

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

#REZ-2014-0096

BILL NO. Z-14-09-17

Plat Book: 10A
Page: 4

ZONING MAP ORDINANCE NO. Z-28-14

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. N-19 (Sec. 24 of Wayne Township)

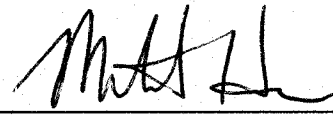
BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
INDIANA:

SECTION 1. That the area described as follows is hereby designated a C3
(General Commercial) District under the terms of Chapter 157 Title XV of the Code of the
City of Fort Wayne, Indiana:

The Lots Numbered 20, 21, 29, and 30 of Southwood Heights Addition to the City of
Fort Wayne, Indiana, according to the recorded plat thereof, in Plat Book 10A, Page
4 in the Office of the Recorder of Allen County, Indiana.

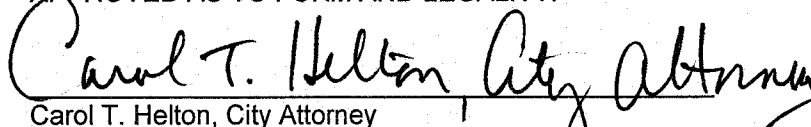
and the symbols of the City of Fort Wayne Zoning Map No. N-19 (Sec. 24 of Wayne
Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
Wayne, Indiana is hereby changed accordingly.

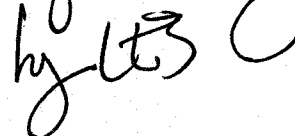
SECTION 2. That this Ordinance shall be in full force and effect from and after its
passage and approval by the Mayor.



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-2014-0096
Bill Number: Z-14-09-17
Council District: 6 – Glynn Hines

Introduction Date: September 23, 2014

Plan Commission
Public Hearing Date: October 6, 2014

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

Synopsis of Ordinance: To rezone approximately 1.0 acre of property from I1-Limited Industrial to
C3-General Commercial

Location: 540 East Pettit

Reason for Request: To expand the existing auto body and service center.

Applicant: Yeoman's Service Center

Property Owner: Donny Yeoman

Related Petitions: Primary Development Plan, Yeoman's Service Center

Effect of Passage: Property will be rezoned to C3-General Commercial, which will allow the
existing service center to expand onto the adjacent lots.

Effect of Non-Passage: The existing service center may remain, but will not be allowed to expand.

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Yeoman's Service Center
 Address 540 East Pettit Avenue
 City Fort Wayne State Indiana Zip 46808
 Telephone 260-456-2169 E-mail _____

Contact Person
 Contact Person Todd R. Bauer - ForeSight Consulting, LLC
 Address 1910 St. Joe Center Road, Suite 51
 City Fort Wayne State Indiana Zip 46825
 Telephone 260-484-9900 E-mail tbauer@foresight-consulting.biz

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 540 Pettit Avenue, Fort Wayne, Indiana
 Present Zoning IN 1 Proposed Zoning CM 3 Acreage to be rezoned 1.00
 Proposed density 1 units per acre
 Township name Wayne Township Township section # 24
 Purpose of rezoning (attach additional page if necessary) The rezoning is requested to permit the expansion of an existing auto service center.
 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 refer to checklist 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.

Danny Yeoman (printed name of applicant) [Signature] (signature of applicant) 9/2/14 (date)
DANNY YEOMAN (printed name of property owner) [Signature] (signature of property owner) 9/2/14 (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.
9/13/14	116070	10/6/14	REZ-2014-0096
<u>[Signature]</u>			

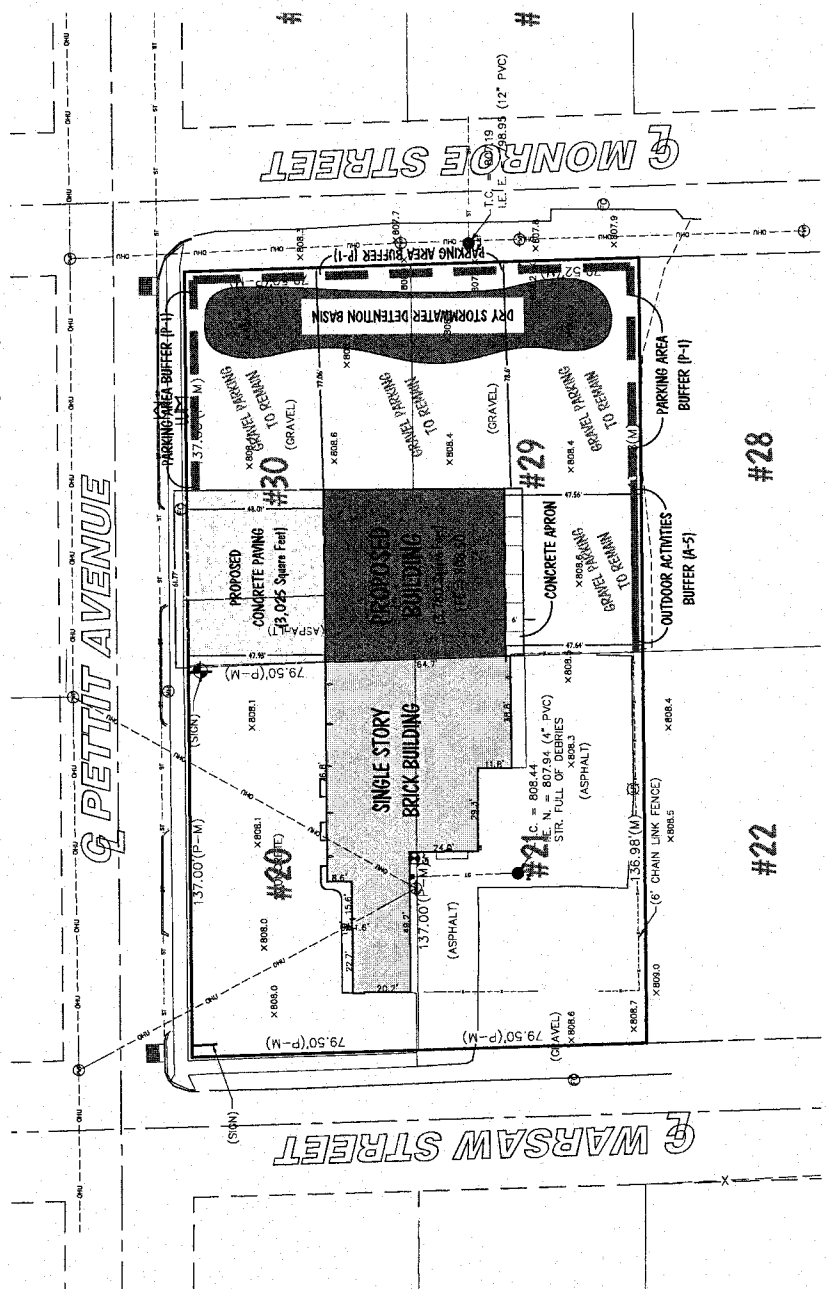
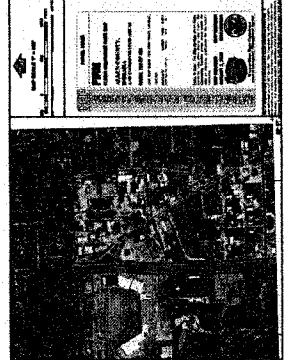
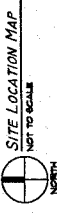
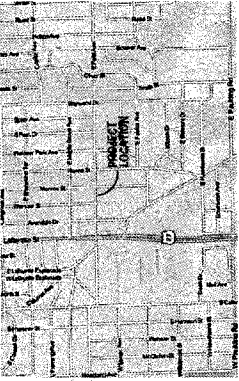
Primary Development Plan For Yeoman Service Center 540 East Pettit Avenue Fort Wayne, Indiana

Project Contractor
www.mhasker.com
564 Country Lane
Fort Wayne, Indiana 46804
Phone: 260-434-4000
Fax: 260-434-4001

Project Civil Engineer/Land Surveyor
ForeSight Consulting, LLC
1910 St. Joe Center Road, Suite 51
Fort Wayne, Indiana 46825
Phone: 260-984-9500
Fax: 260-961-9580

Development Statistics:
Project Area: 1,000 Acre
Existing Building Area: 5,110 Square Feet
Building Addition Area: 3,780 Square Feet
Additional Concrete Paving: 3,025 Square Feet

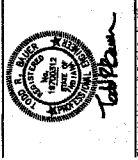
REAL ESTATE DESCRIPTION
LIES IN S.W. 1/4 AND R. 36, T. 36 N. R. 10 E. AS SHOWN ON THE OFFICIAL RECORD OF ALLEN COUNTY, INDIANA.



Primary Development Plan
Scale: 1" = 20'
NORTH

811
Know what's below.
Call before you dig.

ForeSight Consulting, LLC
Civil Engineering ~ Land Surveying
Serving Northeast Indiana
1910 St. Joe Center Road, Suite 51
Fort Wayne, Indiana 46825
260-984-9500 phone
260-961-9580 fax
www.foresight-consulting.biz



The undersigned hereby certifies that I am a duly Licensed Professional Engineer in the State of Indiana, and I am duly Licensed Professional Surveyor in the State of Indiana. I am the author of the above described plan and I am responsible for its accuracy. I am not providing any services to the client under this plan. The undersigned hereby certifies that I am a duly Licensed Professional Engineer in the State of Indiana, and I am duly Licensed Professional Surveyor in the State of Indiana. I am the author of the above described plan and I am responsible for its accuracy. I am not providing any services to the client under this plan.

Performed for:
www.mhasker.com

Primary Development Plan For:
Yeoman Service Center
540 East Pettit Avenue
Fort Wayne, IN 46806

Commission Number	14151
Date	September 1, 2014
Title	Primary Development Plan
Sheet Number	PDI

Existing Utility Provider Information	
Water Service	City of Fort Wayne
Sewer Service	City of Fort Wayne
Electric	American Electric Power
Gas	NP302

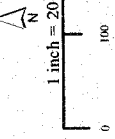
Contact Information	
City of Fort Wayne Department of Land Use Management-Monroe Wood	260-427-1129
City of Fort Wayne Fire Department-Monroe Block	260-427-1168
City of Fort Wayne Water Meter and Sewer Engineering-Campbell Baker	260-427-1161
City of Fort Wayne Street Engineering Department-Lisa Brown	260-427-2064
City of Fort Wayne Stormwater Engineering Department-Patrick Joly	260-427-2064
City of Fort Wayne Water Engineering Department-Scott Stein	260-427-1172
American Electric Power-Karen Palmer	260-408-1869
Vermeer Army Materials	260-461-5325
NP302-Mike Pruitt	260-439-1408
Consent-Dawn Lombardi	765-449-3811



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.

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



Date: 9/17/2014



Rezoning Petition REZ-2014-0096 and Primary Development Plan - Yeomans Service Center



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

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.



1 inch = 200 feet



Date: 9/17/2014

Public Hearing Date, if applicable 10-6-14

Read the first time in full and on motion by Councilman Mitch Harper,
Read the second time by title and referred to the Regulatory 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: 10-28-14 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. 2-28-14 on the 28th day of
October, 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 29th day
of October, 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 30th day of OCTOBER
2014, at the hour of 9:00 o'clock AM. E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR

BILL NO. Z-14-09-17

REPORT OF COMMITTEE ON REGULATIONS

OCTOBER 28, 2014

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

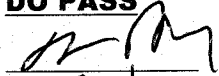
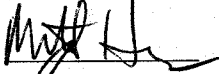
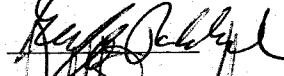

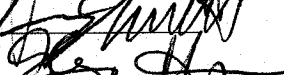
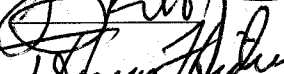
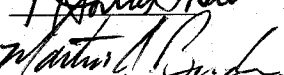
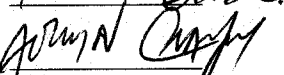

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. N-19 (Sec. 24 of Wayne Township) The location is 540 East Pettit. **COMMITTEE ON REGULATIONS HAVE HAD SAID** Ordinance under consideration and beg leave to report back to the Common Council that said ordinance

DO PASS

DO NOT PASS

ABSTAIN

NO REC

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

**SANDRA E. KENNEDY
CITY CLERK**