#REZ-2025-0054

BILL NO. Z-25-10-19

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. M34 (Sec 23 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 zoning district under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

LEGAL DESCRIPTION

RECORDED DESCRIPTION OF REAL ESTATE:
Present Owner (s): R A Properties, L.P. Property Address: 322 E Washington Center Rd., Fort Wayne, IN 46825

Recorder's Document #2021022118
Part of the Northeast Quarter of Section 23, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:
Beginning at a point on the South right-of-way line of Washington Center Road, as established by right-of-way dedication recorded as Document Number 91-40749 in the Office of the Allen County Recorder, said point being 60 feet South and 400 feet West of the Northeast comer of the Northeast Quarter of Section 23, Township 31 North, Range 12 East, Allen County, Indiana; thence Southerly and parallel to the East line of the Northeast Quarter of Section 23, Township 31 North, Range 12 East, a distance of 564.0 feet; thence Westerly with a deflection angle to the right of 90 degrees, 19 minutes, 40 seconds and parallel to the North line of the Northeast Quarter of Section 23, Township 31 North, Range 12 East a distance of 301.97 feet; thence Northerly with a deflection angle to the right of 89 degrees, 52 minutes, 00 seconds a distance of 564.0 feet to a point on the South right-of-way line of Washington Center Road, said point being 60 feet South of the North line of the Northeast Quarter of Section 23, Township 31 North, Range 12 East; thence East with a deflection angle to the right of 90 degrees, 08 minutes, 00 seconds and parallel to the North line of the Northeast Quarter of Section 23, Township 31 North, Range 12 East a distance of 300.05 feet to the point of beginning; said in previous deed to contain 3.897 acres (169,769 square feet).

EXCEPT THEREFROM: A part of the Northeast Quarter of Section 23, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:
Commencing at the Northeast comer of said Northeast Quarter; thence south 89 degrees 59 minutes 33 seconds West (assumed bearing and basis to follow) along the North line of said Northeast Quarter a distance of 700.00 feet; thence South 00 degrees 08 minutes 27 seconds East a distance of 60.00 feet to the Northwest comer of a 3.897 acre tract

described in Document 203053004 and the point of beginning, said point marked by a 5/8 inch by 24 inch rebar with a Bertsch-Frank Identification Cap (Firm #0081); thence North 89 degrees 59 minutes 33 seconds East along the South right-of-way of Washington Center Road parallel and 60.00 feet normally distant to the North line of said Northeast quarter a distance of 150.00 feet to a 5/8 inch by 24 inch rebar with a Bertsch-Frank Identification Cap (Firm #0081); South 00 degrees 08 minutes 27 seconds East parallel with the West line of said 3.897 acre tract a distance of 564.00 feet to a point on the South line of said 3.897 acre tract, said point marked by a 5/8 inch by 24 inch rebar with a Bertsch-Frank Identification Cap (Firm #0081); thence South 89 degrees 59 minutes 33 seconds West along the South line of said 3.897 acre tract a distance of 150.00 feet to the Southwest corner thereof, said corner marked by a 1/2 inch rebar with a Karst Identification Cap; thence North 00 degrees 08 minutes 27 seconds West along the West line of said 3.897 acre tract 564.00 feet to the point of beginning, said in previous deed to contain 1.94 acres, more or less.

TOGETHER WITH: A non-exclusive easement for vehicular ingress and egress for the benefit of Parcel I described above granted by Amended and Restated Declaration of Easements and Restrictions recorded as Document Number 90-6542 as modified by Amendment thereto recorded as Document Number 91-40746, over and across the following described land:
A part of the Northeast Quarter of Section 23, Township 31 North, Range 12 East of the Second Principal Meridian, Allen County, Indiana, more particularly described as follows: Commencing at the Northeast comer of Section 23, Township 31 North, Range 12 East, Allen County, Indiana; thence West (assumed) along the North line of said Northeast Quarter of Section 23, also being the centerline of Washington Center Road, a distance of 700.00 feet; thence South, a distance of 45.00 feet to a point on the South right-of-way of Washington Center Road; thence West, along the South right-of-way of Washington Center Road, a distance of 208.68 feet to the point of beginning; thence South 06 degrees, 32 minutes, 12 seconds West, a distance of 193.26 feet to a point; thence South, a distance of 63.71 feet to a point; thence East, a distance of 231.28 feet to a point; thence South 00 degrees, 08 minutes, 00 seconds East, a distance of 60.00 feet to a point; thence West, a distance of 231.42 feet to a point; thence: South, a distance of 255.71 feet to a point; thence West, a distance of 35.00 feet to a point; thence South, a distance of 7.58 feet to a point; thence West, a distance of 35.00 feet to a point; thence North, a distance of 263.29 feet to a point; thence West, a distance of 454.53 feet to a point; thence North, a distance of 60.00 feet to a point; thence East, a distance of 454.53 feet to a point; thence North, a distance of 255.71 feet to a point on the South right of way of Washington Center Road; thence East, a distance of 92.00 feet to the point of beginning.

ALSO TOGETHER WITH: A non-exclusive ingress and egress easement for the benefit of Parcel I described above granted by Grant of Easement recorded as Document Number 91-40747, over and across the following described land: A part of the Northeast Quarter Section 23, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows: Commencing at the Northeast comer of Section 23, Township 31 North, Range 12 East, Allen County, Indiana; thence West (assumed) along the North line of said Northeast Quarter of said Section 23, also being the centerline of Washington Center Road a distance of 700.00 feet; thence South 00 degrees, 00 minutes, 00 seconds West, a distance of 45.00 feet to a point on the South right-of-way of Washington Center

Road; thence South 00 degrees, 08 minutes, 00 seconds East, a distance of 579.00 feet to a point; thence South 90 degrees, 00 minutes, 00 seconds East a distance of 271.97 feet to the point of beginning; thence South 00 degrees, 00 minutes, 00 seconds East, a distance of 574.79 feet to a point; thence South 74 degrees, 07 minutes, 03 seconds East, a distance of 347.09 feet to a point; thence South 00 degrees, 19 minutes, 40 seconds East a distance of 76.20 feet to a point; thence North 90 degrees, 00 minutes, 00 seconds West a distance of 79.32 feet to a point; thence North 74 degrees, 07 minutes, 03 seconds West a distance of 302.50 feet to a point; thence North 00 degrees, 00 minutes, 00 seconds West a distance of 663.21 feet to a point; thence North 90 degrees, 00 minutes, 00 seconds East, a distance of 36.00 feet to the point of beginning.

ALSO TOGETHER WITH: A non-exclusive easement for ingress and egress easement over the real estate described in Exhibit C-1 of that certain Access Easement Agreement recorded February 27, 2014, as Instrument No. 2014009406, re-recorded March 4, 2014 as Instrument No. 2014010357.

and the symbols of the City of Fort Wayne Zoning Map No. M34 (Sec. 23 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-2025-0054
Bill Number:	Z-25-10-19
Council District:	3 – Nathan Hartman

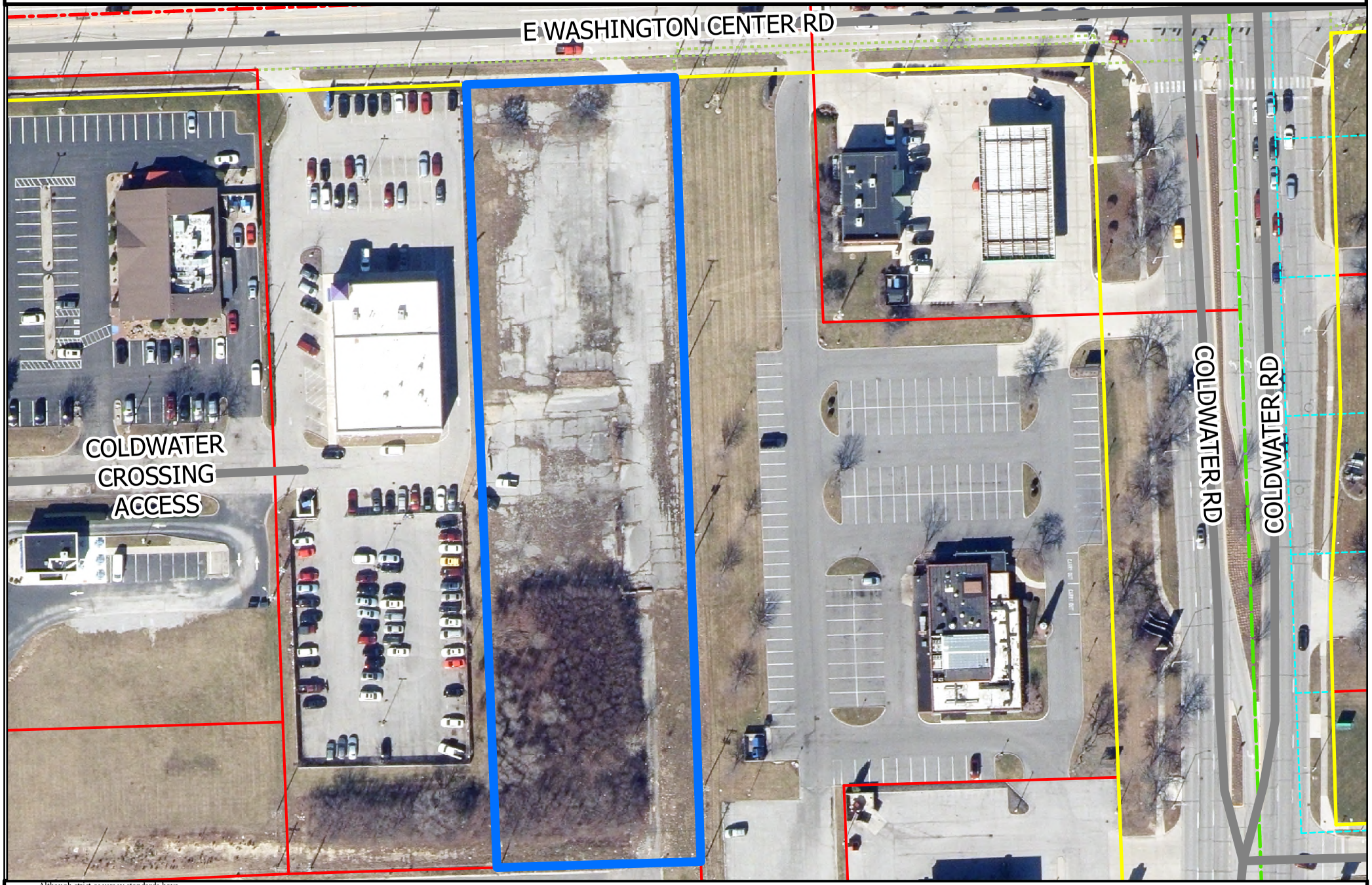
Introduction Date:	October 28, 2025
Plan Commission Public Hearing Date:	November 10, 2025 (not heard by Council)
Next Council Action:	Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance:	To rezone approximately 2.0 acres from C2/Limited Commercial to C3/General Commercial
Location:	322 E Washington Center Rd (Section 23 of Washington Township)
Reason for Request:	To permit a professional auto sales and service facility
Applicant:	R A Properties LP
Property Owner:	R A Properties LP

Related Petitions:	Primary Development Plan - Professional Auto

Effect of Passage:	Property will be rezoned to the C3/General Commercial zoning district, which would permit a professional auto sales and service facility.
Effect of Non-Passage:	Property will remain zoned C2/Limited Commercial, which does not permit a professional auto sales and service facility. The site may continue with existing or non-conforming uses, and may be redeveloped with limited commercial uses.

Rezoning Petition REZ-2025-0054 and Primary Development Plan PDP-2025-0036-Professional Auto-322 East Washington Center Road



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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 10/15/2025

0 50 100 Feet

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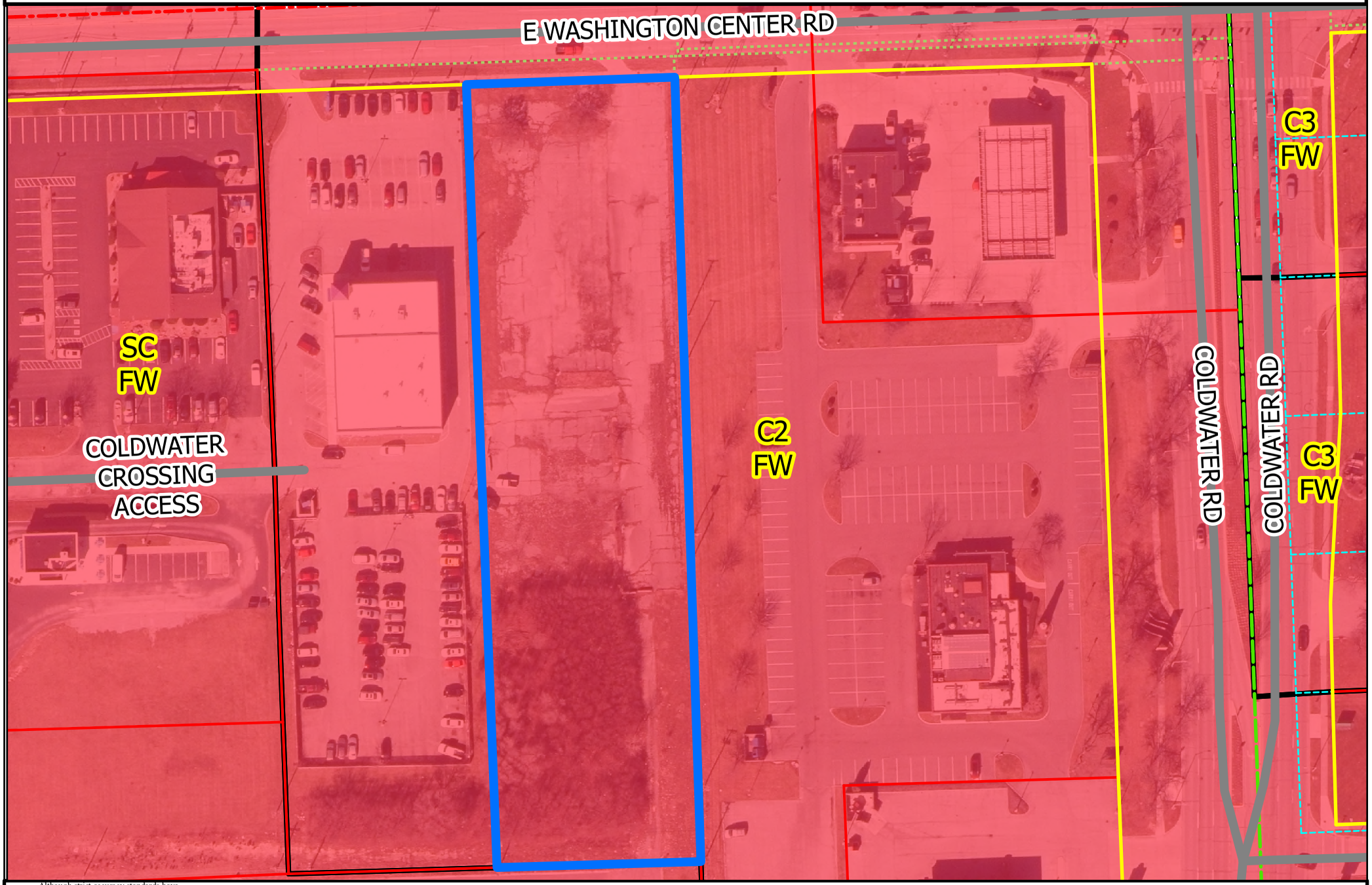
Rezoning Petition REZ-2025-0054 and Primary Development Plan PDP-2025-0036-Professional Auto-322 East Washington Center Road



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0 50 100 Feet

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no title

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Date: 5/6/2025 1 " = 50 '

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

A. DRAWINGS AND GENERAL PROVISIONS OF THE CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION 1 SPECIFICATION SECTIONS, APPLY TO THIS SECTION.

1.02 SUMMARY

A. EXTENT OF EXTERIOR PLANTS IS INDICATED ON DRAWINGS.

B. THIS SECTION INCLUDES THE FOLLOWING TYPES OF EXTERIOR PLANT MATERIAL:

1. TREES.
2. SHRUBS.
3. PERENNIALS.
4. GRASSES.
5. GROUND COVER.

C. RELATED SECTIONS INCLUDE THE FOLLOWING:

1. DIVISION 31 SECTION "SITE CLEARING" FOR PROTECTION OF EXISTING TREES AND PLANTING, TOPSOIL STRIPPING AND STOCKPILING, AND SITE CLEARING.
2. DIVISION 31 SECTION "EARTHWORK" FOR EXCAVATION, FILLING, AND ROUGH GRADING AND FOR SUBSURFACE AGGREGATE DRAINAGE AND DRAINAGE BACKFILL MATERIALS.
3. DIVISION 32 SECTION "NATIVE PLANTS" FOR CONSTRU
4. CTED WETLANDS, RAINGARDENS, INFILTRATION PLANTERS AND MONOTYPIC NATIVE PLANT BEDS.

1.03 DEFINITIONS

A. BALLED AND BURLAPPED STOCK: EXTERIOR PLANTS DUG WITH FIRM, NATURAL BALLS OF EARTH IN WHICH THEY ARE GROWN, WITH BALL SIZE NOT LESS THAN DIAMETER AND DEPTH RECOMMENDED BY ANSI Z60.1 FOR TYPE AND SIZE OF TREE OR SHRUB REQUIRED; WRAPPED, TIED, RIGIDLY SUPPORTED, AND DRUM-LACED AS RECOMMENDED BY ANSI Z60.1.

B. BALLED AND POTTED STOCK: EXTERIOR PLANTS DUG WITH FIRM, NATURAL BALLS OF EARTH IN WHICH THEY ARE GROWN AND PLACED, UNBROKEN, IN A CONTAINER. BALL SIZE IS NOT LESS THAN DIAMETER AND DEPTH RECOMMENDED BY ANSI Z60.1 FOR TYPE AND SIZE OF EXTERIOR PLANT REQUIRED. ROOT-BOUND PLANTS ARE NOT ACCEPTABLE.

C. BARE-ROOT STOCK: EXTERIOR PLANTS WITH A WELL-BRANCHED, FIBROUS-ROOT SYSTEM DEVELOPED BY TRANSPLANTING OR ROOT PRUNING, WITH SOIL OR GROWING MEDIUM REMOVED, AND WITH NOT LESS THAN MINIMUM ROOT SPREAD ACCORDING TO ANSI Z60.1 FOR KIND AND SIZE OF EXTERIOR PLANT REQUIRED.

D. CONTAINER-GROWN STOCK: HEALTHY, VIGOROUS, WELL-ROOTED EXTERIOR PLANTS GROWN IN A CONTAINER WITH WELL-ESTABLISHED ROOT SYSTEM REACHING SIDES OF CONTAINER AND MAINTAINING A FIRM BALL WHEN REMOVED FROM CONTAINER. CONTAINER SHALL BE RIGID ENOUGH TO HOLD BALL SHAPE AND PROTECT ROOT MASS DURING SHIPPING AND BE SIZED ACCORDING TO ANSI Z60.1 FOR KIND, TYPE, AND SIZE OF EXTERIOR PLANT REQUIRED. ROOT-BOUND PLANTS ARE NOT ACCEPTABLE.

E. FABRIC BAG-GROWN STOCK: HEALTHY, VIGOROUS, WELL-ROOTED EXTERIOR PLANTS ESTABLISHED AND GROWN IN-GROUND IN A POROUS FABRIC BAG WITH WELL-ESTABLISHED ROOT SYSTEM REACHING SIDES OF FABRIC BAG. FABRIC BAG SIZE IS NOT LESS THAN DIAMETER, DEPTH, AND VOLUME REQUIRED BY ANSI Z60.1 FOR TYPE AND SIZE OF EXTERIOR PLANT.

F. FINISH GRADE: ELEVATION OF FINISHED SURFACE OF COMPOST AMENDED SOIL.

G. MANUFACTURED TOPSOIL: SOIL PRODUCED OFF-SITE BY HOMOGENEOUSLY BLENDING MINERAL SOILS OR SAND WITH STABILIZED ORGANIC SOIL AMENDMENTS TO PRODUCE TOPSOIL OR COMPOST AMENDED SOIL.

H. COMPOST AMENDED SOIL: NATIVE OR IMPORTED TOPSOIL, MANUFACTURED TOPSOIL, OR SURFACE SOIL MODIFIED TO BECOME TOPSOIL; MIXED WITH SOIL AMENDMENTS.

I. SUBGRADE: SURFACE OR ELEVATION OF SUBSOIL REMAINING AFTER COMPLETING EXCAVATION, OR TOP SURFACE OF A FILL OR BACKFILL, BEFORE PLACING COMPOST AMENDED SOIL.

1.04 SUBMITTALS

A. CERTIFICATION: SUBMIT CERTIFICATES OF INSPECTION AS REQUIRED BY GOVERNMENTAL AUTHORITIES. SUBMIT MANUFACTURER'S OR VENDOR'S CERTIFIED ANALYSIS FOR SOIL AMENDMENTS AND FERTILIZER MATERIALS.

B. PLANTING SCHEDULE: INDICATING ANTICIPATED PLANTING DATES FOR EXTERIOR PLANTS.

C. MAINTENANCE INSTRUCTIONS: RECOMMENDED PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF EXTERIOR PLANTS DURING A CALENDAR YEAR. SUBMIT BEFORE EXPIRATION OF REQUIRED MAINTENANCE PERIODS.

1.05 QUALITY ASSURANCE

A. INSTALLER QUALIFICATIONS: A QUALIFIED LANDSCAPE INSTALLER WHOSE WORK HAS RESULTED IN SUCCESSFUL ESTABLISHMENT OF EXTERIOR PLANTS.

1. INSTALLER'S FIELD SUPERVISION: REQUIRE INSTALLER TO MAINTAIN AN EXPERIENCED FULL-TIME SUPERVISOR ON PROJECT SITE WHEN EXTERIOR PLANTING IS IN PROGRESS.

B. SOIL-TESTING LABORATORY QUALIFICATIONS: AN INDEPENDENT LABORATORY, RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE, WITH THE EXPERIENCE AND CAPABILITY TO CONDUCT THE TESTING INDICATED AND THAT SPECIALIZES IN TYPES OF TESTS TO BE PERFORMED.

C. TOPSOIL ANALYSIS: FURNISH SOIL ANALYSIS BY A QUALIFIED SOIL-TESTING LABORATORY STATING PERCENTAGES OF ORGANIC MATTER; GRADATION OF SAND, SILT, AND CLAY CONTENT; SODIUM ABSORPTION RATIO; DELETERIOUS MATERIAL; PH; AND MINERAL AND PLANT-NUTRIENT CONTENT OF TOPSOIL.

1. REPORT SUITABILITY OF TOPSOIL FOR PLANT GROWTH. STATE RECOMMENDED QUANTITIES OF NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL.

D. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1, "AMERICAN STANDARD FOR NURSERY STOCK."

E. TREE AND SHRUB MEASUREMENTS: MEASURE ACCORDING TO ANSI Z60.1 WITH BRANCHES AND TRUNKS OR CANES IN THEIR NORMAL POSITION. DO NOT PRUNE TO OBTAIN REQUIRED SIZES. TAKE CALIPER MEASUREMENTS 6 INCHES ABOVE GROUND FOR TREES UP TO 4-INCH CALIPER SIZE, AND 12 INCHES ABOVE GROUND FOR LARGER SIZES. MEASURE MAIN BODY OF TREE OR SHRUB FOR HEIGHT AND SPREAD; DO NOT MEASURE BRANCHES OR ROOTS TIP-TO-TIP.

F. OBSERVATION: LANDSCAPE ARCHITECT MAY OBSERVE PLANT MATERIAL EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.

1. NOTIFY LANDSCAPE ARCHITECT OF SOURCES OF PLANTING MATERIALS SEVEN DAYS IN ADVANCE OF DELIVERY TO SITE.

1.06 DELIVERY, STORAGE, AND HANDLING

A. DELIVER EXTERIOR PLANTS FRESHLY DUG.

1. IMMEDIATELY AFTER DIGGING UP BARE-ROOT STOCK, PACK ROOT SYSTEM IN WET STRAW, HAY, OR OTHER SUITABLE MATERIAL TO KEEP ROOT SYSTEM MOIST UNTIL PLANTING.

B. DO NOT PRUNE PLANT MATERIAL BEFORE DELIVERY, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY.

C. HANDLE PLANTING STOCK BY ROOT BALL.

D. DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET EXTERIOR PLANTS TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.

1.07 COORDINATION

A. PLANTING RESTRICTIONS: INSTALLATION SHALL BE PERFORMED DURING THE GROWING SEASON, SPECIFICALLY BETWEEN APRIL 15TH AND SEPTEMBER 30TH. COORDINATE PLANTING PERIODS WITH MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM DATE OF SUBSTANTIAL COMPLETION.

B. WEATHER LIMITATIONS: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT. DO NOT PLANT DURING PERIOD OF DROUGHT.

C. COORDINATION WITH LAWNS: INSTALL PLANT MATERIAL AFTER FINISH GRADES ARE ESTABLISHED AND BEFORE PLANTING LAWNS, UNLESS OTHERWISE ACCEPTABLE TO LANDSCAPE ARCHITECT.

1. WHEN INSTALLING PLANT MATERIAL AFTER LAWNS, PROTECT LAWN AREAS AND PROMPTLY REPAIR DAMAGE CAUSED BY PLANTING OPERATIONS.

1.08 WARRANTY

A. SPECIAL WARRANTY: WARRANT THE FOLLOWING EXTERIOR PLANTS, FOR THE WARRANTY PERIOD INDICATED, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT, OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.

1. WARRANTY PERIOD FOR PLANT MATERIAL: ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
2. REPLACE EXTERIOR PLANTS THAT ARE MORE THAN 25 PERCENT DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.

PART 2 – PRODUCTS

2.01 TREE AND SHRUB MATERIAL

A. GENERAL: FURNISH NURSERY-GROWN TREES AND SHRUBS COMPLYING WITH ANSI Z60.1, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

B. LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.

C. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER LABEL TO ASSURE SYMMETRY IN PLANTING.

2.02 SHADE AND FLOWERING TREES

A. TREES: TREES WITH STRAIGHT TRUNK, WELL-BALANCED CROWN, AND INTACT LEADER, OF HEIGHT AND CALIPER INDICATED, COMPLYING WITH ANSI Z60.1 FOR TYPE OF TREES REQUIRED.

1. PROVIDE BALLED AND BURLAPPED TREES.
2. CONTAINER GROWN DECIDUOUS TREES WILL BE ACCEPTABLE IN LIEU OF BALLED AND BURLAPPED DECIDUOUS TREES SUBJECT TO SPECIFIED LIMITATIONS OF ANSI Z60.1 FOR CONTAINER STOCK.

2.03 DECIDUOUS SHRUBS

A. FORM AND SIZE: DECIDUOUS SHRUBS WITH NOT LESS THAN THE MINIMUM NUMBER OF CANES REQUIRED BY AND MEASURED ACCORDING TO ANSI Z60.1 FOR TYPE, SHAPE, AND HEIGHT OF SHRUB.

1. PROVIDE BALLED AND BURLAPPED SHRUBS.
2. CONTAINER GROWN SHRUBS WILL BE ACCEPTABLE IN LIEU OF BALLED AND BURLAPPED SHRUBS SUBJECT TO SPECIFIED LIMITATIONS OF ANSI Z60.1 FOR CONTAINER STOCK.

2.04 CONIFEROUS AND BROADLEAF EVERGREENS

A. FORM AND SIZE: NORMAL-QUALITY, WELL-BALANCED, CONIFEROUS AND BROADLEAF EVERGREENS, OF TYPE, HEIGHT, SPREAD, AND SHAPE REQUIRED, COMPLYING WITH ANSI Z60.1.

1. PROVIDE BALLED AND BURLAPPED EVERGREENS.
2. CONTAINER GROWN EVERGREENS WILL BE ACCEPTABLE IN LIEU OF BALLED AND BURLAPPED EVERGREENS SUBJECT TO SPECIFIED LIMITATIONS OF ANSI Z60.1 FOR CONTAINER STOCK.

2.05 PERENNIAL, GRASS, AND GROUND COVER PLANTS

A. PROVIDE GROUND COVER OF SPECIES INDICATED, ESTABLISHED AND WELL ROOTED IN POTS OR SIMILAR CONTAINERS, AND COMPLYING WITH ANSI Z60.1.

2.06 PERENNIAL, GRASS, AND GROUND COVER PLANTS FOR NATIVE PLANTINGS OR BIO-RETENTION.

A. CONTAINER GROWN PLANTS MUST BE OF WILD ECOTYPE AS PROVIDED BY SPENCE RESTORATION NURSERY OR APPROVED LOCAL SOURCE. NO HYBRIDS OR CULTIVARS MAY BE INCLUDED.

B. CONTAINER GROWN PLANTS SHALL BE INOCULATED WITH PELLETIZED VAM (VESICULAR ARBUSCULAR MYCORRHIZAE) ENDOMYRCORRHIZAL FUNGI AS PROVIDED AN APPROVED SOURCE.

2.07 TOPSOIL

A. TOPSOIL: ASTM D 5268, PH RANGE OF 5.5 TO 7, A MINIMUM OF 4 PERCENT ORGANIC MATERIAL CONTENT; FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.

B. TOPSOIL HAS BEEN (OR WILL BE) STOCKPILED FOR RE_USE IN LANDSCAPE WORK. IF QUANTITY OF STOCKPILED TOPSOIL IS INSUFFICIENT, PROVIDE ADDITIONAL TOPSOIL AS REQUIRED TO COMPLETE LANDSCAPE WORK.

1. TOPSOIL SOURCE: REUSE SURFACE SOIL STOCKPILED ON-SITE. VERIFY SUITABILITY OF STOCKPILED SURFACE SOIL TO PRODUCE TOPSOIL. CLEAN SURFACE SOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.

a. SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF-SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT.

C. PROVIDE NEW TOPSOIL WHICH IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 1" IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.

1. OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL_DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4"; DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS OR MARSHES.

2.08 INORGANIC SOIL AMENDMENTS

A. LIME: ASTM C 602, AGRICULTURAL LIMESTONE CONTAINING A MINIMUM 85 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 30% MAGNESIUM CARBONATES, AND AS FOLLOWS:

1. CLASS: CLASS T, WITH A MINIMUM 90 PERCENT PASSING THROUGH NO. 10 SIEVE AND A MINIMUM 50 PERCENT PASSING THROUGH NO. 100 SIEVE.
2. PROVIDE LIME IN FORM OF DOLOMITIC LIMESTONE.

B. ALUMINUM SULFATE: COMMERCIAL GRADE, UNADULTERATED.

C. PERLITE: HORTICULTURAL PERLITE, SOIL AMENDMENT GRADE.

D. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.

E. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.

2.09 ORGANIC SOIL AMENDMENTS

A. PEAT: SPHAGNUM PEAT MOSS, PARTIALLY DECOMPOSED, FINELY DIVIDED OR GRANULAR TEXTURE WITH NO IDENTIFIABLE FIBERS, WITH A PH RANGE SUITABLE FOR INTENDED USE.

B. WOOD DERIVATIVES: DECOMPOSED, NITROGEN-TREATED SAWDUST, GROUND BARK, OR WOOD WASTE; OF UNIFORM TEXTURE, FREE OF CHIPS, STONES, STICKS, SOIL, OR TOXIC MATERIALS.

1. IN LIEU OF DECOMPOSED WOOD DERIVATIVES, MIX PARTIALLY DECOMPOSED WOOD DERIVATIVES WITH AT LEAST 0.15 LB OF AMMONIUM NITRATE OR 0.25 LB OF AMMONIUM SULFATE PER CUBIC FOOT OF LOOSE SAWDUST OR GROUND BARK.

C. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS; FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.

2.10 FERTILIZER (FOR LAWN AREAS ONLY)

A. BONEMEAL: COMMERCIAL, RAW OR STEAMED, FINELY GROUND; A MINIMUM OF 4 PERCENT NITROGEN AND 20 PERCENT PHOSPHORIC ACID.

B. SUPERPHOSPHATE: COMMERCIAL, PHOSPHATE MIXTURE, SOLUBLE; A MINIMUM OF 20 PERCENT AVAILABLE PHOSPHORIC ACID.

C. COMMERCIAL FERTILIZER: COMMERCIAL-GRADE COMPLETE FERTILIZER OF NEUTRAL CHARACTER, CONSISTING OF FAST- AND SLOW-RELEASE NITROGEN, 50 PERCENT DERIVED FROM NATURAL ORGANIC SOURCES OF UREA FORMALDEHYDE, PHOSPHOROUS, AND POTASSIUM IN THE FOLLOWING COMPOSITION:

1. COMPOSITION: 1 LB/1000 SQ. FT. OF ACTUAL NITROGEN, 4 PERCENT PHOSPHOROUS, AND 2 PERCENT POTASSIUM, BY WEIGHT.
2. COMPOSITION: NITROGEN, PHOSPHOROUS, AND POTASSIUM IN AMOUNTS RECOMMENDED IN SOIL REPORTS FROM A QUALIFIED SOIL-TESTING AGENCY.

2.11 MULCHES

A. ORGANIC MULCH: FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF ONE OF THE FOLLOWING:

1. TYPE: SHREDDED HARDWOOD BARK, 'A'-GRADE.

B. MINERAL MULCH: HARD, DURABLE STONE, WASHED FREE OF LOAM, SAND, CLAY, AND OTHER FOREIGN SUBSTANCES, OF FOLLOWING TYPE, SIZE RANGE, AND COLOR:

1. TYPE: ROUNDED RIVERBED GRAVEL OR SMOOTH-FACED STONE.
2. SIZE RANGE: 3 INCHES MAXIMUM, 1-1/2 INCHES MINIMUM.
3. COLOR: READILY AVAILABLE NATURAL GRAVEL COLOR RANGE.

2.12 STAKES AND GUYS

A. UPRIGHT AND GUY STAKES: ROUGH-SAWN, SOUND, NEW HARDWOOD, REDWOOD, OR PRESSURE-PRESERVATIVE-TREATED SOFTWOOD, FREE OF KNOTS, HOLES, CROSS GRAIN, AND OTHER DEFECTS, 2 BY 2 INCHES BY LENGTH INDICATED, POINTED AT ONE END.

B. GUY AND TIE MATERIAL: FLAT WOVEN POLYPROPYLENE MATERIAL ¾" WIDE, 900 LBS. MINIMUM BREAK STRENGTH, MANUFACTURED SPECIFICALLY FOR ARBORICULTURE APPLICATIONS.

2.13 MISCELLANEOUS PRODUCTS

A. ANTIDESICCANT: WATER-INSOLUBLE EMULSION, PERMEABLE MOISTURE RETARDER, FILM FORMING, FOR TREES AND SHRUBS. DELIVER IN ORIGINAL, SEALED, AND FULLY LABELED CONTAINERS AND MIX ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

2.14 COMPOST AMENDED SOIL MIX

A. WHEREVER COMPOST AMENDED SOIL IS INDICATED ON THE PLANS, THE SOIL SHOULD MEET THE FOLLOWING REQUIREMENTS:

1. TEXTURE – SANDY LOAM SOIL WITH 50-80% MEDIUM AND COARSE SAND (<25% FINE SAND), 5-20% CLAY, AND 5-35% SILT.
2. STONES AND ROCKS – NO STONES LARGER THAN 1 INCH IN THE LONGEST DIMENSION ARE PERMITTED. STONES RANGING FROM 0.5 TO 1 INCH SHALL NOT EXCEED 5% OF THE SOIL VOLUME, AND GRAVEL ¼ TO ½ INCHES SHALL NOT EXCEED 5% OF THE SOIL VOLUME.
3. DEBRIS CONTENT – PARTICLES GREATER THAN 1 INCH IN THE LONGEST DIMENSION ARE NOT ALLOWED. THIS INCLUDES FRAGMENTS OF BRICK, CONCRETE, WOOD, GLASS, METAL, STONE, AND PLASTIC. THE TOTAL VOLUME LESS THAN 1 INCH LONG SHOULD NOT BE MORE THAN 5% OF THE SOIL VOLUME.
4. CONTAMINANTS – THE SOIL SHOULD HAVE NO HERBICIDES, HEAVY METALS, BIOLOGICAL TOXINS, OR HYDROCARBONS THAT WILL IMPACT PLANT GROWTH OR ARE AT LEVELS EXCEEDING THE EP'S STANDARDS FOR SOIL CONTAMINANTS.
5. CLOD SIZE – IT IS PERMISSIBLE TO HAVE UNLIMITED AMOUNTS OF SOIL PEDS THAT ARE LESS THAN 1 INCH LONG, BUT CLODS FROM 1-3 INCHES SHOULD MAKE UP LESS THAN 10% OF THE SOIL VOLUME AND CLODS 3-6 INCHES SHOULD BE LESS THAN 5%.
6. ORGANIC CONTENT – 2-5% BY WEIGHT
7. DENSITY – 1.2 – 1.5G/CC
8. ACIDITY (PH) – 6.0 – 7.0
9. PERCOLATION RATE (DRAINAGE) – NO STANDING WATER VISIBLE 60 MINUTES AFTER 10 MINUTES HEAVY IRRIGATION. DRAINAGE OF COMPOST AMENDED SOIL CAN BE MEASURED ONLY AFTER THE COMPOST AMENDED SOIL IS IN PLACE.
10. FERTILITY RANGE – NITROGEN (N): 20 TO 50 PARTS PER MILLION, PHOSPHORUS (P): 20 TO 50 PARTS PER MILLION, POTASSIUM (K): 50 TO 100 PARTS PER MILLION.
11. SALINITY – THE SATURATION EXTRACT CONDUCTIVITY SHALL NOT EXCEED 3.0 MHO/CM AT 25° C.
12. SODIUM – THE SODIUM ABSORPTION RATIO (SAR) AS CALCULATED FROM ANALYSIS OF THE SATURATION EXTRACT SHALL NOT EXCEED 8.0.
13. BORON – THE CONCENTRATION OF BORON IN THE SATURATION EXTRACT SHALL NOT EXCEED 1.0 PPM.

B. IF TESTING SHOWS THAT THE COMPOST AMENDED SOIL DOES NOT MEET THE ABOVE REQUIREMENTS, THE CONTRACTOR SHALL AMEND THE COMPOST AMENDED SOIL AT HIS EXPENSE SO THAT THE FINAL COMPOST AMENDED SOIL MEETS THE REQUIREMENTS OUTLINED ABOVE. PROVIDE IMPORTED COMPOST AMENDED SOIL AND AMENDMENTS AS NECESSARY TO COMPLETE THE WORK FOR THE PLANT ZONES DESIGNATED ON THE PLANS. OBTAIN RIGHTS AND PAY ALL COSTS FOR IMPORTED MATERIALS.

C. MINIMUM DEPTHS OF COMPOST AMENDED SOIL:

1. SEEDED LAWN – 4 INCH DEPTH TOPSOIL
2. TREE AREAS – 36 INCH DEPTH COMPOST AMENDED SOIL IN CONTINUOUS PLANTING BED, OR AS SHOWN ON THE DRAWINGS, WHICHEVER IS GREATER. ALLOW FOR COMPACTED SUBGRADE UNDER ROOTBALL.
3. SHRUB AREAS – 24 INCH DEPTH COMPOST AMENDED SOIL IN CONTINUOUS PLANTING BED, OR AS SHOWN ON THE DRAWINGS, WHICHEVER IS GREATER.
4. ORNAMENTAL GRASSES/GROUNDCOVER/PERENNIAL AREAS – 18 INCH DEPTH COMPOST AMENDED SOIL IN CONTINUOUS PLANTING BED, OR AS SHOWN ON THE DRAWINGS, WHICHEVER IS GREATER.

D. DEATH OF PLANTS DURING THE FIRST YEAR THAT CAN BE ATTRIBUTED TO PLANT PATHOGENIC ORGANISMS OR TOXIC MATERIALS IN THE COMPOST AMENDED SOIL MAY BE AN INDICATION THAT THE COMPOST AMENDED SOIL DID NOT MEET THIS REQUIREMENT AT THE TIME OF INSTALLATION AND MAY RESULT IN A REQUIREMENT THAT THE CONTRACTOR REMOVE AND REPLACE DEAD PLANTS AND FAULTY COMPOST AMENDED SOIL.

PART 3 – EXECUTION

3.01 PREPARATION

A. PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.

B. LAY OUT INDIVIDUAL PLANT MATERIAL LOCATIONS AND AREAS FOR MULTIPLE EXTERIOR PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF LAYOUT BEFORE PLANTING. MAKE MINOR ADJUSTMENTS AS REQUIRED.

C. APPLY AN APPROPIATE POST-EMERGENT HERBICIDE FOR WEED GROWTH IN PLANTING AREAS. FOLLOW ALL MANUFACTURER'S GUIDELINES INCLUDING WAIT TIMES BEFORE INSTALLATION OF NEW PLANT MATERIAL AFTER HERBICIDE APPLICATION.

D. APPLY ANTIDESICCANT TO TREES AND SHRUBS USING POWER SPRAY TO PROVIDE AN ADEQUATE FILM OVER TRUNKS, BRANCHES, STEMS, TWIGS, AND FOLIAGE TO PROTECT DURING DIGGING, HANDLING, AND TRANSPORTATION.

3.02 PLANTING BED ESTABLISHMENT

A. LOOSEN SUBGRADE OF PLANTING BEDS TO A MINIMUM DEPTH OF 6 INCHES. REMOVE STONES LARGER THAN 1-1/2 INCHES IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.

1. SPREAD TOPSOIL, APPLY SOIL AMENDMENTS ON SURFACE, AND THOROUGHLY BLEND COMPOST AMENDED SOIL MIX.
2. SPREAD COMPOST AMENDED SOIL MIX TO A MINIMUM DEPTH OF 8 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF COMPOST AMENDED SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.

a. SPREAD APPROXIMATELY ONE-HALF THE THICKNESS OF COMPOST AMENDED SOIL MIX OVER LOOSENED SUBGRADE. MIX THOROUGHLY INTO TOP 2 INCHES OF SUBGRADE. SPREAD REMAINDER OF COMPOST AMENDED SOIL MIX.

B. FINISH GRADING: GRADE PLANTING BEDS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.

C. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

3.03 TREE AND SHRUB EXCAVATION

A. PITS AND TRENCHES: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL AND ASSIST IN DRAINAGE. DO NOT FURTHER DISTURB BASE. SCARIFY SIDES OF PLANT PIT SMEARED OR SMOOTHED DURING EXCAVATION.

1. EXCAVATE APPROXIMATELY THREE TIMES AS WIDE AS BALL DIAMETER FOR BALLED AND BURLAPPED STOCK.
2. EXCAVATE AT LEAST 12 INCHES WIDER THAN ROOT SPREAD AND DEEP ENOUGH TO ACCOMMODATE VERTICAL ROOTS FOR BARE-ROOT STOCK.
3. IF DRAIN TILE IS SHOWN OR REQUIRED UNDER PLANTED AREAS, EXCAVATE TO TOP OF POROUS BACKFILL OVER TILE.

B. SUBSOIL REMOVED FROM EXCAVATIONS MAY NOT BE USED AS BACKFILL.

C. FILL EXCAVATIONS WITH WATER AND ALLOW TO PERCOLATE AWAY BEFORE POSITIONING TREES AND SHRUBS.

3.04 TREE AND SHRUB PLANTING

A. SET BALLED AND BURLAPPED STOCK PLUMB AND IN CENTER OF PIT OR TRENCH WITH TOP OF ROOT BALL FLUSH WITH ADJACENT FINISH GRADES.

1. REMOVE BURLAP AND WIRE BASKETS FROM TOPS OF ROOT BALLS AND PARTIALLY FROM SIDES, BUT DO NOT REMOVE FROM UNDER ROOT BALLS. REMOVE PALLETS, IF ANY, BEFORE SETTING. DO NOT USE PLANTING STOCK IF ROOT BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.
2. PLACE COMPOST AMENDED SOIL MIX AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE MIX AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PIT IS APPROXIMATELY ONE-HALF BACKFILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF COMPOST AMENDED SOIL MIX.

B. ORGANIC MULCHING: APPLY 3-INCH AVERAGE THICKNESS OF ORGANIC MULCH EXTENDING 12 INCHES BEYOND EDGE OF PLANTING PIT OR TRENCH. DO NOT PLACE MULCH WITHIN 3 INCHES OF TRUNKS OR STEMS.

3.05 TREE AND SHRUB PRUNING

A. PRUNE, THIN, AND SHAPE TREES AND SHRUBS AS DIRECTED BY LANDSCAPE ARCHITECT.

B. PRUNE, THIN, AND SHAPE TREES AND SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICE. PRUNE TREES TO RETAIN REQUIRED HEIGHT AND SPREAD. UNLESS OTHERWISE INDICATED BY LANDSCAPE ARCHITECT, DO NOT CUT TREE LEADERS; REMOVE ONLY INJURED OR DEAD BRANCHES FROM FLOWERING TREES. PRUNE SHRUBS TO RETAIN NATURAL CHARACTER. SHRUB SIZES INDICATED ARE SIZES AFTER PRUNING.

3.06 GUYING AND STAKING

A. UPRIGHT STAKING AND TYING: STAKE TREES OF 2- THROUGH 5-INCH CALIPER. STAKE TREES OF LESS THAN 2-INCH CALIPER ONLY AS REQUIRED TO PREVENT WIND TIP-OUT. USE A MINIMUM OF 2 STAKES OF LENGTH REQUIRED TO PENETRATE AT LEAST 18 INCHES BELOW BOTTOM OF BACKFILLED EXCAVATION AND TO EXTEND AT LEAST 72 INCHES ABOVE GRADE. SET VERTICAL STAKES AND SPACE TO AVOID PENETRATING ROOT BALLS OR ROOT MASSES. SUPPORT TREES WITH TWO STRANDS OF TIE WIRE ENCASED IN HOSE SECTIONS AT CONTACT POINTS WITH TREE TRUNK. ALLOW ENOUGH SLACK TO AVOID RIGID RESTRAINT OF TREE. USE THE NUMBER OF STAKES AS FOLLOWS:

B. GUYING AND STAKING: GUY AND STAKE TREES EXCEEDING 14 FEET IN HEIGHT AND MORE THAN 3 INCHES IN CALIPER, UNLESS OTHERWISE INDICATED. SECURELY ATTACH NO FEWER THAN 3 GUYS TO STAKES 30 INCHES LONG, DRIVEN TO GRADE.

3.07 PERENNIAL, GRASS, AND GROUNDCOVER PLANTING

A. SET OUT AND SPACE GROUND COVER AND PLANTS AS INDICATED ON PLANS.

B. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS, AND BACKFILL WITH COMPOST AMENDED SOIL.

C. WORK SOIL AROUND ROOTS TO ELIMINATE AIR POCKETS AND LEAVE A SLIGHT SAUCER INDENTATION AROUND PLANTS TO HOLD WATER.

D. WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER PLANT CROWNS WITH WET SOIL.

E. PROTECT PLANTS FROM HOT SUN AND WIND; REMOVE PROTECTION IF PLANTS SHOW EVIDENCE OF RECOVERY FROM TRANSPLANTING SHOCK.

3.08 PLANTING BED MULCHING

A. APPLY AN APPROPRIATE PRE-EMERGENT HERBICIDE PRIOR TO MULCHING ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. COMPLETELY COVER AREA TO BE MULCHED.

B. MULCH BACKFILLED SURFACES OF PLANTING BEDS AND OTHER AREAS INDICATED.

1. ORGANIC MULCH: APPLY 3-INCH AVERAGE THICKNESS OF ORGANIC MULCH, AND FINISH LEVEL WITH ADJACENT FINISH GRADES. DO NOT PLACE MULCH AGAINST PLANT STEMS.
2. L-ROCK MINERAL MULCH: APPLY 2-INCH AVERAGE THICKNESS OF MINERAL MULCH, AND FINISH LEVEL WITH ADJACENT FINISH GRADES. DO NOT PLACE MULCH AGAINST PLANT STEMS.

3.09 SEEDING & PLUGS

RAIN GARDEN SEED MIXES AND PLUGS SHOULD BE INSTALLED AND CARED FOR ACCORDING TO THE FOLLOWING:

1. INSTALL SILT FENCING AROUND THE RAIN GARDEN PERIMETERS PRIOR TO EXCAVATION, AND KEEP IT THERE UNTIL SITE CONSTRUCTION IS COMPLETED AND THE AREAS AROUND THE RAIN GARDENS ARE VEGETATED WITH 80% COVER.
2. IF ANY FINE SEDIMENTS SUCH AS CLAYS OR SILTS GET INTO THE RAIN GARDENS DURING CONSTRUCTION, IT SHALL BE REMOVED AND THE AREAS RAKED PRIOR TO SEEDING.
3. SEED THE AREAS OF FINAL GRADE LIBERALLY WITH THE RAIN GARDEN SEED MIX USING THE BROADCAST METHOD.
4. SEED SHOULD BE BROADCAST, OR RAKED LIGHTLY INTO THE RAIN GARDEN SOILS SO AS TO COVER THE SEED WITH APPROXIMATELY 0.25 INCHES OF SOIL OR LESS. GOOD SEED TO SOIL CONTRACT IS CRITICAL FOR SUCCESSFUL GERMINATION.
5. INSTALL BIODEGRADABLE EROSION CONTROL FABRIC SUCH AS NORTH AMERICAN GREEN C-125BN OR SC-150BN OVER THE SEEDED AREAS IMMEDIATELY FOLLOWING SEEDING.
6. INSPECTION OF THE RAIN GARDENS SHOULD BE MADE ONCE THE PLANTS HAVE ESTABLISHED, PREFERABLY IN MAY OR JUNE FOLLOWING SEEDING.
7. IF SEEDLING DENSITY IS GREAT ENOUGH, NO HARDWOOD MULCH SHOULD BE REQUIRED.
8. ANY BARE AREAS AT TIME OF INSPECTION SHOULD EITHER BE RESEEDED OR COVERED IN 3-4 INCHES OF CLEAN, DOUBLE-GROUND HARDWOOD MULCH.
9. ANY RILLS OR ERODED AREAS SHOULD BE REPAIRED, RESEEDED, AND BLANKETED WITH BIODEGRADABLE EROSION CONTROL FABRIC.

3.10 CLEANUP AND PROTECTION

A. DURING EXTERIOR PLANTING, KEEP ADJACENT PAVINGS AND CONSTRUCTION CLEAN AND WORK AREA IN AN ORDERLY CONDITION.

B. PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED EXTERIOR PLANTING.

C. PROTECT PLUGGED AREAS WITH STAKES AND TAPE AROUND AREA PERIPHERY.

3.11 DISPOSAL

A. DISPOSAL: REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.

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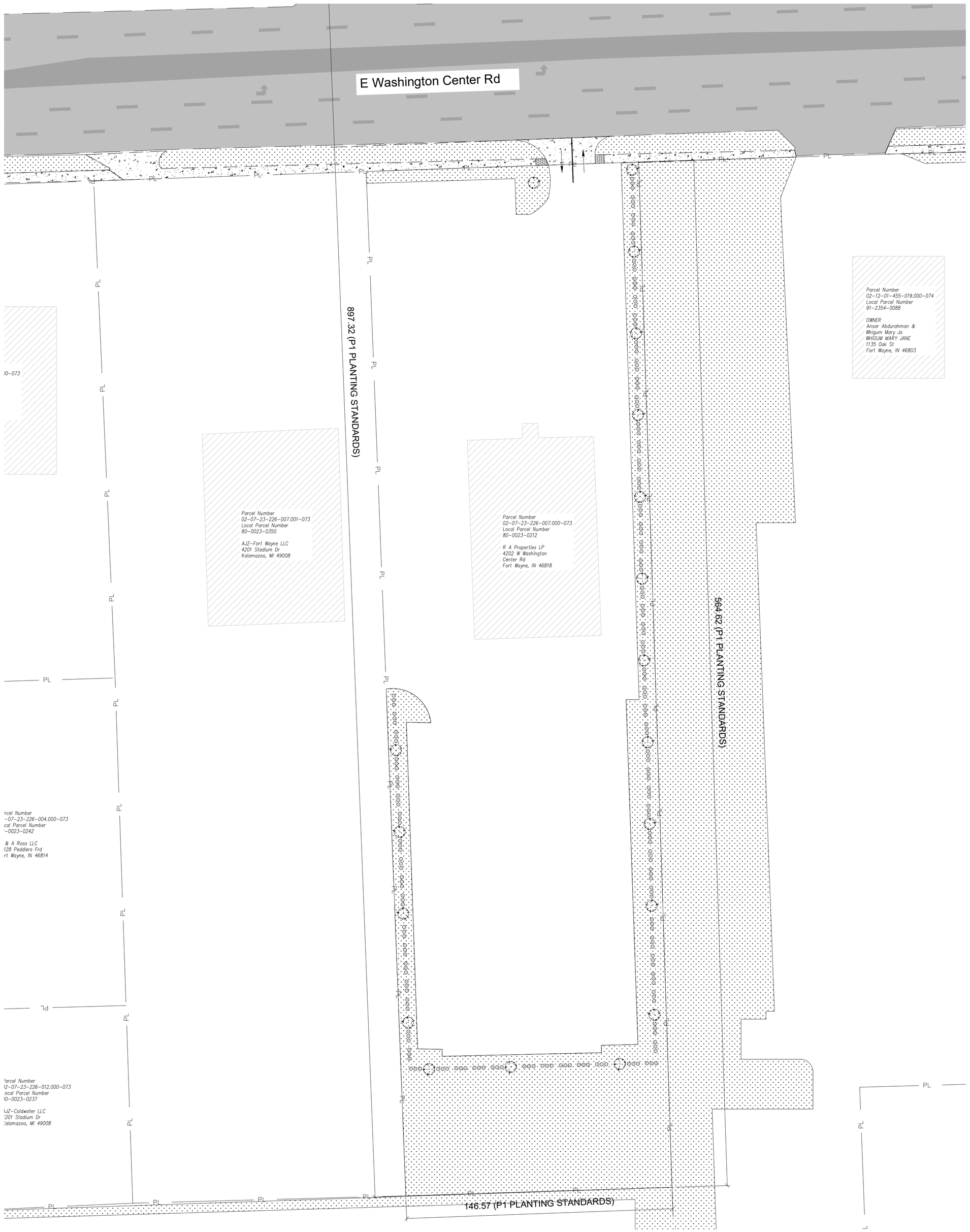
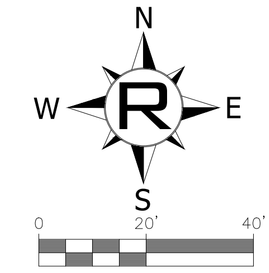
PROJECT: PRO AUTO
322 E WASHINGTON CENTER RD
FORT WAYNE, IN

PROJECT NO. 25.1078
SHEET NAME LAND SCAPE STANDARD NOTES
SHEET No. L1.0





PLANTING AND LANDSCAPE

(P1) PLANTING STANDARDS (PER THE CITY OF FORT WAYNE)

1. 1 SHADE TREE EVERY 60'
2. 75% SMALL SHRUBS BUFFER & UP TO 30% MEDIUM SHRUBS

SEEDING LEGEND

	PERMANENT SEEDING AMERITURF FRONTRUNNER BLEND TALL FESCUE; APPLY AT A RATE OF 350 LBS/ACRE (8LBS/1000 SQFT)
	SHADE TREE 40' / 60' (2" CALIPER)
	SMALL SHRUB BUFFER IN GROUPS OF AT LEAST FIVE

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. PLANTING HEIGHT	CAL/ SIZE
	P-1	19	ACER RUBRUM 'ARMSTRONG'	Betala nigra 'Heritage'	2" CALIPER	2.5" CAL MIN
SHRUB	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**MIN. PLANTING HEIGHT**	**CAL/ SIZE**
	P1	219	CORNUS MAS	Dogwood (Cornelian Cherry)	3'	5` O.C.

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PROJECT: PRO AUTO

322 E WASHINGTON CENTER RD
FORT WAYNE, IN

PROJECT NO. 25.1078

SHEET NAME
LANDSCAPE LAYOUT

SHEET No. L2.0

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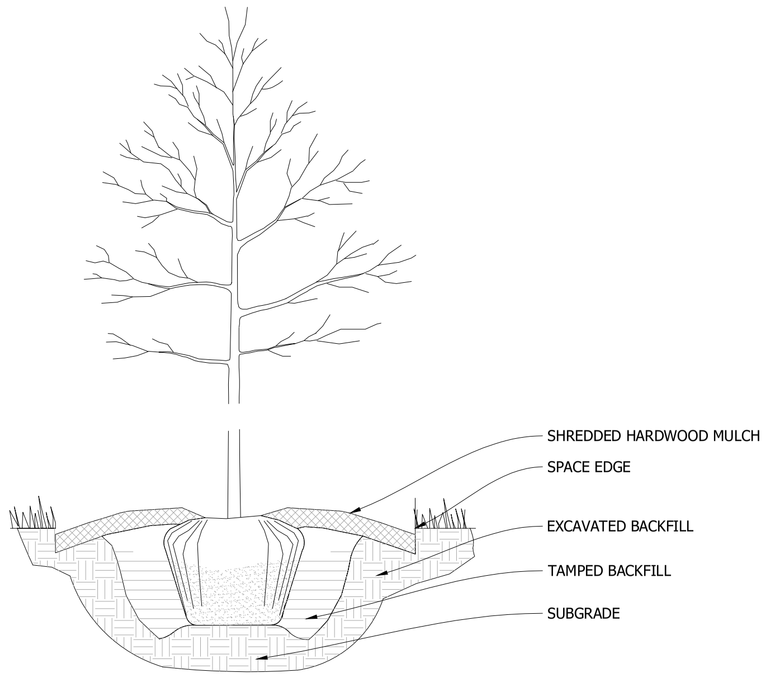
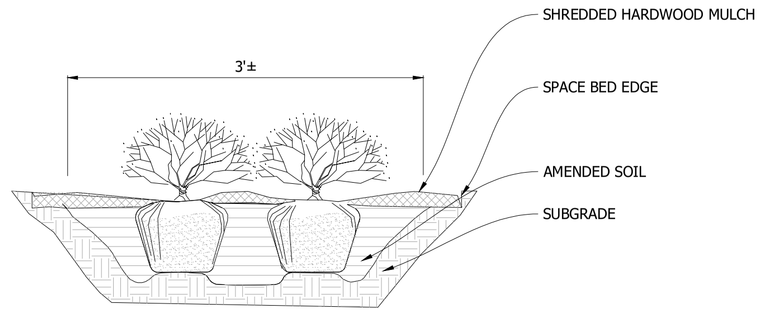


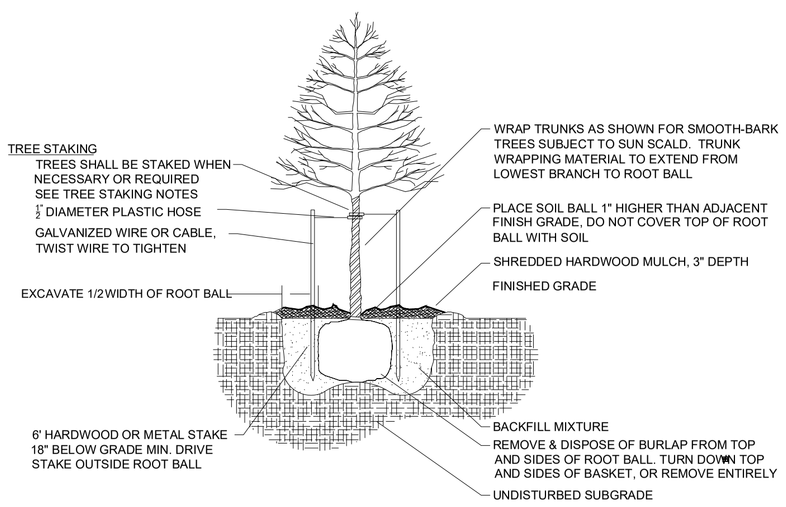
2" CALIPER
SCALE: N.T.S



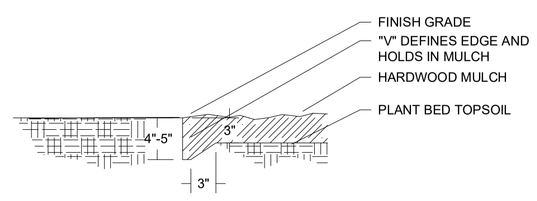
NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

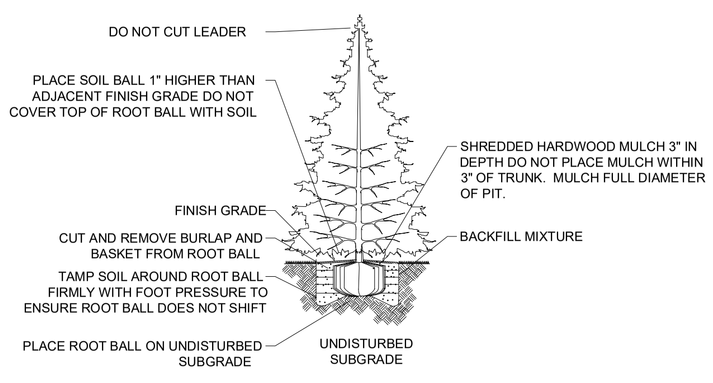
SHRUB
SCALE: N.T.S



DECIDUOUS TREE



TYPICAL SPADE EDGE DETAIL



EVERGREEN TREE

PLANTING NOTES:

1. REMOVE WEEDS, ORGANIC MATTER AND ROCKS LARGER THAN 1.5" FROM SOIL.
2. BACKFILL FOR TREE PLANTING SHALL BE 75% TOPSOIL AND 25% ORGANIC COMPOST. TOP LAYER OF BACKFILL SHALL BE 100% OF SURROUNDING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
3. THE TOPS OF ALL TREE AND SHRUB ROOT BALLS TO BE PLACED A MAXIMUM OF ONE (1) INCH ABOVE FINAL GRADE. ALL TREES LOCATED OUTSIDE OF BEDS SHALL HAVE A MINIMUM SIX (6) FOOT DIAMETER NON-LIPPED SAUCER AROUND PLANTING PIT. ALL SAUCERS SHALL BE WEED AND GRASS FREE. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
4. ALL TREE SAUCERS AND PLANTING BEDS SHALL RECEIVE MINIMUM OF THREE (3) INCHES GRADE A, SHREDDED HARDWOOD BARK MULCH. NO CYPRESS, WOOD CHIPS, ARTIFICIAL OR DYED MULCH ALLOWED.
5. NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT/ OWNER'S REPRESENTATIVE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTORS OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE .
6. THE OWNER, OWNER'S AGENT, OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS AT ANY TIME DURING THE COURSE OF THE PROJECT UNTIL PROJECT IS ACCEPTED BY THE OWNER.
7. LANDSCAPE CONTRACTOR SHALL LAYOUT AND STAKE ALL PLANT LOCATIONS AS SHOWN ON THE DRAWINGS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT SHALL INSPECT AND APPROVE PLANT LOCATIONS FOR ACCURACY AND COMPLIANCE WITH DESIGN INTENT PRIOR TO INSTALLATION.
8. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PLANTING OF SPECIFIED PLANTS AND MAINTAINING ALL PLANT MATERIALS IN AN ALIVE AND QUALITY CONDITION UNTIL ACCEPTANCE BY THE OWNER. THIS INCLUDES AS A MINIMUM: WATERING, WEEDING, INSECT AND DISEASE CONTROL, PRUNING OF DAMAGED OR UNSIGHTLY LIMBS, AND KEEPING PLANTS IN TRUE AND UPRIGHT POSITIONS.
9. CONTRACTOR SHALL GUARANTEE AND WARRANT ALL PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL REPLACEMENTS SHALL BE PAID FOR BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. GUARANTEE/WARRANTY REPLACEMENTS SHALL BE AS DIRECTED BY THE OWNER UNTIL FINAL ACCEPTANCE OF THE PROJECT FOLLOWING THE GUARANTEE PERIOD.

SODDING AND PREPARATION:

1. CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SOD. FINE GRADE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS, FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
2. ALL SODDED LAWN AREAS WITHIN LIMIT LINES TO RECEIVE 6" TOPSOIL PRIOR TO SODDING OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED, CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA.
3. LAWNS SHALL BE SODDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING, AND RAKING. LAWN SHALL BE FERTILIZED W/ 12-12-12 ANALYSIS FERTILIZER AT A RATE OF 10 lbs./1000 s.f.
4. WATER AND MAINTAIN GRASS UNTIL STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
5. FOLLOWING SODDING OPERATIONS, CLEAN UP EXCESS MATERIALS, AND CLEAN ALL BARK MULCHED AND PAVED AREAS. ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE SODDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
6. ALL DISTURBED LAWN AREAS SHALL BE SODDED AS NOTED AND AS APPROVED BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.

SEEDING AND PREPARATION:

1. CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SEED. MAKE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS, FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
2. ALL SEEDED LAWN AREAS WITHIN LIMIT LINES TO RECEIVE 6" TOPSOIL PRIOR TO SEEDING OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED, CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA.
3. HYDROSEEDING IS ACCEPTABLE. APPLY WITH APPROVED EQUIPMENT DESIGNED FOR PROFESSIONAL HYDROSEEDING APPLICATIONS AT RECOMMENDED RATES.
4. PROVIDE FRESH, CLEAN NEW-CROP 'PREMIUM' GRADE SEED AND SEED MIXES AS FOLLOWS: (SUBMIT SEASONAL MIX ALTERNATIVE AS APPROPRIATE)
   40% KENTUCKY BLUEGRASS
   30% PERENNIAL RYE GRASS
   30% TURF TYPE TALL FESCUE
5. APPLY SEED AT RATE OF MINIMUM 175 POUNDS PER ACRE (4 LBS/1000SF).
6. SCARIFY SOIL TO DEPTH OF 3 INCHES PRIOR TO APPLICATION.
7. LAWNS SHALL BE SEEDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING, AND RAKING. LAWN SHALL BE FERTILIZED W/ 12-12-12 ANALYSIS FERTILIZER AT A RATE OF 10 lbs./1000 s.f. APPLY SEED MIX AT SPECIFIED RATE, AND LIGHTLY RAKE INTO TOP 1/4 INCH OF SOIL.
8. MULCH SEEDED AREAS WITH STRAW MULCH AT RATE OF MINIMUM 1 1/2 TON PER ACRE (70 LBS/1000SF). CRIMP OR TACK STRAW MULCH TO REMAIN IN PLACE UNTIL COMPLETE GERMINATION OF SEED AND ESTABLISHED GROWTH. COORDINATE WITH EROSION CONTROL PLAN.
9. WATER AND MAINTAIN GRASS UNTIL STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
10. FOLLOWING SEEDING OPERATIONS, CLEAN UP EXCESS MATERIALS, AND CLEAN ALL BARK MULCHED AND PAVED AREAS.
11. FOLLOWING GERMINATION, APPLY HERBICIDE TO ALL GRASS GROWTH IN PLANT MULCH AREAS.
12. ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE RESEEDED OR SODDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
13. ALL DISTURBED LAWN AREAS SHALL BE SEEDED AS NOTED AND AS APPROVED BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.

TREE STAKING NOTES:

1. CONTRACTOR TO STAKE WHEN NECESSARY OR REQUIRED, SUCH AS WIND PRONE AREAS OR UNSTABLE SOILS. STAKES SHALL BE PLACED IN MULCHED AREAS TO ALLOW FOR MOWING ADJACENT TURF.
2. STAKING SHOULD NOT BE USED TO COMPENSATE FOR DAMAGED OR WEAK TRUNKS OR ROOT BALLS, THESE TREES SHOULD BE REJECTED.
3. REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
4. ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 12 MM (0.5 IN.).
5. WIRES OR CABLE SIZES SHALL BE 14 to 12 GAUGE.
6. TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE TO BE LONG ENOUGH TO ACCOMMODATE 1.5" OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.
7. TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.

RiSE ENGINEERING SOLUTIONS LLC
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M.A.C. THE ADJACENT LOGO BOX IS 0.5" SQUARE. IF THE LOGO DOES NOT APPEAR 0.5"SQ, THE SCALE OF THE DRAWING HAS BEEN ALTERED.

PRELIMINARY NOT FOR CONSTRUCTION

BY:
DATE:

REVISIONS & ISSUES	DATE	BY

DESIGN:	CHECKED:	DRAWN:
RE	FM	AM

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24 Hours a Day, 7 Days a Week.
PER MISSOURI STATE LAW ADVANCE NOTICE: 2 WORKING DAYS (MISSOURI REVISED STATUTES, CHAPTER 318, GENERAL SAFETY REQUIREMENTS – SECTIONS 319.010 THROUGH 319.050 SHALL BE KNOWN AS THE "UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT")

PROJECT: PRO AUTO
322 E WASHINGTON CENTER RD
FORT WAYNE, IN

PROJECT NO. 25.1078

SHEET NAME
LANDSCAPE DETAILS

SHEET No. L3.0

-----ARCH EXPAND D (36.00 X 24.00 INCHES)-C:\USERS\DESIG\DESIG\RISE ENGINEERING DROPBOX\3. RISE ENGINEER LLC\PROJECTS\2025\25.1078 NEW CAR DEALERSHIP\CAD - 9/19/2025

Department of Planning Services
Rezoning Petition Application

Applicant

Applicant R A PROPERTIES, L.P.
Address 4202 WEST WASHINGTON CENTER ROAD
City FORT WAYNE State INDIANA Zip 46818
Telephone 260-797-3654 E-mail raysvehicles2004@gmail.com

Property Ownership

Property Owner R A PROPERTIES, L.P.
Address 4202 WEST WASHINGTON CENTER ROAD
City FORT WAYNE State INDIANA Zip 46818
Telephone 260-797-3654 E-mail raysvehicles2004@gmail.com

Contact Person

Contact Person MICHAEL J. HOFFMAN, ESQ. (33860-02) OF BEERS MALLERS, LLP
Address 110 WEST BERRY STREET, SUITE 1100
City FORT WAYNE State INDIANA Zip 46802
Telephone 260-426-9706 E-mail mjhoffman@beersmallers.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 322 EAST WASHINGTON CENTER RD Township and Section WASHINGTON
Present Zoning C2 Proposed Zoning C3 Acreage to be rezoned 2.06
Purpose of rezoning (attach additional page if necessary) TO PERMIT PROFESSIONAL AUTO SALES & SERVICE USE OF THE SITE FOR AUTO SALES, INCLUDING EXTERIOR, ALONG WITH AUTOMOBILE SERVICE
Sewer provider CITY Water provider CITY

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

R A PROPERTIES, L.P. by: _____ (signature of applicant) 10/7/25
(printed name of applicant) (signature of applicant) (date)

R A PROPERTIES, L.P. by: _____ (signature of property owner) 10/7/25
(printed name of property owner) (signature of property owner) (date)

Received	Receipt No.	Hearing Date	Petition No.

Department of Planning Services
Rezoning Questionnaire

When making recommendations on rezoning requests, the Plan Commission shall pay reasonable regard to the following items. Please describe how this petition satisfies the following:

(1) The Comprehensive Plan;

The Comprehensive Plan reflects that the Property is within an "Urban Infill Area," and also specifically identifies the Property as one that is targeted for infill development under the "Preferred Growth Approach" (see Comprehensive Plan, Pages 53 and 55). Notably, the Comprehensive Plan repeatedly emphasizes the benefits associated with Urban Infill development of this kind (see Comprehensive Plan, Pages 54, 55, and 60).

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

The Property, which is currently vacant, is zoned C2 and is surrounded by various properties zoned C2 (including with variance to permit the same use as that which the Applicant intends for this parcel) and SC. These surrounding properties include a Byrider car dealership (to the west), a Get Go gas station (to the east), a Don Hall's restaurant (to the southeast), a Koto restaurant (to the north), an Arby's restaurant (to the northeast), a Cork 'n Cleaver restaurant (to the northwest), and a Hobby Lobby store (to the south).

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

The Comprehensive Plan reflects that the most desirable future use for the land would be one that falls within the "Regional Commercial" category (see Comprehensive Plan, Page 68). This category is said to encompass "the full spectrum of commercial businesses," which would include, among other things, "automobile-related uses" (see Comprehensive Plan, Page 84). Moreover, the Comprehensive Plan reflects that the proposed zoning (C3) is generally considered "compatible" in or adjacent to property that falls within the "Regional Commercial" category (see Comprehensive Plan, Page 213).

(4) The conservation of property values throughout the jurisdiction;

The proposed rezoning from C2 to C3 is not anticipated to have any negative impact on property values. On the contrary, it may be anticipated to have a positive impact on property values, as it will allow for development of vacant land that is already served by utilities and roadways, and may effectively expand commerce and encourage further growth and development in the area (see Comprehensive Plan, Page 60).

(5) Responsible development and growth.

The Comprehensive Plan encourages Urban Infill development of the kind that is intended by the proposed development/use (see Comprehensive Plan, Pages 54, 55, and 60). Additionally, the Comprehensive Plan reflects that the proposed zoning for the Property (C3) and the applicable land-use category (Regional Commercial) are generally considered "compatible" (see Comprehensive Plan, Page 213). Because the proposed rezoning is consistent with the Comprehensive Plan, is compatible with the surrounding properties, and is anticipated to provide benefits in terms of increased commerce and meaningful use of vacant property, the proposed rezoning constitutes responsible development and growth.

COMPLETE FILING TO INCLUDE:

- ❑ Filing Fee
- ❑ Complete application signed by property owner*
- ❑ Legal description (in Word document format)*
- ❑ Boundary/Utility Survey*
- ❑ Rezoning Criteria *
- ❑ Written Commitment (if applicable)*

**All documents may be digital*