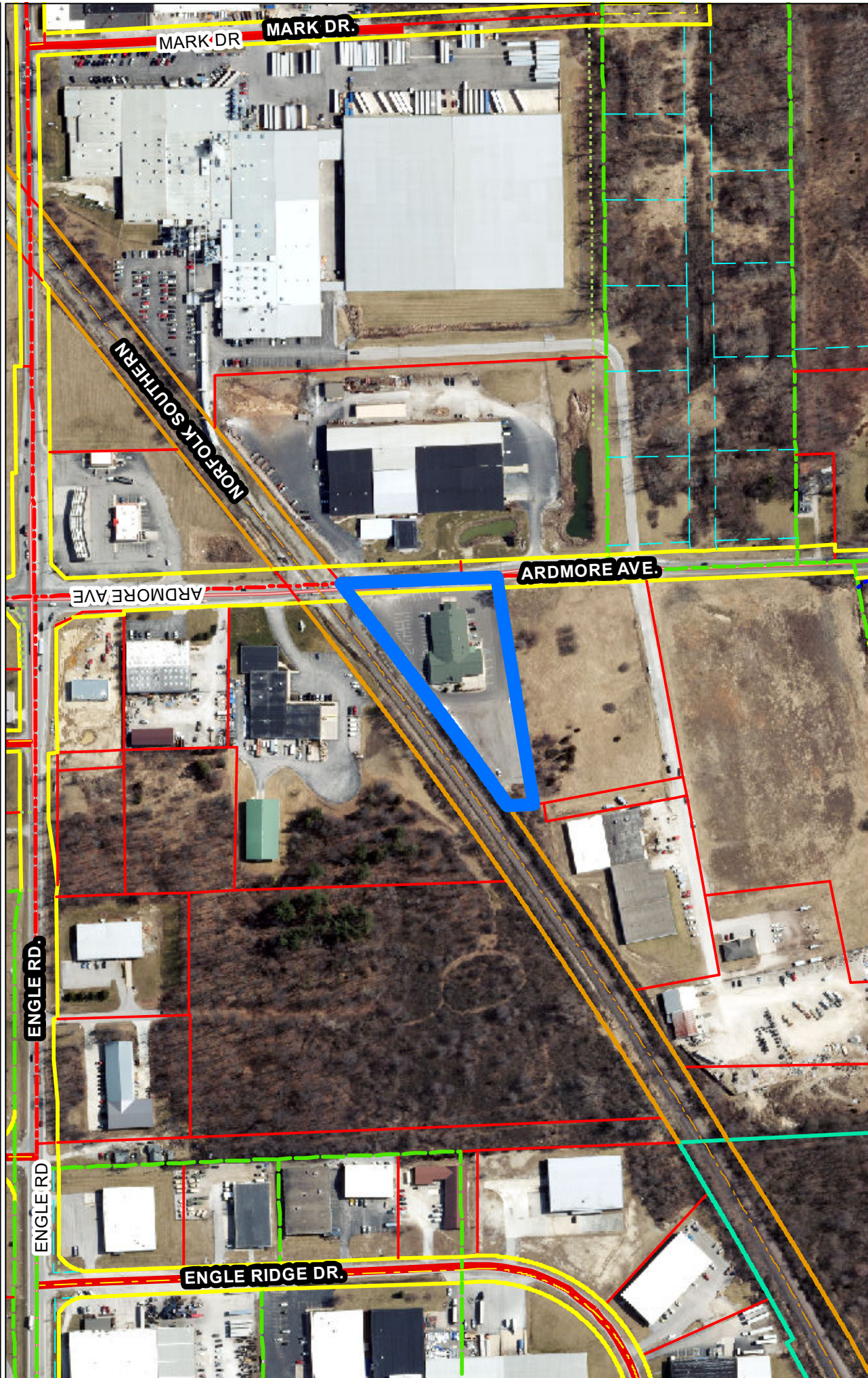
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6 SECTION 2. If a written commitment is a condition of the Plan Commission's
7 recommendation for the adoption of the rezoning, or if a written commitment is modified and
8 approved by the Common Council as part of the zone map amendment, that written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

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

13
14 _____
Council Member

15 APPROVED AS TO FORM AND LEGALITY:

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18 Carol T. Helton, City Attorney
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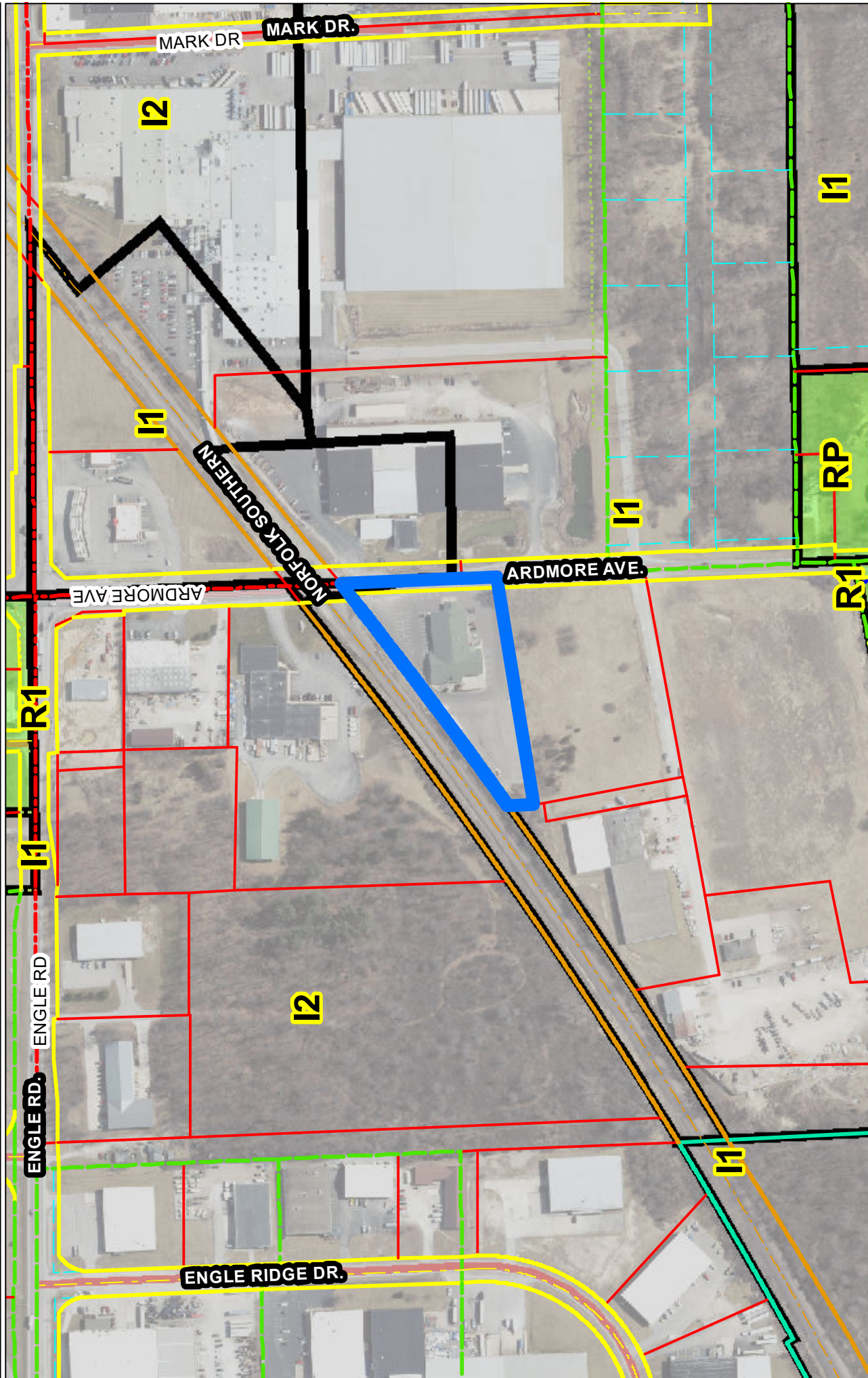


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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 9/16/2020

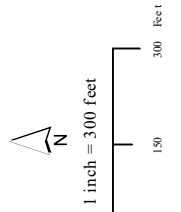


1 inch = 300 feet
0 150 300 Feet



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 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and data source: Spring 2009
 Date: 9/16/2020



**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant McCulloch Investments, LLC c/o Ryan Webb
Address 4420 Ardmore Avenue
City Fort Wayne State IN Zip 46809
Telephone 260-209-5974 E-mail webbryan3034@yahoo.com

Contact Person
Contact Person T-E Incorporated c/o Justin Hoffman
Address 8620 Bluffton Road
City Fort Wayne State IN Zip 46809
Telephone 260-489-5541 E-mail jhoffman@t-einc.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 4420 Ardmore Avenue
Present Zoning I1 Proposed Zoning I2 Acreage to be rezoned 2.504
Proposed density n/a units per acre
Township name Wayne Township section # 20
Purpose of rezoning (attach additional page if necessary) To align the zoning with the actual use of the facility.
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.

Ryan Webb
(printed name of applicant)

[Signature]
(signature of applicant)

9/2/20
(date)

Ryan Webb
(printed name of property owner)

[Signature]
(signature of property owner)

9/2/20
(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.
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