

1 #REZ-2013-0050

2 BILL NO. Z-13-05-05

3 ZONING MAP ORDINANCE NO. Z-15-13

4 AN ORDINANCE amending the City of Fort Wayne
5 Zoning Map No. J-34 (Sec. 22 of Washington 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 an IN2
9 (General Industrial) District under the terms of Chapter 157 Title XV of the Code of the City
10 of Fort Wayne, Indiana:

11 PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 31
12 NORTH, Z 12 EAST, IN ALLEN COUNTY INDIANA, MORE PARTICULARY
DESCRIBED AS FOLLOWS:

13 LOT NUMBER 11 IN CROSS CREEK COMMONS, SECTION II, AS
14 RECORDED IN PLAT CABINET "C". PAGE 129 AND DOCUMENT NUMBER
15 960058860, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY,
INDIANA.

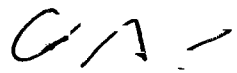
16 and the symbols of the City of Fort Wayne Zoning Map No. J-34 (Sec. 22 of Washington
17 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
18 Wayne, Indiana is hereby changed accordingly.

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



Council Member

22
23 APPROVED AS TO FORM AND LEGALITY:



24
25 Carol T. Helton, City Attorney

26
27
28
29
30

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2013-0050
Bill Number: Z-13-05-05
Council District: 3 – Tom Didier

Introduction Date: May 14, 2013

Plan Commission
Public Hearing Date: June 10, 2013

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

Synopsis of Ordinance: To rezone approximately 10.71 acres of property from IN1-Limited Industrial
to IN2-General Industrial

Location: 2219 Contractors Drive

Reason for Request: To allow the property to be used for mechanical fabrication for a prospective
property acquisition by Shambaugh & Son, LP.

Applicant: Shambaugh & Son, LP

Property Owner: Seigle Fort Wayne Investments, LLC (Hary Seigle)

Related Petitions: None

Effect of Passage: Property will be rezoned to IN2-General Industrial which will allow the
property to be sold to Shambaugh and Son, LP for the expansion of a segment
of their business to this property .

Effect of Non-Passage: The property will remain zoned IN1-Limited Industrial. Property will
marketed to a prospective tenant or purchaser whose use is permitted in the
IN1 district.

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Shambaugh & Son, LP
 Address PO Box 1287
 City Fort Wayne State Indiana Zip 46801
 Telephone (260) 487 7777 Fax (260) 487 - 2064 E-mail tscare@shambaugh.com

Property Ownership
 Property Owner Seigle Fort Wayne Investments, LLC (Harry Seigle)
 Address 401 N Michigan Ave Ste 1750
 City Chicago State Illinois Zip 60611-4240
 Telephone (312)645 9000 x223 Fax (312)329 1712 E-mail harrys@elginco.com

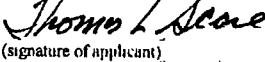

Contact Person
 Contact Person Thomas Scare
 Address PO Box 1287
 City Fort Wayne State Indiana Zip 46801
 Telephone (260)487-7864 Fax (260) 487-2064 E-mail tscare@shambaugh.com

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 2219 Contractors Dr
 Present Zoning IN-1 Proposed Zoning IN-2 Acreage to be rezoned 10.71
 Proposed density _____ units per acre
 Township name Washington Township section # _____
 Purpose of rezoning (attach additional page if necessary) Shambaugh desires to use space as warehouse and mechanical prefabrication. (Pipe & steel cutting, pipe threading, fabrication of open and closed tanks, conveyor supports, hand rails, ect... and a paint booth)
 Sewer provider City Utilities Water provider City Utilities

Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application. Please contact staff 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

| | | |
|---|---|--------------------|
| Thomas L Scare (printed name of applicant) |  (signature of applicant) | 04/26/13 (date) |
| Harry J. Seigle (printed name of property owner) |  (signature of property owner) | 04/26/13 (date) |
| (printed name of property owner) | (signature of property owner) | (date) |
| (printed name of property owner) | (signature of property owner) | (date) |

Received Receipt No Hearing Date Petition No
 3 29-13 111447 6-10-13
 Rez-2013-0050

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant _____
 Address _____
 City _____ State _____ Zip _____
 Telephone _____ Fax _____ E-mail _____

Property Ownership
 Property Owner _____
 Address _____
 City _____ State _____ Zip _____
 Telephone _____ Fax _____ E-mail _____

Contact Person
 Contact Person _____
 Address _____
 City _____ State _____ Zip _____
 Telephone _____ Fax _____ E-mail _____

All staff correspondence will be sent only to the designated contact person

Allen County Planning Jurisdiction City of Fort Wayne Planning Jurisdiction

Address of the property _____

Request
 Present Zoning _____ Proposed Zoning _____ Acreage to be rezoned _____
 Proposed density _____ units per acre
 Township name _____ Township section # _____
 Purpose of rezoning (attach additional page if necessary)

Sewer provider _____

Water provider _____

Filing Requirements
*Applications will not be accepted unless the following filing requirements are submitted with this application
 Please contact staff 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 Rezoning Only

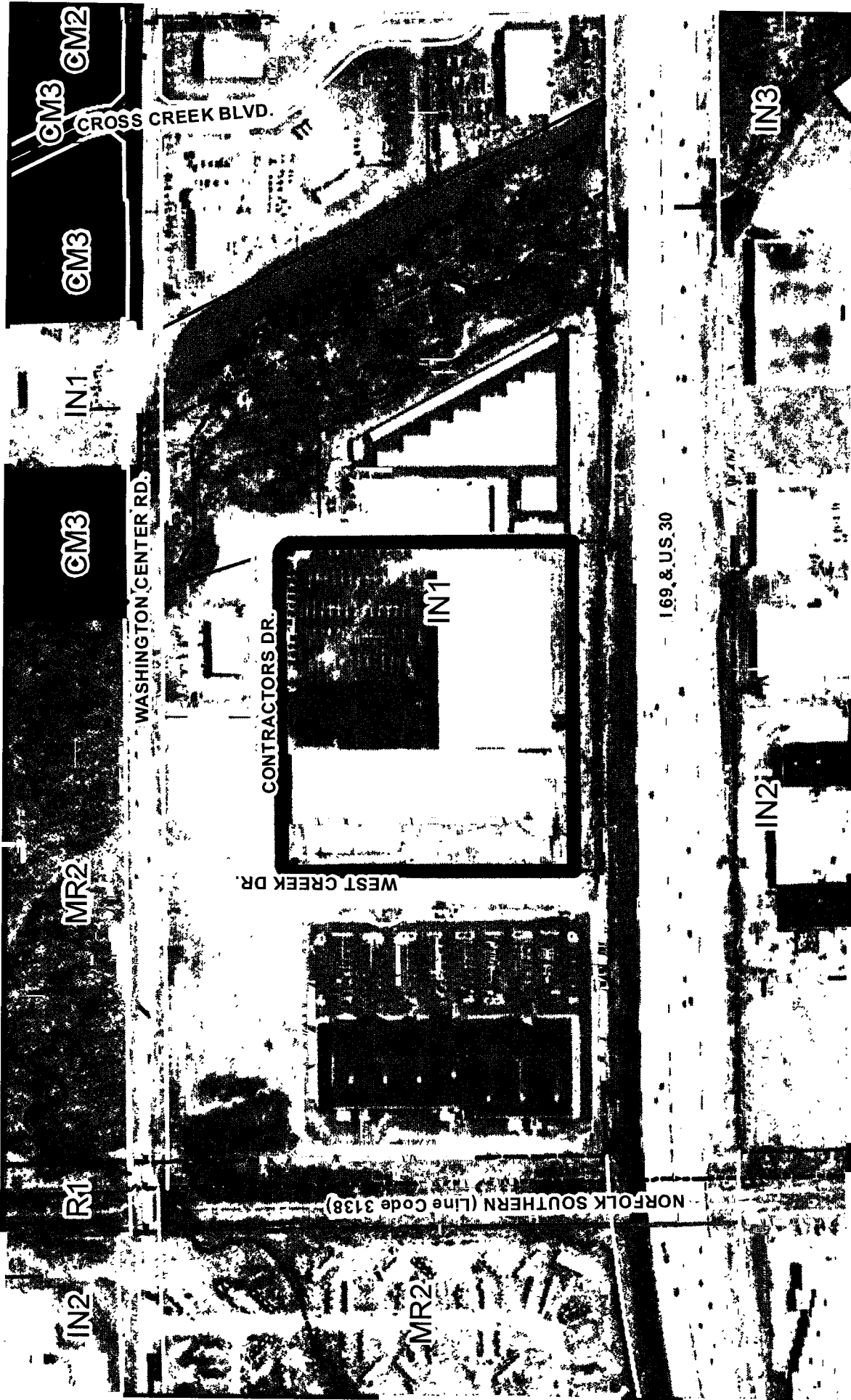
I/we understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application, that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures 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

(printed name of applicant) _____ (signature of applicant) _____ (date) _____

 (printed name of property owner) _____ (signature of property owner) _____ (date) _____

 (printed name of property owner) _____ (signature of property owner) _____ (date) _____

Received _____ Receipt No _____ Hearing Date _____ Petition No _____



This map is for representational purposes only - Boundaries identified by bold colored lines represent the general location of the proposed project



Rezoning Petition REZ-2013-0050



Formal Meeting
 12:00 PM
 Monday, June 17, 2013
 169 & U.S. 30
 Norfolk Southern
 169 & U.S. 30
 Norfolk Southern
 169 & U.S. 30
 Norfolk Southern





This map is for representational purposes only - Boundaries identified by bold colored lines represent the general location of the proposed project

Rezoning Petition REZ-2013-0050

Printed: 3/13/2014
 12:07 PM
 State of Virginia
 State Land Use Commission



Based on the information provided, the Commission finds that the proposed rezoning is in the public interest and that the rezoning is in the public interest.



Public Hearing Date, if applicable

June 10, 2013

Read the first time in full and on motion by Councilman
Read the second time by title and referred to the
Committee. Read the third time in full and on motion by Councilman

Russell Jehl
Regulations Committee

, placed on passage by the following vote:

| | AYES | NAYS | ABSTAINED | ABSENT |
|-------------|------|------|-----------|--------|
| TOTAL VOTES | 9 | | | |
| BENDER | ✓ | | | |
| CRAWFORD | ✓ | | | |
| DIDIER | ✓ | | | |
| HARPER | ✓ | | | |
| HINES | ✓ | | | |
| JEHL | ✓ | | | |
| PADDOCK | ✓ | | | |
| SHOAFF | ✓ | | | |
| SMITH | ✓ | | | |

DATED:

7-9-13

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. 7-15-13 on the 9th day of
July, 2013

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

Thomas F. Didier
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th day
of July, 2013, at the hour of 9:30 o'clock A.M. . E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 12th day of

July

2013, at the hour of 11:30 o'clock

A.M. . E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR

BILL NO. Z-13-05-05

REPORT OF COMMITTEE ON REGULATIONS

JULY 9, 2013

RUSSELL JEHL – CHAIR
GLYNN HINES – CO-CHAIR
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS REFERRED **AN ORDINANCE** amending the City of Fort Wayne Zoning Map No. J-34 (Sec. 22 of Washington Township). The location of the property is 2219 Contractors Drive. **REGULATIONS COMMITTEE** HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE

DO PASS

DO NOT PASS

ABSTAIN

NO REC

[Handwritten signatures of committee members]

SANDRA E. KENNEDY
CITY CLERK