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#REZ-2022-0054

BILL NO. Z-22-10-10

ZONING MAP ORDINANCE NO. Z-____

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. N-34 (Sec. 24 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 C3 (General Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

Part of the Northwest Quarter of Section 24, Township 31 North, Range 12 East of the Second Principal Meridian, Washington Township in Allen County, Indiana, being more particularly described as follows:

Commencing at a 1/2" steel rebar marking the Northeast corner of an existing 3.57 acre tract described in Document Number 980083281 in the Office of the Recorder of Allen County, Indiana, being the Southeast corner of Lot Number 23 and the Southwest corner of Lot 24 in the plat of Section "A" Washington Center Place Addition described in Plat Book 15, page 145 in the Office of said Recorder; thence South 88 degrees 09 minutes 43 seconds West (Indiana Geospatial Coordinate System – Allen County bearing and basis of bearings to follow), thence South a distance of 515.00 feet (Plat) along the North line of said 3.57 acre tract to the POINT OF BEGINNING of the herein described tract; thence South 02 degrees 14 minutes 34 seconds East, a distance of 182.62 feet to the South line of said 3.57 acre tract; thence South 88 degrees 17 minutes 41 seconds West, a distance of 337.88 feet to the West line of said Northwest Quarter; thence North 01 degrees 42 minutes 12 seconds West, a distance of 181.84 feet along said West line and within the right-of-way of Coldwater Road to the North line of said 3.57 acre tract; thence North 88 degrees 09 minutes 43 seconds East, a distance of 336.16 feet along said North line to the point of beginning. Containing 1.410 acres, more or less. Subject to the right-of-way of Coldwater Road, and subject to easements of record.

and the symbols of the City of Fort Wayne Zoning Map No. N-34 (Sec. 24 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

1	commitment is hereby approved and is hereby incorporated by reference.
2	
3	SECTION 3. That this Ordinance shall be in full force and effect from and after its
4	passage and approval by the Mayor.
5	Council Member
6 .	
7	APPROVED AS TO FORM AND LEGALITY:
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9	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-2022-0054
Bill Number: Z-22-10-10
Council District: 3-Tom Didier

Introduction Date: October 25, 2022

Plan Commission

Public Hearing Date: November 7, 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 1.41 acres from C2/Limited Commercial to

C3/General Commercial

Location: 5526 Coldwater Road (western half)

Reason for Request: To allow the construction of a new automobile washing and quick service

facility.

Applicant: Kerry Sewell

Property Owner: Jung Ching and Chin May Hwang

Related Petitions: Primary Development Plan, Wash N Roll Express

Effect of Passage: Property will be rezoned to the C3/General Commercial zoning district,

which permits most automobile services, including car washing facilities.

Effect of Non-Passage: The property will remain zoned C2/Limited Commercial at the

Coldwater frontage, which does not permit the desired use. C2/Limited

Commercial does permit a variety of retail and commercial uses.

Department of Planning Services Rezoning Petition Application

	Applican	Applicant SRG Assets					
ant	Address PO Box 1955						
Applicant	City Mou	unt Juliet	State TN	Zip 37121			
Αb	Telephon	unt Juliet e (901) 870-2637	E-mail kerrysewell@	gmail.com			
Contact Person	Address	Person Graham Lewis (N 10060 Bent Creek Blvd. t Wayne (260) 489-8571 x3	State IN E-mail graham@mls		on.		
	Allen	County Planning Jurisc of the property 5526 Col	liction 🔳 City of Fo dwater Rd, Fort Wayn	rt Wayne Planning Jur e, IN 46825	risdiction		
	D	·: C2/RP	C3/RP	A 4- 1	1~1.3 acres		
est	Proposed	density 1 name Washington			units per acre		
Request	Township	o name Washington		Township section #24	4		
2 4	Purpose of rezoning (attach additional page if necessary) Rezone C2 property						
	to C3 to allow for construction of a new Automobile Washing Facility.						
	Sewer pro	ovider City of Fort Wayn	e Water	provider City of Fort W	/ayne		
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						
oroperty de Ordinance a to the hand! I/we agree t	scribed in thas well as all ling and dispo	ce, upon execution and submiss is application; that I/we agree procedures and policies of the osition of this application; that to County the cost of notifying the	to abide by all provisions of Allen County Plan Commissing the above information is true.	of the Allen County Zoning on as those provisions, procedured accurate to the best of my	and Subdivision Control dures and policies related our knowledge; and that		
Kerry S	Sewell			\mathcal{O}	9/29/22		
printed name of applicant)		(signature of applicant)		(date)			
HWANG, Jung Ching		HWANG, Jung Ching	All Martin Committee (Committee Committee Comm	Sep 28 2022			
printed name of property owner)		(signature of property own					
HWANG, Chin May		HWANG, Chin May	Parameter (P)	Sep 28 2022			
printed name of property owner) (signature of property owner) (date)							
printed nar	ne of propert	y owner)	(signature of property owner	r)	(date)		
Rec	eived	Receipt No.	Hearing Date	Peti	tion No.		





★ = PROJECT SITE **PROJECT SITE VICINITY MAP** NOT TO SCALE

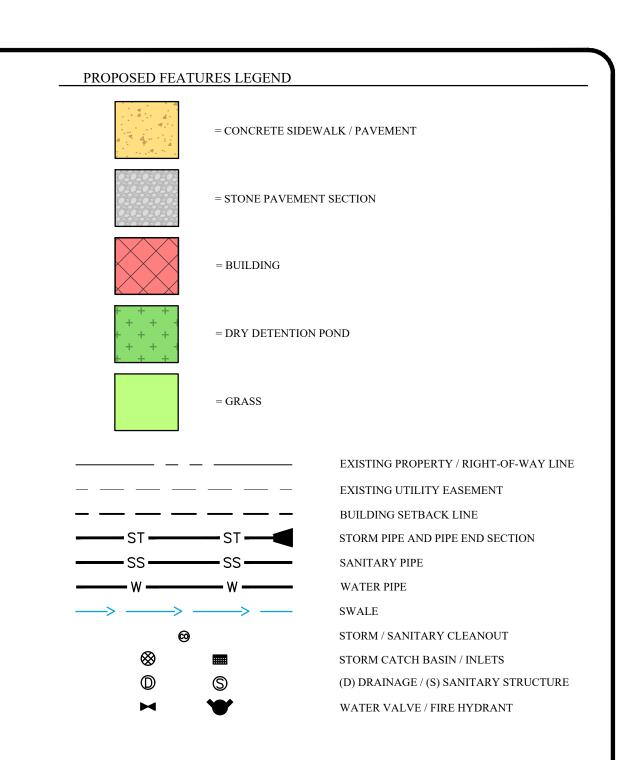


★ = PROJECT SITE FLOOD INSURANCE RATE MAP (FIRM)
NOT TO SCALE

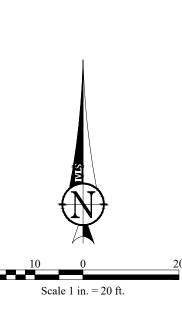
AUGUST 3, 2009 / MAP# 18003C0187G



ALLEN COUNTY SOIL SURVEY MAP



	PRC	DJECT SUMMARY		
PARCEL ADDRESS:	5526 CO	5526 COLDWATER RD, FORT WAYNE, IN 46825		
TOWNSHIP NAME:	WASHING	WASHINGTON		
TOWNSHIP SECTION:	NW 1/4 OF	$NW^{\frac{1}{4}}OF$ SECTION 24		
EST. CONSTRUCTION START DATE:		APRIL 2023		
EST. CONSTRUCTION END DATE:		APRIL 2024		
CURRENT ZONING CLASSIFICATION:		SPLIT - C2 (LIMITED COMMERCIAL) & RP (PLANNED RESIDENTIAL		
PROPOSED ZONING CLASSIFICATION:		SPLIT - C3 (GENERAL COMMERCIAL) & RP (PLANNED RESIDENT		
CURRENT USE:		VACANT RESIDENTIAL		
PROPOSED USE:		CAR WASH FACILITY (FRONT) & RESIDENTIAL (REAR)		
NUMBER OF BUILDINGS:		(1) 1-STORY CAR WASH BUILDING AND (1) PAY STATION CANO		
TOTAL BUILDING FOOTPRINT:		40 FT. x 125 FT. = 5,000 SQ. FT.		
TOTAL LOT ACREAGE:		3.57 ACRES		
TOTAL LOT IMPERVIOUS SURFACE:		0.79 ACRES		
TOTAL LOT COVERAGE:		(0.79 AC. / 3.57AC.)*100 = 22.1% LOT COVERAGE		
PARKING REQUIREMENTS:		1 SPACE PER EMPLOYEE AT LARGEST SHIFT 5 EMPLOYEES / 1 = 5 PARKING SPACES		
PARKING SPACES PROVIDED	·:	5 STANDARD SPACES & 1 ADA SPACE = 6 SPACES		
VACUUM STALLS PROVIDED	:	17 STALLS AT 15' WIDTH		
LANDSCAPING:		EET PDP-2 FOR LANDSCAPE PLAN SHOWING BUFFER YARDS MINIMUM PLANTINGS PER ORDINANCE REQUIREMENTS.		
SITE LIGHTING:	ORDIN	SITE LIGHTING WILL BE DESIGNED TO COMPLY WITH THE ZONING ORDINANCE AND SUBMITTED TO DPS FOR REVIEW AND PERMITTING DURING THE SECONDARY DEVELOPMENT PLAN PROCESS.		
SIGNAGE:	ORDIN	SIGNAGE WILL BE DESIGNED COMPLY WITH THE ZONING ORDINANCE AND SUBMITTED TO DPS FOR REVIEW AND PERMITTING DURING THE SECONDARY DEVELOPMENT PLAN PROCESS.		
GARBAGE COLLECTION:	DUMP	DUMPSTER ENCLOSURE		
AIRPORT OVERLAY DISTRICT:	AREA	AREA 1 & AREA 2 (SMITH FIELD)		
SANITARY UTILITY SERVICE:	CITY C	CITY OF FORT WAYNE		
	OUTV OF FORT WAYNE			



TO EXISTING CITY STORM INLET STRUCTURE N34019 (12" PIPE)

CITY OF FORT WAYNE

WATER UTILITY SERVICE:

STORMWATER OUTLET:

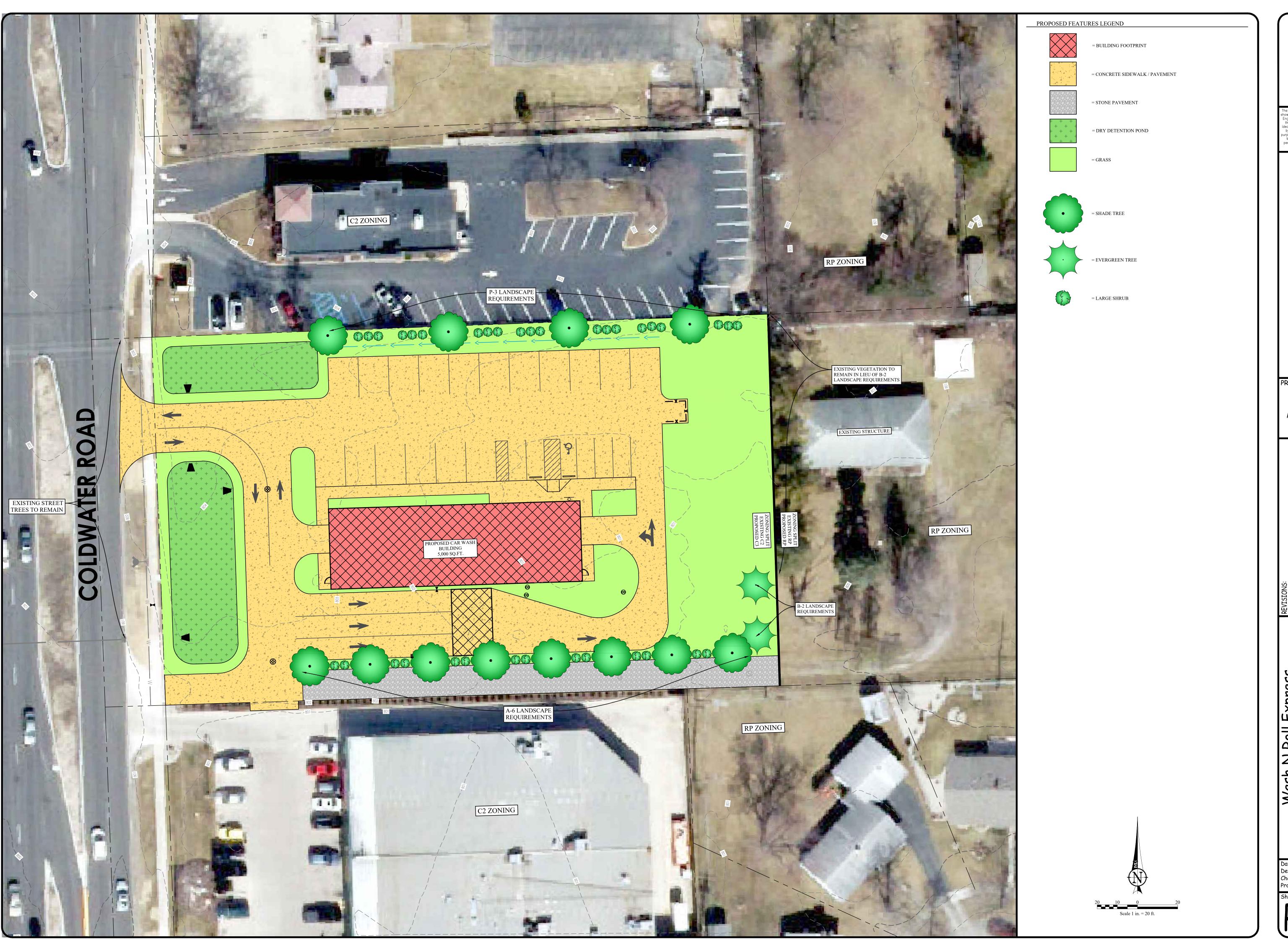
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The concepts, ideas, designs, plans, details, et shown on this document are the property of M Engineering, LLC., and were created for use of this specific project. None of the concepts, ideas, designs, plans, details, etc. shall be use by any person, firm, or corporation for any purpose without the expressed written consent MLS Engineering, LLC. The owner shall be permitted to retain copies for information and reference in connection with this project.

PREPARED FOR: SRG Assets PO Box 1955 Mount Juliet, TN 37121 (901) 870-2637

Wash N Roll Express 5526 Coldwater Road Fort Wayne IN, 46825 rimary Development Plan Site Plan Primary

Date: 10-04-2022 Design By: JJS Checked By: DJS Project No.: 22096650



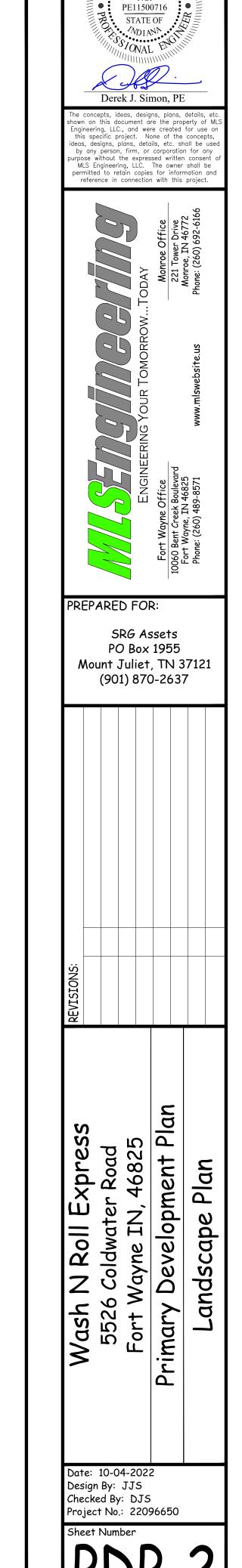


EXHIBIT "A"

Legal Description

Part of the West half of the Northwest Quarter of Section 24, in Township 31 North, Range 12 East; Allen County, Indiana, more particularly described as follows, to-wit:

Beginning at Southeast corner of Lot Number 23 and the Southwest corner of Lot Number 24, in Washington Center Place Addition; thence South on the East line of the said Lot Number 23 and the West line of Lot Number 24 in said Addition, proceed South a distance of 183 feet; thence West parallel with the South line of said Washington Place Addition, 851.4 feet, to the West line of the said West half, Northwest Quarter of said Section 24; thence North on the West line of said Section, 183 feet to the South line of said Addition; thence East on the South line of said Addition, 851.4 feet to the place of beginning, containing 3.57 acres.

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