

#REZ-2013-0156

BILL NO. Z-13-11-09

ZONING MAP ORDINANCE NO. Z-16-14

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. K-03 (Sec. 10 of Wayne 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 an IN2
(General Industrial) District under the terms of Chapter 157 Title XV of the Code of the City
of Fort Wayne, Indiana:

Lots Numbered 4, 5, and 6 and the East 15 feet of Lot Number 7 of B.D. Miner's
First Addition to Fort Wayne, Allen County, Indiana, according to the plat thereof,
recorded in Deed Record 92, pages 62-63, in the Office of the Recorder of said
County.

and the symbols of the City of Fort Wayne Zoning Map No. K-03 (Sec. 10 of Wayne
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. 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:



Carol T. Helton, City Attorney

**City of Fort Wayne Common Council
DIGEST SHEET**

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2013-0156
Bill Number: Z-13-11-09
Council District: 5-Geoff Paddock

Introduction Date: November 26, 2013

Plan Commission
Public Hearing Date: December 9, 2013

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

Synopsis of Ordinance: To rezone approximately 0.30 acres of property from IN1-Light Industrial to
IN2-General Industrial

Location: On the southeast corner of Brookside Road and Taylor Street, within the
existing parking lot of Mad Anthony Restaurant.

Reason for Request: To bring the existing brewery use into compliance with the Zoning Ordinance
and to allow an expansion of the brewery building.

Applicant: Mad Anthony Brewing Co.

Property Owner: Mad Anthony Brewing Co.

Related Petitions: Primary Development Plan, Mad Anthony Brewery Expansion

Effect of Passage: Property will be rezoned to IN2-General Industrial to allow the existing
brewing operations to come into compliance with the Zoning Ordinance and
allow the use to expand.

Effect of Non-Passage: The property will remain zoned IN1-Light Industrial and the existing use will
remain out of compliance with the ordinance and will not be allowed to
expand. The business may relocate.

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Mad Anthony Brewing Co. INC.
 Address 2002 Broadway
 City Fort Wayne State IN Zip 46802
 Telephone 260-426-2537 Fax _____ E-mail madbrew@msn.com

Property Ownership
 Property Owner Mad Anthony Brewing Co.
 Address 2002 Broadway
 City Fort Wayne State IN Zip 46802
 Telephone 260-426-2537 Fax _____ E-mail madbrew@msn.com

Contact Person
 Contact Person Blaine Stuckey
 Address 100 W 150 A JIMMERSON LK.
 City Fort Wayne State IN Zip 46703
 Telephone 260-704-6222 Fax _____ E-mail madstuckey@hotmail.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 1121 Taylor St. Fort Wayne IN 46802
 Present Zoning IN 1 Proposed Zoning IN 2 Acreage to be rezoned .30 Acres
 Proposed density N/A units per acre
 Township name Wayne township Township section # 10
 Purpose of rezoning (attach additional page if necessary)
Expanding Brewery Operations
 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.

Blaine Stuckey [Signature] 10/23/13
 (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)

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

Received	Receipt No.	Hearing Date	Petition No.
11/6/13	113546	11/9/13	



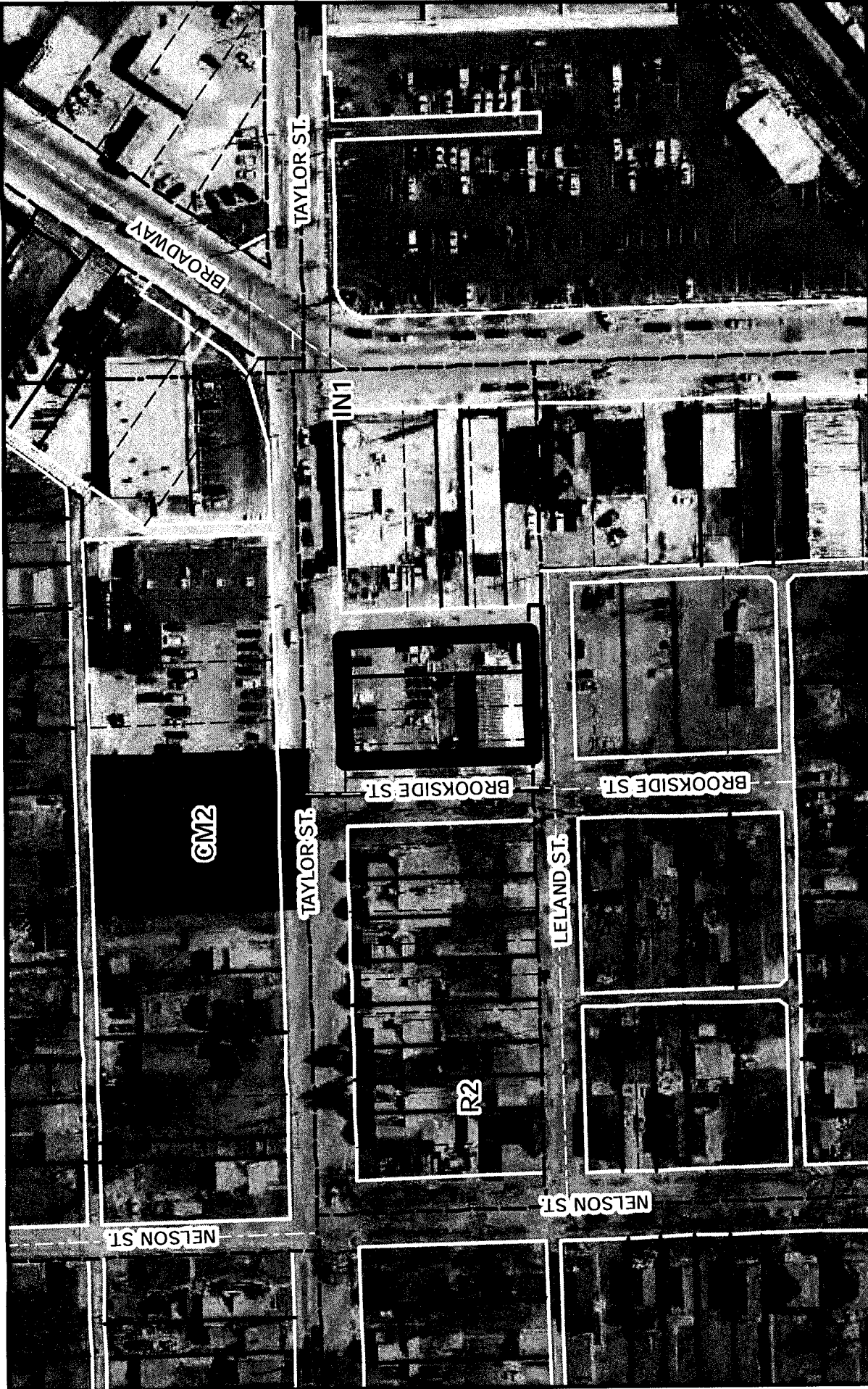
This map is for representational purposes only - Boundaries identified by bold colored lines represent the general location of the proposed project

Rezoning Petition REZ-2013-0156 and Primary Development Plan - Mad Anthony Brewery



Printed November 17, 2013
 © 2004B and of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Texas State Plane 2006 Contour: 1999
 Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.





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

Rezoning Petition REZ-2013-0156 and Primary Development Plan - Mad Anthony Brewery



Printed: November 17, 2013
 © 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photo: Spring 2006 / Contour: 1999



Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

Public Hearing Date, if applicable 12-9-2013

Read the first time in full and on motion by Councilman Thomas Didier
Read the second time by title and referred to the Regulations Committee
Committee. Read the third time in full and on motion by Councilman
Didier, 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: 2-11-14 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. Z-16-14 on the 11th day of
February, 2014

ATTEST: Sandra E. Kennedy
SANDRA E. KENNEDY,
CITY CLERK
Martin A. Bender
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 14th day
of February, 2014, at the hour of 3:45 o'clock P.M. E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 17th day of FEBRUARY
2014, at the hour of 11:00 o'clock AM E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR

BILL NO. Z-13-11-09

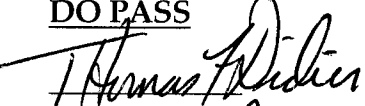
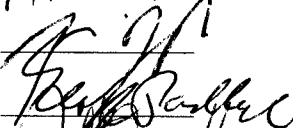
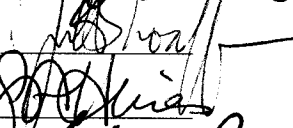
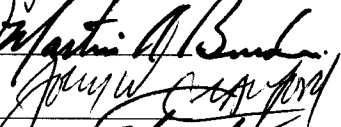
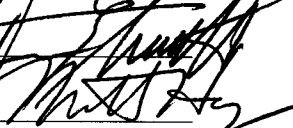

REPORT OF COMMITTEE ON REGULATIONS

FEBRUARY 11, 2014

*Tom Didier, Chair
Mitch Harper, Co-Chair
All Council Members*

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. K-03 (Sec. 10 of Wayne Township)Property is located on the southeast corner of Brookside Road and Taylor Street, within the existing parking lot of Mad Anthony Restaurant.

COMMITTEE ON REGULATIONS HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE

<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>	<u>NO REC</u>
			
			
			
			
			
			

**SANDRA E. KENNEDY
CITY CLERK**