

1 #REZ-2013-0113

2 BILL NO. Z-13-10-02

3 ZONING MAP ORDINANCE NO. Z-19-13

4 AN ORDINANCE amending the City of Fort Wayne
5 Zoning Map No. J-27 (Sec. 27 of Wayne 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:

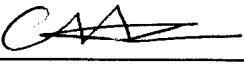
11 Lot Number 44 in Elzey's Fourth Addition to the original plat of Waynedale, now the City of Fort
12 Wayne, Allen County, Indiana.

13 and the symbols of the City of Fort Wayne Zoning Map No. J-27 (Sec. 27 of Wayne
14 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
15 Wayne, Indiana is hereby changed accordingly.

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

18 
19 _____
20 Council Member

21 APPROVED AS TO FORM AND LEGALITY:

22 
23 _____
24 Carol T. Helton, City Attorney

25
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-2013-0113
Bill Number: Z-13-10-03
Council District: 4 – Mitch Harper

Introduction Date: October 8, 2013

Plan Commission
Public Hearing Date: October 14, 2013

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

Synopsis of Ordinance: To rezone approximately .275 acres of property from R2-Attached Single
Family and Two Family Residential to CM3-General Commercial

Location: 2315 Rehm Drive, just east of the southeast intersection of Bluffton Road and
Rehm Drive.

Reason for Request: To add a residential parcel to existing commercial parcels for the
redevelopment of the property as an auto accessories store.

Applicant: O'Reilly Automotive Stores, Inc.

Property Owners: James A. Sechler and Sandra K. Sechler

Related Petitions: Primary Development Plan, O'Reilly Auto Parts

Effect of Passage: Property will be rezoned to CM3-General Commercial for the redevelopment
of the property for an auto accessories store. This property will be added to
existing commercial property along Bluffton Road.

Effect of Non-Passage: The property will remain zoned R2-Attached Single Family and Two Family
Residential and may redevelop with residential uses or remain as a rental
property.

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant O'Reilly Automotive Stores, Inc.
 Address 233 S. Patterson
 City Springfield State MO Zip 65802
 Telephone 417-520-4582 Fax 417-829-5726 E-mail ldugger@oreillyauto.com

Property Ownership
 Property Owner James and Sandra Sechler
 Address 7318 Avalon Drive
 City Fort Wayne State IN Zip 46819
 Telephone 260-747-6733 Fax _____ E-mail _____


Contact Person
 Contact Person Liz Dugger, Real Estate Transaction Manager
 Address 233 S. Patterson
 City Springfield State MO Zip 65802
 Telephone 417-520-4582 Fax 417-829-5726 E-mail ldugger@oreillyauto.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 2315 Pehm Dr. (7011 Bluffton Road - new dev.)
 Present Zoning R2 Proposed Zoning CM3 Acreage to be rezoned 0.275 acres
 Proposed density 1 units per acre
 Township name Wayne Township section # 74
 Purpose of rezoning (attach additional page if necessary) O'Reilly intends to develop this property and the adjoining lots (already zoned CM3) for use as a retail auto parts store. This lot is needed and must be rezoned in order to have adequate property to construct.
 Sewer provider City of Fort Wayne Water provider City of Fort Wayne

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.

O'Reilly Automotive Stores, Inc.  9/3/13
 (printed name of applicant) (signature of applicant) (date)
 _____ (signature of property owner) _____ (date)
 _____ (signature of property owner) _____ (date)
 _____ (signature of property owner) _____ (date)

Received	Receipt No.	Hearing Date	Petition No.
9/11/13	112900	10/14/13	

Re2-2013-0112

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant O'Reilly Automotive Stores, Inc.
 Address 233 S. Patterson
 City Springfield State MO Zip 65802
 Telephone 417-520-4582 Fax 417-829-5726 E-mail ldugger@oreillyauto.com

Property Ownership
 Property Owner James and Sandra Sechler
 Address 7318 Avalon Drive
 City Fort Wayne State IN Zip 46819
 Telephone 260-747-6733 Fax _____ E-mail _____

Contact Person
 Contact Person Liz Dugger, Real Estate Transaction Manager
 Address 233 S. Patterson
 City Springfield State MO Zip 65802
 Telephone 417-520-4582 Fax 417-829-5726 E-mail ldugger@oreillyauto.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 2315 Behm Dr (new development - 7011 Bluffton)
 Present Zoning R2 Proposed Zoning CM3 Acreage to be rezoned 0.275 acres
 Proposed density 1 units per acre
 Township name Wayne Township section # 74
 Purpose of rezoning (attach additional page if necessary) O'Reilly intends to develop this property and the adjoining lots (already zoned CM3) for use as a retail auto parts store.
This lot is needed and must be rezoned in order to have adequate property to construct.
 Sewer provider City of Fort Wayne Water provider City of Fort Wayne

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)
<u>Sandra K. Sechler</u>	<u>Sandra K. Sechler</u>	<u>6/10/2013</u>
(printed name of property owner)	(signature of property owner)	(date)
<u>JAMES A SECHLER</u>	<u>JA Sechler</u>	<u>6/10/13</u>
(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.
<u>9/14/13</u>	<u>112900</u>	<u>10/14/13</u>	

PCZ-2013-0113

Reilly AUTO PARTS

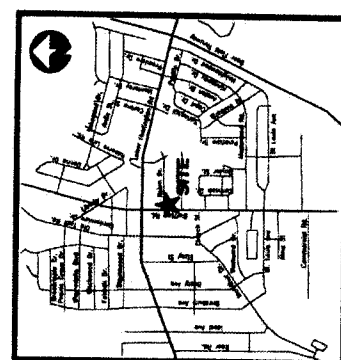
**FORT WAYNE, IN. #5 (F15)
PRELIM. SITE PLAN
DATE: August 15, 2013 BY: [Signature]**

PARKING
32 SPACES
+ 2 HC
= 34 SPACES

SCALE: 1" = 30'-0"

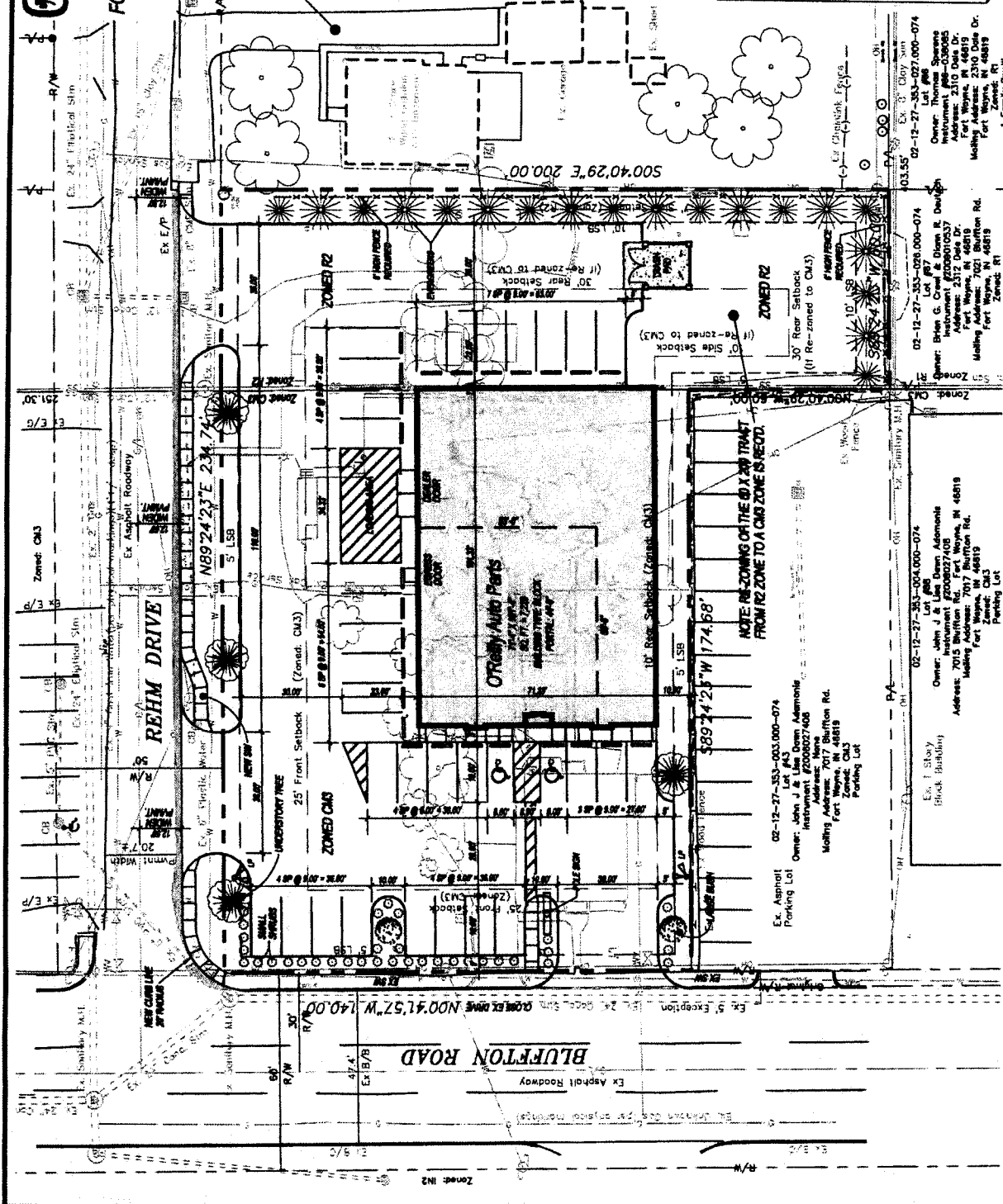


02-12-27-33-003.000-074
Owner: Rick L. & Sherry K. Hemmrich
Instrument # 20010268775
Address: 2311 Dale Dr.
Fort Wayne, IN 46819
Mailing Address: 2311 Dale Dr.
Fort Wayne, IN 46819
Zone: R2
1 Family Dwelling



VICINITY MAP
(N/A)

- SITE SPECIFIC NOTES:**
1. SITE HAS MULTIPLE FLOOR, PARKING, TREES & UTILITIES TO BE REMOVED.
 2. A METAL EDGE NOT ALLOWED. MASONRY IN ARCHITECTURAL FEATURES.
 3. THERE IS A LANDSCAPE BUFFER NEEDED ALONG THE RWY OF BLUFFTON RD. AND REHM DRIVE.
 4. IN LANDSCAPE BUFFER WITH A 6' HIGH FENCE AND ENGINEERS REQUIRED ALONG THE REAR PROPERTY LINES ADJUTING RESIDENTIAL.
 5. SITE IS PARTIALLY ZONED C43 & R2 / RE-ZONING OF R2 TO C43 IS REQUIRED.
 6. ACCESS: (1) DRIVE PROPOSED OFF BLUFFTON ROAD & (2) DRIVE PROPOSED OFF REHM DRIVE. (REWORKING OF REHM DRIVE IS REQUIRED).
 7. DAMAGED AND IS NEED TO BE SCREENED WITH A HIGH MASONRY WALL.
 8. STORMWATER REQUIREMENTS MUST BE VERIFIED BY CONSULTING ENGINEER.
- SHOW NOTES:**
1. MAX POLE SIGN AREA: 180 S.F. FLAT RATE
 2. MAX POLE SIGN HEIGHT: 35'
 3. SIGN SETBACK: 10' FROM OVERHEAD ELECTRIC.
 4. MAX. WALL SIGNAGE AREA: 180 S.F. PER FAÇADE



NOTE: RE-ZONING OF THE C43 AND TRACT FROM R2 ZONE TO A C43 ZONE IS REQUIRED.

02-12-27-33-003.000-074
Owner: John J. & Lisa Dawn Adams
Instrument # 2000027408
Address: 7017 Bluffton Rd.
Fort Wayne, IN 46819
Zone: C43
Parking Lot

02-12-27-33-004.000-074
Owner: John J. & Lisa Dawn Adams
Instrument # 2000027408
Address: 7015 Bluffton Rd.
Fort Wayne, IN 46819
Zone: C43
Parking Lot

02-12-27-33-006.000-074
Owner: Brian G. Crowl & Dawn R. Deaton
Instrument # 200010537
Address: 2312 Dale Dr.
Fort Wayne, IN 46819
Mailing Address: 2310 Dale Dr.
Fort Wayne, IN 46819
Zone: R2

02-12-27-33-007.000-074
Owner: Thomas Swaine
Instrument # 200030605
Address: 2310 Dale Dr.
Fort Wayne, IN 46819
Mailing Address: 2310 Dale Dr.
Fort Wayne, IN 46819
Zone: R2

BLUFFTON ROAD

REHM DRIVE

O'Reilly Auto Parts

25' Front Setback (Zoned C43)

10' Rear Setback (Zoned C43)

10' Side Setback (Zoned R2)

30' Rear Setback (Zoned R2)

500'40'29\"/>

589'24'23\"/>

189'24'23\"/>

Zone: C43

Zone: R2

Zone: R2

Zone: R2

Zone: R2

Zone: R2

Zone: R2

Zone: R2

Zone: R2

Zone: R2

Zone: R2

Zone: R2

CRAIG A. SCHNEIDER, AIA
 ARCHITECT
 1778 EAST HUNTERS TRAIL, SUITE 100
 SPRINGFIELD, MISSOURI 65802
 TEL: 417.882.2200
 FAX: 417.882.2202
 C-0008 ARCHITECT-000770000000000000

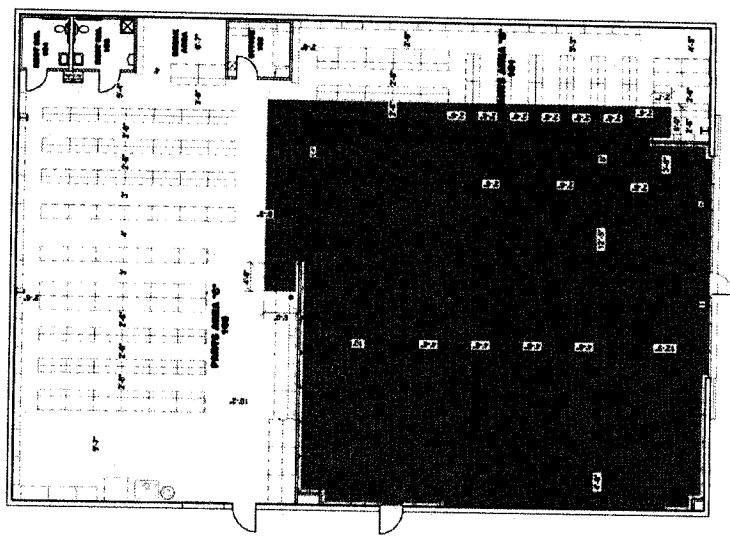
O'Reilly AUTO PARTS
 233 SOUTH PATTERSON
 SPRINGFIELD, MISSOURI 65802
 417-882-2874 PHONE

DATE:	09-28-08
PROJECT:	RETIRED
SCALE:	AS SHOWN
CHECKED BY:	AS

CE1 of 1

FINISH LEGEND:

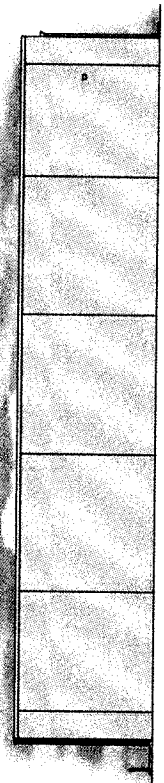
	FIELD BLOCK - SERRAVALLO BLOCK 30" X 72" X 12" (MINI)
	CURTAIN WALL - COLUMBIAN TAN 12" X 12"
	SFP ARCHITRIVE PANEL - CANTON AND USE BY SUPPLY CANTON 1200MM WITH 18MM STANDARD TYPICAL PANEL PERFORMANCE CELEBRITY FACTORY (MISSED ONLY)



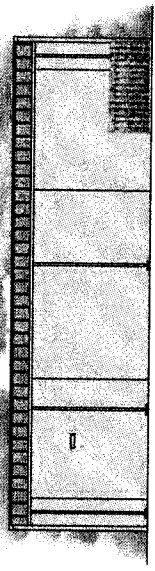
5 FUTURE PLAN
 CE1
 SCALE: 1/8" = 1'-0"



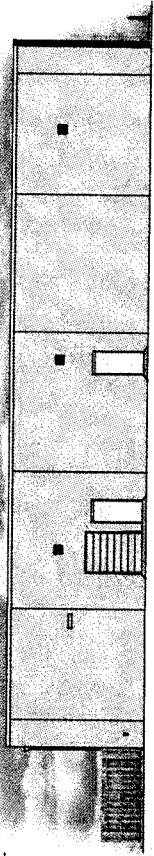
1 SOUTH ELEVATION
 CE1
 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
 CE1
 SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
 CE1
 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
 CE1
 SCALE: 1/8" = 1'-0"

Public Hearing Date, if applicable 10-14-13

Read the first time in full and on motion by Councilman Russ Jehl
Read the second time by title and referred to the Regulations
Committee. Read the third time in full and on motion by Councilman
Jehl, placed on passage by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____
BENDER	<u>✓</u>	_____	_____	_____
CRAWFORD	<u>✓</u>	_____	_____	_____
DIDIER	<u>✓</u>	_____	_____	_____
HARPER	<u>✓</u>	_____	_____	_____
HINES	<u>✓</u>	_____	_____	_____
JEHL	<u>✓</u>	_____	_____	_____
PADDOCK	<u>✓</u>	_____	_____	_____
SHOAFF	<u>✓</u>	_____	_____	_____
SMITH	<u>✓</u>	_____	_____	_____

DATED: 11-12-13 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. 2-9-13 on the 12th day of
November, 2013

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

T. Thomas F. Didier
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 13th day
of November, 2013, at the hour of 10:30 o'clock AM E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 14th day of November
2013, at the hour of 11:00 o'clock AM E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR
by KB

BILL NO. Z-13-10-02

REPORT OF COMMITTEE ON REGULATIONS

NOVEMBER 12, 2013

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


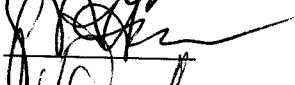
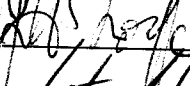
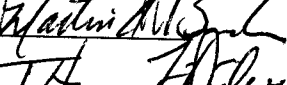
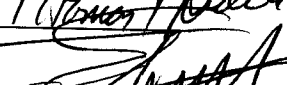


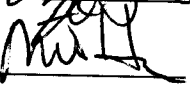
AN ORDINANCE amending the City of Fort Wayne Zoning Map No. J-27 (Sec. 27 of Wayne Township), to rezone approximately .275 acres of property from R2-Attached Single Family and Two Family Residential to CM3-General Commercial. The location is 2315 Rehm Drive, just east of the southeast intersection of Bluffton Road and Rehm Drive. **COMMITTEE ON REGULATION** 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

	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

SANDRA E. KENNEDY
CITY CLERK