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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-2022-0054
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**

Applicant
Applicant SRG Assets
Address PO Box 1955
City Mount Juliet State TN Zip 37121
Telephone (901) 870-2637 E-mail kerrysewell@gmail.com

Contact Person
Contact Person Graham Lewis (MLS Engineering, LLC)
Address 10060 Bent Creek Blvd.
City Fort Wayne State IN Zip 46825
Telephone (260) 489-8571 x3 E-mail graham@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 5526 Coldwater Rd, Fort Wayne, IN 46825
Present Zoning C2/RP Proposed Zoning C3/RP Acreage to be rezoned ~1.3 acres
Proposed density 1 units per acre
Township name Washington Township section # 24
Purpose of rezoning (attach additional page if necessary) Rezone C2 property to C3 to allow for construction of a new Automobile Washing Facility.
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.

Kerry Sewell

(printed name of applicant)


(signature of applicant)

9/29/22

(date)

HWANG, Jung Ching

(printed name of property owner)

HWANG, Jung Ching

(signature of property owner)

Sep 28 2022

(date)

HWANG, Chin May

(printed name of property owner)

HWANG, Chin May

(signature of property owner)

Sep 28 2022

(date)

(printed name of property owner)

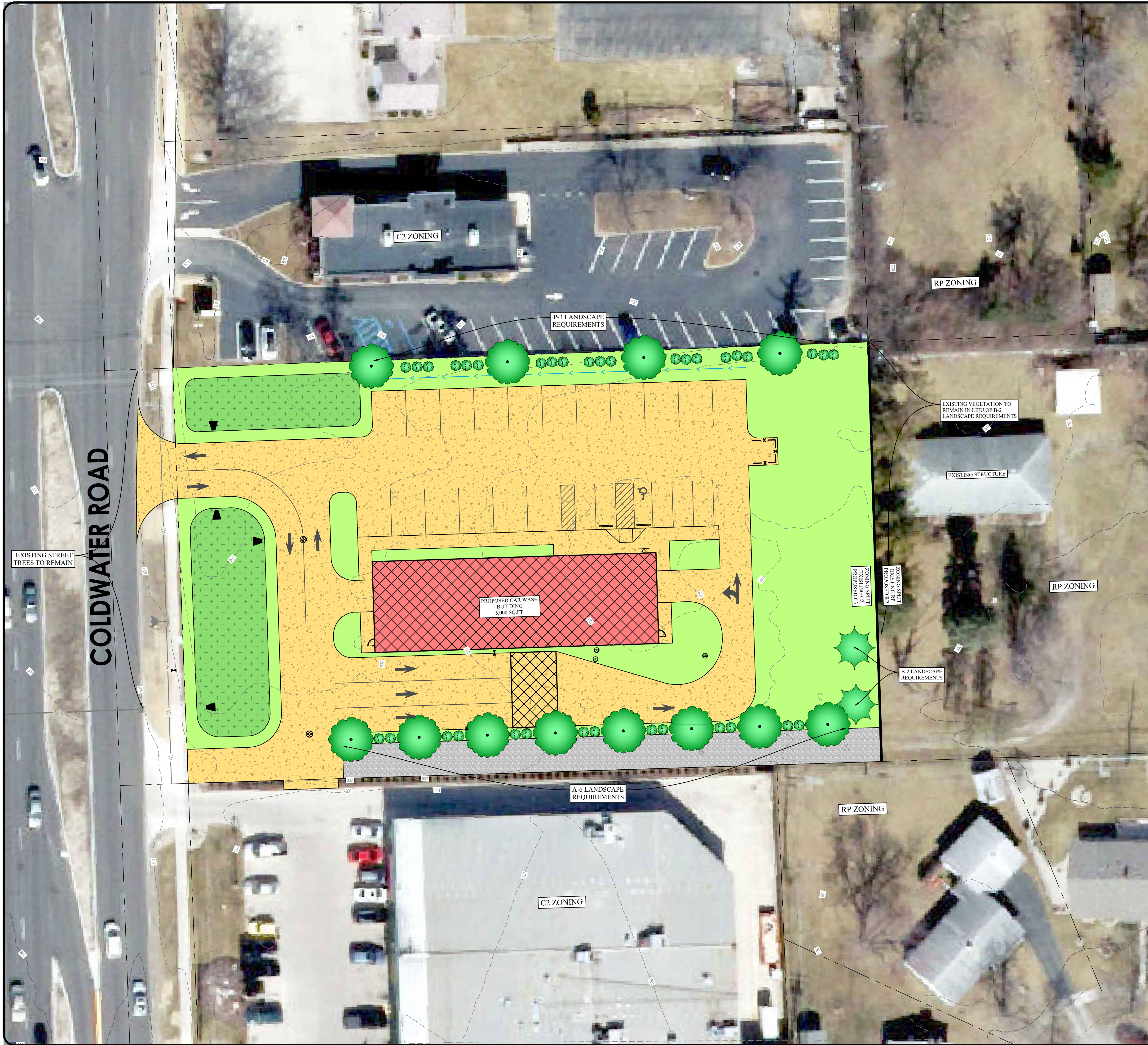
(signature of property owner)

(date)

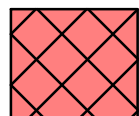
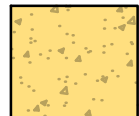
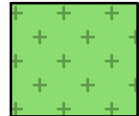
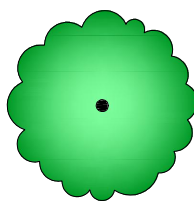
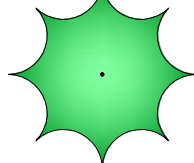
Received	Receipt No.	Hearing Date	Petition No.

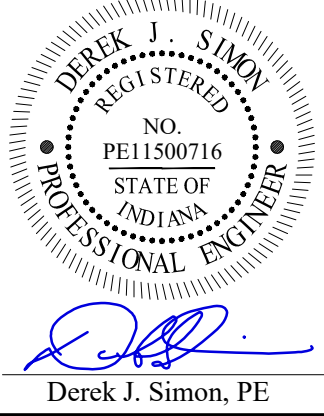


Sheet Number
PDP-1



PROPOSED FEATURES LEGEND

-  = BUILDING FOOTPRINT
-  = CONCRETE SIDEWALK / PAVEMENT
-  = STONE PAVEMENT
-  = DRY DETENTION POND
-  = GRASS
-  = SHADE TREE
-  = EVERGREEN TREE
-  = LARGE SHRUB



Derek J. Simon, PE

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Fort Wayne, IN 46825
Phone: (260) 489-8971
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Memphis Office
221 Tower Drive
Memphis, TN 38117
Phone: (901) 652-6166

PREPARED FOR:

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

REVISIONS:

NO.	DESCRIPTION	DATE

Wash N Roll Express
5526 Coldwater Road
Fort Wayne IN, 46825

Primary Development Plan
Landscape Plan

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

Sheet Number

PDP-2

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.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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