

1 #REZ-2015-0030

2 BILL NO. Z-15-06-29

3 ZONING MAP ORDINANCE NO. Z-13-15

4 AN ORDINANCE amending the City of Fort Wayne
5 Zoning Map No. U-46 (Sec. 9 of St. Joseph 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 C3 (General
9 Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
10 Wayne, Indiana:

11 A part of the Southeast Quarter of Section 9, Township 31 North, Range 13 East, St.
12 Joseph Township, Allen County, Indiana, more particularly described as follows:

13 Commencing at the Southeast Corner of the Southeast Quarter of Section 9,
14 Township 31 North, Range 13 East, St. Joseph Township, Allen County, Indiana;
15 thence South 89 degrees 44 minutes 12 seconds West (assumed bearing and basis for
16 this description) on the South line of said Southeast Quarter, a distance of 740.53
17 feet to the Southeast corner of a tract of land conveyed to Fort Wayne Fire Station
18 Building Corp. in Document Number 93-60342 as found in the Office of the
19 Recorder of Allen County, Fort Wayne, Indiana; thence North 00 degrees 50 minutes
20 48 seconds West, on the East line of said Fort Wayne Fire Station Building Corp.
21 tract, a distance of 315.00 feet to a 5/8" rebar (capped FIRM #0027) found
22 monumenting Southeast corner of a 1.343 Acres tract of land conveyed to
23 Maplecrest Corners Association, Inc. in Document Number 202097906 as found in
24 said Recorder's Office, said corner being the POINT OF BEGINNING for this
25 description; thence North 00 degrees 30 minutes 27 seconds West, on the East line of
26 said 1.343 Acres Maplecrest Corners Association, Inc. tract, a distance of 204.73 feet
27 to a 5/8" rebar (capped Karst #0073); thence North 89 degrees 44 minutes 12
28 seconds East, parallel with the South line of said Southeast Quarter, a distance of
29 319.61 feet to a 5/8" rebar (capped Karst #0073) on the West line of a 0.909 Acres
30 tract of land (also being a 50' Ingress-Egress & Utility Easement) conveyed to
Maplecrest Corners Association, Inc. in Document Number 2010021467 as found in
said Recorder's Office; thence South 00 degrees 15 minutes 48 seconds East on said
West line, a distance of 204.73 feet to a 5/8" rebar found monumenting the Northeast
corner of a 1.881 Acres tract of land conveyed to Fifth Third Bank Indiana (Central)
in Document Number 202107483 as found in said Recorder's Office; thence South
89 degrees 44 minutes 12 seconds West, parallel with said South line of said
Southeast Quarter and on the North line of said 1.881 Acres tract, a distance of
318.74 feet to the Point of Beginning, containing 1.500 Acres, more or less, and
subject to all easements, restrictions, rights-of-way, and legal drains of record.

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ALSO;

A 50' ingress-egress & utility easement benefiting the above described tract of land as found in Document Number 205081665 and originally being recorded in Document Number 99007654 as found in the Office of the Recorder of Allen County, Fort Wayne, Indiana

ALSO;


A 50' ingress-egress & utility easement benefiting the above described tract of land as found in Document Number 2010021467 as found in the Office of the Recorder of Allen County, Fort Wayne, Indiana


and the symbols of the City of Fort Wayne Zoning Map No. U-46 (Sec. 9 of St. Joseph 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-2015-0030
Bill Number: Z-15-06-29
Council District: 2-Russ Jehl

Introduction Date: June 23, 2015

Plan Commission
Public Hearing Date: July 13, 2015

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

Synopsis of Ordinance: To rezone approximately 1.5 acres of property from NC-Neighborhood
Center to C3-General Commercial

Location: 7515 Maplecrest Road

Reason for Request: To permit the use of the property for an auto service center.

Applicant: Travis Auto Service, LLC

Property Owner: Travis Richardson

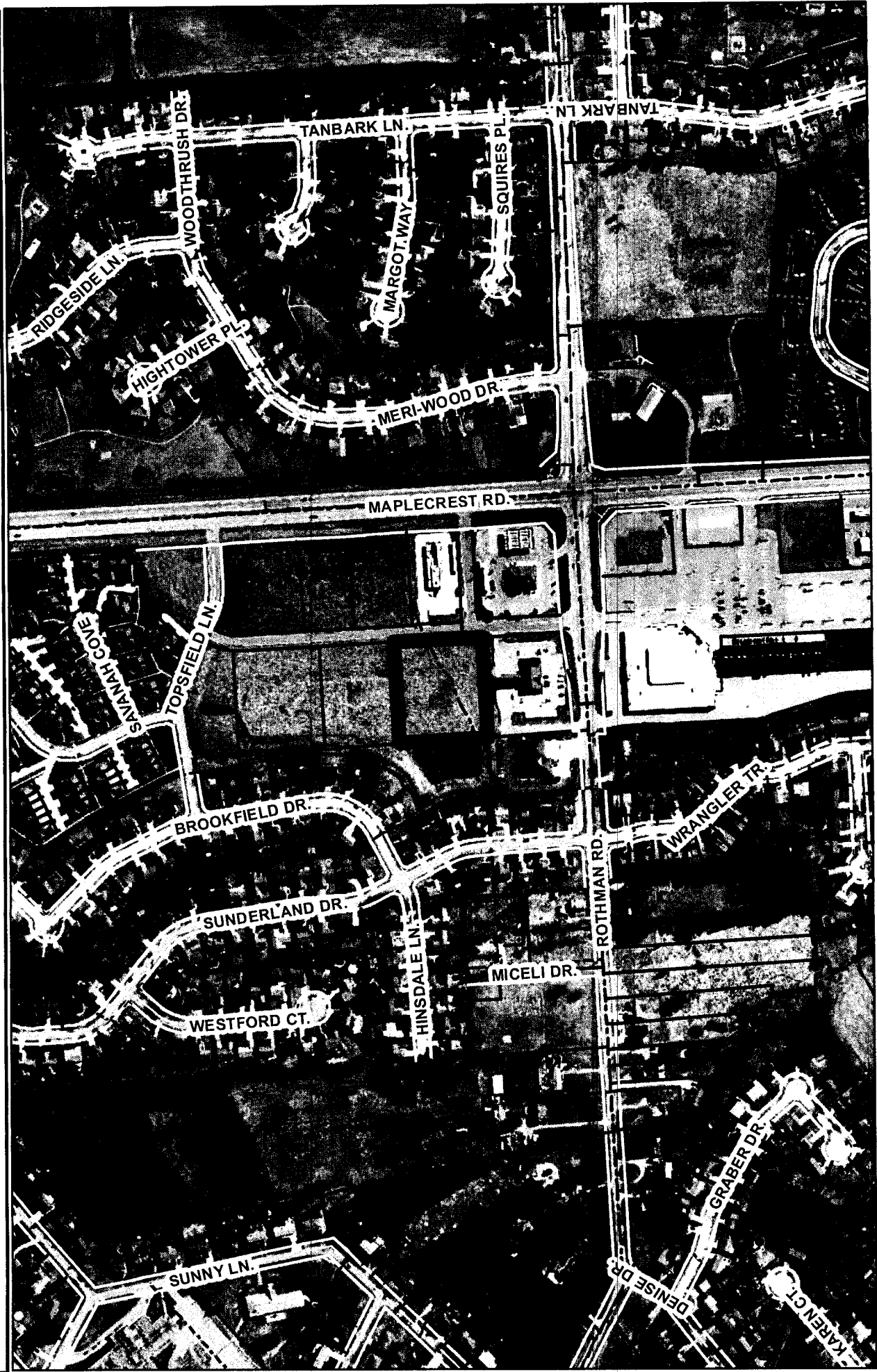
Related Petitions: Primary Development Plan, Travis Auto Service

Effect of Passage: Property will be rezoned to C3-General Commercial which permits general
auto related uses, including a service center.

Effect of Non-Passage: The property will remain zoned NC-Neighborhood Center and may be
developed with those permitted uses. Auto related services are limited in the
NC district.



Rezoning Petition REZ-2015-0030 and Primary Development Plan - Travis Auto 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 street 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 = 400 feet



Date: 6/15/2015



Rezoning Petition REZ-2015-0030 and Primary Development Plan - Travis Auto Center



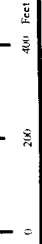
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1 inch = 400 feet



Date: 6.12.2015



MSKTD & ASSOCIATES, LLC
 ARCHITECTS AND PLANNERS
 175 MAGNOLIA WAY, SUITE 100 NORTH WAYNE, IN 46206
 FORT WAYNE, IN 46835
 TEL: (317) 432-2525
 FAX: (317) 432-2526
 WWW.MSKTD.COM



TRAVIS AUTO SERVICE, LLC
 DEVELOPER
 6925 ST. JOE ROAD
 FORT WAYNE, IN 46835
 760-486-3953

Travis Automotive
 Developer:
 Travis Auto Service, LLC
 6925 St. Joe Road
 Fort Wayne, IN 46835
 760-486-3953

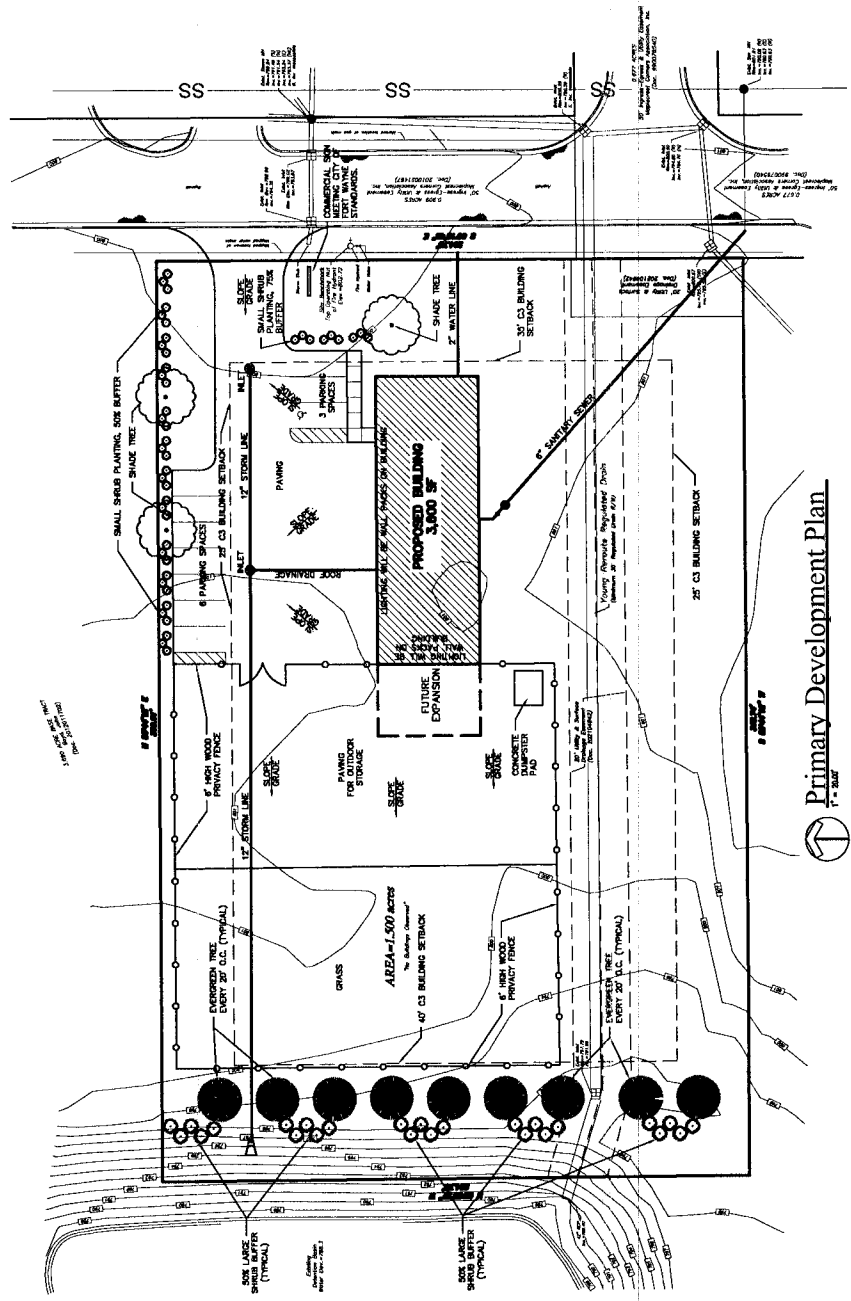
DATE: BY:
 REVISIONS:

PROJECT TITLE
Primary Development Plan

PLAN NUMBER
6716

DATE
06-02-15

SHEET NUMBER
C4-1



Primary Development Plan

Public Hearing Date, if applicable 7-13-15

Read the first time in full and on motion by Councilman Mitch Harper
Read the second time by title and referred to the Resolutions
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>
TOTAL VOTES	<u>6</u>	<u>3</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: 8-11-15 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. 2-13-15 on the 11th day of
August, 2015

ATTEST:
Sandra E. Kennedy
SANDRA E. KENNEDY,
CITY CLERK
John N. Crawford
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th day
of August, 2015, at the hour of 11:30 O'clock A.M. E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 13th day of AUGUST
2015, at the hour of 11:00 O'clock AM E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR

BILL NO. Z-15-06-29

REPORT OF COMMITTEE ON REGULATIONS

August 11, 2015

*Glynn Hines, Chair
Mitch Harper, Co-Chair
All Council Members*

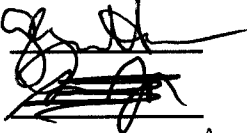
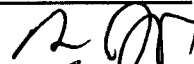
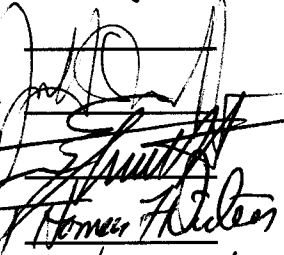
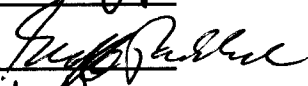
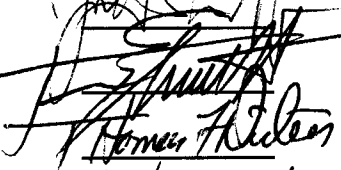

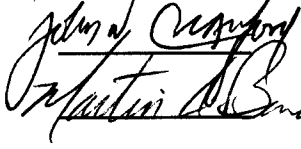
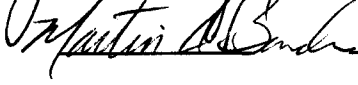
AN ORDINANCE amending the City of Fort Wayne Zoning Map No. U-46 (Sec. 9 of St. Joseph Township). The location rezoning request is 7515 Maplecrest Road. **COMMITTEE ON REGULATIONS HAVE HAD SAID** Ordinance under consideration and beg leave to report back to the Common Council that said ordinance

DO PASS

DO NOT PASS

ABSTAIN

NO REC

		_____	_____
		_____	_____
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	_____	_____	_____
_____	_____	_____	_____

**SANDRA E. KENNEDY
CITY CLERK**