

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2020-0007
Bill Number: Z-20-02-10
Council District: 3-Tom Didier

Introduction Date: February 25, 2020

Plan Commission
Public Hearing Date: March 9, 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 4.01 acres from I1/Limited Industrial to C3/General Commercial.

Location: 5811 Cross Creek Boulevard

Reason for Request: To allow the addition of a car wash for Vorderman Auto, and to bring the entire site into zoning compliance.

Applicant: Reginald Vorderman (VMW Properties, LLC)

Property Owner: Reginald Vorderman (VMW Properties, LLC)

Related Petitions: Primary Development Plan, PDP-2020-0006 – Vorderman Auto Car Wash

Effect of Passage: Property will be rezoned to the C3/General Commercial district which will allow the desired car wash and bring the remaining Vorderman Auto sales property into compliance with the current ordinance.

Effect of Non-Passage: The property will remain zoned I1/Limited Industrial which would not allow the development of the car wash and will leave the existing auto sales business as a non-conforming use in the I1 district.

1 **#REZ-2020-0007**

2 **BILL NO. Z-20-02-10**

3
4 **ZONING MAP ORDINANCE NO. Z-_____**

5 **AN ORDINANCE amending the City of Fort Wayne**
6 **Zoning Map Nos. J-34 and K-34 (Sec. 22 of Washington Township)**

7
8 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
INDIANA:

9 SECTION 1. That the area described as follows is hereby designated a C3 (General
10 Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
11 Wayne, Indiana:

12 Lots Number 6 and 7 in Cross Creek Commons, Section I, Phase III, as recorded in Plat
13 Cabinet "E", page 16, in the Office of the Recorder of Allen County, Indiana.

14 Together with:

15 Part of Lot Numbered 8 in Cross Creek Commons, Section I, Phase III, as recorded in Plat
16 Cabinet "E", page 16, and Document #990004841, in the Office of the Recorder of Allen
County, Indiana, more particularly described as follows:

17 *Beginning* at a 5/8-inch rebar with a "Strong" identification cap monumenting the southeast
18 corner of Lot Numbered 8 in said Cross Creek Commons, Section I, Phase III; thence North
19 00 degrees 50 minutes 55 seconds West on the east line of said Lot Numbered 8, a distance
20 of 61.00 feet to a 5/8-inch rebar with an orange identification cap stamped "ANDERSON
21 FIRM #29A"; thence South 89 degrees 09 minutes 05 seconds West, a distance of 248.09
22 feet to a 5/8-inch rebar with an orange identification cap stamped "ANDERSON FIRM
23 #29A"; thence South 64 degrees 16 minutes 48 seconds West, a distance of 97.38 feet to the
24 westerly line of said Lot Numbered 8; thence South 27 degrees 18 minutes 19 seconds East
on said westerly line, a distance of 22.39 feet to the southwest corner of said Lot Numbered
25 8; thence North 89 degrees 09 minutes 05 seconds East (platted bearing and is the basis of
26 bearings this description) on the south line of said Lot Numbered 8, a distance of 326.46 feet
27 to the Point of Beginning, *containing 0.427 acres of land, more or less*, subject to all legal
rights-of-way, easements, restrictions, and rights affecting the above-described parcel.

28 and the symbols of the City of Fort Wayne Zoning Map Nos. J-34 and K-34 (Sec. 22 of
29 Washington Township), as established by Section 157.082 of Title XV of the Code of the
30 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 Reginald Vorderman (VMW Properties LLC)
Address 5811 Cross Creek Blvd.
City Fort Wayne State IN Zip 46818
Telephone 260-433-9300 E-mail Reg.vorderman@gmail.com

Contact Person
Contact Person Mark Reinhard (Engineering Resources, Inc.)
Address 11020 Diebold Rd.
City Fort Wayne State IN Zip 46845
Telephone 260-451-9740 E-mail mark@eri.consulting

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 5811 Cross Creek Blvd. (Parcels 02-07-22-127-002.001-073 & 003.000-073
Present Zoning I-1 Proposed Zoning C-3 Acreage to be rezoned 4.007 ac
Proposed density 2 units per acre
Township name Washington Township section # 22
Purpose of rezoning (attach additional page if necessary) Parcel was previously developed as a auto dealership lot prior to, or allowed when developed in the I-1 zoning.
Auto dealerships and dealer utilized car washes are not permitted in the current zoning.
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

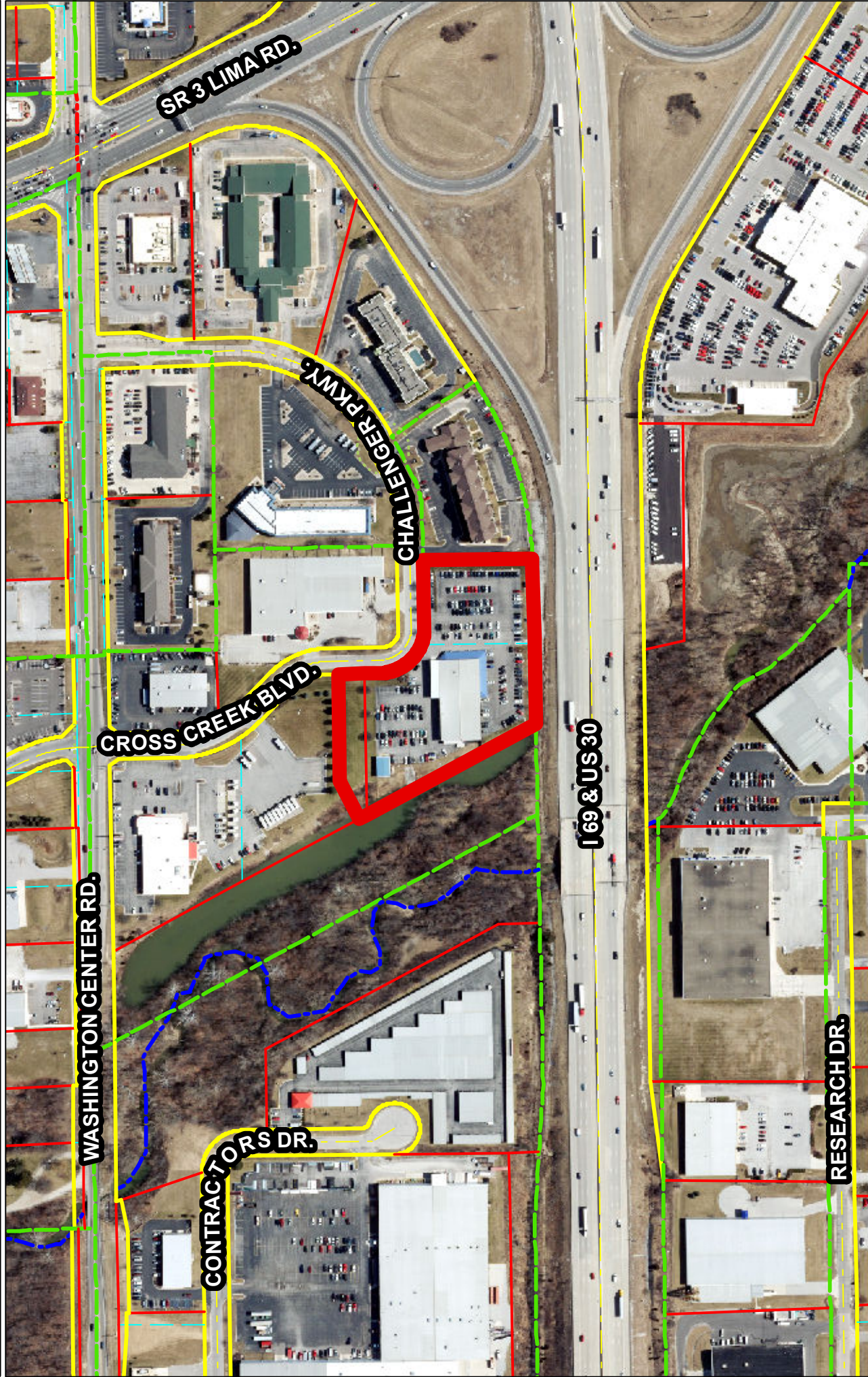
I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures 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.

<u>Mark</u> (printed name of applicant)	<u>R VORDERMAN</u> (signature of applicant)	<u>1-31-20</u> (date)
<u>Mark</u> (printed name of property owner)	<u>R VORDERMAN</u> (signature of property owner)	<u>1-31-20</u> (date)
 (printed name of property owner)	 (signature of property owner)	 (date)
 (printed name of property owner)	 (signature of property owner)	 (date)

Received <u>2-4-2020</u>	Receipt No. <u>133019</u>	Hearing Date <u>3-9-2020</u>	Petition No. <u>REZ-2020-0007</u>
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Rezoning Petition REZ-2020-0007 and Primary Development Plan PDP-2020-0006 - Vorderman Auto Car Wash



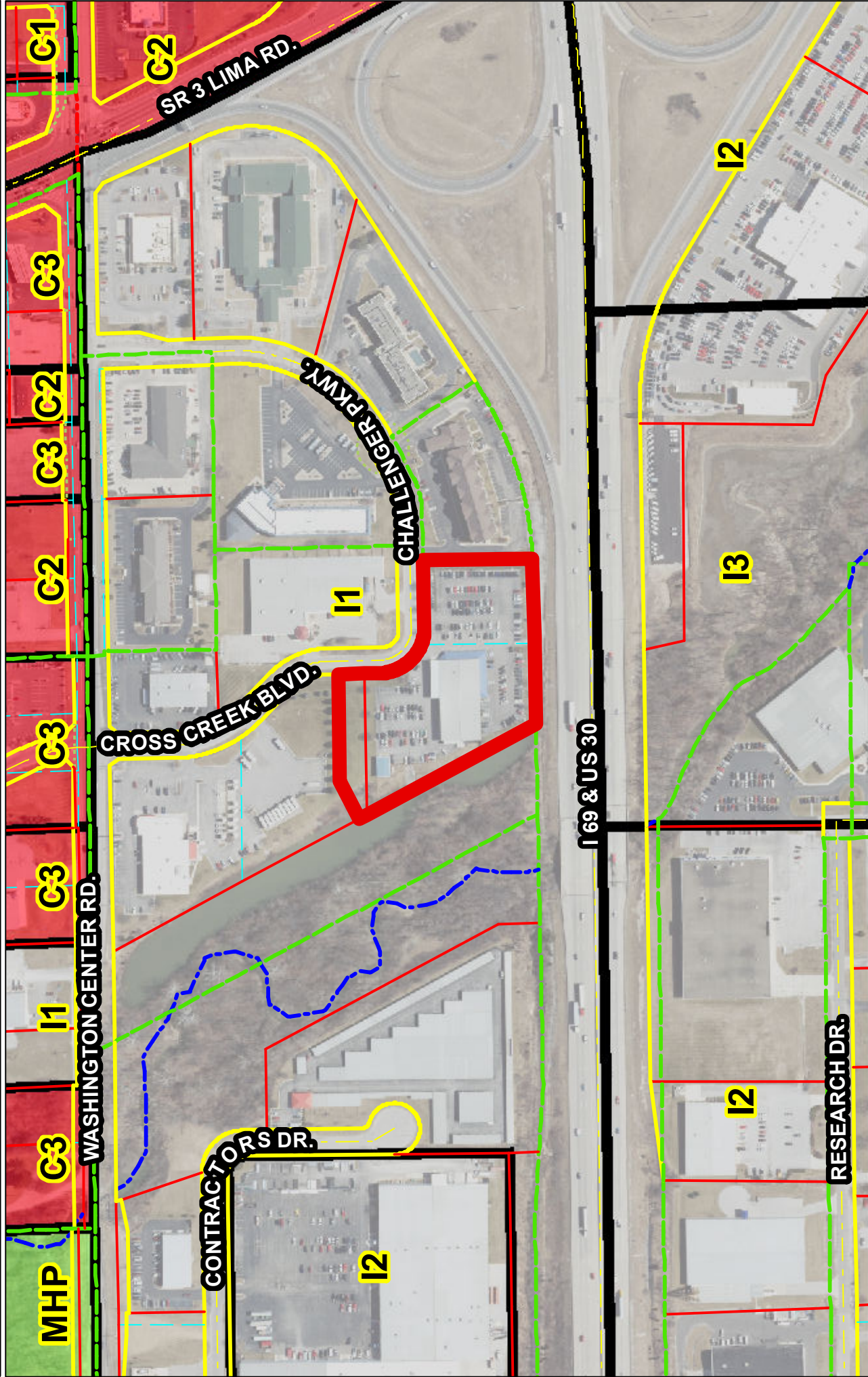
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 2/17/2020



1 inch = 300 feet





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BUILDING INFORMATION	
PROPOSED BUILDING S.F.	990 SF
PROPOSED BUILDING HEIGHT	18 FT.

LOT INFORMATION	
CURRENT ZONING	I-1
CURRENT USE	CAR PARKING FOR AUTO DEALERSHIP
PROPOSED ZONING	C-3
PROPOSED USE	CAR WASH AND PARKING FOR DEALERSHIP USE ONLY

FLOOD INSURANCE RATE MAP (FIRM):
ALLEN COUNTY, INDIANA AND INCORPORATED AREAS
FIRM MAP NUMBER: 18003C0170G
PANELS 170 OF 495
DATED AUGUST 3, 2009
FLOODWAY AREAS IN ZONE AE AND X-OTHER AREAS
LOWAR 16-05-3584P
DATED MARCH 10, 2017

STACKING SUMMARY				
CAR WASH STACKING (USED BY DEALERSHIP PERSONNEL ONLY)	1 PER MANUAL WASHING BAY OR 6 PER AUTOMATIC WASHING BAY	TOTAL STACKING REQUIRED	EXISTING STACKING	PROPOSED STACKING
	1 AUTOMATIC BAY	6 VEHICLES	0 SPACES	8 SPACES

OWNER	VMW PROPERTIES LLC 5811 CROSS CREEK BLVD. FORT WAYNE, IN 46818 PH: (260) 433-9300 CONTACT: REGINALD VORDERMAN EMAIL: reg.vorderman@gmail.com
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CONTRACTOR
STREBIG CONSTRUCTION 520 W. JEFFERSON BLVD FORT WAYNE, IN 46802 PH: (260) 424-5371 FAX: (260) 422-9030 CONTACT: RYNDY STREBIG EMAIL: reandy.strebig@strebigconstruction.com

ENGINEER

ENGINEERING RESOURCES, INC.

9635 AUBURN RD.
FORT WAYNE, IN 46825
PH: (260) 490-1025
FAX: (260) 490-1026
CONTACT: MARK REINHARD
EMAIL: mark@engineeringresourcesinc.com

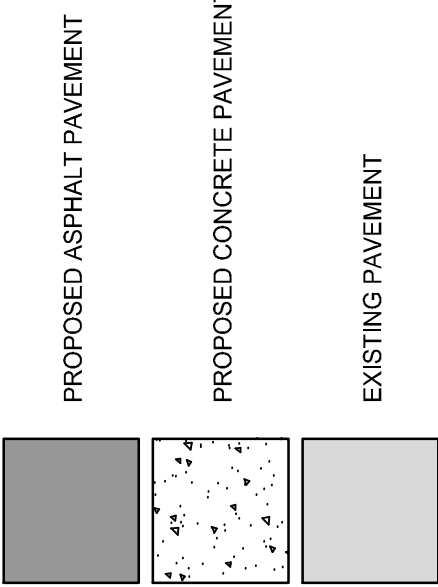
SURVEYOR
ANDERSON SURVEYING, INC.
1324 HENRY AVE
FORT WAYNE, IN 46808
PH: (260) 493-1724
FAX: (260) 482-6855
CONTACT: MICHAEL C. VODDE

PRIMARY DEVELOPMENT PLAN

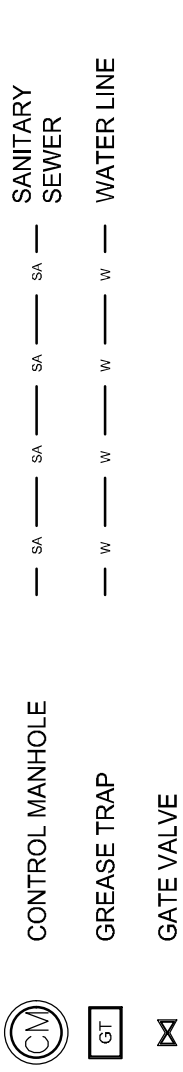
SCALE: 1" = 20'



LAYOUT LEGEND:



PROPOSED LEGEND:



LOCATION MAP

SCALE: NOT TO SCALE

