

#REZ-2022-0056

BILL NO. Z-22-11-17

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. U-30 (Sec. 21 of Saint Joseph 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 C1
(Professional Office and Personal Services) District under the terms of Chapter 157 Title XV
of the Code of the City of Fort Wayne, Indiana:

PARCEL I:

Part of the East Half of the Southeast Quarter of Section 21, Township 31 North, Range 13
East, Allen County, Indiana, more particularly described as follows, to-wit: BEGINNING on
the West line of said East Half, at a point situated 785.0 feet South of the intersection of
said West line with the South line, produced Westward, of the Plat of Bohde Grove Addition,
Section "C", as recorded in Plat Record 27, page 70, in the Office of the Recorder of Allen
County, Indiana; thence South, on and along said West line, 130.6 feet (recorded 130 feet)
to a survey pipe found; thence East, by an interior angle of 90 degrees 00 minutes, a
distance of 320.0 feet to a survey pipe found; thence North, by an interior angle of 90
degrees 00 minutes and parallel to said West line, 121.2 feet (recorded 105 feet) to the
centerline of Bullerman Ditch; thence Westerly, by a deflection angle left of 78 degrees 51
minutes on and along said ditch centerline, being also the South line of Lot Number 79 in
Bohde Grove Addition, Section "F", as recorded in Plat Record 30, page 13, in the Office of
the Recorder of Allen County, Indiana, a distance of 8.5 feet to the Southwest corner of said
Lot Number 79; thence Westerly by a deflection angle left of 7 degrees 06 minutes,
continuing along said ditch centerline, being also the South line of Lots Numbered 78 and 77
in said Bohde Grove Addition. Section "F", a distance of 312.4 feet to said West line; thence
South, by an interior angle of 85 degrees 57 minutes on and along said West line, 14.4 feet

1 to the Point of Beginning.

2
3 and the symbols of the City of Fort Wayne Zoning Map No. U-30 (Sec. 21 of Saint Joseph
4 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
5 Wayne, Indiana is hereby changed accordingly.

6
7 SECTION 2. If a written commitment is a condition of the Plan Commission's
8 recommendation for the adoption of the rezoning, or if a written commitment is modified and
9 approved by the Common Council as part of the zone map amendment, that written
10 commitment is hereby approved and is hereby incorporated by reference.

11
12 SECTION 3. That this Ordinance shall be in full force and effect from and after its
13 passage and approval by the Mayor.

14 _____
Council Member

15 APPROVED AS TO FORM AND LEGALITY:

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17 _____
18 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-2022-0056
Bill Number: Z-22-11-17
Council District: 1 – Paul Ensley

Introduction Date: November 22, 2022

Plan Commission
Public Hearing Date: December 12, 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 0.86 acres from RP/Planned Residential to C1/Professional Offices and Personal Services with a Written Commitment to limit certain uses.

Location: 4601 Maplecrest Road

Reason for Request: To align with the historical and current uses of the property

Applicant: True Velocity, LLC

Property Owner: True Velocity, LLC

Related Petitions: none

Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal Services zoning district, which is the appropriate district for the historical and proposed nonresidential uses

Effect of Non-Passage: The property will remain zoned RP/Planned Residential and the existing uses may remain under the Board of Zoning Appeals approval, but future development and financing may be hindered

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant True Velocity, LLC
Address 1827 Woodland Crossing
City Fort Wayne State IN Zip 46825
Telephone 260-804-8865 E-mail truevelocityllc@gmail.com

Contact Person
Contact Person Patrick R. Hess, Beckman Lawson, LLP
Address 201 W. Wayne St.
City Fort Wayne State IN Zip 46802
Telephone 260-422-0800 E-mail phess@beckmanlawson.com

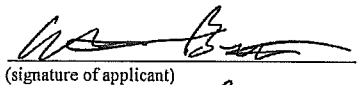
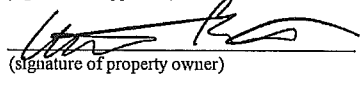
All staff correspondence will be sent only to the designated contact person.

Request
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property 4601 Maplecrest Road
Present Zoning RP Proposed Zoning C1 Acreage to be rezoned 0.86
Proposed density N/A units per acre
Township name St. Joseph Township section # 8
Purpose of rezoning (attach additional page if necessary) To align zoning with historical use of property. (with Written Commitment)
Sewer provider City Water provider City

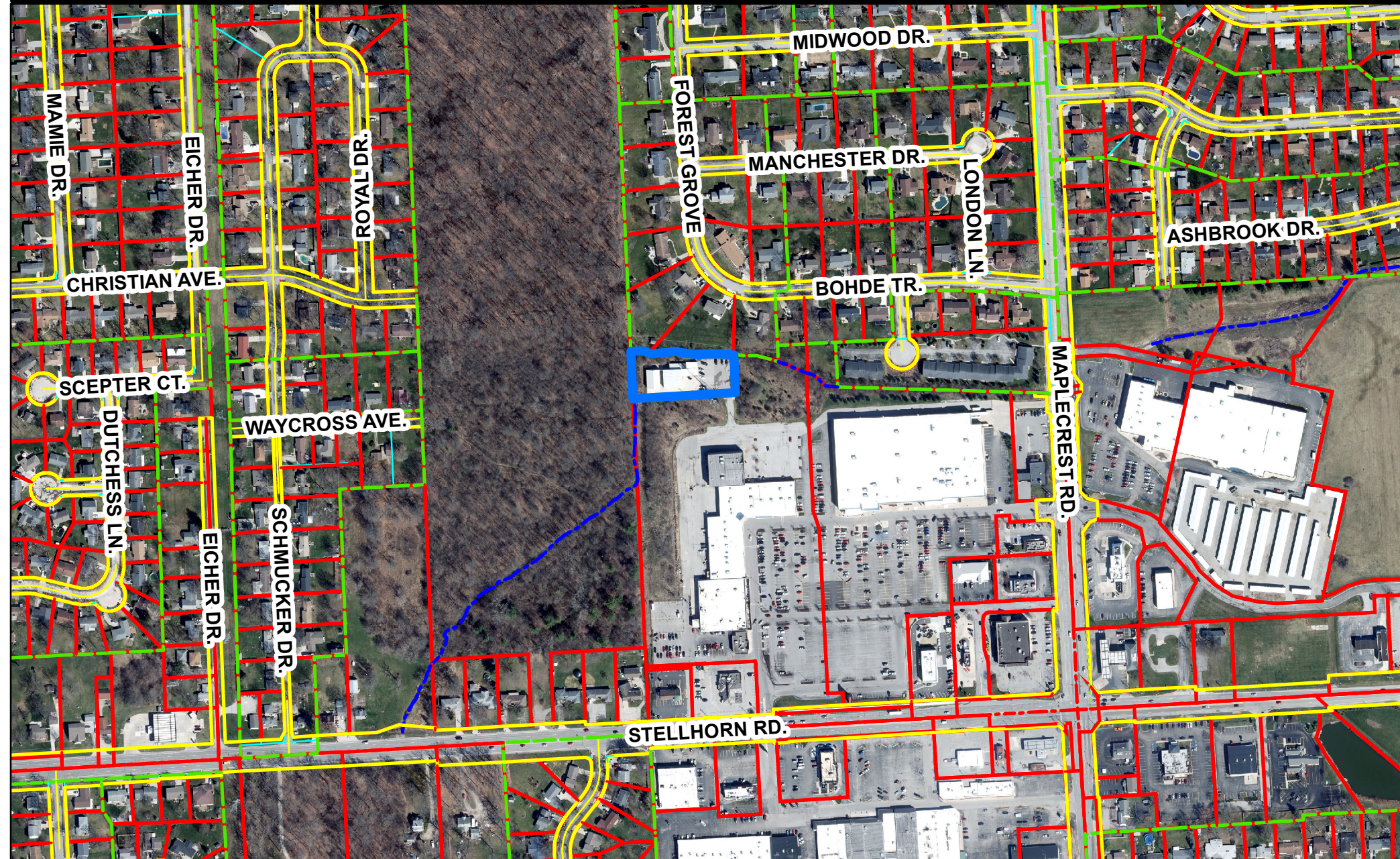
Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements.

- ☒ 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.

True Velocity, LLC (printed name of applicant)	 (signature of applicant)	<u>11-1-22</u> (date)
True Velocity, LLC (printed name of property owner)	 (signature of property owner)	<u>11-1-22</u> (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.
<u>11/1/22</u>	<u>141919</u>	<u>12.12.22</u>	<u>REZ-2022-0090</u>



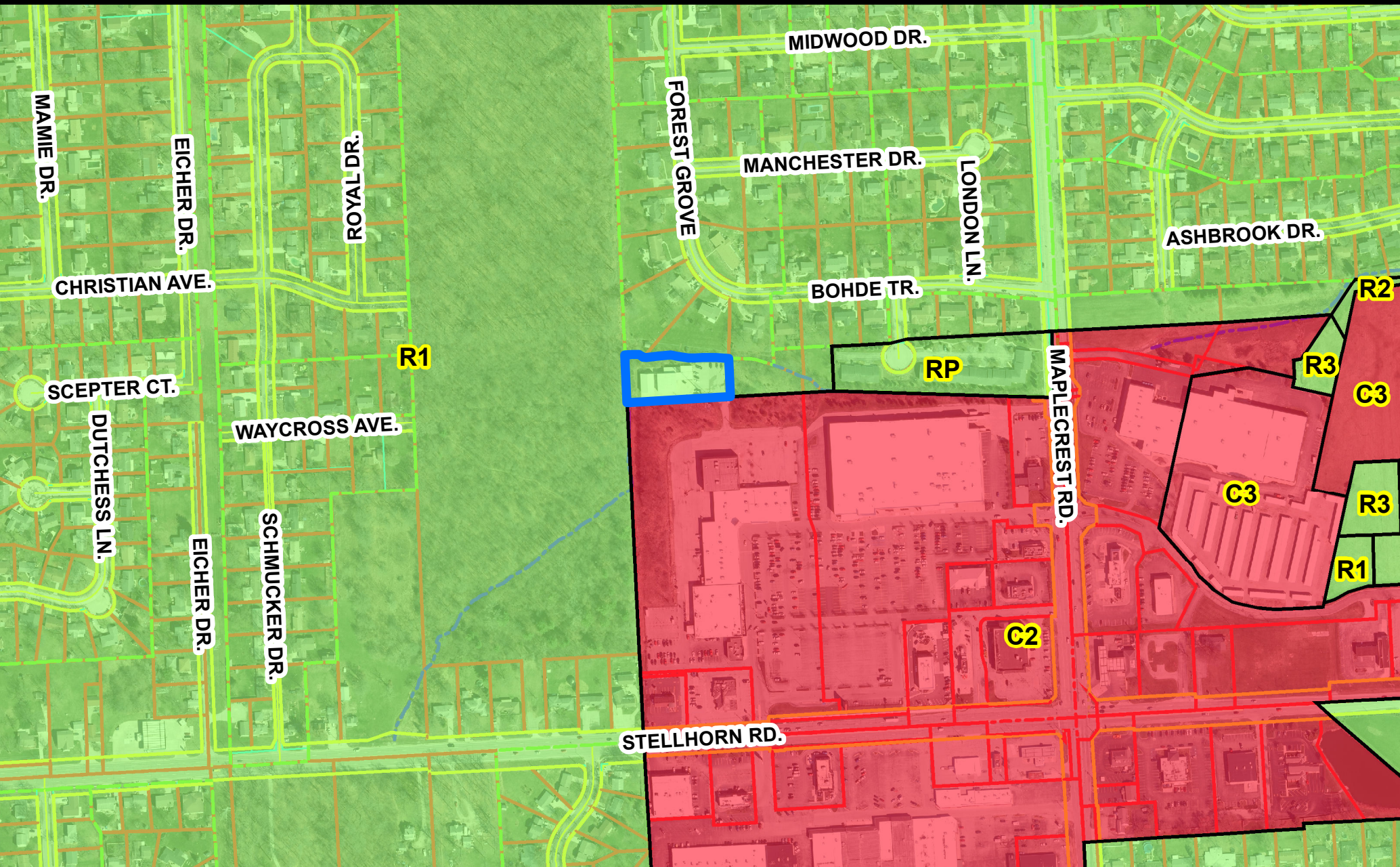
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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 11/16/2022

0 125 250 Feet



1 inch = 400 feet



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