

#REZ-2022-0049

BILL NO. Z-22-10-03

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. N-22 (Sec. 25 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 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 105 feet South of the intersection of the West line of Parnell
Avenue and the South line of the right-of-way of the Indiana Service Corporation Electric
Railway; thence South on the West line of Parnell Avenue to St. Joseph River; thence
Westerly with the meanderings of the North bank of said river to a point 320 feet due
West of the West line of said Parnell Avenue; thence North parallel with the said West line
of Parnell Avenue to a point 100 feet South of the South line of the right-of-way of the said
Indiana Service Corporation; thence Northeasterly in a straight line to the place of
beginning.

and the symbols of the City of Fort Wayne Zoning Map No. N-22 (Sec. 25 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.

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:

Malak Heiny, City Attorney

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2022-0049
Bill Number: Z-22-10-03
Council District: 3-Tom Didier

Introduction Date: October 11, 2022

Plan Commission
Public Hearing Date: October 10, 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 1.71 acres from R1/Single Family Residential to C2/Limited Commercial

Location: 3501 Parnell Avenue

Reason for Request: To allow for the construction of two commercial structures for a river-friendly boating business.

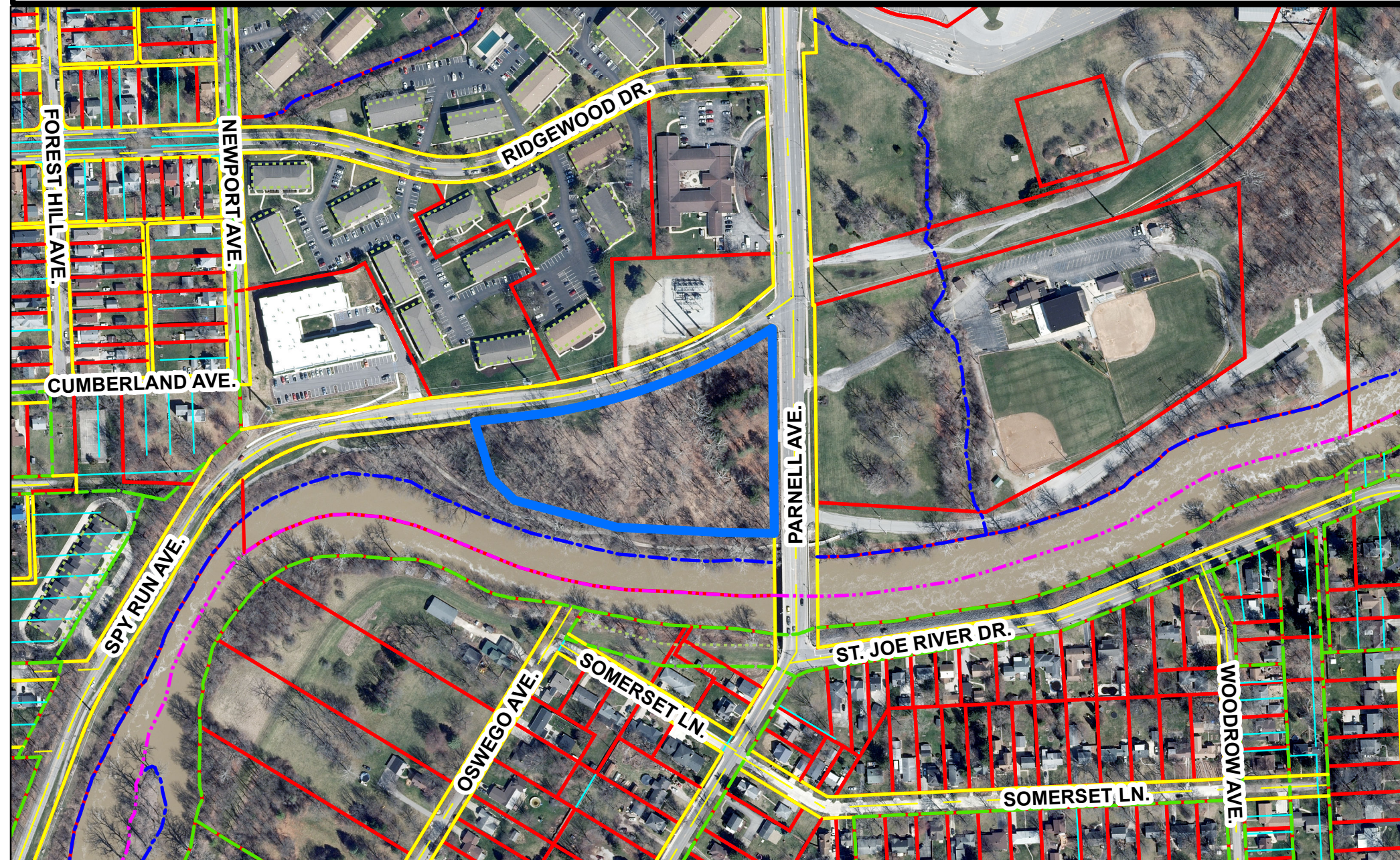
Applicant: River City Ventures LLC

Property Owner: Joseph Tippmann

Related Petitions: Primary Development Plan, River City Ventures

Effect of Passage: Property will be rezoned to the C2/Limited Commercial zoning district, which will permit the construction of commercial structures.

Effect of Non-Passage: The property will remain zoned R1/Single Family Residential and may redevelop as such.



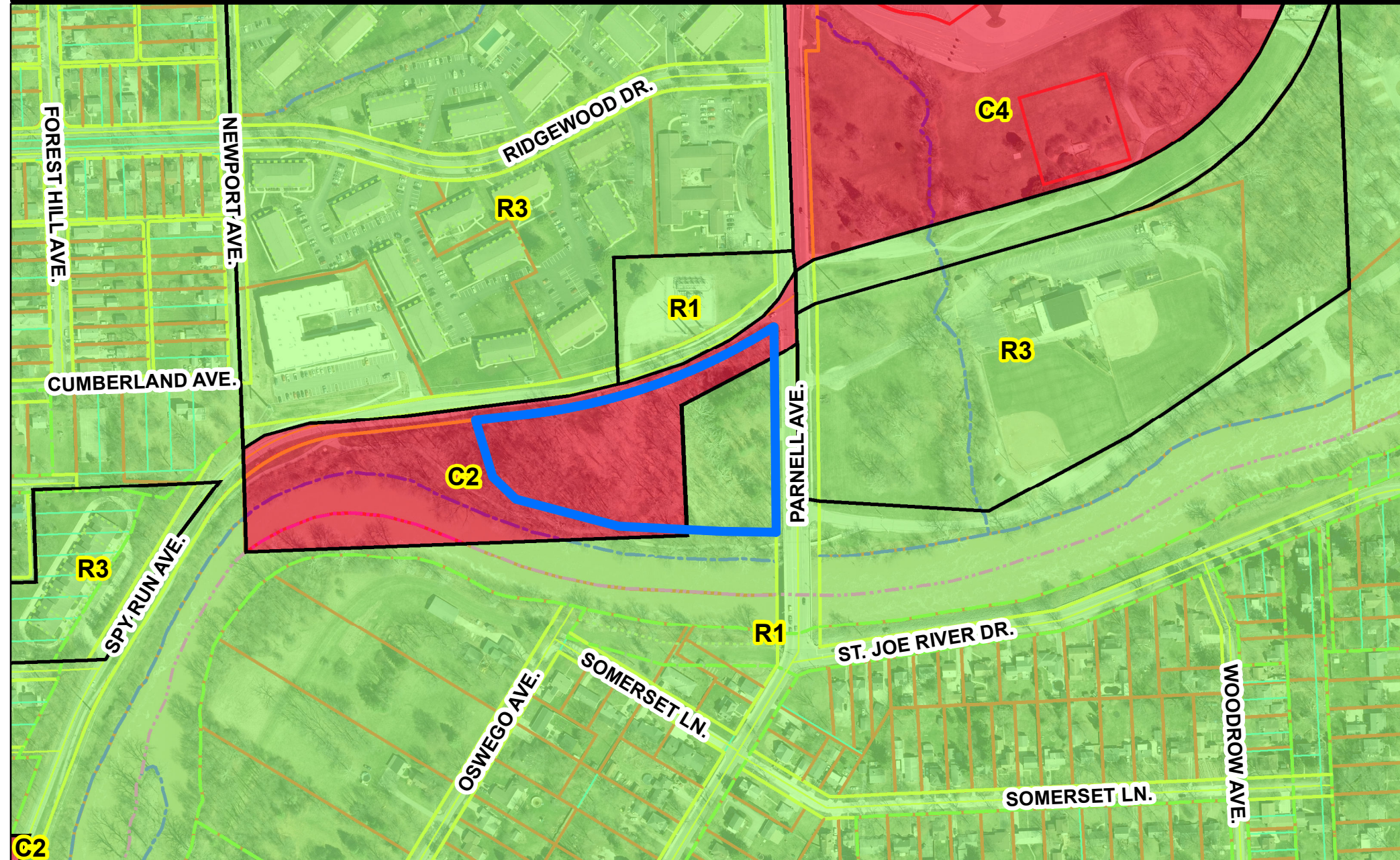
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 9/28/2022

0 50 100 Feet



1 inch = 300 feet



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SITE DEVELOPMENT PLAN

1" = 60'-0"

PLAN NORTH

S P Y R U N E X T

RESTAURANT
(2,000 SF)

ELEVATED
DINING DECK

10' UTILITY
EASEMENT

BOAT EXCURSION CENTER

BOAT YARD

PRIVATE GROUP
TAXIS

P A R N E L L A V E

H. B. DR

S A I N T J O S E P H R I V E R

Department of Planning Services
Rezoning Petition Application

Applicant	Applicant	River City Ventures LLC		
	Address	8834 Mayhew Road		
	City	Fort Wayne	State	IN Zip 46835
	Telephone	260-403-1911	E-mail	joeytippmann@gmail.com

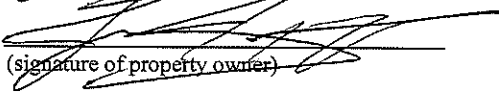
Contact Person	Contact Person	Joey Tippmann		
	Address	8834 Mayhew Road		
	City	Fort Wayne	State	IN Zip 46835
	Telephone	260-403-1911	E-mail	joeytippmann@gmail.com

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 3501 Parnell Avenue, Fort Wayne, IN 46805	
	Present Zoning R1	Proposed Zoning C2 Acreage to be rezoned 1.71 acres
	Proposed density (Two separate commercial structures) 0.44 units/acre units per acre	
	Township name Washington Township Township section # 000	
	Purpose of rezoning (attach additional page if necessary) Commercial Development. The property owner anticipates a river-friendly boating business that caters to people who want to be on the river in the summertime.	
	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.

Joseph Tippmann		September 6, 2022
(printed name of applicant)	(signature of applicant)	(date)
Joseph Tippman		September 6, 2022
(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.
9-6-22	141384	10-10-2022	REZ-2022-0049