

#REZ 2024 0015

BILL NO. Z-24-03-18

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. K-38 (Sec. 15 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:

LEGAL DESCRIPTION:

Beginning 403.7 feet North of the Southeast corner of the Southwest Quarter of the
Southeast Quarter of Section 15, Township 31 North, Range 12 East; thence North along the
East line of the said Quarter Section 154.5 feet; thence West 292.3 feet; thence in a
Southeasterly direction 155.7 feet to a point 267.3 feet West of the Southeast corner of the
above described tract; thence East 267.3 feet to the place of beginning, containing one (1)
acre, more or less.

and the symbols of the City of Fort Wayne Zoning Map No. K-38 (Sec. 15 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-2024-0015
Bill Number: Z-24-03-18
Council District: 3 – Nathan Hartman

Introduction Date: March 26, 2024

Plan Commission
Public Hearing Date: April 8, 2024 (not heard by Council)

Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance: To rezone 1.0 acres from R1/Single Family Residential to C2/Limited Commercial

Location: 6008 Lima Road (Section 15 of Washington Township)

Reason for Request: To permit a commercial strip center

Applicant: Todd Ramsey of Ramsey Ventures LLC

Property Owner: James D & Erma E Warren

Related Petitions: Primary Development Plan – Lima Road Shops

Effect of Passage: Property will be rezoned to the C2/Limited Commercial zoning district, which will allow for a commercial strip center.

Effect of Non-Passage: The property will remain zoned R1/Single Family Residential which does not permit a commercial strip center. The site will continue with existing uses, and may be redeveloped with areas for single family residential uses on individual lots or tracts and to provide for a variety of areas for single family neighborhoods.

**Department of Planning Services
Rezoning Petition Application**

Applicant

Applicant Todd Ramsey (Ramsey Ventures LLC)
Address 10050 Bent Creek Blvd.
City Fort Wayne State IN Zip 46825
Telephone 260-489-0109 E-mail TRamsey@rcidevelops.com

Property Ownership

Property Owner Warren James D & Erma E
Address 6008 Lima Rd
City Fort Wayne State IN Zip 46818
Telephone _____ E-mail _____

Contact Person

Contact Person Derek Simon, PE (MLS Engineering, LLC)
Address 10060 Bent Creek Blvd.
City Fort Wayne State IN Zip 46825
Telephone 260-489-8571 x2 E-mail derek@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 6008 Lima Road, Fort Wayne, IN 46818 Township and Section Washington, 15
Present Zoning R1 Proposed Zoning C2 Acreage to be rezoned 1.00
Purpose of rezoning (attach additional page if necessary) To align with the zoning ordinance for permitted use of a commercial strip center.
Sewer provider City of Fort Wayne Water provider City of Fort Wayne

Filing Checklist

Applications will not be accepted unless the following filing requirements are submitted with this application.

- ☒ Filing fee \$1000.00
- ☒ Surveys showing area to be rezoned
- ☒ Legal Description of parcel to be rezoned
- ☒ Rezoning Criteria (see attached checklist)

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 Fort Wayne and Allen County Plan Commissions 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

Todd Ramsey (Ramsey Ventures LLC)
(printed name of applicant)

3-1-24
(date)

Warren James D & Erma E
(printed name of property owner)

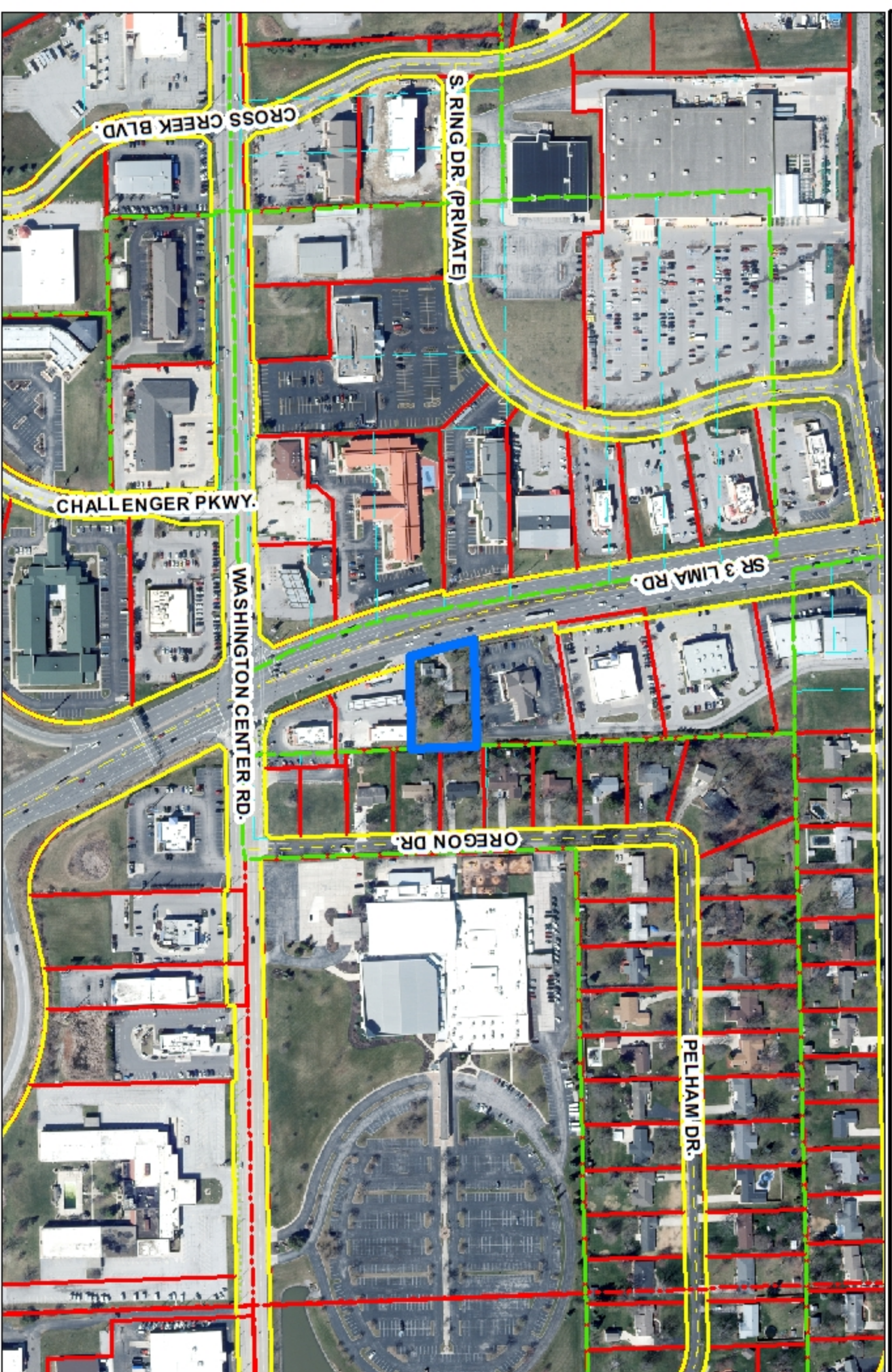
3-4-24
(date)



Received	Receipt No.	Hearing Date	Petition No.
3/5/24	144953	4/8/24	RE2-2024-00

Department of Planning Services • 200 East Berry Suite 150 • Fort Wayne, Indiana • 46802
Phone (260) 449-7607 • Fax (260) 449-7682 • www.allencounty.us • www.cityoffortwayne.org





As of 10/15/2024, the information contained herein is current.

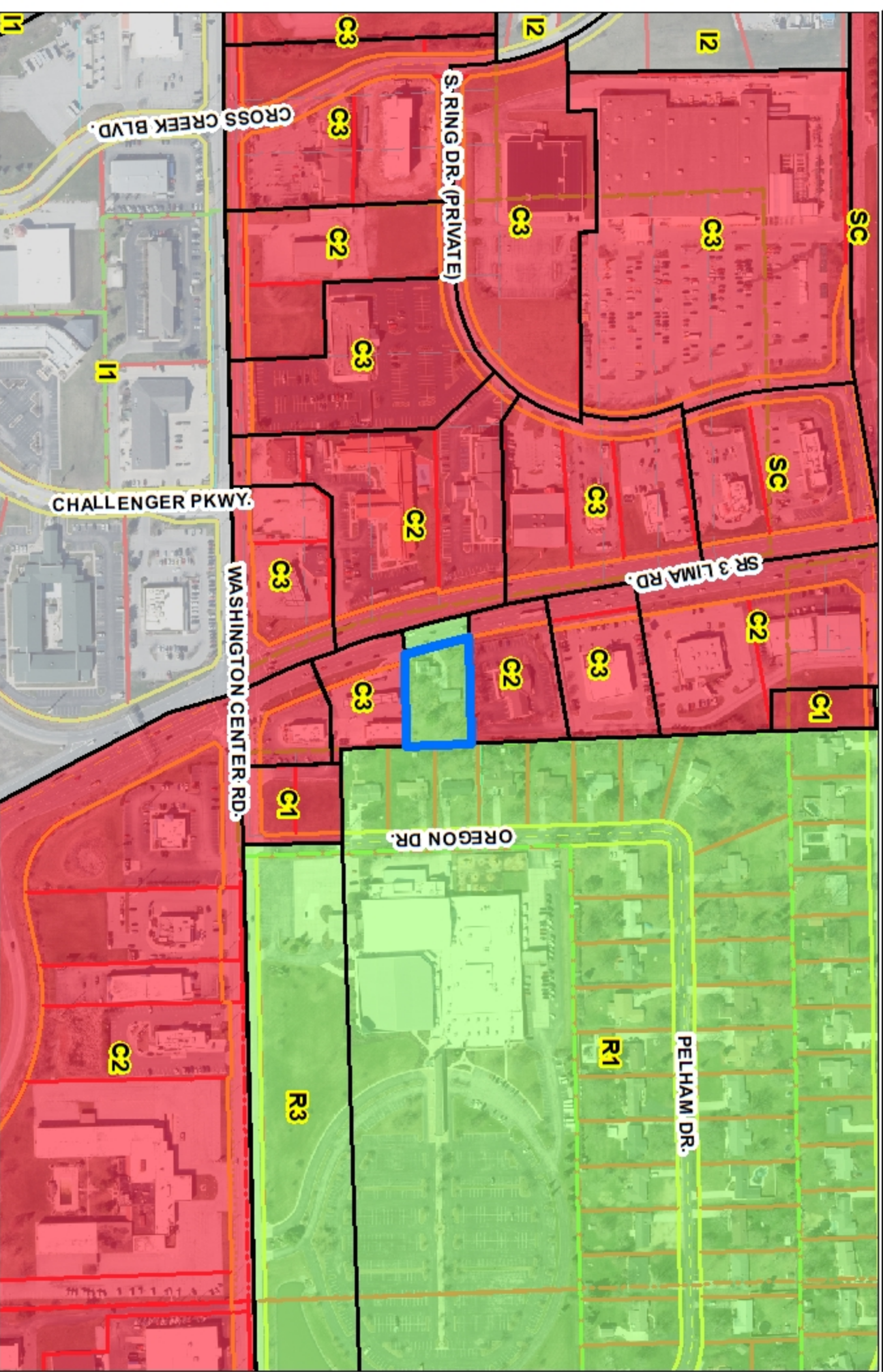
Any use of this information for purposes other than those intended is at the user's risk.

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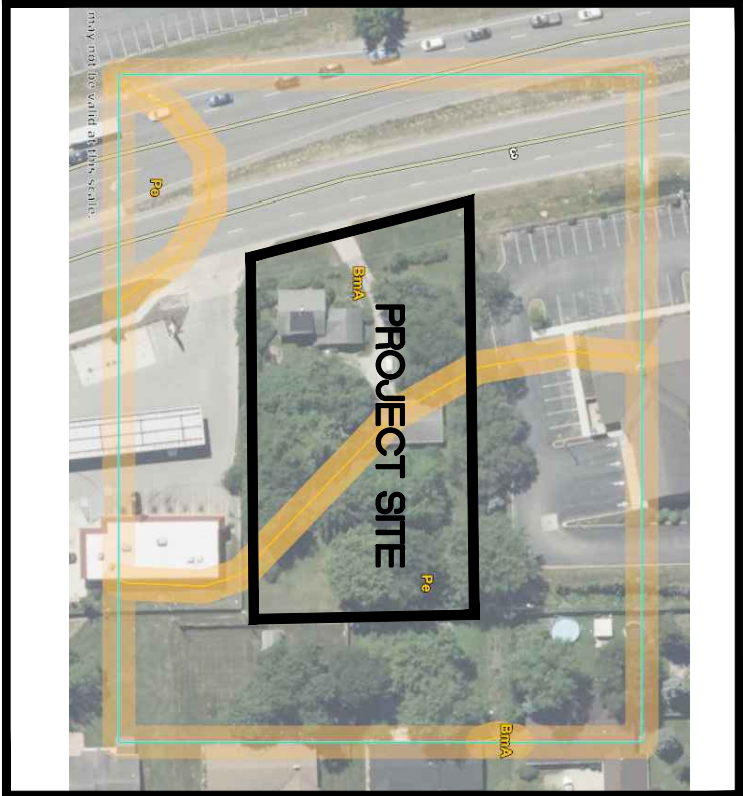


Although not a guarantee, the City of Lima warrants that the information contained herein is true and correct to the best of its knowledge and belief. The City of Lima does not warrant the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

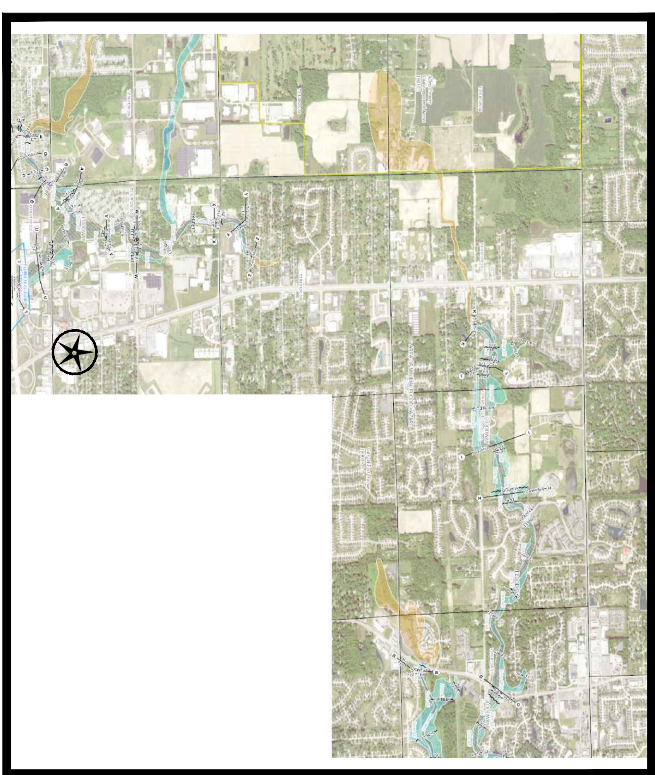
North American Datum 1983
 State Plane Coordinate System, Indiana East
 Date: 3/15/2024

0 500 1000 Feet
 1 inch = 300 feet

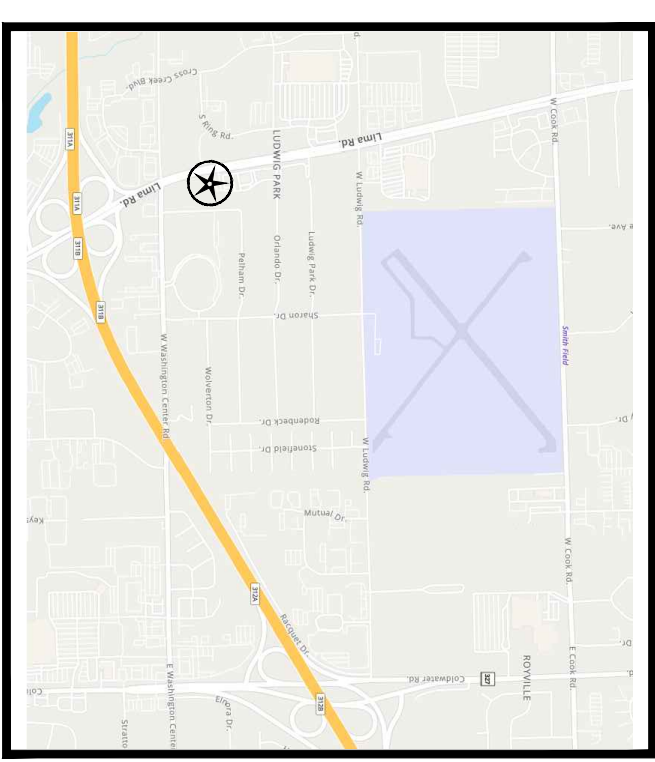
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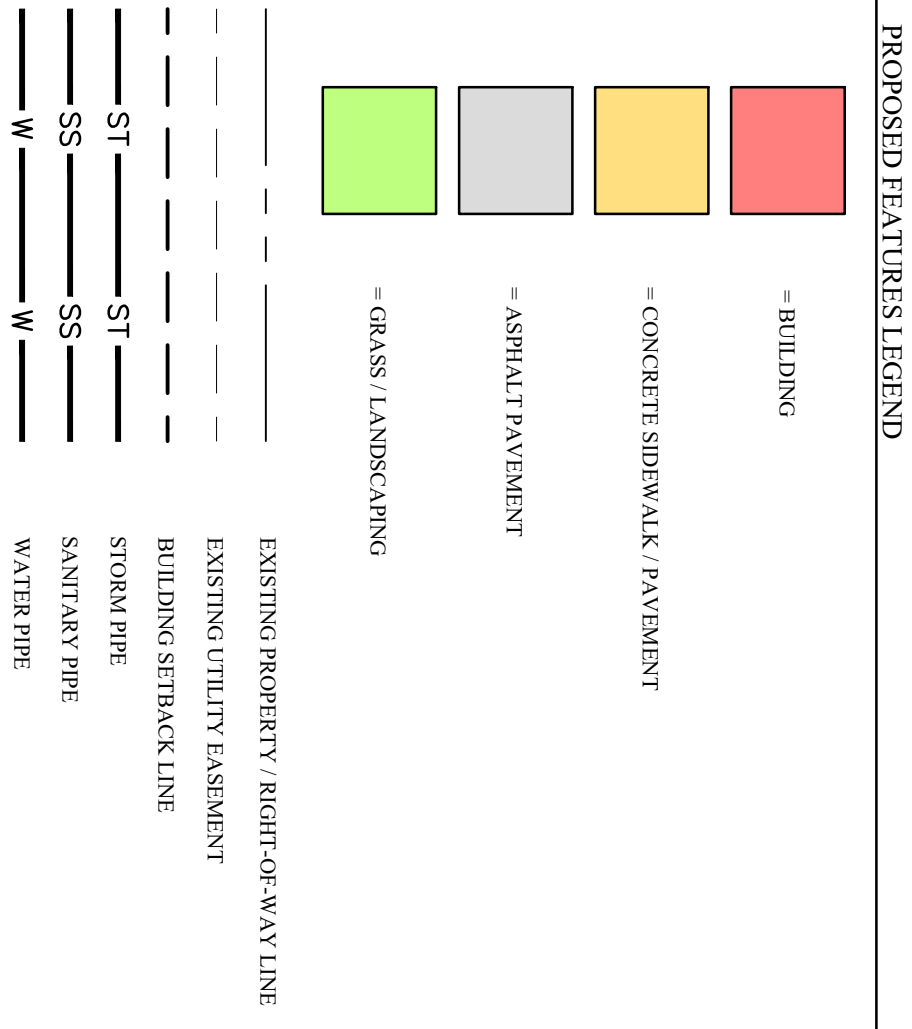
ALLEN COUNTY SOIL SURVEY MAP
NOT TO SCALE



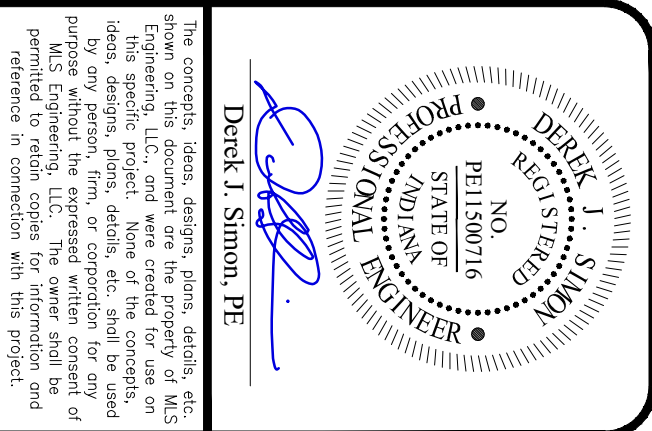
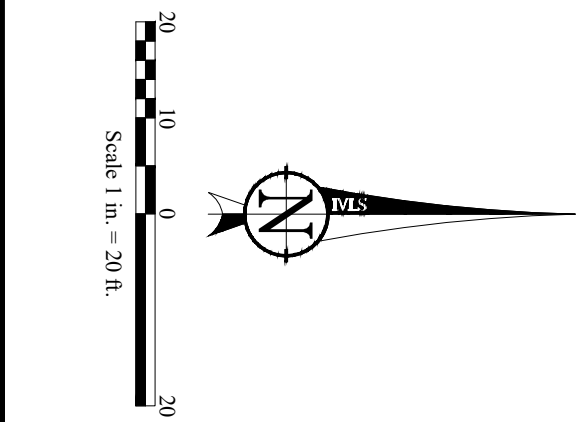
FLOOD INSURANCE RATE MAP (FIRM)
AUGUST 2, 2007 / MAP# 18060C0176
NOT TO SCALE



PROJECT SITE VICINITY MAP
NOT TO SCALE



PROJECT SUMMARY	
PAGE# ADDRESS:	6008 LIMA ROAD, FORT WAYNE, IN 46818
TOWNSHIP NAME:	WASHINGTON
TOWNSHIP SECTION:	SE 1 OF SECTION 15
CONSTRUCTION START DATE:	JULY 2024
CONSTRUCTION END DATE:	JUNE 2025
CURRENT ZONING CLASSIFICATION:	R1 - SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING CLASSIFICATION:	C2 - LIMITED COMMERCIAL
CURRENT USE:	SINGLE-FAMILY RESIDENCE
PROPOSED USE:	COMMERCIAL STRIP CENTER, WITH 3 UNITS & A DRIVE-THRU
NUMBER OF BUILDINGS:	(1) 1-STORY BUILDING, LESS THAN 30' IN TOTAL HEIGHT
TOTAL BUILDING SQUARE FOOTAGE	6,000 SQ. FT.
NUMBER OF UNITS	(3) COMMERCIAL UNITS, ONE WITH DRIVE-THRU
TOTAL LOT ACRES:	0.84 ACRES
TOTAL LOT IMPERVIOUS SURFACE:	0.72 ACRES
TOTAL LOT COVERAGE:	(0.72 AC. / 0.84 AC.) 100 = 86% LOT COVERAGE
PARKING REQUIREMENTS:	1 PARKING SPACE / 400 SQ. FT. = 6,000 / 400 = 15 SPACES ADA ACCESSIBLE SPACES = 2 ADA SPACES REQUIRED
PARKING PROVIDED :	TOTAL PARKING SPACES = 30 SPACES
LANDSCAPING:	SEE SHEET PDP-2 FOR LANDSCAPE PLAN SHOWING BUFFER YARDS AND MINIMUM PLANTINGS PER ORDINANCE REQUIREMENTS.
SITE LIGHTING:	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:	SIGNAGE WILL BE DESIGNED CONARY WITH THE ZONING ORDINANCE AND SUBMITTED TO DPS FOR REVIEW AND PERMITTING DURING THE SECONDARY DEVELOPMENT PLAN PROCESS.
GARBAGE COLLECTION:	DUMPSTER ENCLOSURE
SANITARY UTILITY SERVICE:	CITY OF FORT WAYNE
WATER UTILITY SERVICE:	CITY OF FORT WAYNE
STORMWATER OUTLET:	TO CITY STORM SEWER INFRASTRUCTURE (MANHOLE 438 198)



PREPARED FOR:
Ramsey Ventures LLC
10050 Bent Creek Blvd
Fort Wayne, IN 46825
(260) 489-0109

REVISIONS:	

Lima Road Shops
6008 Lima Road
Fort Wayne, IN 46818
Primary Development Plan
Site Plan

Date: 03-04-2024
Design By: ABN
Checked By: DJS
Project No.: 24027296
Sheet Number

PDP-1

241 Lima Road
city

Warranty Deed

This Indenture Witnesseth, That George M. Hatch and Marjorie V. Hatch, husband and wife,

RECORDED

RECORD 412 PAGE 173

11⁴⁵ AM FEB 24 1949

Earl R. Roney

RECORDER, ALLEN COUNTY, IND.

of Allen County, in the State of Indiana
Convey and Warranty to James D. Warren and Erma E. Warren, husband and wife,

of Allen County, in the State of Indiana, for and in consideration of Seven Hundred and no/100 (\$700.00) - - - - - Dollars, the receipt whereof is hereby acknowledged, the following described Real Estate in Allen County in the State of Indiana, to-wit:

Beginning 403.7 feet North of the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 15, Township 31 North, Range 12 East; thence North along the East line of the said Quarter Section 154.5 feet; thence West 292.3 feet; thence in a Southeasterly direction 155.7 feet to a point 267.3 feet West of the Southeast corner of the above described tract; thence East 267.3 feet to the place of beginning, containing one (1) acre, more or less.

Subject to all taxes and assessments if any.

Subject also to a right of easement for ingress and egress over the west 20 feet of said real estate by adjoining owners or other persons or corporations which shall be unlimited as to time and subject also to the following restrictions:

That is, no residence shall be erected thereon which shall cost less than \$3500.00; that the front building line shall be a set-back of 65 feet; that no building or structure of any kind shall be erected or maintained within 25 feet of the side lines; that fowls and animals, if any, shall be kept within wire enclosures; that no building or structure shall be moved upon said real estate without the written permission of the grantors, and that any violation hereof shall give any complaining party the right of injunctive relief.



In Witness Whereof, The said George M. Hatch and Marjorie V. Hatch, husband and wife,

have hereunto set their hands and seals, this 24th day of February 1949.

(Seal) George M. Hatch (Seal)

Duly Entered for Taxation

FEB 24 1949

(Seal) Marjorie V. Hatch (Seal)

Fred L. Wiseman

(Seal) (Seal)

Auditor Allen County, Indiana

STATE OF INDIANA, Allen COUNTY, ss:

Before me, the undersigned, a Notary Public, in and for said County and State, this 24th day of FEBRUARY, A.D., 1949, personally appeared the within named George V. Hatch and Marjorie V. Hatch, husband and wife,

Grantor, in the above conveyance, and acknowledged the execution of the same to be their voluntary act and deed, for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission expires 3-17-51

Howard Benninghoff Notary Public

Rezoning Petition Questionnaire
Lima Road Shops
6008 Lima Road, Fort Wayne, IN 46818

1. The request is consistent with the comprehensive plan.

In accordance with the Comprehensive Plan, the intended future land use for this property is identified as "regional commercial". As such, our actions align precisely with this plan, demonstrating our commitment to following established guidelines and fostering development in line with the broader strategic vision outlined by the comprehensive planning framework.

2. The request will not have a negative effect on the current conditions and the character of current structures and uses.

Our proposal will not adversely impact the existing conditions or usage of the current structures. We intend to rezone this property to C2 to align with the neighboring properties.

3. The request will result in the most desirable use for which the land is adapted.

The proposed zoning alteration will support the envisioned future land use outlined in the Comprehensive Plan. Considering the commercial zoning in the vicinity, aligning this property's zoning accordingly is warranted.

4. The request will conserve property values.

This zoning change will not only preserve property values but also enhance them. It will attract new businesses to the area and fulfill the demand for additional restaurants and businesses in the vicinity.

5. The request promotes responsible development and growth.

This request advocates for responsible development by directly aligning with the objectives of the Comprehensive Plan. It involves repurposing an unused older home to create new businesses the opportunity to serve the surrounding area.