

1 #1285

2 BILL NO. Z-12-06-25

3 ZONING MAP ORDINANCE NO. Z- 19-12

4 AN ORDINANCE amending the City of Fort Wayne  
5 Zoning Map Nos. Z-34 and ZZ-34 (Sec. 24 of St. Joseph Township)

6 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,  
7 INDIANA:

8 SECTION 1. That the area described as follows is hereby designated a CM3  
9 (General Commercial) District under the terms of Chapter 157 Title XV of the Code of the  
10 City of Fort Wayne, Indiana:

11 A tract of land located in the Northwest Quarter and in the Northeast Quarter of  
12 Section 24, T31N, R13E, in Allen County, the State of Indiana, more fully described  
13 as follows:

14 **COMMENCING** at a Rebar stake with aluminum cap (FIRM 0042) situated in the  
15 Northeast corner of said Northwest Quarter ; Thence South 85 Degrees 23 Minutes  
16 35 Seconds West (Indiana State Plane Coordinate System East Zone-GPS Grid Basis  
17 of Bearings), a distance of 442.19 feet along the North line of said Northwest  
18 Quarter to the Northeast corner of Hopewood Addition as recorded in Allen County  
19 Plat Book 18, page 163; Thence South 02 Degrees 05 Minutes 13 Seconds East, a  
20 distance of 57.85 feet along the East line of said Hopewood Addition; Thence North  
21 88 Degrees 30 Minutes 43 Seconds East, a distance of 100.01 feet along the South  
22 line of the tract of land conveyed to the State of Indiana in Allen County Document  
23 No. 92-023004; Thence South 02 Degrees 05 Minutes 13 Seconds East, a distance of  
24 20.00 feet along the East right-of-way line of Meijer Drive as described in the  
25 conveyance to the County of Allen in Allen County Document No. 95-020493 to a  
26 Rebar stake with cap (FIRM 0042); Thence North 88 Degrees 31 Minutes 37  
27 Seconds East, a distance of 30.77 feet along the South line of the tract of land  
28 described in the conveyance to the County of Allen in Allen County Document No.  
29 95-020494 to a Rebar stake with cap (FIRM 0042); Thence South 86 Degrees 11  
30 Minutes 03 Seconds East, a distance of 510.39 feet along the South line of said  
County of Allen tract to a Rebar stake with cap (FIRM 0042); Thence North 83  
Degrees 45 Minutes 43 Seconds East, a distance of 251.76 feet along the South line  
of said County of Allen tract to a Rebar stake with cap (FIRM 0042); Thence South  
76 Degrees 14 Minutes 58 Seconds East, a distance of 122.76 feet along the South  
line of said County of Allen tract to a Rebar stake with cap (FIRM 0042); Thence  
South 47 Degrees 13 Minutes 10 Seconds East, a distance of 202.20 feet along the  
Westerly line of the tract of land described in the conveyance to the State of Indiana  
in Allen County Document No. 92-023004 to a Rebar stake with cap (Woolpert  
FIRM 0018); Thence South 60 Degrees 31 Minutes 34 Seconds West, a distance of

1 441.96 feet along the North line of the tract of land described in the conveyance to  
2 Meijer Stores Limited Partnership in Allen County Document No. 200069239;  
3 Thence North 41 Degrees 04 Minutes 41 Seconds West, a distance of 158.72 feet;  
4 Thence South 73 Degrees 45 Minutes 31 Seconds West, for a distance of 210.17 feet  
5 to the beginning of a tangent circular arc; Thence Westerly, a distance of 12.43 feet  
6 along said circular arc that is concave Northerly, having a radius measuring 325.00  
7 feet, having a central angle measuring 02 Degrees 11 Minutes 29 Seconds, and  
8 having a long chord bearing South 74 Degrees 51 Minutes 16 Seconds West and  
9 measuring 12.43 feet to the beginning of a tangent compound reverse circular arc;  
10 Thence Southwesterly, a distance of 28.80 feet along said circular arc that is concave  
11 Southeasterly, having a radius measuring 20.00 feet, having a central angle  
12 measuring 82 Degrees 30 Minutes 19 Seconds, and having a long chord bearing  
13 South 34 Degrees 41 Minutes 51 Seconds West and measuring 26.38 feet to the  
14 beginning of a tangent line; Thence South 06 Degrees 33 Minutes 18 Seconds East,  
15 for a distance of 27.57 feet to the beginning of a tangent circular arc; Thence  
16 Southerly, a distance of 111.31 feet along said circular arc that is concave Westerly,  
17 having a radius measuring 275.00 feet, having a central angle measuring 23 Degrees  
18 11 Minutes 27 Seconds, and having a long chord bearing South 18 Degrees 09  
19 Minutes 02 Seconds East and measuring 110.55 feet to the beginning of a tangent  
20 line; Thence South 29 Degrees 44 Minutes 46 Seconds East, a distance of 61.38 feet;  
21 Thence North 60 Degrees 31 Minutes 34 Seconds East, a distance of 304.45 feet  
22 along the North line of said Meijer tract to the **POINT OF BEGINNING**, said tract  
23 containing 1.180 Acres, more or less, and being subject to all public road rights-of-  
24 way and to all easements of record.

15 and the symbols of the City of Fort Wayne Zoning Map Nos. Z-34 and ZZ-34 (Sec. 24 of St.  
16 Joseph Township), as established by Section 157.201(B) of Title XV of the Code of the City  
17 of Fort Wayne, Indiana is hereby changed accordingly.

18 SECTION 2. That this Ordinance shall be in full force and effect from and after its  
19 passage and approval by the Mayor.

20  
21 \_\_\_\_\_  
Council Member

22 APPROVED AS TO FORM AND LEGALITY:

23 \_\_\_\_\_  
24 Carol T. Helton, City Attorney  
25  
26  
27  
28  
29  
30

Read the first time in full and on motion by Dunford, and duly adopted, read the second time by title and referred to the Committee on Regulations, (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at Room 030 - Council Discussion Garden Level - Citizens Square, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 2012, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

DATED: 6-26-12 Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Bender, and duly adopted, placed on its passage. PASSED 10:31  
by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>8</u>	_____	_____	<u>1</u>
<u>BENDER</u>	<u>✓</u>	_____	_____	_____
<u>CRAWFORD</u>	<u>✓</u>	_____	_____	_____
<u>DIDIER</u>	_____	_____	_____	<u>✓</u>
<u>HARPER</u>	<u>✓</u>	_____	_____	_____
<u>HINES</u>	<u>✓</u>	_____	_____	_____
<u>JEHL</u>	<u>✓</u>	_____	_____	_____
<u>PADDOCK</u>	<u>✓</u>	_____	_____	_____
<u>SHOAF</u>	<u>✓</u>	_____	_____	_____
<u>SMITH</u>	<u>✓</u>	_____	_____	_____

DATED: 8-14-12 Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE (RESOLUTION) NO. 2-19-12 on the 14th day of August, 2012

ATTEST:  
Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

SEAL [Signature]  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th day of August, 2012, at the hour of 11:30 o'clock A M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 16th day of August 2012, at the hour of 8:31 o'clock A M., E.S.T.

Thomas C. Henry  
THOMAS C. HENRY, MAYOR