

R 1 #REZ-2014-0086

2 BILL NO. Z-14-07-15

3
4 ZONING MAP ORDINANCE NO. Z-25-14

5 AN ORDINANCE amending the City of Fort Wayne
6 Zoning Map No. R-03 (Sec. 8 of Adams Township)

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

9 SECTION 1. That the area described as follows is hereby designated an I2
10 (General Industrial) District under the terms of Chapter 157 Title XV of the Code of the City
11 of Fort Wayne, Indiana:

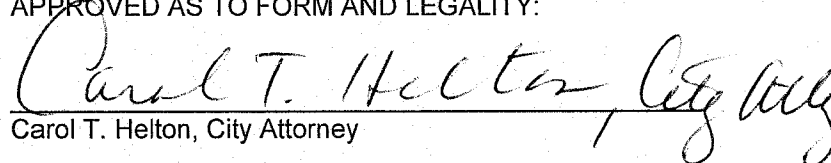
12 Lot #150 in Harvester Park Addition to the City of Fort Wayne and the South 74 feet
13 of Lot #149 in Harvester Park Addition to the City of Fort Wayne, as recorded in
14 Plat Record 11, page 99 in the Office of the Recorder of Allen County, Indiana.


15 and the symbols of the City of Fort Wayne Zoning Map No. R-03 (Sec. 8 of Adams
16 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
17 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 _____
22 Council Member

23 APPROVED AS TO FORM AND LEGALITY:

24 
25 _____
26 Carol T. Helton, City Attorney

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-2014-0086
Bill Number: Z-14-07-15
Council District: 6 – Glynn Hines

Introduction Date: July 22, 2014

Plan Commission
Public Hearing Date: August 11, 2014

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

Synopsis of Ordinance: To rezone approximately 0.53 acres of property from I1-Light Industrial to I2-
General Industrial

Location: 2650 South Coliseum Boulevard

Reason for Request: To allow used car sales and repair

Applicant: Rogelio Garcia

Property Owner: Terrance Hurd

Related Petitions: none

Effect of Passage: Property will be rezoned to I2-General Industrial to allow the proposed use of
used cars and car repair.

Effect of Non-Passage: The property will remain zoned I1-Light Industrial and the property may be
used for any of the permitted uses within the I1 district.

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Rogelio Garcia
 Address 3315 CASSELLWOOD Rd
 City FORT WAYNE State IN Zip 46806
 Telephone (260) 515-1708 Fax _____ E-mail _____

Property Ownership
 Property Owner Terrance Hurd
 Address 4107 Salkirk Ct
 City Ft Wayne State IN Zip 46816
 Telephone (260) 515-6601 Fax _____ E-mail Terrance_Hurd@Hotmail.com

Contact Person
 Contact Person Adam R Olson
 Address 433 Council Dr.
 City Fort Wayne State IN Zip 46825
 Telephone (260) 373-0850 Fax (260) 373-0854 E-mail adam.olson@charleston-services.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 2650 S. Caliseum Blvd., Fort Wayne, IN 46803
 Present Zoning I1 Proposed Zoning I2 Acreage to be rezoned _____
 Proposed density n/A units per acre
 Township name Wayne Township section # 008
 Purpose of rezoning (attach additional page if necessary) Used car sales and repair.
02-18-05-283-004.00-014
 Sewer provider City Water provider City

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.

| | | |
|--|---|--------------------------|
| <u>Rogelio Garcia</u> (printed name of applicant) | <u>Rogelio Garcia</u> (signature of applicant) | <u>6/25-14</u> (date) |
| <u>Terrance Hurd</u> (printed name of property owner) | <u>Terrance Hurd</u> (signature of property owner) | <u>6/25/14</u> (date) |
| _____ (printed name of property owner) | _____ (signature of property owner) | _____ (date) |
| _____ (printed name of property owner) | _____ (signature of property owner) | _____ (date) |

| | | | |
|---------------------------|------------------------------|--------------------------------|----------------------------------|
| Received <u>7/2/14</u> | Receipt No. <u>115420</u> | Hearing Date <u>8/11/14</u> | Petition No. <u>2014-0086</u> |
|---------------------------|------------------------------|--------------------------------|----------------------------------|

ANDERSON SURVEYING, INC.

Registered Professional Engineers and Land Surveyors
 Indiana Land Surveying Firm Identification Number: 29A

1324 Henry Avenue
 Fort Wayne, IN 46808
 Phone: (260) 483-1724
 Fax: (260) 482-6855
 Toll Free: (888) 483-1724

1947 E. Schug Road
 Columbia City, IN 46725
 Phone: (260) 691-3425
 Fax: (260) 482-6855

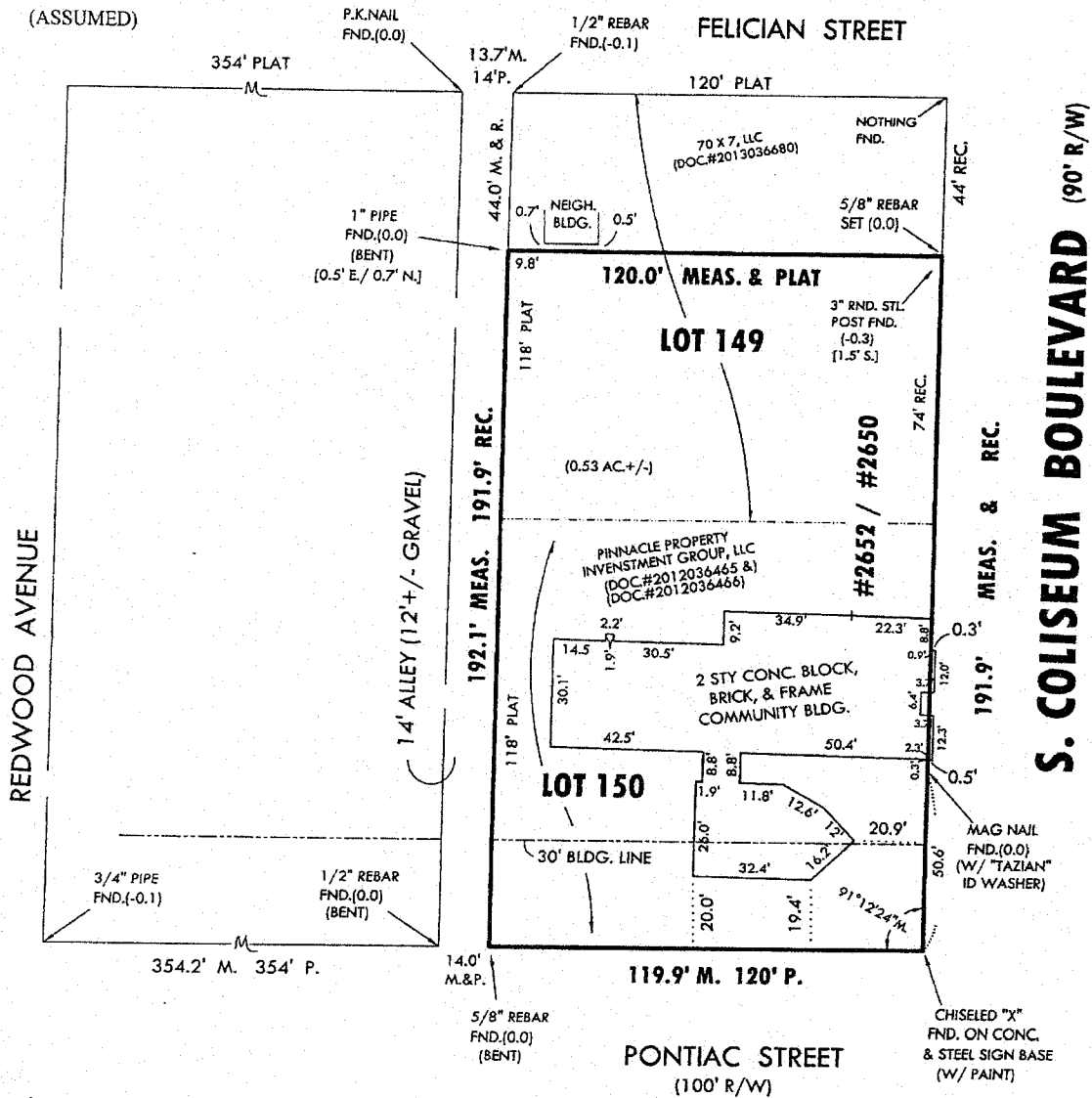


WWW.ANDERSONSURVEYING.COM

PLAT OF SURVEY (Page 1 of 2)

(JUNE 2014 / 12-06-118)

This document is a retracement survey of a parcel of land located in Allen County, Indiana.
SEE PAGE 2 OF 2 FOR THE SURVEYOR'S REPORT AND LEGAL DESCRIPTION.



Scale in Feet: 1" = 40'

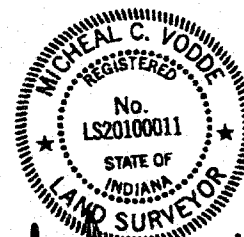
I hereby certify that the above Plat of Survey was prepared under my direct supervision and that to the best of my knowledge and belief was executed in accordance with the requirements of the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code.

Fieldwork completed on the 30th day of JUNE, 2014.

Certified this 30th day of JUNE, 2014.

Prepared for: PINNACLE PROPERTY INVESTMENT GROUP / GARCIA

Survey Number: 12 - 06 - 118



Michael C. Vodde
 Micheal C. Vodde, IN. LS#20100011



WWW.ANDERSONSURVEYING.COM

SURVEYOR'S REPORT**RECORDED DESCRIPTION OF REAL ESTATE:***Property Address: 2650 and 2652 S. Coliseum Boulevard*

Allen County Recorder's Document 201236466 (Pinnacle Property Investment Group, LLC)

Lot #150 in Harvester Park Addition to the City of Fort Wayne, except the North 66.5 feet thereof, according to the recorded plat thereof.

ALSO: Allen County Recorder's Document ##2012036465 (Pinnacle Property Investment Group, LLC)

The South 74 feet of Lot Number 149 and the North 66.65 feet of Lot Number 150 in Harvester Park Addition to the City of Fort Wayne, as recorded in Plat Record 11, Page 98.

In accordance with the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12, Sections 1 through 29 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- (a) Variances in the reference monuments:
- (b) Discrepancies in record descriptions and plats:
- (c) Inconsistencies in lines of occupation and:
- (d) Random errors in measurement (Theoretical Uncertainty).

The Relative Positional Accuracy (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a "Suburban" Survey (0.13 feet plus 100 parts per million) as defined in I.A.C. 865.

The boundary lines of said Lots were retraced during this survey on the basis of monumentation found essentially in agreement with the dimensions appearing on the recorded plat of said Addition. The plat of Harvester Park Addition does not indicate the type of monumentation utilized to establish the original lot corners. All monumentation found is considered by this firm to be "Local Corners", due to a lack of original monumentation, which are subject to undiscovered evidence regarding the true location of said corners. The corners of subject tract are marked as shown on the Plat of Survey in conformity with said monumentation. The uncertainty for all corners is not readily determinable because of the reliance on local corners. The lines of possession were essentially in agreement with the boundary lines as retraced this survey. Reference a previous survey of the subject tract by this firm dated June 12, 2012.

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this Plat of Survey are as follows:

DUE TO VARIANCES IN REFERENCE MONUMENTS: As noted on the attached Plat of Survey. All found monumentation is of unknown origin unless noted otherwise. Bearing and distance differential over the RPA for this survey are noted on the Plat of Survey. All set rebars are 5/8 inch diameter 24 inches long with orange identification caps stamped "ANDERSON-FIRM #29A". See Plat of Survey.**DUE TO DISCREPANCIES IN THE RECORD DESCRIPTION:** As noted above the deeds indicate the "North 66.5 feet of Lot #150" vs. the "North 66.65 feet of Lot #150. Meas. (M) indicates measured dimension. Plat (P) indicates platted dimension. Rec. (R) indicates recorded dimension. Calc. (C) indicates calculated dimension. See Plat of Survey.**DUE TO INCONSISTENCIES IN LINES OF OCCUPATION:** As noted on the attached Plat of Survey.**CONTRACT REQUIREMENTS:** All surveying fees to Anderson Surveying, Inc. must be satisfied before this survey and report is valid.

The commitment for title insurance was not provided at the time of this report. An abstract or title search may reveal additional information affecting this property. This survey is subject to any facts and or easements that may be disclosed by said full and accurate title search. Anderson Surveying, Inc. should be notified of any additions or revisions that may be required.

This property is in Zone "X" as location plots by scale on Flood Insurance Rate Map 18003 C0315G, effective August 3, 2009. The accuracy of this statement is subject to map scale uncertainty. The exact location of any flood plain can only be ascertained with a topographic procedure, which is beyond the scope of this Plat of Survey. As provided for under the guidelines of the National Flood Insurance Program, the final decision regarding flood insurance is left up to the local lending institution.

This is certified as a "Suburban" Survey in accordance with the Indiana Survey Standards to the owner of record and the buyer as listed on this certificate, the title company of contract and the lender for said buyer for the exclusive use in the conveyance of the above described real estate. The attached Plat of Survey is not to be warranted or assigned to any person(s) after said conveyance is complete.

Fieldwork completed on the 30TH day of June, 2014Certified this 30TH day of June, 2014

Prepared for: Pinnacle Property Investments Group, LLC / Garcia

Survey Number: 12-06-118

1324 Henry Avenue
Fort Wayne, Indiana 46808
www.AndersonSurveying.com
Phone: (260) 483-1724
Fax: (260) 482-6855

ANDERSON SURVEYING, INC.

1947 E. Schug Road
Columbia City, Indiana 46725
Phone: (260) 691-3425
Fax: (260) 482-6855
Toll Free: (888) 483-1724

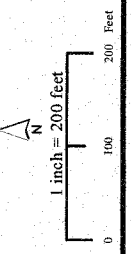
Rezoning Petition REZ-2014-0086



Project boundaries represented by bold colored lines are for representational purposes only.

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 7/16/2014

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.



Rezoning Petition REZ-2014-0086



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.

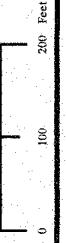
© 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009

Date: 7/16/2014

Project boundaries represented by bold colored lines are for representational purposes only.



1 inch = 200 feet



FACT SHEET

| | | |
|----------------------------|--|-----------------------------|
| Case #REZ 2014-0086 | Bill # Z-14-07-15 | Project Start: 22 July 2014 |
| APPLICANT: | Rogelio Garcia | |
| REQUEST: | To rezone property from I1-Limited Industrial to I2-General Industrial, to permit automobile sales and repair. | |
| LOCATION: | The site is located on the west side of the 2600 block of South Coliseum Boulevard, and on the north side of the 3900 block of East Pontiac Street. The site is to the west of International Park Business Center (Section 8 of Adams Township). | |
| LAND AREA: | Approximately 0.53 acres | |
| PRESENT ZONING: | I1-Limited Industrial | |
| PROPOSED ZONING: | I2-General Industrial | |
| NEIGHBORHOOD ASSOCIATIONS: | Community Liaison, Southeast Neighborhood Liaison, Southeast Area Partnership | |
| COUNCIL DISTRICT: | 6-Glynn Hines | |
| ASSOCIATED PROJECTS: | none | |
| SPONSOR: | City of Fort Wayne Plan Commission | |

11 August 2014 Public Hearing

- No one spoke at the hearing in support.
- No one spoke at the hearing in opposition.
- Cheri Becker and John Shoaff were absent.

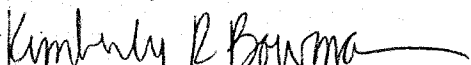
18 August 2014 – Business Meeting

Plan Commission Recommendation: DO PASS

- A motion was made by Judi Wire and seconded by Mike Bultemeier to return the ordinance to Common Council for their final decision. **MOTION CARRIED 5-0**
- Cheri Becker, Connie Haas Zuber, Don Schmidt and John Shoaff were absent.

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
4 September 2014

Reviewed By:



Kimberly R. Bowman, Executive Director

PROJECT SUMMARY

- The property was platted as part of Harvester Park Addition to the City of Fort Wayne as recorded in Plat Record 11, Page 98.
- The site has been zoned Industrial since 1955.

STAFF DISCUSSION:

The site is located at the northwest corner of South Coliseum Boulevard and East Pontiac Street. The site has been vacant and for sale for years with the current zoning of I1/Limited Industrial. A proposed buyer of the property has a proposal for an automobile sales and repair use on the site, utilizing the existing building. Prior to April 3rd, 2014, the effective date of the replacement Zoning Ordinance, the uses would have been permitted on the site. With the new Ordinance, the automobile sales and repair are not permitted in the I1/Limited Industrial district. Rezoning the site to I2/General Industrial would permit the proposed uses. Further to the north along South Coliseum there have historically been auto related uses such as a gas station and auto sales (properties zoned C3). Rezoning the site would allow reuse of a building which has been vacant for years and the auto repair may serve adjacent neighborhoods with a service. The proposed zoning would provide a zoning transition from the I3/Intensive Industrial zoning to the south and east, with the I1/Limited Industrial and residential zoning further to the west.

No development plan is proposed due to the fact that no major site changes are proposed at this time. The Ordinance standards for signage are the same in the I1 and I2 districts, so rezoning would not allow larger signage.

PUBLIC HEARING DISCUSSION:

Adam Wilson represented the applicant Rogelio Garcia. Mr. Wilson explained how the site will be used, and that no major changes are planned at this time. They are simply seeking a rezoning to utilize the existing building and paved area for sales.

There were no public comments for this project.

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Rogelio Garcia
 Address 3315 CASSELWOOD RD
 City FORT WAYNE State IN Zip 46806
 Telephone (266) 515-1708 Fax _____ E-mail _____

Property Ownership
 Property Owner Terrance Hurd
 Address 4107 Seikirk Ct
 City FT. WAYNE State IN Zip 46816
 Telephone (260) 515-6601 Fax _____ E-mail Terrance_Hurd@Hotmail.com

Contact Person
 Contact Person Adam R Olson
 Address 433 Council Dr.
 City Fort Wayne State IN Zip 46825
 Telephone (260) 373-0850 Fax (260) 373-0854 E-mail adam.olson@charleston-services.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 2650 S. Coliseum Blvd., Fort Wayne, IN 46803
 Present Zoning I1 Proposed Zoning I2 Acreage to be rezoned _____
 Proposed density n/a units per acre
 Township name Wayne Township section # 008
 Purpose of rezoning (attach additional page if necessary) Used car sales and repair.
02-18-08-783-004.00-074
 Sewer provider City Water provider City

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.

Rogelio Garcia (printed name of applicant) Rogelio Garcia (signature of applicant) 6/25/14 (date)
Terrance Hurd (printed name of property owner) Terrance Hurd (signature of property owner) 6/25/14 (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. |
|----------|-------------|--------------|--------------|
| 7/2/14 | 115420 | 6/11/14 | 2014-0086 |

ANDERSON SURVEYING, INC.

Registered Professional Engineers and Land Surveyors
 Indiana Land Surveying Firm Identification Number: 29A

1324 Henry Avenue
 Fort Wayne, IN 46808
 Phone: (260) 483-1724
 Fax: (260) 482-6855
 Toll Free: (888) 483-1724

1947 E. Schug Road
 Columbia City, IN 46725
 Phone: (260) 691-3425
 Fax: (260) 482-6855

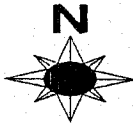


WWW.ANDERSONSURVEYING.COM

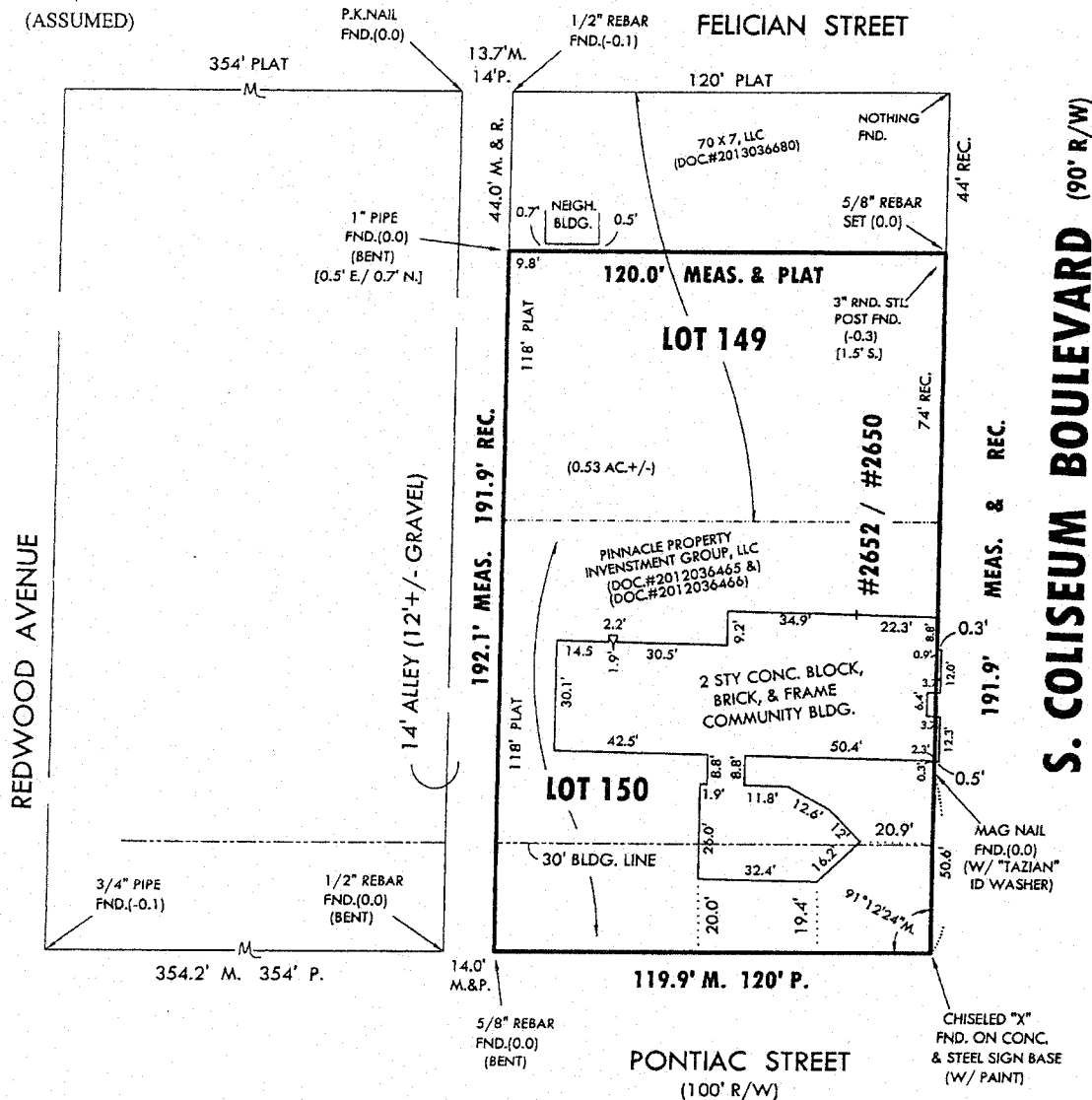
(JUNE 2014 / 12-06-118)

PLAT OF SURVEY (Page 1 of 2)

This document is a retracement survey of a parcel of land located in Allen County, Indiana.
SEE PAGE 2 OF 2 FOR THE SURVEYOR'S REPORT AND LEGAL DESCRIPTION.



(ASSUMED)



Scale in Feet: 1" = 40'

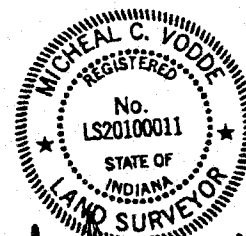
I hereby certify that the above Plat of Survey was prepared under my direct supervision and that to the best of my knowledge and belief was executed in accordance with the requirements of the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code.

Fieldwork completed on the 30th day of JUNE, 2014.

Certified this 30th day of JUNE, 2014.

Prepared for: PINNACLE PROPERTY INVESTMENT GROUP / GARCIA

Survey Number: 12 - 06 - 118



Micheal C. Vodde
 Micheal C. Vodde, IN. LS#20100011



WWW.ANDERSONSURVEYING.COM

SURVEYOR'S REPORT

RECORDED DESCRIPTION OF REAL ESTATE:

Property Address: 2650 and 2652 S. Coliseum Boulevard

Allen County Recorder's Document 201236466 (Pinnacle Property Investment Group, LLC)

Lot #150 in Harvester Park Addition to the City of Fort Wayne, except the North 66.5 feet thereof, according to the recorded plat thereof.

ALSO: Allen County Recorder's Document ##2012036465 (Pinnacle Property Investment Group, LLC)

The South 74 feet of Lot Number 149 and the North 66.65 feet of Lot Number 150 in Harvester Park Addition to the City of Fort Wayne, as recorded in Plat Record 11, Page 98.

In accordance with the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12, Sections 1 through 29 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- (a) Variances in the reference monuments:
- (b) Discrepancies in record descriptions and plats:
- (c) Inconsistencies in lines of occupation and:
- (d) Random errors in measurement (Theoretical Uncertainty).

The Relative Positional Accuracy (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a "Suburban" Survey (0.13 feet plus 100 parts per million) as defined in I.A.C. 865.

The boundary lines of said Lots were retraced during this survey on the basis of monumentation found essentially in agreement with the dimensions appearing on the recorded plat of said Addition. The plat of Harvester Park Addition does not indicate the type of monumentation utilized to establish the original lot corners. All monumentation found is considered by this firm to be "Local Corners", due to a lack of original monumentation, which are subject to undiscovered evidence regarding the true location of said corners. The corners of subject tract are marked as shown on the Plat of Survey in conformity with said monumentation. The uncertainty for all corners is not readily determinable because of the reliance on local corners. The lines of possession were essentially in agreement with the boundary lines as retraced this survey. Reference a previous survey of the subject tract by this firm dated June 12, 2012.

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this Plat of Survey are as follows:

DUE TO VARIANCES IN REFERENCE MONUMENTS: As noted on the attached Plat of Survey. All found monumentation is of unknown origin unless noted otherwise. Bearing and distance differential over the RPA for this survey are noted on the Plat of Survey. All set rebars are 5/8 inch diameter 24 inches long with orange identification caps stamped "ANDERSON-FIRM #29A". See Plat of Survey.

DUE TO DISCREPANCIES IN THE RECORD DESCRIPTION: As noted above the deeds indicate the "North 66.5 feet of Lot #150" vs. the "North 66.65 feet of Lot #150. Meas. (M) indicates measured dimension. Plat (P) indicates platted dimension. Rec. (R) indicates recorded dimension. Calc. (C) indicates calculated dimension. See Plat of Survey.

DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: As noted on the attached Plat of Survey.

CONTRACT REQUIREMENTS: All surveying fees to Anderson Surveying, Inc. must be satisfied before this survey and report is valid.

The commitment for title insurance was not provided at the time of this report. An abstract or title search may reveal additional information affecting this property. This survey is subject to any facts and or easements that may be disclosed by said full and accurate title search. Anderson Surveying, Inc. should be notified of any additions or revisions that may be required.

This property is in Zone "X" as location plots by scale on Flood Insurance Rate Map 18003 C0315G, effective August 3, 2009. The accuracy of this statement is subject to map scale uncertainty. The exact location of any flood plain can only be ascertained with a topographic procedure, which is beyond the scope of this Plat of Survey. As provided for under the guidelines of the National Flood Insurance Program, the final decision regarding flood insurance is left up to the local lending institution.

This is certified as a "Suburban" Survey in accordance with the Indiana Survey Standards to the owner of record and the buyer as listed on this certificate, the title company of contract and the lender for said buyer for the exclusive use in the conveyance of the above described real estate. The attached Plat of Survey is not to be warranted or assigned to any person(s) after said conveyance is complete.

Fieldwork completed on the 30TH day of June, 2014

Certified this 30TH day of June, 2014

Prepared for: Pinnacle Property Investments Group, LLC / Garcia

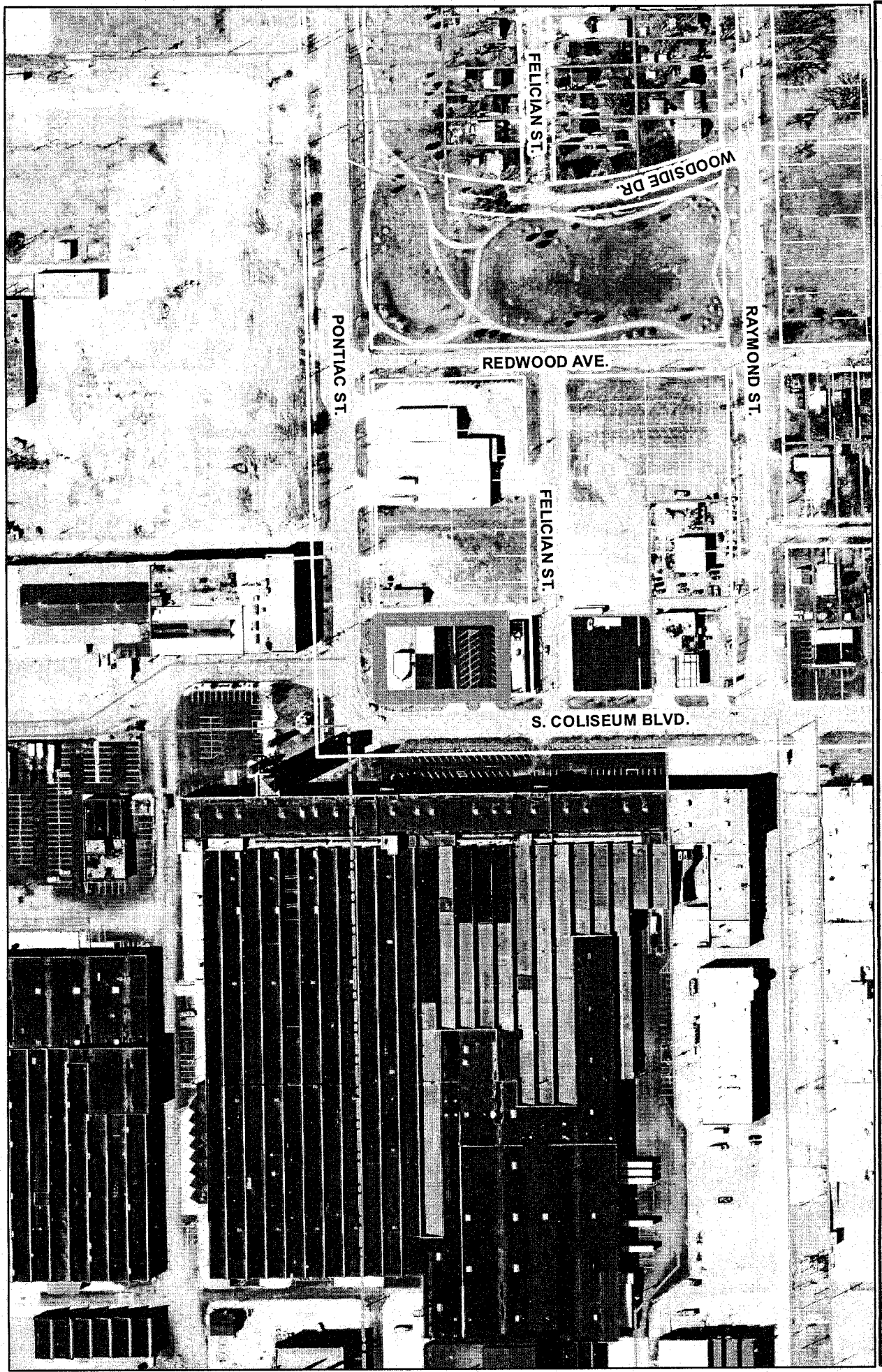
Survey Number: 12-06-118

ANDERSON SURVEYING, INC.

1324 Henry Avenue Phone: (260) 483-1724
Fort Wayne, Indiana 46808 Fax: (260) 482-6855
www.AndersonSurveying.com

1947 E. Schug Road
Columbia City, Indiana 46725

Phone: (260) 691-3425
Fax: (260) 482-6855
Toll Free: (888) 483-1724

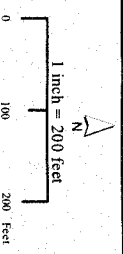


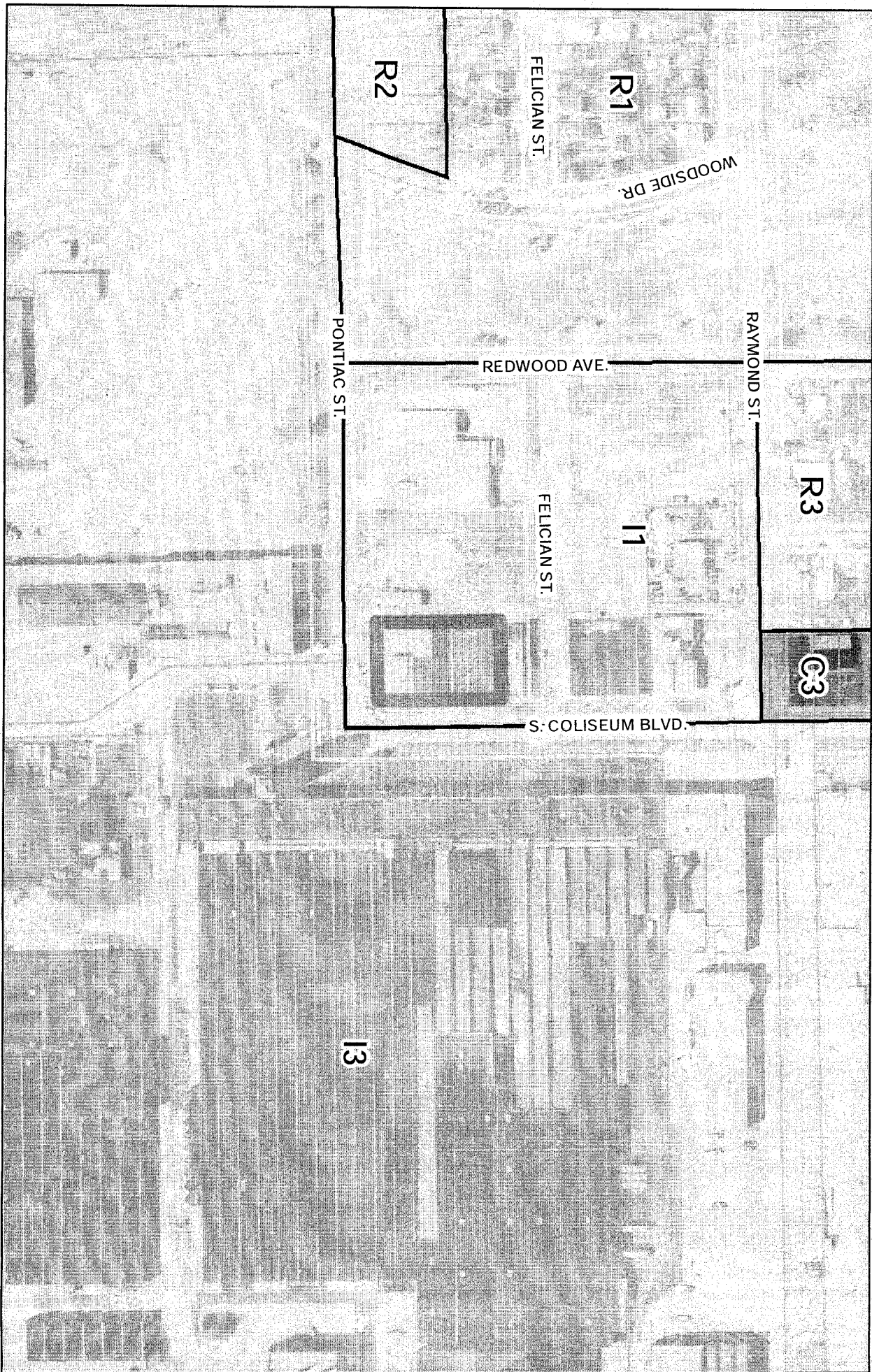
Project boundaries represented by bold colored lines are for representational purposes only.

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.

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours Spring 2009

Date: 7/16/2014



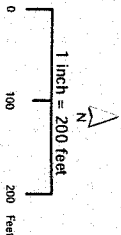


Project boundaries represented by bold colored lines are for representational purposes only.

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

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
Scale: Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

Date: 7/16/2014



FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

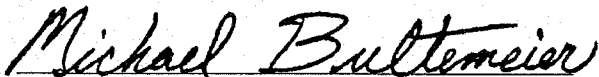
Rezoning Petition REZ-2014-0086

APPLICANT: Rogelio Garcia
REQUEST: To rezone property from I1/Limited Industrial to I2/General Industrial, to permit automobile sales and repair.
LOCATION: The site is located on the west side of the 2600 block of South Coliseum Boulevard, and on the north side of the 3900 block of East Pontiac Street. The site is to the west of International Park Business Center (Section 8 of Adams Township).
LAND AREA: Approximately 0.53 acres
PRESENT ZONING: I1/Limited Industrial
PROPOSED ZONING: I2/General Industrial

The Plan Commission recommends that Rezoning Petition REZ-2014-0086 be returned to Common Council with a recommendation of "Do Pass" for the reasons stated below:

1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The plan encourages development of an underutilized property providing goods and services to the surrounding neighborhood. This proposal will provide infill development using existing infrastructure.
2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. A development plan is not proposed with the development because the existing buildings will be utilized. The expansion of an existing adjacent use will not cause further impact on neighboring commercial properties.
3. Approval is consistent with the preservation of property values in the area. This proposal offers new investment into the area. The existing site will offer services for the area. Adjacent properties have been utilized for intensive industrial development for years.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. New infrastructure is not required or proposed with this proposal. Street and utility infrastructure is in place.

These findings approved by the Fort Wayne Plan Commission on August 18, 2014.



Michael Bultemeier
Secretary to the Commission

Public Hearing Date, if applicable _____

Read the first time in full and on motion by Councilman Mitch Harper.
Read the second time by title and referred to the Regulations Committee
Committee. Read the third time in full and on motion by Councilman
Mitch Harper, 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:

9-9-14

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. 2-25-14 on the 9th day of
September, 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 10th day
of September, 2014, at the hour of 4:00 o'clock PM E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 11th day of September

2014, at the hour of 2:00 o'clock PM E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR

BILL NO. Z-14-07-15

REPORT OF COMMITTEE ON REGULATIONS

SEPTEMBER 9, 2014

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

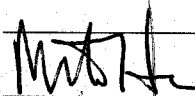
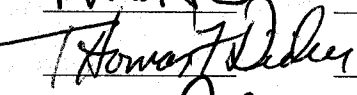
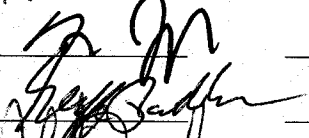
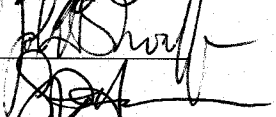
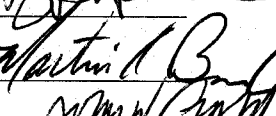
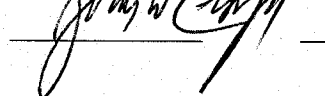

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. R-03 (Sec. 8 of Adams Township). The location is 2650 South Coliseum Boulevard. **COMMITTEE ON REGULATIONS HAVE HAD SAID** Ordinance under consideration and beg leave to report back to the Common Council that said ordinance

DO PASS

DO NOT PASS

ABSTAIN

NO REC

| | | | |
|---|-------|-------|-------|
|  | _____ | _____ | _____ |
|  | _____ | _____ | _____ |
|  | _____ | _____ | _____ |
|  | _____ | _____ | _____ |
|  | _____ | _____ | _____ |
|  | _____ | _____ | _____ |
|  | _____ | _____ | _____ |

**SANDRA E. KENNEDY
CITY CLERK**