

#REZ-2024 -0038

BILL NO. Z-24-09-12

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. H-38 (Sec. 16 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 I2/General
Industrial District under the terms of Chapter 157 Title XV of the Code of the City of Fort
Wayne, Indiana:

LEGAL DESCRIPTION:

Lot Number 19 and Lot Number 20 in the Replat of Lot Number 19 in Lepper's Second
Suburban Addition according to the plat thereof, as recorded in Plat Cabinet H, page 132, in
the Office of the Recorder of Allen County, Indiana.

and the symbols of the City of Fort Wayne Zoning Map No. H-38 (Sec. 16 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-2024-0038
Bill Number: Z-24-09-12
Council District: 3 – Nathan Hartman

Introduction Date: September 24, 2024

Plan Commission
Public Hearing Date: October 14, 2024 (not heard by Council)

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

Synopsis of Ordinance: To rezone 2.19 acres from R1/Single Family Residential to I2/General Industrial

Location: 6516 & 6522 Huguenard Rd (Section 16 of Washington Township)

Reason for Request: To permit an automobile repair facility.

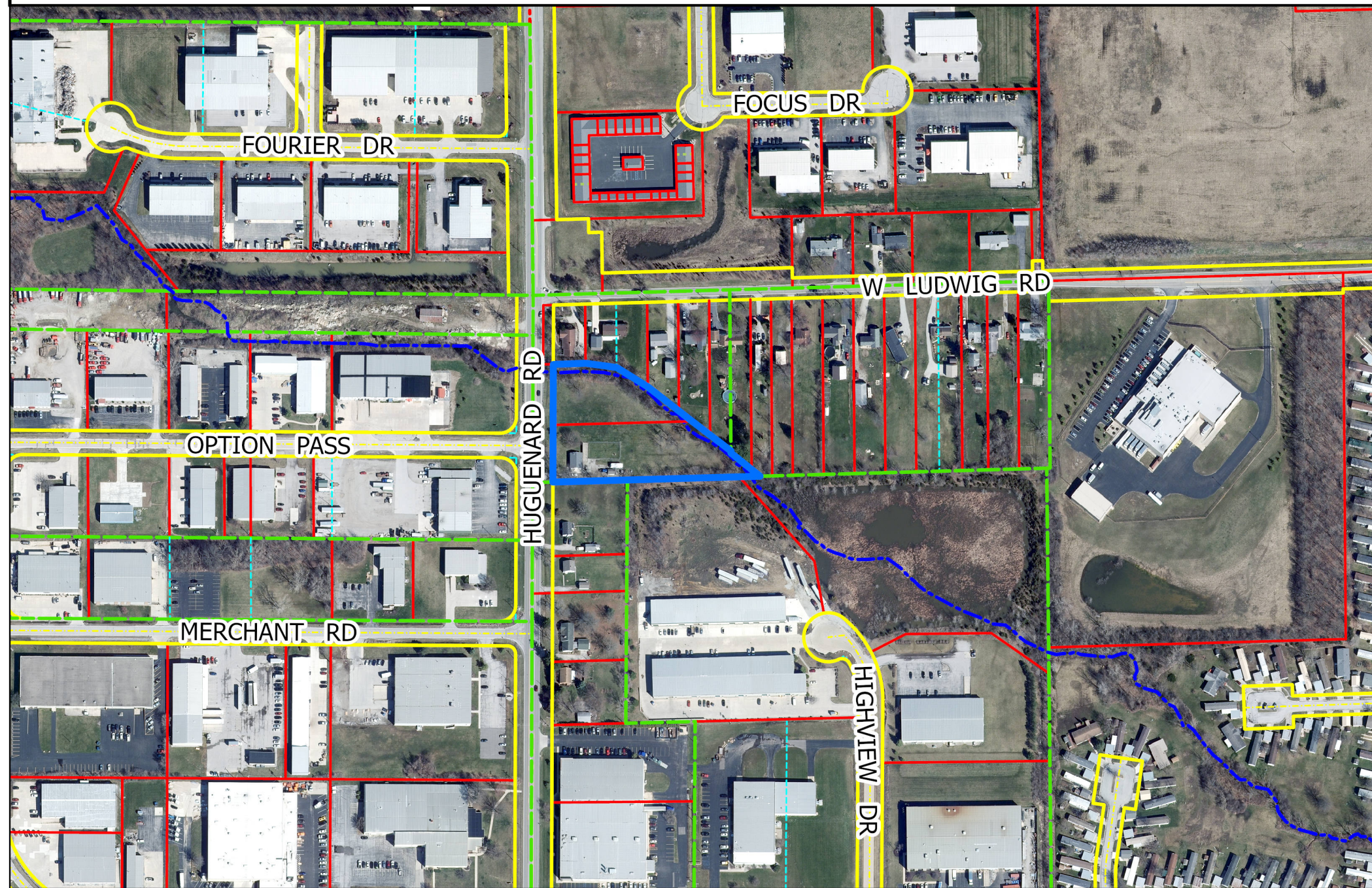
Applicant: Summit Auto Calibration – Casey Brothers

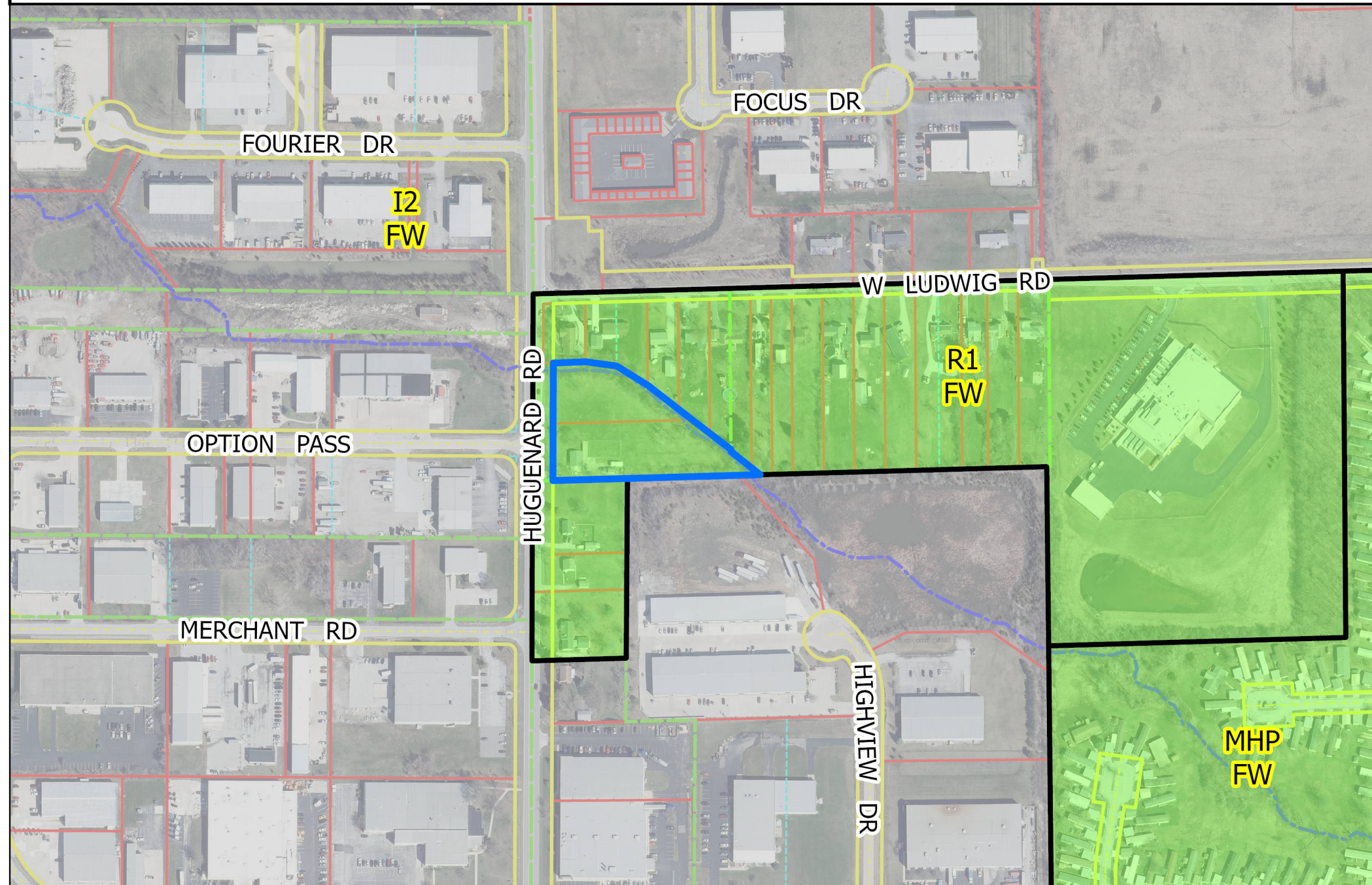
Property Owner: Gregory A & Lesa A Langston

Related Petitions: Primary Development Plan – Summit Auto Calibration

Effect of Passage: Property will be rezoned to the I2/General Industrial zoning district, which would permit an automobile repair facility.

Effect of Non-Passage: Property will remain zoned R1/Single Family Residential, which does not permit an automobile repair facility. The site may continue with existing uses, and may be redeveloped with single family residential uses.





Architecture | Engineering | Interior Design

A Project for:

Summit Auto Calibration

6516 & 6522 Hugenard Road
Fort Wayne, Indiana 46818

SET DESCRIPTION

SHEET NUMBER

 Primary Development Plan

1"=20'



Height H1: 7.8
(20.0)

Architectural Wall Score
Visual Comfort Optic



Depth (D1):

Depth (D2):

Height:

Width:

Weight:
(without options)

LANDSCAPE LEGEND:

 EXISTING LANDSCAPE/VEGETATION
 PROPOSED TREES
 PROPOSED SHRUBS

WALL MOUNT FIXTURE

9/9/2024 2:01:05 PM

Legal Description
6516 and 6522 Huguenard Road

Applicant - Summit Auto Calibration
Rezoning and Primary Development Plan Applications

Lot Number 19 and Lot Number 20 in the Replat of Lot Number 19 in Lepper's Second Suburban Addition according to the plat thereof, as recorded in Plat Cabinet H, page 132, in the Office of the Recorder of Allen County, Indiana.

Department of Planning Services Rezoning Petition Application

Applicant
Applicant Summit Auto Calibration - Casey Brothers
Address 127 IN-930
City New Haven State IN Zip 46774
Telephone (260) 245-0336 E-mail info@summitautocalibration.com

Property Ownership
Property Owner Gregory A & Lesa A Langston
Address 6516 Huguenard Road
City Fort Wayne State IN Zip 46818-1314
Telephone _____ E-mail _____

Contact Person
Contact Person Kerry Schoeph - MSKTD
Address 1715 Magnavox Way
City Fort Wayne State IN Zip 46804
Telephone (260) 432-9337 E-mail kcs@msktd.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 6516 & 6522 Huguenard Rd Township and Section Washington 16
Present Zoning R1 Proposed Zoning I2 Acreage to be rezoned 2.19
Purpose of rezoning (attach additional page if necessary) To construct a new 15,000+/- sf Summit Auto Calibration facility with parking, lighting, detention & utilities. The existing house will be renovated to be attached to the new facility as office space.
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 (please complete attached document)

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

Joseph R Brookhart

(printed name of applicant)

Gregory A. Langston

(printed name of property owner)

Signed by:

Joseph R Brookhart

(signature of applicant)

Gregory A. Langston

(signature of property owner)

9/3/2024

(date)

9/3/2024

(date)



Received	Receipt No.	Hearing Date	Petition No.
9/3/24	146276	10/14/24	REZ-2024-0038

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1. The Comprehensive Plan;

The Applicant's proposed rezoning is consistent with the objectives of the *All in Allen Comprehensive Plan* (the "Plan"). Namely, the property is located in an Urban Infill Area according to the Future Growth and Development map incorporated into the Plan. Goal 1 of the Comprehensive Plan encourages compatible infill development and directs development to underutilized parcels already served by utilities and roadways.

2. Current conditions and the character of current structures and uses in the district;

Properties located along Huguenard Road, north of West Washington Center Road, are primarily zoned I-2. The area supports a mix of assembly, distribution, fabricating, manufacturing and processing industries. There are roughly a dozen homes located near the corner of Huguenard and Ludwig Roads, but the area is decidedly an industrial corridor with consistent, heavy traffic and signalized intersections.

3. The most desirable use for which the land in the district is adapted;

The most desirable use for the land in question is industrial. The Applicant operates an advanced automotive repair business specializing in the calibration of advanced driver assistance systems. Summit Auto Calibration is not a traditional automotive repair business, and as a result, the externalities typically associated with automotive repair businesses such as noise and unsightly outdoor storage do not apply in this instance. The existing house is in fairly poor physical condition based on exterior observation. The Applicant intends to construct a new state-of-the-art facility with high quality landscaping consistent with other businesses in the area.

4. The conservation property values throughout the jurisdiction;

The conservation of property values throughout the jurisdiction is accomplished by granting this rezoning request in as much as this is an established industrial corridor and the use proposed is consistent and complementary to existing uses. Sustaining a residential zoning classification in an area that hosts a high concentration of industrial uses is not appropriate.

5. Responsible development and growth.

An automobile repair business specializing in the calibration of advanced driver assistance systems will not seek to impose a use that is immoral or otherwise offensive to the community as a whole, to customers of other local businesses along this corridor, or to the residential homes to the north/northeast of the site. The project will, in fact, repurpose real estate that is underutilized given its present zoning classification.