

#REZ-2022-0035

BILL NO. Z-22-07-11

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. A-06 (Sec. 2 of Aboite 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 C2 (Limited
Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
Wayne, Indiana:

COMMENCING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF INDIANA
STATE ROAD NUMBER 14 AS NOW ESTABLISHED, SAID POINT BEING 1045.4
FEET EAST OF THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST
QUARTER OF SECTION 2, TOWNSHIP 30 NORTH, RANGE 11 EAST IN ALLEN
COUNTY, INDIANA; THENCE NORTHERLY A DISTANCE OF 492.34 FEET TO A
FENCE; THENCE EASTERLY A DISTANCE OF 133.44 FEET ALONG SAID
FENCE; THENCE SOUTHERLY A DISTANCE OF 495.18 FEET TO A POINT ON
THE NORTH RIGHT OF WAY LINE OF SAID ROAD 14, SAID POINT BEING 137.9
FEET EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG THE
NORTH RIGHT OF WAY LINE OF SAID STATE ROAD 14, TO THE POINT OF
BEGINNING.

EXCEPT THE FOLLOWING:

A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 30 NORTH, RANGE 11 EAST, ALLEN COUNTY, INDIANA,
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION;
THENCE NORTH 0 DEGREES 55 MINUTES 04 SECONDS EAST 40.00 FEET
(12.192 METERS) ALONG THE WEST LINE OF SAID QUARTER SECTION TO
THE NORTH BOUNDARY OF S.R. 14 (ALSO KNOWN AS ILLINOIS ROAD);
THENCE SOUTH 89 DEGREES 49 MINUTES 46 SECONDS EAST 1,046.95 FEET
(319.110 METERS) (1,045.4 FEET BY DEED RECORD 619, PAGE 523) ALONG
THE BOUNDARY OF S.R. 14 TO THE SOUTHWEST CORNER AND OF THE
GRANTOR'S LAND AND THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 2 DEGREES 04 MINUTES 29 SECONDS EAST 20.97 FEET
(6.392 METERS) ALONG THE WEST LINE; THENCE NORTH 87 DEGREES 52
MINUTES 48 SECONDS EAST 116.56 FEET (35.527 METERS); THENCE SOUTH
89 DEGREES 49 MINUTES 46 SECONDS EAST 21.35 FEET (6.507 METERS) TO
THE EAST LINE; THENCE SOUTH 1 DEGREE 32 MINUTES 37 SECONDS WEST
25.62 FEET (7.809 METERS) ALONG SAID EAST LINE TO THE NORTH

1 BOUNDARY OF SAID S.R. 14; THENCE NORTH 89 DEGREES 49 MINUTES 46
2 SECONDS WEST 137.90 FEET (42.032 METERS) ALONG THE BOUNDARY OF
3 SAID S.R. 14 TO THE POINT OF BEGINNING AND CONTAINING 0.075 ACRES
(0.0304 HECTARES), MORE OR LESS.

4 and the symbols of the City of Fort Wayne Zoning Map No. A-06 (Sec. 2 of Aboite
5 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
6 Wayne, Indiana is hereby changed accordingly.

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

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

15 _____
16 Council Member

17 APPROVED AS TO FORM AND LEGALITY:

18 _____
19 Malak Heiny, City Attorney
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City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2022-0035
Bill Number: Z-22-07-11
Council District: 4-Jason Arp

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 1.46 acres from AR/Low Intensity Residential to C2/Limited Commercial.

Location: 8320 and 8326 Illinois Road/SR 14

Reason for Request: To allow for the construction of a Wings Etc. store and a second retail building.

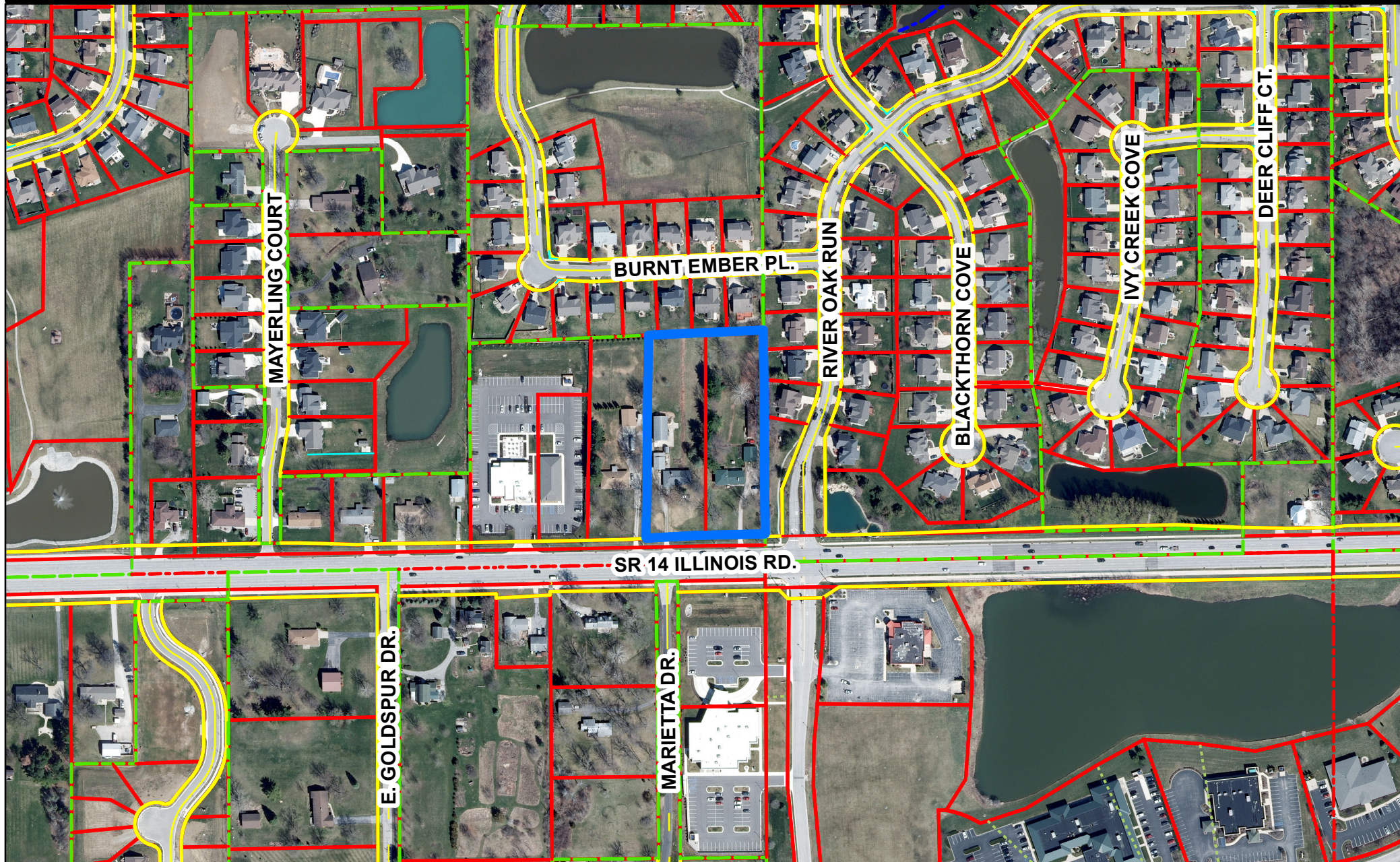
Applicant: Wings, Etc.

Property Owner: Martin, Bangert, and Martinez

Related Petitions: Primary Development Plan, Wings, Etc.

Effect of Passage: Property will be rezoned to the C2/Limited Commercial district, which will allow for retail and commercial uses, including a restaurant.

Effect of Non-Passage: The property will remain zoned AR/Low Intensity Residential, which would not permit any commercial uses, but would allow the continuation of single family homes and low-intensity agricultural uses.



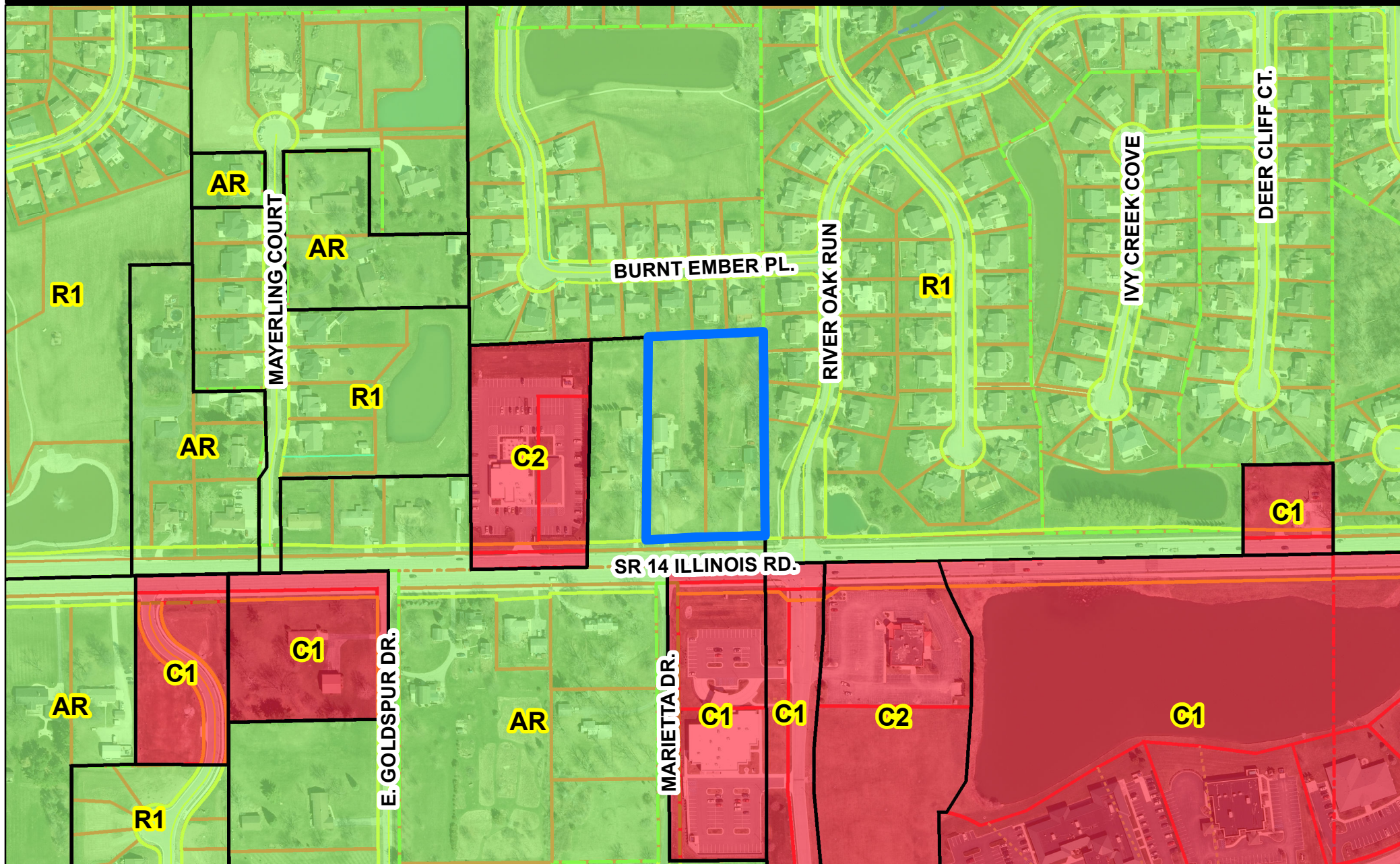
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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

0 500 1,000 Feet



1 inch = 300 feet



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0 500 1,000 Feet



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**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Trinity Development Group, Dan Brekke
 Address 7337 West Jefferson Blvd, Suite 200
 City Fort Wayne State IN Zip 46804
 Telephone 260.432.6001 E-mail dbrekke@wingsetc.net

Contact Person
 Contact Person Crystal Welsh, Abonmarche Consultants
 Address 927 S. Harrison Street, Suite 300,
 City Fort Wayne State IN Zip 46802
 Telephone 574-314-1027 E-mail cwelsh@abonmarche.com

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

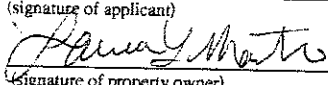
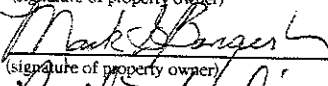
Request
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
 Address of the property 8320 & 8326 Illinois Road
 Present Zoning AR Proposed Zoning C-2 Acreage to be rezoned 2.9 acres
 Proposed density 0.69 units per acre units per acre
 Township name Aboite Township section # 0002
 Purpose of rezoning (attach additional page if necessary) is to allow for the development of two restaurants
 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.

Trinity Development Group LLC.

(printed name of applicant)	(signature of applicant)	(date)
<u>Laura Martin 8326 Illinois Rd</u>	<u></u>	<u>6-3-2022</u>
(printed name of property owner)	(signature of property owner)	(date)
<u>Mark Bangert 8326 Illinois Rd</u>	<u></u>	<u>6/3/22</u>
(printed name of property owner)	(signature of property owner)	(date)
<u>Beth Martinez 8320 Illinois Rd</u>	<u></u>	<u>6/6/22</u>
(printed name of property owner)	(signature of property owner)	(date)

Received	Receipt No.	Hearing Date	Petition No.
<u>June 7</u>	<u>140462</u>	<u>7/11/22</u>	<u>RE2-2022-0035</u>

PRIMARY DEVELOPMENT PLAN

WINGS ETC.

Part of the SW Qtr Section 2, T-30-N, R-11-E, Aboite Township, Allen County

LEGEND

- Number of 9'x20' Parking Spaces
- ADA International Symbol of Accessibility, Paint: Blue
- Asphalt Pavement
- Side Walk
- Site Lighting

Project Summary

Zoning:
Current AR
Proposed C2

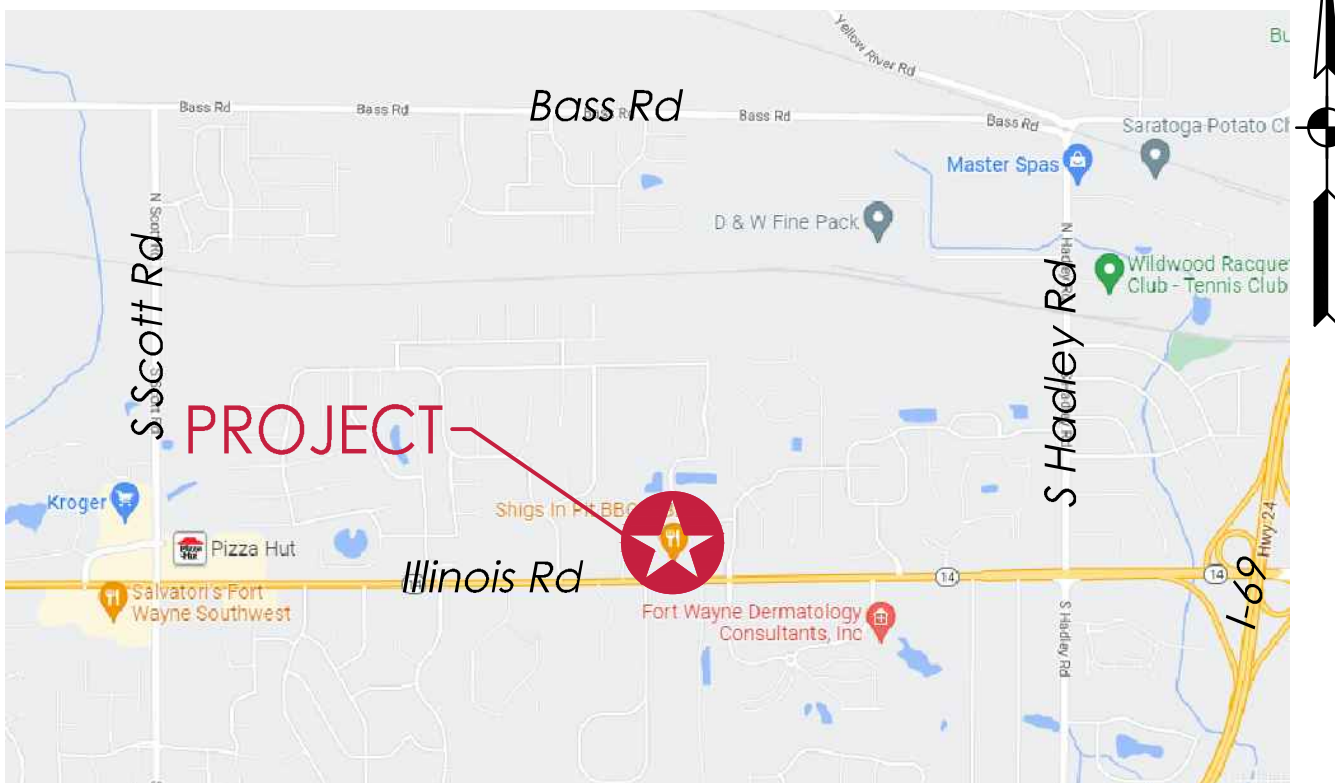
Parking: 121 Total Spaces
Parking Setback: 5'

Utility Service Providers

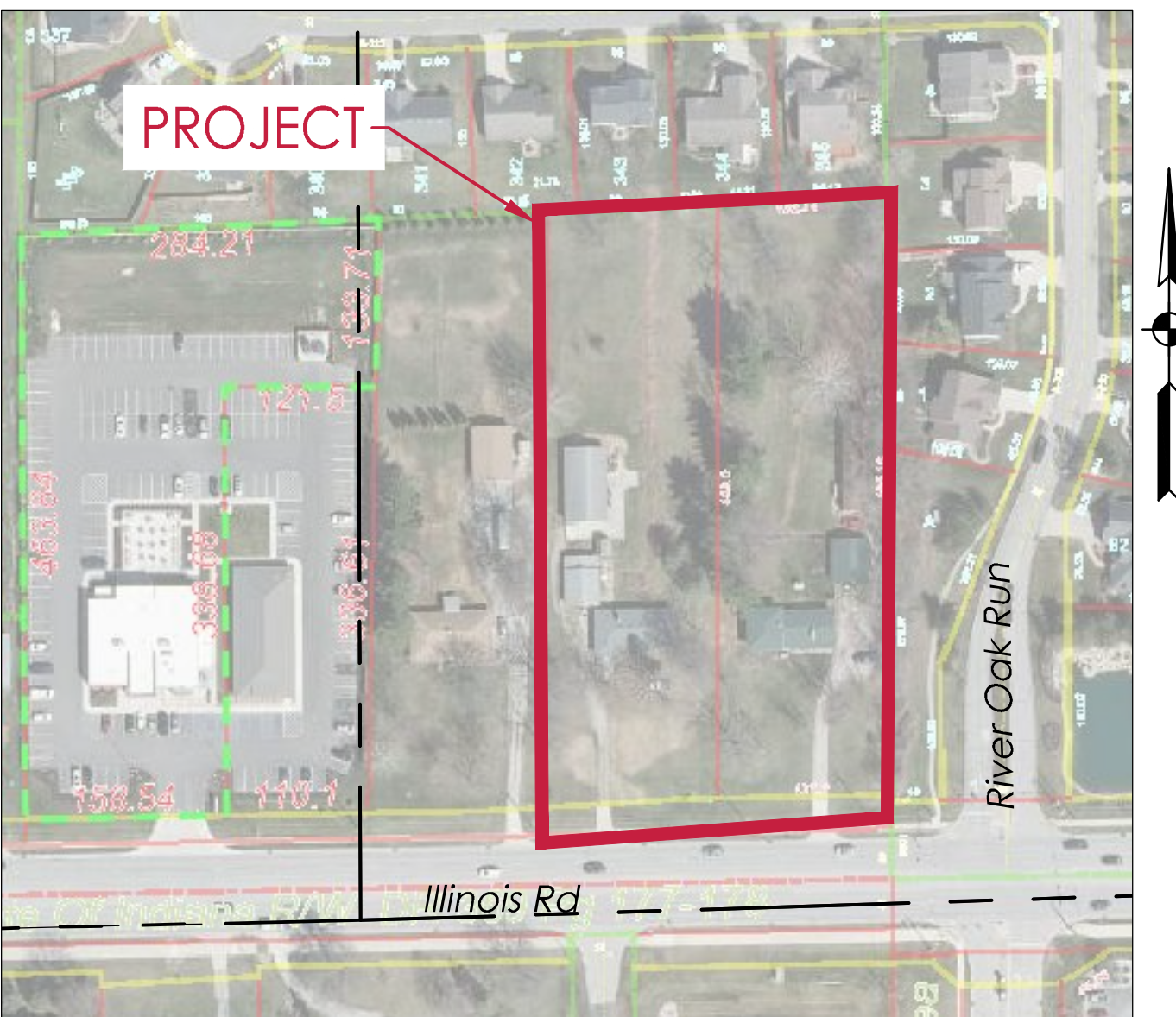
Electric American Electric Power	Water Utility City of Fort Wayne
Sanitary Sewer Aqua Indiana	Gas Utility NIPSCO Gas
Telephone Century Link	Cable TV Comcast Cable
Telephone Frontier	

Landscape Requirements

North Property Line	Building Buffer Yard Code B-2
East Property Line	Building Buffer Yard Code B-2
South Property Line	Parking Area Buffer Yard Code P-1
East Property Line	Parking Area Buffer Yard Code P-2
Parking Area	Parking Area Buffer Yard Code P-4



LOCATION MAP
(NOT TO SCALE)



VICINITY MAP
(NOT TO SCALE)

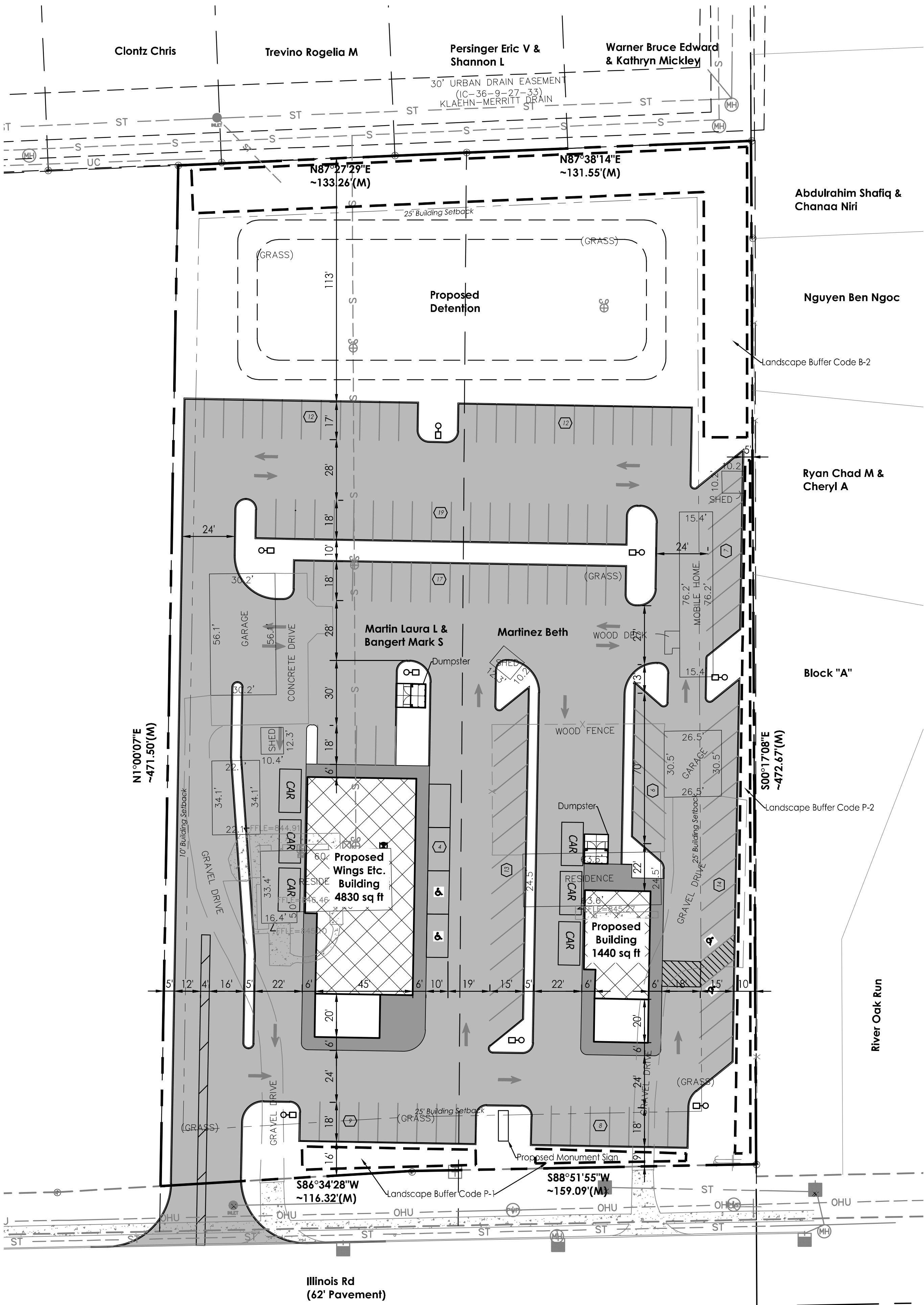
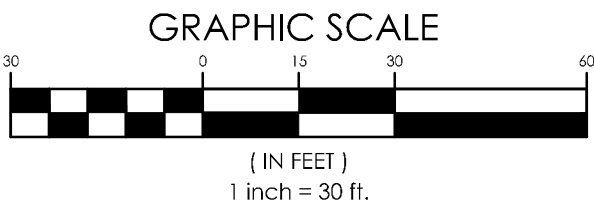
DEVELOPER

WINGS ETC
7337 W. Jefferson Blvd.
Fort Wayne, IN 46804
(260)-432-6001

ENGINEER

ABONMARCHÉ
927 S. Harrison Street, Suite 300
Fort Wayne, IN 46802
T 260.218.2500

DRAWN BY:	CEH
DESIGNED BY:	JLW
PM REVIEW:	JLW
QA/QC REVIEW:	JLW
DATE:	6-7-2022
SCALE:	AS NOTED
ACI JOB #	22-0788
SHEET NO.	1 of 1





NOTE:
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COLORS, FINISHES AND OVERALL SCHEME OF THIS PROJECT. THESE
GRAPHICAL REPRESENTATIONS ARE OF THE BASE PROTOTYPE PLANS
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CONSTRUCTION DRAWINGS FOR THIS PROJECT.



**GERALD P. NOE
ARCHITECT**

WEST VIRGINIA REG. NO. 4095

399 LUCERNE DRIVE
SPARTANBURG, SC 29302
P: 864.583.2215 F: 864.583.2265
mail@gpnarcht.com

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DESIGNED BY: CWN

APPROVED BY: GPN

2-19-2021
ISSUED FOR CONTRACTOR PRICING

REVISIONS:

No.	Description	Date	By
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CLIENT NAME:

VIENNA WINGS 1020 LLC

1000 Grand Central Mall
Vienna, West Virginia 26105

PROJECT NAME:



1504 GRAND CENTRAL AVE., VIENNA, WV 26105

SHEET TITLE:

PERSPECTIVE VIEWS

PROJECT NO. 20-305

DATE 02/19/21

SHEET
NO.

A-201