

#REZ-2022-0033

BILL NO. Z-22-07-08

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. H-22 (Sec. 28 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 an I2
(General Industrial) District under the terms of Chapter 157 Title XV of the Code of the City
of Fort Wayne, Indiana:

Record Description - Doc.#2020062100

Parcel III:

Part of the Southwest Quarter of the Southwest Quarter of Section 28, Township 31
North, Range 12 East, Allen County, Indiana, in particular described as follows, to-
wit:

Commencing on the West line of said Quarter Section at a point situated 920.0 feet
North of the Southwest corner of said Section; thence continuing North on the line
aforesaid, a distance of 401.0 feet to the Northwest corner of the Southwest Quarter
of the Southwest Quarter of Section 28; thence east by a deflection right of 89
degrees 40 minutes on the North line of the Southwest Quarter of the Southwest
Quarter of Section 28, a distance of 593.0 feet (deed record 365, page 383) (592.3
feet actual) to an iron pin found; thence Southwesterly by a deflection right of 93
degrees 00 minutes, a distance of 442.9 feet to an iron pipe found; thence
Northwesterly by a deflection right of 97 degrees 29 minutes, a distance of 252.7 feet
to a pipe set in an open ditch channel; thence West by a deflection left of 11 degrees
13 minutes, a distance of 321.7 feet (deed record 372, page 431) (322.8 feet actual)
to the point of beginning, containing 5.45 acres, more or less. Subject to a public
road upon and over the West 50 feet thereof.

and the symbols of the City of Fort Wayne Zoning Map No. H-22 (Sec. 28 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.

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

6 SECTION 3. That this Ordinance shall be in full force and effect from and after its
7 passage and approval by the Mayor.
8

Council Member

9
10 APPROVED AS TO FORM AND LEGALITY:
11

12 _____
Malak Heiny, City Attorney
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2022-0033
Bill Number: Z-22-07-08
Council District: 3-Tom Didier

Introduction Date: July 12, 2022

Plan Commission
Public Hearing Date: July 11, 2022 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 5.45 acres from R1/Single Family Residential to
I2/General Industrial.

Location: 3414 Hillegas Road, south of Independence Drive

Reason for Request: To match the zoning of this property with the remainder of the Zurcher
Tire property for a new Zurcher Tire warehouse.

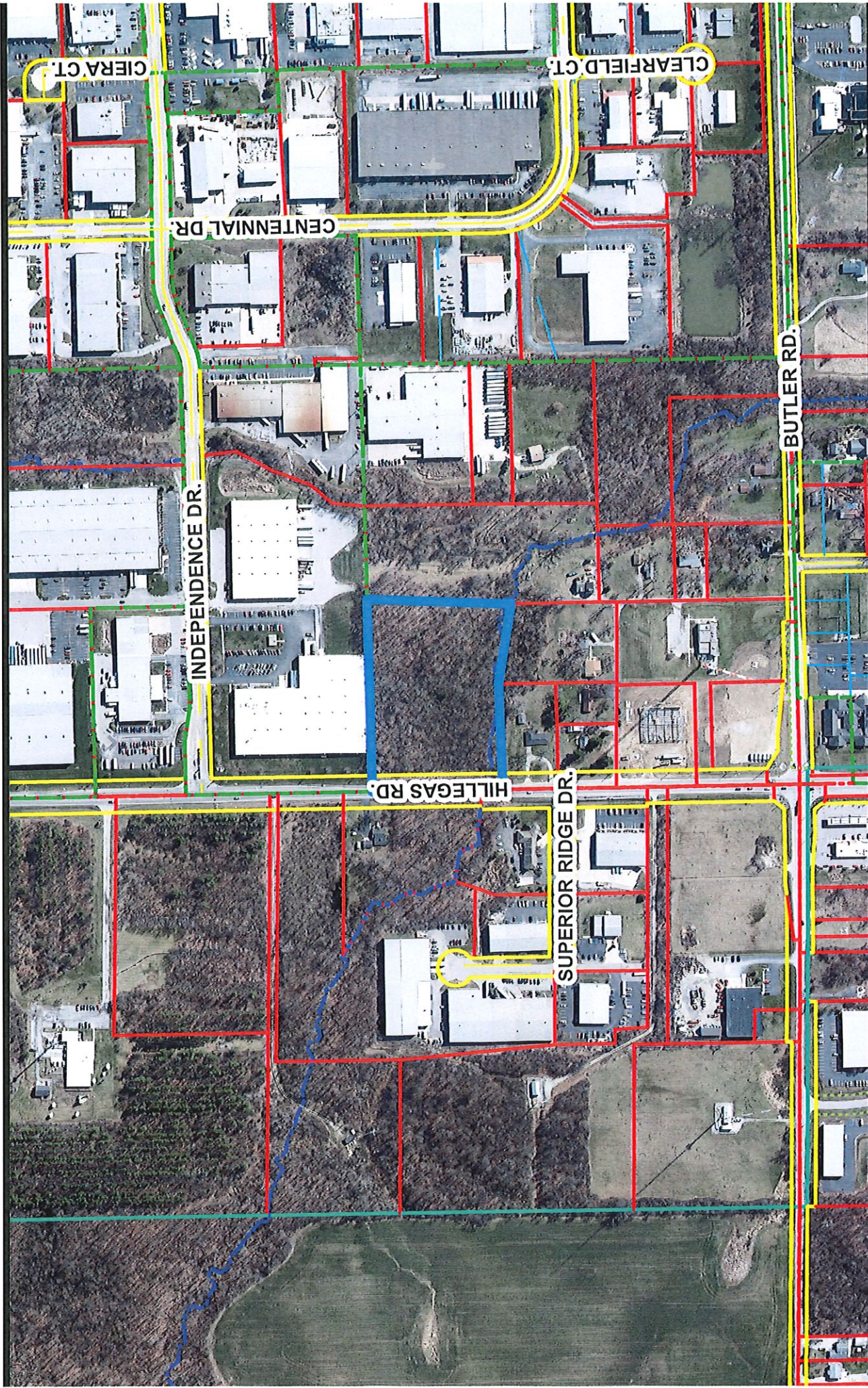
Applicant: Zurcher Tire, Inc.

Property Owner: Zurcher Tire, Inc.

Related Petitions: Primary Development Plan, Zurcher Tire

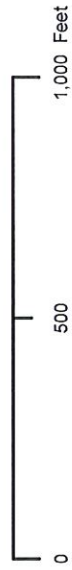
Effect of Passage: Property will be rezoned to the I2/Professional Office and Personal
Services district, which will allow the stormwater management system to
be fully on industrial ground, instead of residential ground.

Effect of Non-Passage: The property will remain zoned partially R1, and the stormwater
management system will need to be redesigned to fit on the ground
currently zoned I2.

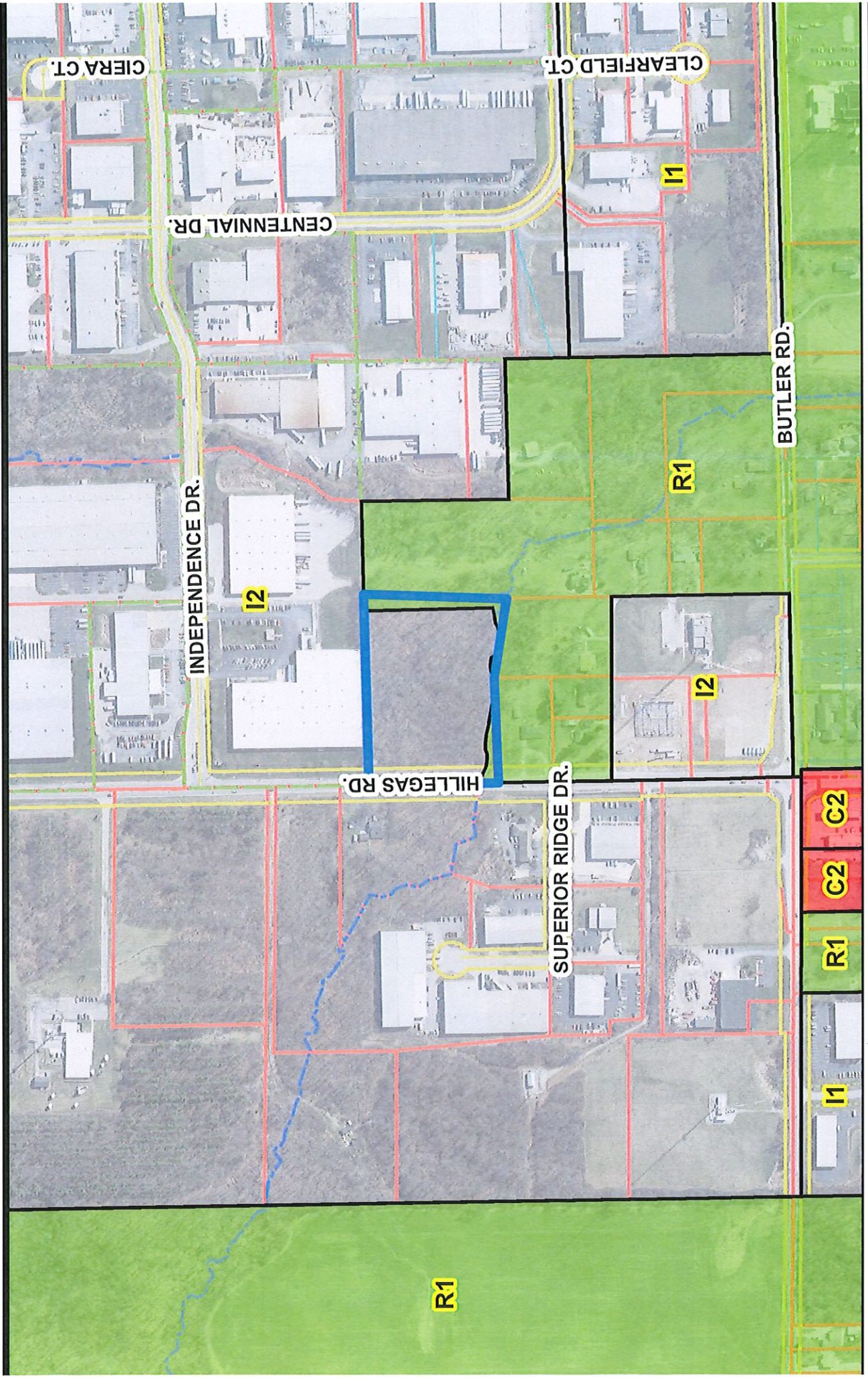


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 6/28/2022



1 inch = 400 feet



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
Photos and Contours: Spring 2009
Date: 6/28/2022

1 inch = 400 feet

1,000 Feet

500

0

N

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Zurcher Tire, Inc. (Carson Cornelius)
 Address 101 N Polk St
 City Monroe State IN Zip 46772
 Telephone (618) 637-4472 E-mail carson@zurchertire.com

Contact Person
 Contact Person Cody Ward (MLS Engineering, LLC)
 Address 10060 Bent Creek Boulevard
 City Fort Wayne State IN Zip 46825
 Telephone (260) 489-8571 x4 E-mail cody@mlswebsite.us

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

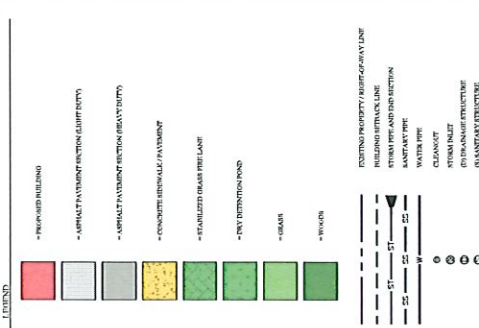
Request
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
 Address of the property 3414 Hillegas Road, Fort Wayne, IN 46808
 Present Zoning I2 & R1 Proposed Zoning I2 Acreage to be rezoned 0.71
 Proposed density 1 units per acre
 Township name Washington Township section # 28
 Purpose of rezoning (attach additional page if necessary) Rezone R1 portion of property to I2 for a new warehouse.
 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.

Zurcher Tire, Inc. (Carson Cornelius) Carson W. Cornelius 6/7/22
 (printed name of applicant) (signature of applicant) (date)
Zurcher Tire, Inc. (Carson Cornelius) Carson W. Cornelius 6/7/22
 (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.
6/7/22	140489	7-11-22	REZ-2022-0033

[illegible]