

1 #REZ-2015-0031

2 BILL NO. Z-15-06-30

3 ZONING MAP ORDINANCE NO. Z- 14-15

4 AN ORDINANCE amending the City of Fort Wayne
5 Zoning Map No. B-06 (Sec. 1 of Aboite 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 C2 (Limited
9 Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
10 Wayne, Indiana:

11 Lots 1 through 11 in Edgemont Addition, an addition to the City of Fort Wayne,
12 Indiana, the plat of which is recorded in Plat Book 18, page 3, and re-recorded in Plat
13 Book 19, page 166, in the Office of the Recorder of Allen County, Indiana, and being
14 part of the Southwest Quarter of Section 1, Township 30 North, Range 11 East, Allen
15 County, Indiana, except those parts taken for right-of-way purposes for State Road
16 #14 and Hadley Road for Indiana Department of Transportation Project STP-4402
17 (013), more particularly described as follows:

18 Commencing at an Allen County Surveyor referenced 1" bar at the Southeast corner
19 of the Southwest Quarter of said Section 1; thence North 89 degrees 56 minutes 50
20 seconds West, on the South line of Southwest Quarter, 1,019.00 feet; thence North 00
21 degree 07 minutes 21 seconds West, 40.00 feet to the Southwest corner of Lot 8 in
22 said Edgemont Addition; thence continuing North 00 degree 07 minutes 21 seconds
23 West, on the West line of said Lot 8, a distance of 28.90 to the **Point of Beginning** on
24 the North right-of-way line of said State Road #14; thence continuing on said West
25 line, North 00 degree 07 minutes 21 seconds West, 296.10 feet to the Northwest
26 corner of said Lot 8; thence South 89 degrees 56 minutes 50 seconds East, on the
27 North line of Lots 4 through 8 in said Edgemont Addition, 631.00 feet to the
28 Northeast corner of said Lot 4; thence North 01 degree 07 minutes 59 seconds East,
29 on the West line of Lots 9, 10 & 11 in said Edgemont Addition, 375.00 feet to the
30 Northwest corner of said Lot 11; thence South 89 degrees 56 minutes 50 seconds
East, on the North line of said Lot 11, a distance of 329.34 feet to a point on the
Westerly right-of-way line of Hadley Road; thence South 07 degrees 59 minutes 32
seconds West, on said Westerly right-of-way line, 17.13 feet; thence continuing on
said Westerly right-of-way line, South 01 degree 08 minutes 58 seconds West,
590.55 feet to a point on the Northwesterly right-of-way line of said State Road #14;
thence South 49 degrees 37 minutes 52 seconds West, on said Northwesterly right-
of-way line, 88.02 feet to a point on the Northerly right-of-way line of said State Road
#14; thence North 89 degrees 56 minutes 50 seconds West, on said Northerly right-
of-way line, 459.32 feet; thence continuing on said Northerly right-of-way line, South
86 degrees 14 minutes 19 seconds West, 98.65 feet; thence continuing on said

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Northerly right-of-way line, North 89 degrees 56 minutes 50 seconds West, 328.09 feet to the Point of Beginning, containing **9.178 acres**, more or less, and being subject to a perpetual Highway Drainage Easement described in Documents #200800764 and #2007058223 and other easements and rights of way of record.

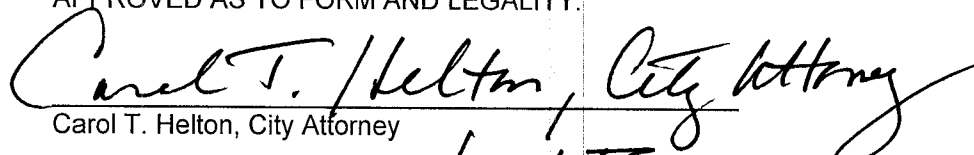
and the symbols of the City of Fort Wayne Zoning Map No. B-06 (Sec. 1 of Aboite Township), as established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is hereby changed accordingly.

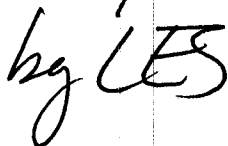
SECTION 2. That this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.



Council Member

APPROVED AS TO FORM AND LEGALITY:



Carol T. Helton, City Attorney
by 

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

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2015-0031
Bill Number: Z-15-06-30
Council District: 4-Mitch Harper

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 9.2 acres of property from R1-Single Family Residential and C1-Professional and Personal Services to C2-Limited Commercial

Location: 7200 through 7400 block of Illinois Road and 800 through 1000 block of Hadley Road, at the northwest corner of the intersection.

Reason for Request: To permit retail uses, including multi-tenants buildings and commercial outlots.

Applicant: Lougheed, Williams, Montgomery, 14W

Property Owner: Scott Lougheed, Robin Lougheed, Martin William, Joyce Williams, Geoff Montgomery, Crystal Montgomery

Related Petitions: Primary Development Plan, West Village Shoppes

Effect of Passage: Property will be rezoned to C2-Limited Commercial which permits general retail uses and allows for commercial outlots.

Effect of Non-Passage: The property will remain zoned R1 and C1 and the majority of the property may be used for office type uses; the remainder may develop with single family uses.

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Lougheed, Williams, Montgomery, 14W
 Address 1017 S. Hadley Road
 City Fort Wayne State IN Zip 46804
 Telephone (260) 432-3665 E-mail lougheedeng@comcast.net

Contact Person
 Contact Person Scott Lougheed
 Address 1017 S. Hadley Road
 City Fort Wayne State IN Zip 46804
 Telephone (260) 432-3665 E-mail lougheedeng@comcast.net

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 7200 thru 7400 Block of Illinois Road & 800 thru 1000 block of Hadley Road
 Present Zoning R-1 & C-1 Proposed Zoning C-2 Acreage to be rezoned 9.178
 Proposed density NA units per acre
 Township name Aboite Township section # 1
 Purpose of rezoning (attach additional page if necessary) Create Retail Business Space
 Sewer provider Fort Wayne Water provider 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 Rezonings Only

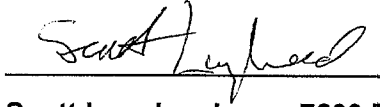
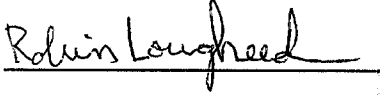
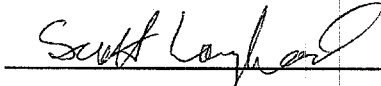
I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures 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.

See Attached List

_____ (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 <u>6-2-15</u>	Receipt No. <u>118066</u>	Hearing Date <u>7/16/15</u>	Petition No. <u>Rez-2015-0031</u>
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**WEST VILLAGE SHOPPES
PROPERTY OWNERS
PRIMARY DEVELOPMENT PLAN
EDGEMONT SUBDIVISION**

LOT #	NAME	ADDRESS
1, 2, 7, 9	 Scott Lougheed	7200 Block Illinois Road
7		7412 Illinois Road
9		1008 S. Hadley Road
1, 2, 7, 9	 Robin Lougheed	7200 Block Illinois Road
7		7412 Illinois Road
9		1008 S. Hadley Road
3, 4, 5, 6, 10	 Scott Lougheed, 7400 & 7300 Block Illinois Road 14W & Hadley Road Dev. Co., Inc., President	
10		914 S. Hadley Road

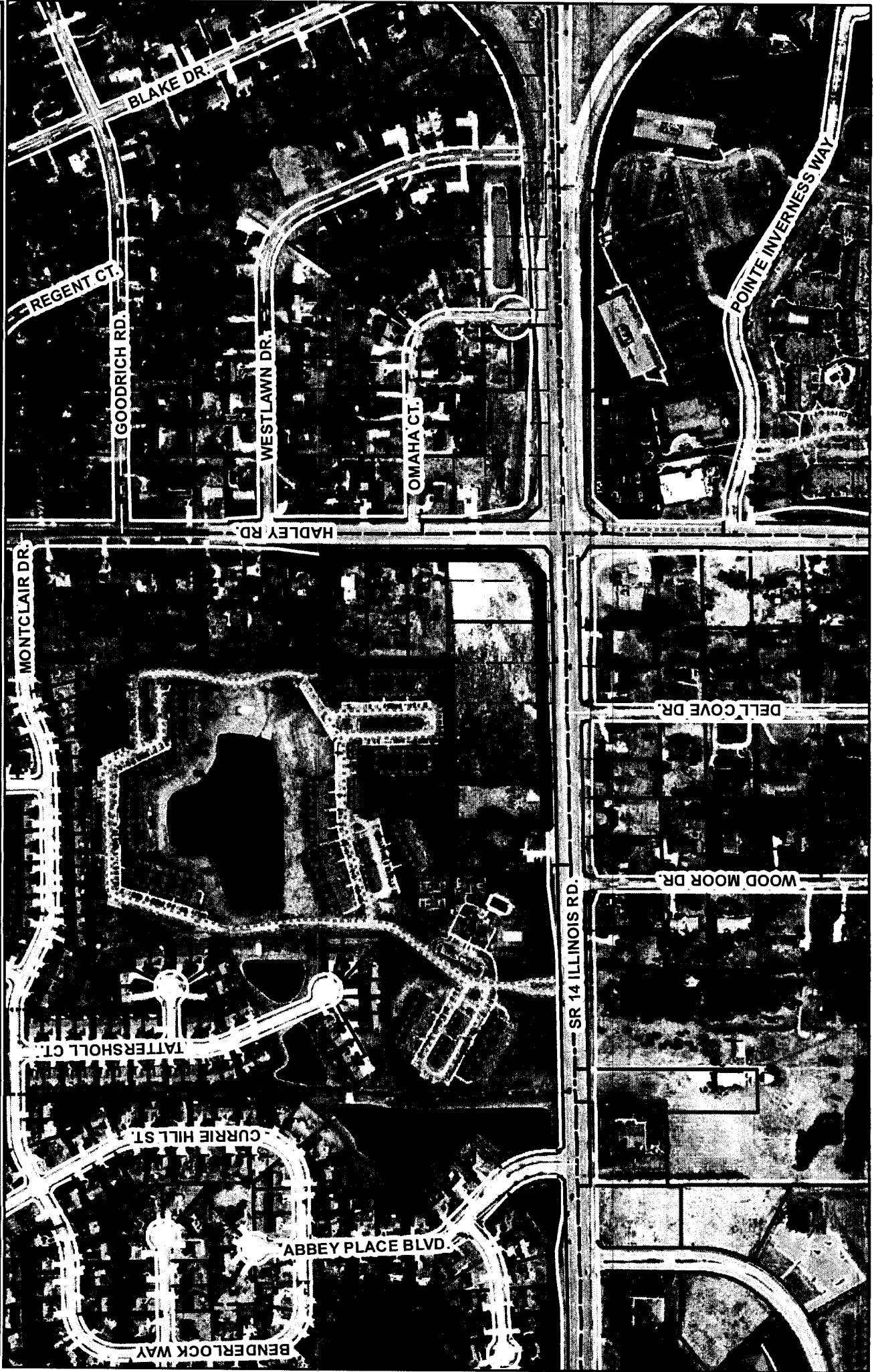
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**WEST VILLAGE SHOPPES
PROPERTY OWNERS
REZONING APPLICATION
EDGEMONT SUBDIVISION**

LOT #	NAME	ADDRESS
8	<u>Martin Williams</u> Martin Williams	7424 Illinois Road
8	<u>Joyce Ann Williams</u> Joyce Ann Williams	7424 Illinois Road
11	<u>Geoff Montgomery</u> Geoff Montgomery	820 S. Hadley Road
11	<u>Crystal K. Montgomery</u> Crystal Montgomery <u>Crystal K. Kolmerten</u> CRYSTAL K. KOLMERTEN	820 S. Hadley Road



Rezoning Petition REZ-2015-0031 and Primary Development Plan - West Village Shoppes



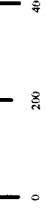
Although street accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 6/15/2015



1 inch = 400 feet



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



Rezoning Petition REZ-2015-0031 and Primary Development Plan - West Village Shoppes

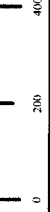


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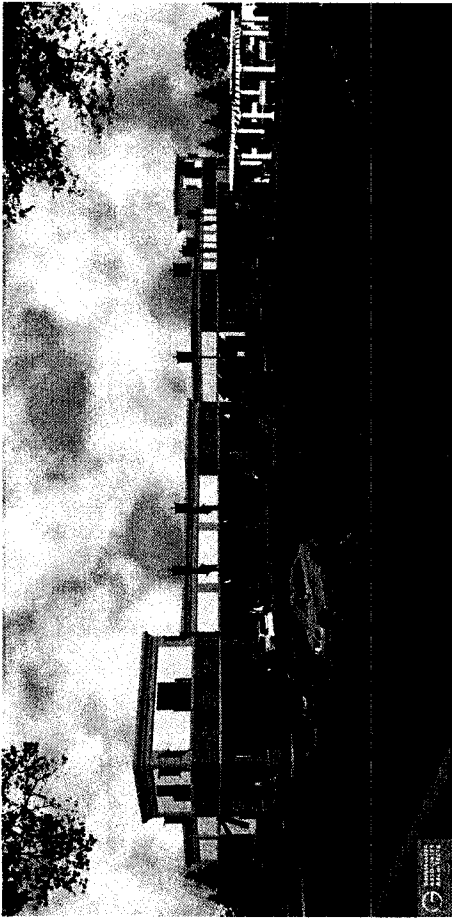


1 inch = 400 feet



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Date: 6/15/2015



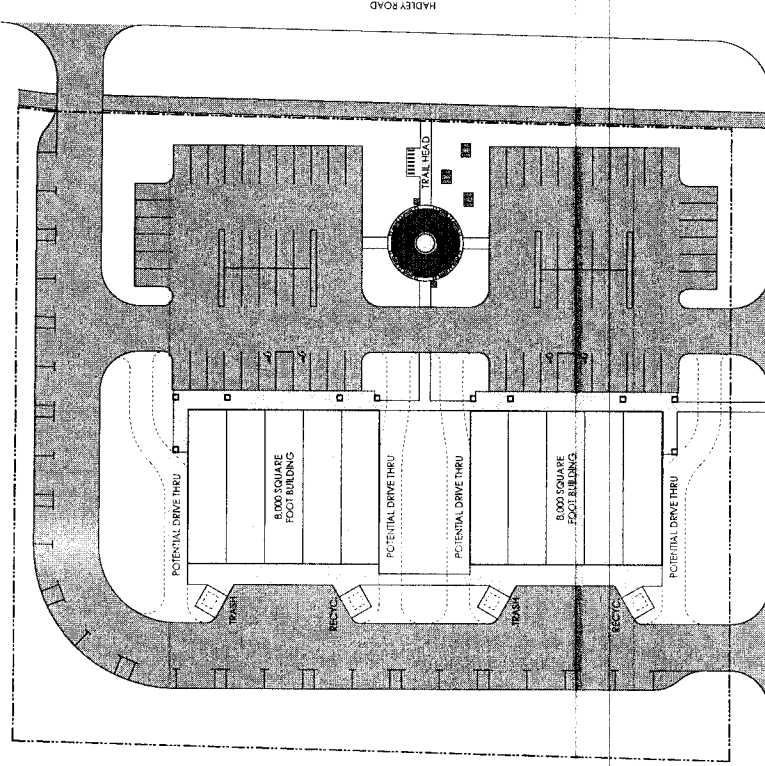
② PERSPECTIVE OF PROPOSED PARCEL 'A'
NOT TO SCALE

BUILDING MATERIALS

- BRICK
- STONE
- ALUMINUM STOREFRONT w/ TINTED GLAZING
- EXTERIOR INSULATION FINISHING SYSTEM (EIFS)
- METAL AWNINGS
- LIMESTONE TRIM DETAILING

GENERAL ARCHITECTURAL PRINCIPLES

- PROVIDE STRONG PEDESTRIAN CONNECTION
- PROVIDE CONNECTION TO ADJACENT RESIDENTIAL AREAS
- PROVIDE INTERACTION WITH FORT WAYNE TRAIL SYSTEM
- CREATE A BALANCE BETWEEN LANDSCAPED SPACES AND THE BUILT ENVIRONMENT
- RECOMMENDED BUILDING MATERIALS SHALL BE EXPRESSED EQUALLY ON ALL BUILDING ELEVATIONS



99 TOTAL PARKING SPACES SHOWN

① PARCEL 'A' SITE PLAN

SCALE: 1" = 30'-0"



NORTH



GRINSFELDER
ASSOCIATES
ARCHITECTS

903 West Kemp Street
Fort Wayne, Indiana 46807
P: 765.746.5947
F: 765.746.2524
info@grinsfelder.com
www.grinsfelder.com

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WEST VILLAGE
SHOPPES

Site Design For
Hick Road and Hadley Road
Fort Wayne, Indiana

DRAWN BY:
WPC
DATE:
10/18/2015
REVISION:

SHEET
SP1 1
OF

CUMMULATION #
1520

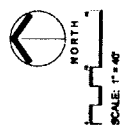
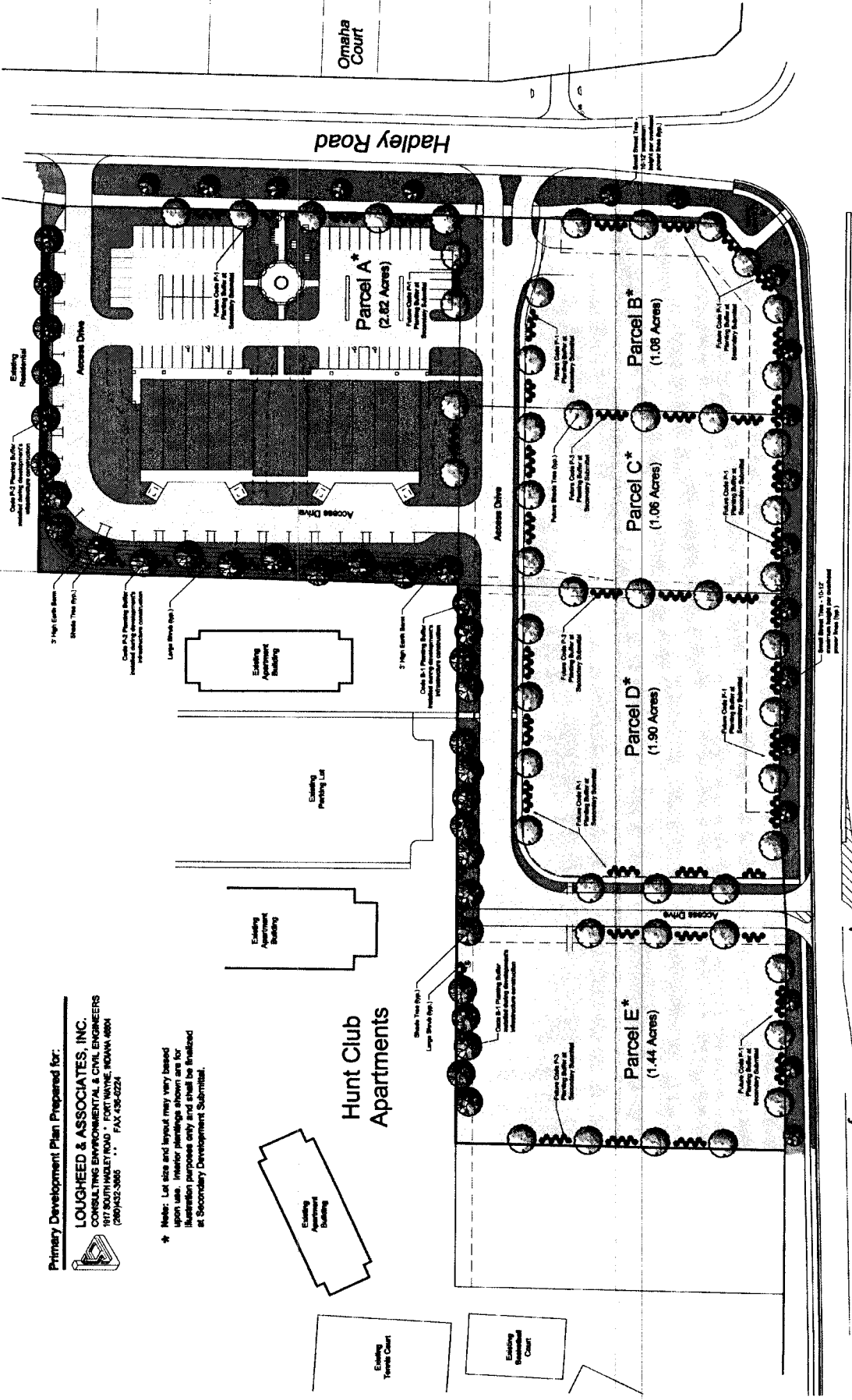


West Village Shoppes

Illinois Road and Hadley Road
 Fort Wayne, Indiana

Project No.	100-000000
Client	West Village Shoppes
Site No.	100-000000
Map No.	100-000000
Scale	1" = 40'
Date	May 21, 2015
Drawn By	[Name]
Checked By	[Name]
Approved By	[Name]

P-LP1



State Road 14 (Illinois Road)

Primary Development Plan Prepared for:
LOUGHEED & ASSOCIATES, INC.
 CONSULTING ENVIRONMENTAL & CIVIL ENGINEERS
 1917 SOUTH HADLEY ROAD • FORT WAYNE, INDIANA 46804
 (317) 432-3800 • FAX 432-0224

* Note: Lot size and layout may vary based on final site plan. Interior partitions shown are for information purposes only and shall be finalized at Secondary Development Submittal.

Hunt Club Apartments

Public Hearing Date, if applicable July 13, 2015

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. Read the third time in full and on motion by Councilman Russ 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>6</u>	<u>3</u>		
BENDER	<input checked="" type="checkbox"/>			
CRAWFORD	<input checked="" type="checkbox"/>			
DIDIER	<input checked="" type="checkbox"/>			
HARPER		<input checked="" type="checkbox"/>		
HINES	<input checked="" type="checkbox"/>			
JEHL	<input checked="" type="checkbox"/>			
PADDOCK		<input checked="" type="checkbox"/>		
SHOAFF		<input checked="" type="checkbox"/>		
SMITH	<input checked="" type="checkbox"/>			

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. Z-14-15 on the 11th day of
August, 2015

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

John W. 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 Am. 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

