

#REZ-2020-0016

BILL NO. Z-20-05-20

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. N-27 (Sec. 25 of Wayne Township)**

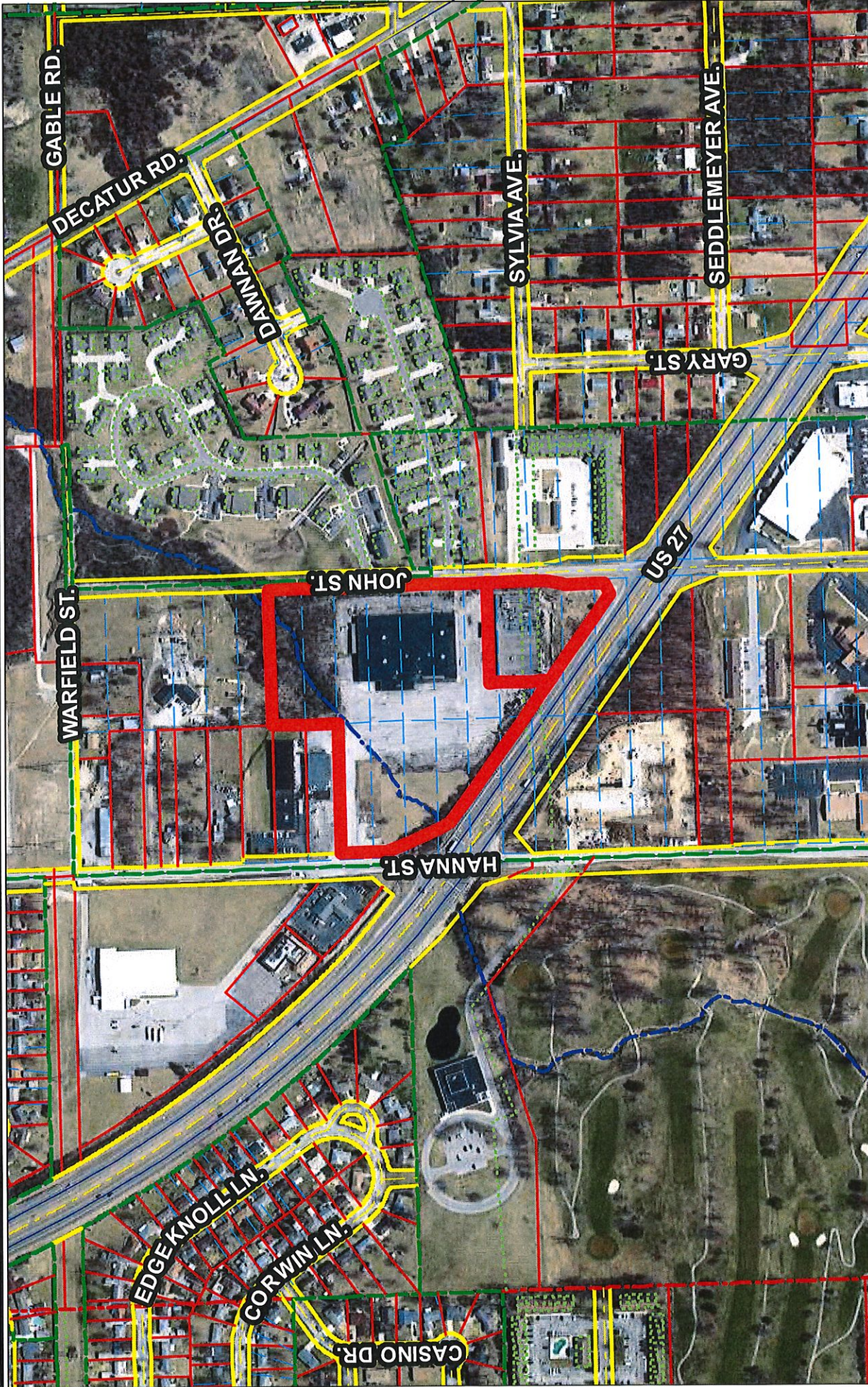
BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
INDIANA:

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:

A part of Lots Numbered 35, 36, 44, 47 and 50 and part of vacated Sylvia Street in
Home Gardens Addition, as recorded in Plat Book 8, page 79 in the Office of the
Recorder of Allen County, Indiana, described as follows:

BEGINNING at the Northeast corner of Lot Number 35 in said Home Gardens
Addition; thence South 01 degrees 57 minutes 55 seconds East along the West right-
of-way of John Street, a distance of 155.33 feet; thence South 12 degrees 00 minutes
10 seconds West along the West right-of-way of John Street per plans for U.S. 27
Project 575 (12), a distance of 57.76 feet; thence South 02 degrees 02 minutes 00
seconds East along said West right-of-way line, a distance of 120.00 feet; thence
South 66 degrees 41 minutes 47 seconds West along the Northwestern right-of-way
line of said U.S. #27, a distance of 40.13 feet; thence North 55 degrees 33 minutes
00 seconds West along the Northeasterly right-of-way line of said U.S. #27, a
distance of 320.00 feet; thence North 02 degrees 00 minutes 10 seconds West
parallel with the West line of said Lot Number 35, a distance of 184.31 feet; thence
North 88 degrees 17 minutes 21 seconds East parallel with the North line of said Lot
Number 35, a distance of 308.82 feet to the West right-of-way line of John Street;
thence South 01 degree 57 minutes 55 seconds East long said West line, a distance of
26.92 feet to the Point of Beginning.

and the symbols of the City of Fort Wayne Zoning Map No. N-27 (Sec. 25 of Wayne
Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
Wayne, Indiana is hereby changed accordingly.

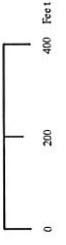


Although strict accuracy standards have been employed in the compilation of this map, the City of Allen County and its staff do not warrant the accuracy of the information presented herein and disclaim any and all liability resulting from any error or omission in this map.

©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: 5/13/2020

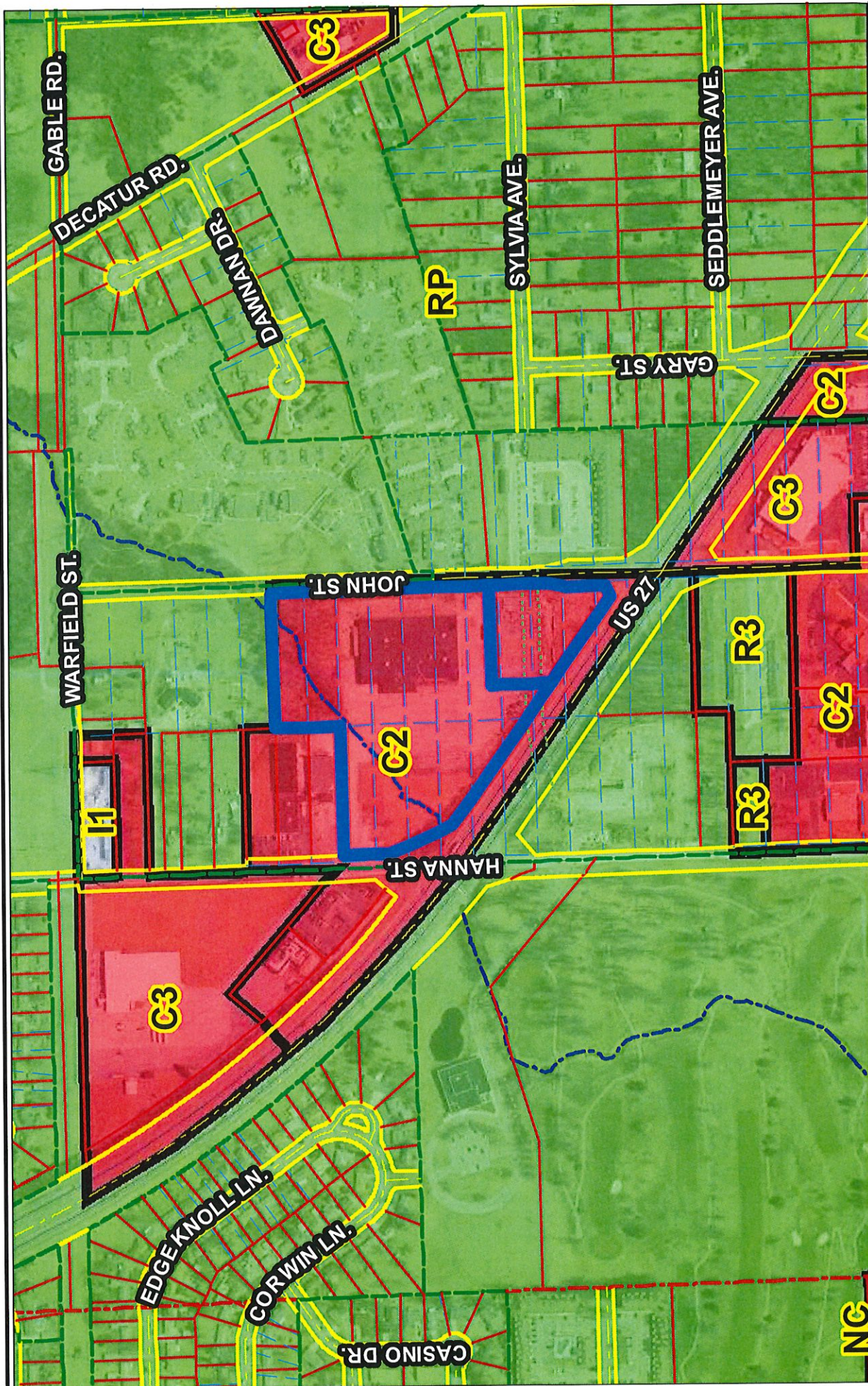


1 inch = 400 feet





Rezoning Petition REZ-2020-0015 and 0016 - 6901 and 6905 S Hanna St



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© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
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Photos and Contours: Spring 2009
Date: 5/13/2020



1 inch = 400 feet



Vendor - 15208

6905

Department of Planning Services Rezoning Petition Application

Applicant Quion Enterprises LLC
 Address P.O. Box 11772
 City Ft. Wayne State IN Zip 46860-1772
 Telephone 260-437-5886 E-mail melissaglaze@quionent.com

Contact Person Bruce Watson
 Address 9609 Ardmore Ave.
 City Ft. Wayne State IN Zip 46809
 Telephone 260-918-3718 E-mail bruce_watson@fwmetals.com

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

☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
 Address of the property 6905 S. Hanna St., Ft. Wayne, IN 46816
 Present Zoning C2 Proposed Zoning I2 Acreage to be rezoned 2.01
 Proposed density .5 units/ acre (1 unit total) units per acre
 Township name Wayne Township section # Section 25
 Purpose of rezoning (attach additional page if necessary) Changing use of property from
Commercial to light manufacturing.
 Sewer provider City Utilities Water provider City Utilities

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.

- Filing 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.

Bruce Watson

(printed name of applicant)

(signature of applicant)

Melissa Glaze

(printed name of property owner)

(signature of property owner)

(printed name of property owner)

(signature of property owner)

(printed name of property owner)

(signature of property owner)

26 March 2020
(date)

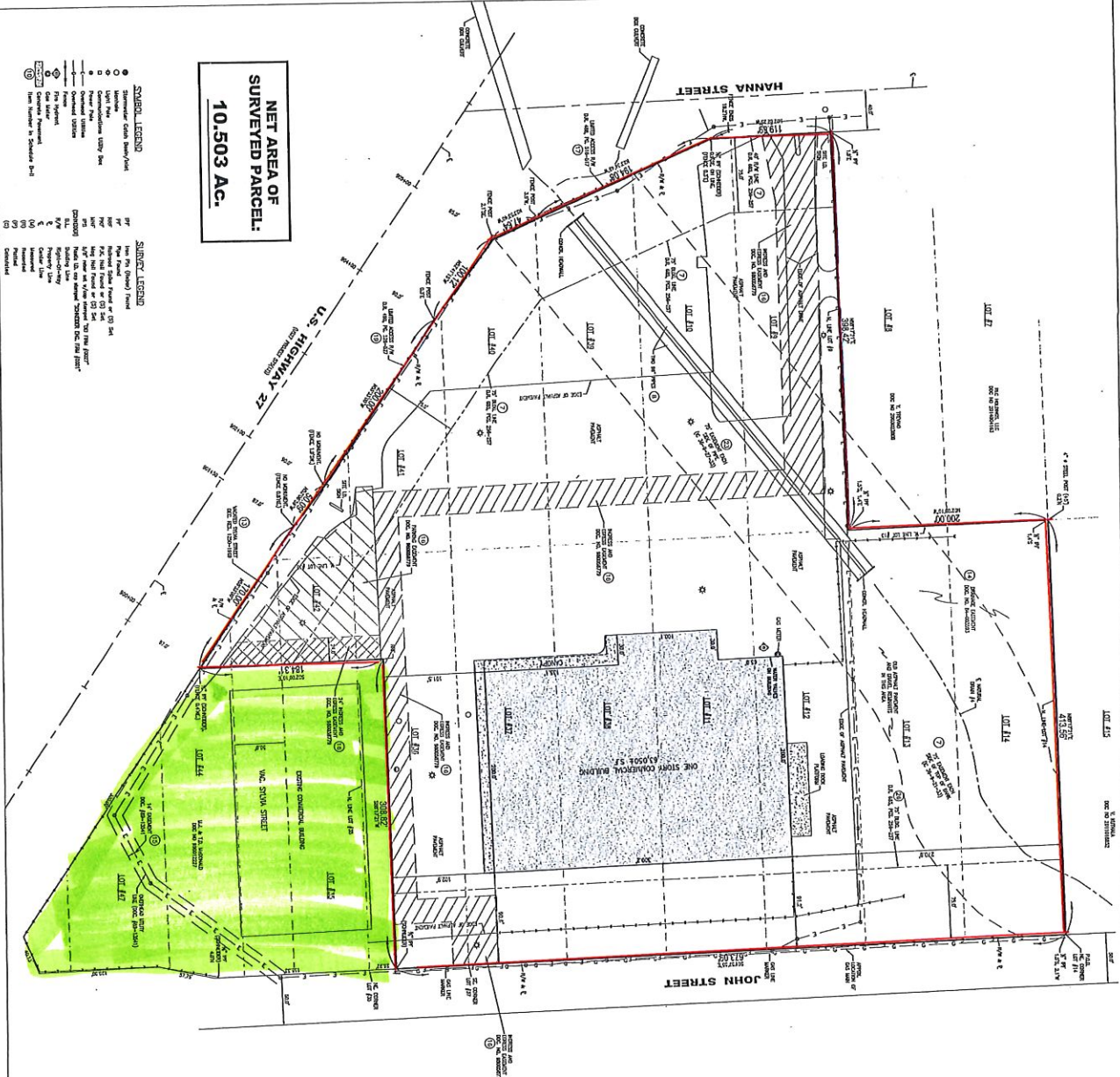
March 26, 2020
(date)

(date)

(date)

Received 4-1-2020	Receipt No. 133615	Hearing Date May 11, 2020	Petition No. REZ-2020-0016
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Attw. Patrick R. R. R.
 REX



CERTIFICATION
I, the undersigned, being a duly qualified and licensed Surveyor in the State of Indiana, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my records.

LEGAL DESCRIPTION
The land described in the foregoing is situated in the County of Adams, State of Indiana, and is more particularly described as follows: ...

FLOOD NOTE
The land described in the foregoing is situated in the County of Adams, State of Indiana, and is more particularly described as follows: ...

SURVEY NOTES
1. The area shown on the map is the area of the land as surveyed by the undersigned. ...

1"=50'

1 of 1

ALTANS/NSPS LAND TITLE SURVEY

6901 S. HANNA ST.
FORT WAYNE, INDIANA 46816

THE WAY OF HOLINESS CHURCH, INC.

DONOVAN ENGINEERING, INC.

3022 LAMAR AVENUE, SUITE 2
FORT WAYNE, INDIANA 46805
PHONE: 260-424-1318
FAX: 260-424-1318

REVISIONS

NO.	DATE	DESCRIPTION
1	11-15-10	1st

DATE: 11-15-10

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2020-0016
Bill Number: Z-20-05-20
Council District: 6-Sharon Tucker

Introduction Date: May 26, 2020

Plan Commission
Public Hearing Date: May 27, 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 2.0 acres from C2/Limited Commercial to I2/General Industrial.

Location: 6905 South Hanna

Reason for Request: To allow the underutilized property to be redeveloped with indoor light manufacturing and job training.

Applicant: Quoin Enterprises

Property Owner: Quoin Enterprises

Related Petitions: none

Effect of Passage: Property will be rezoned to the I2/General Industrial district which will allow the redevelopment of the property.

Effect of Non-Passage: The property will remain zoned for commercial purposes. The proposed redevelopment will not be permitted.