

1 #REZ-2015-0032

2 BILL NO. Z-15-06-31

3
4 ZONING MAP ORDINANCE NO. Z-15-15

5 AN ORDINANCE amending the City of Fort Wayne
6 Zoning Map No. K-58 (Sec. 3 of Washington Township)

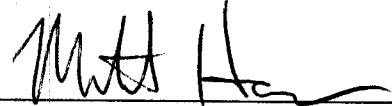
7 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
8 INDIANA:

9 SECTION 1. That the area described as follows is hereby designated a C2 (Limited
10 Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
11 Wayne, Indiana:

12 Part of Rousseau's Out Lots Numbered 2 and 3, as recorded in Plat Book 7, page 50, in the Office
13 of the Recorder of Allen County, Indiana, being more particularly described as follows, to-wit:
14 Commencing at the Center of said Section 3, being marked by a cast iron monument; thence
15 North 87 degrees 58 minutes 17 seconds East (GPS grid bearings used as the basis of all bearings
16 in this description), on and along the South line of said Northeast Quarter, a distance of 22.61
17 feet to the point of the intersection of said South line of with the centerline of Lima Road (State
18 Road #3); thence North 02 degrees 00 minutes 49 seconds West, on and along said centerline, a
19 distance of 530.61 feet to a point; thence North 88 degrees 05 minutes 21 seconds East, a
20 distance of 79.00 feet to a #5 rebar at the point of intersection of the East right-of-way line of
21 Lima Road (State Road #3) and the South line of a 1.97 acre base tract of real estate described in
22 a deed to Lancia Properties, LLC, in Document Number 2012073631 in the Office of the
23 Recorder of Allen County, Indiana, this being the true point of beginning; thence North 88
24 degrees 05 minutes 21 seconds East, on and along the South line of said 1.97 acre base tract, a
25 distance of 458.59 feet to a #5 rebar at the Southeast corner thereof; thence North 02 degrees 00
26 minutes 49 seconds West, on and along the East line of Lots Numbered 2 and 3 in said
27 Rousseau's Out Lots, also being the East line of said 1.97 acre base tract, a distance of 175.00
28 feet to a #3 rebar at the Northeast corner of said 1.97 acre base tract; thence South 88 degrees 05
29 minutes 21 seconds West, on and along the North line of said 1.97 acre base tract, a distance of
30 457.24 feet to a #5 rebar at the intersection of said North line with said East right-of-way
line; thence South 01 degrees 34 minutes 20 seconds East, on and along said East right-of-way
line, a distance of 175.00 feet to the true point of beginning, containing 1.840 acres of land,
subject to all easements of record. This description is based on an original survey by Sauer Land
Surveying, Inc., Survey No. 110-165, dated May 21, 2015.

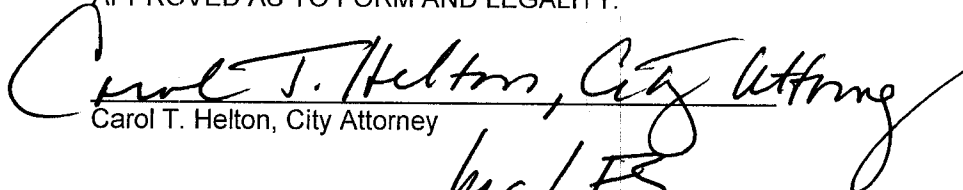
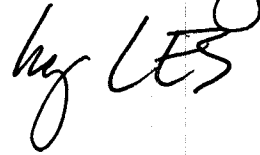
and the symbols of the City of Fort Wayne Zoning Map No. K-58 (Sec. 3 of Washington
Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
Wayne, Indiana is hereby changed accordingly.

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

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Council Member

4
5 APPROVED AS TO FORM AND LEGALITY:

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7 Carol T. Helton, City Attorney
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**City of Fort Wayne Common Council
DIGEST SHEET**

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2015-0032
Bill Number: Z-15-06-31
Council District: 3-Tom Didier

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 1.8 acres of property from R1-Single Family
Residential to C2-Limited Commercial

Location: 9522 Lima Road

Reason for Request: To expand the existing Lancia Office Park.

Applicant: Lancia Properties, LLC

Property Owner: Lancia Properties, LLC

Related Petitions: Primary Development Plan, Lancia Office Park, II

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 the property may develop with single
family uses.

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Lancia Properties, LLC
 Address 9430 Lima Road, Suite A
 City Fort Wayne State IN Zip 46818
 Telephone 260-489-4433 E-mail jamie@lanciahomes.com

Contact Person
 Contact Person Jamie Lancia
 Address same
 City _____ State _____ Zip _____
 Telephone _____ E-mail _____

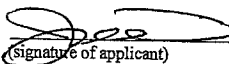

All staff correspondence will be sent only to the designated contact person.

Request
 Allen County Planning Jurisdiction City of Fort Wayne Planning Jurisdiction
 Address of the property 9522 Lima Road, Fort Wayne, IN 46818
 Present Zoning R1 Proposed Zoning C2 Acreage to be rezoned 1.840 acres
 Proposed density n/a units per acre
 Township name Washington Township section # 3
 Purpose of rezoning (attach additional page if necessary) To develop a Professional Office Park
 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

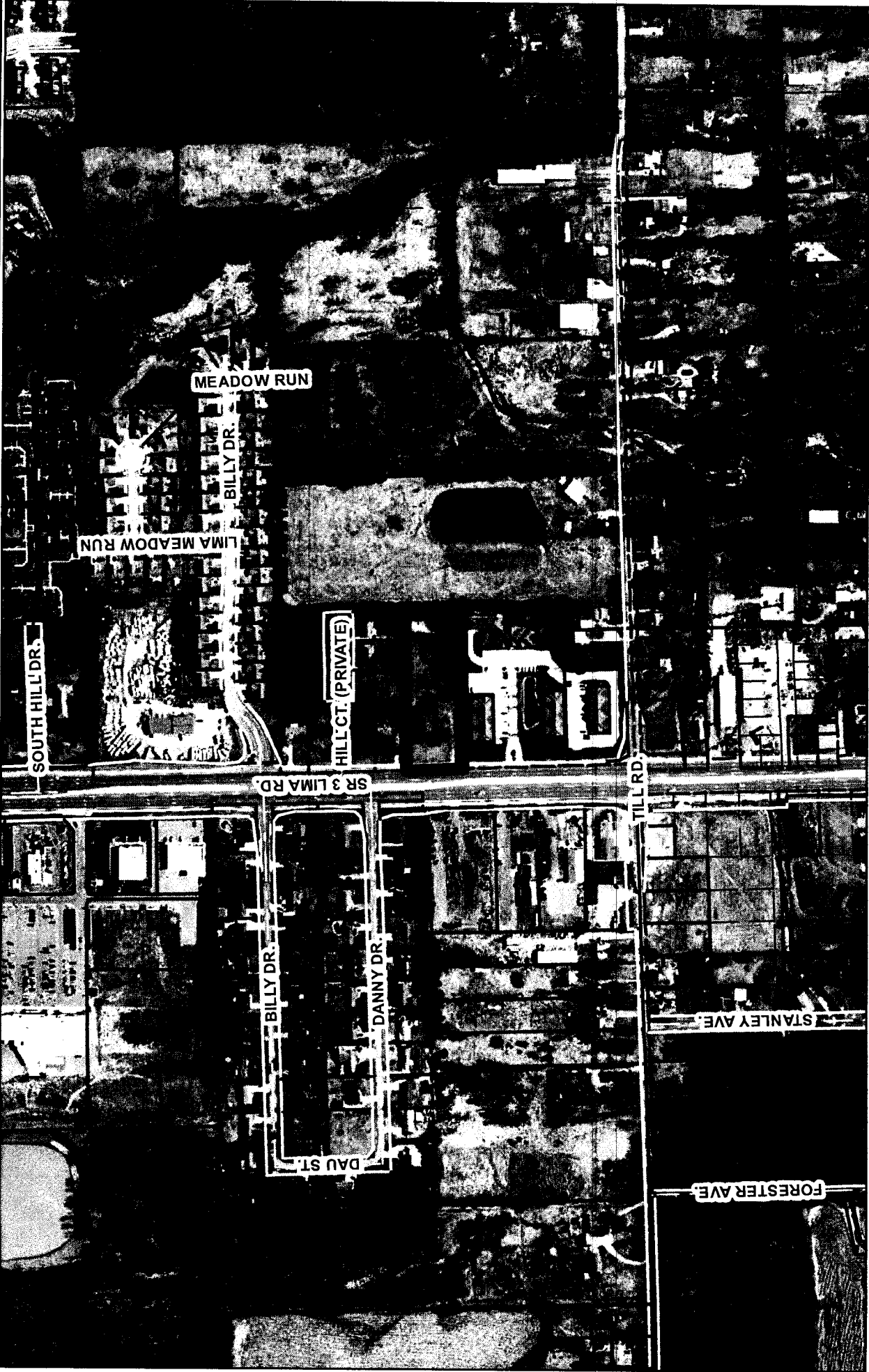
I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures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

<u>Jamie Lancia</u> (printed name of applicant)	 (signature of applicant)	<u>6/2/15</u> (date)
<u>Jamie Lancia/Landy</u> (printed name of property owner)	 (signature of property owner)	<u>6/2/15</u> (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>118078</u>	Hearing Date <u>7/13/15</u>	Petition No. <u>Rez-2015-0032</u>
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Rezoning Petition REZ-2015-0032 and Primary Development Plan - Lancia Office Park II



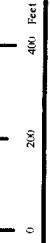
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 6/15/2015



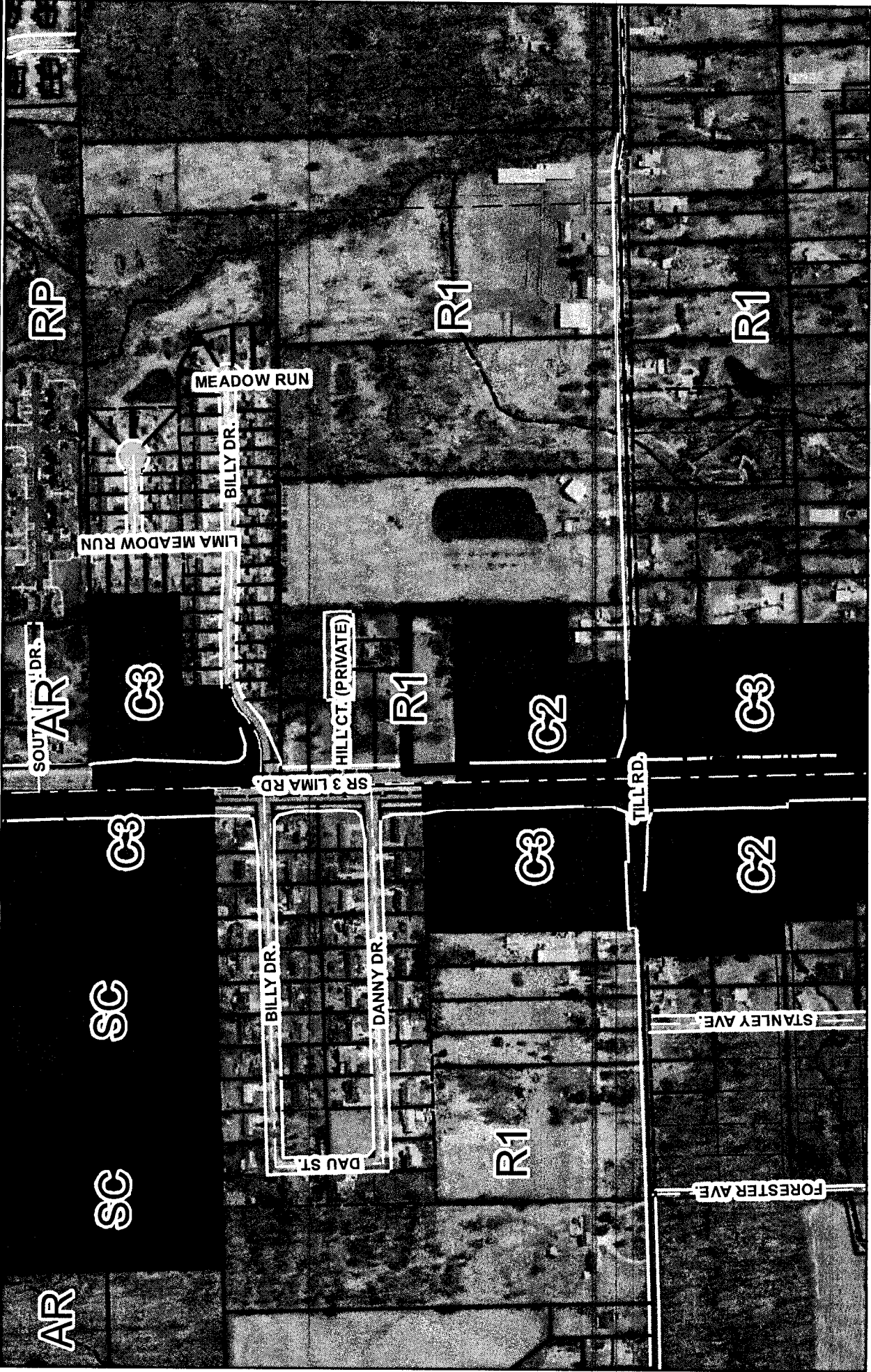
1 inch = 400 feet



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



Rezoning Petition REZ-2015-0032 and Primary Development Plan - Lancia Office Park II

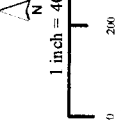


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Date: 6/15/2015



Primary Development Plan:

LANCIA OFFICE PARK II

Developer:
Lancia Properties, LLC
 9430 Lima Road, Suite A
 Fort Wayne, IN 46818
 Tel: 260/489-4433

Surveyor - Planner:
Sauer Land Surveying, Inc.
 14033 Illinois Road, Suite C
 Fort Wayne, IN 46814
 Tel: 260/469-3300

SITE DESCRIPTION:

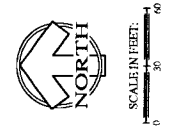
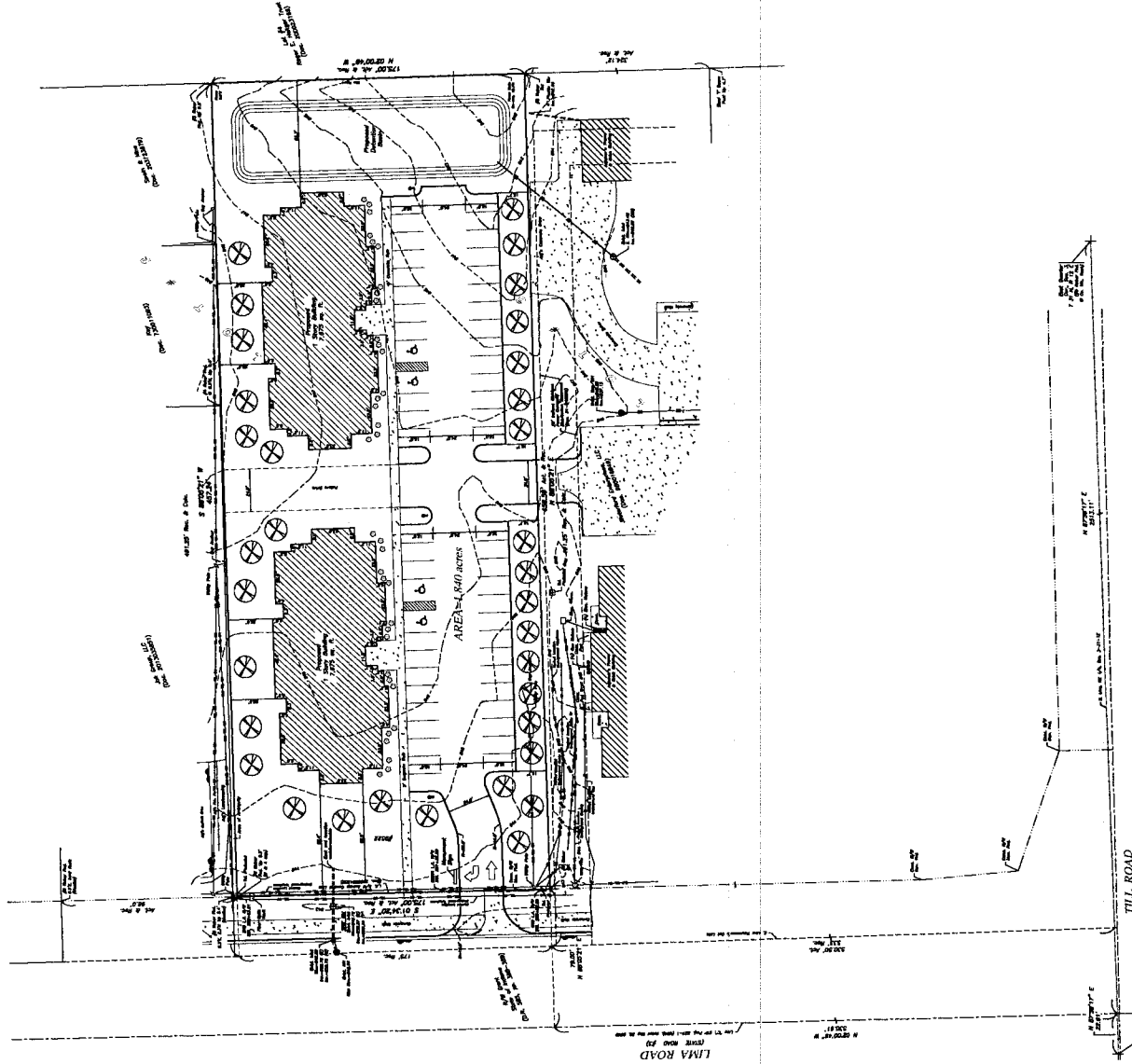
Part of Resurveyed Lot Numbers 2 and 3, as recorded in The Book 7, page 56, in the Office of the Recorder of Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the center of said Section 3, being marked by a cast iron monument, thence North 87 degrees 58 minutes 17 seconds West 100.00 feet to the center of said Section 3, being marked by a cast iron monument, thence North 02 degrees 00 minutes 49 seconds West, on and along said section line, a distance of 530.61 feet to a point, thence North 88 degrees 00 minutes 00 seconds East, on and along said section line, a distance of 1.97 feet to the center of said Section 3, being marked by a cast iron monument, thence North 02 degrees 00 minutes 49 seconds West, on and along said section line, a distance of 457.23 feet to a 65-foot wide easement for the installation of said North line with said East end of said easement, containing 1.84 acres of land, subject to all encumbrances of record. This description is based on an original survey by Sauer Land Surveying, Inc., Survey No. 111,005, dated May 21, 2011.

This property appears to be within Zone X as the description photo by scale on Parcel Information Map, Map No. 18625, 01/01/01, effective August 3, 2009.

John D. Sauer
 State License No. 00000447708
 City of Fort Wayne, IN 46814
 Telephone: (260) 427-1160
 Fax: (260) 427-1160
 Cell: (260) 427-1160
 Email: jsauer@sls.com
 Website: www.sls.com

Map Information:
 18625, 01/01/01, effective August 3, 2009
 Parcel No. 00000447708
 Parcel Area: 1.84 acres
 Parcel Elevation: 468.72 (NAD 83)



LEGEND:

1	Proposed Building Footprint
2	Proposed Parking Lot
3	Proposed Driveway
4	Proposed Easement
5	Proposed Utility Line
6	Proposed Tree
7	Proposed Fence
8	Proposed Wall
9	Proposed Gate
10	Proposed Sign
11	Proposed Light Pole
12	Proposed Storm Drain
13	Proposed Fire Hydrant
14	Proposed Manhole
15	Proposed Valve
16	Proposed Meter
17	Proposed Transformer
18	Proposed Pole
19	Proposed Cross Arm
20	Proposed Conduit
21	Proposed Cable
22	Proposed Fiber Optic
23	Proposed Gas Line
24	Proposed Water Line
25	Proposed Sewer Line
26	Proposed Storm Sewer Line
27	Proposed Electric Line
28	Proposed Telephone Line
29	Proposed Cable TV Line
30	Proposed Gas Valve
31	Proposed Water Valve
32	Proposed Sewer Valve
33	Proposed Storm Sewer Valve
34	Proposed Electric Valve
35	Proposed Telephone Valve
36	Proposed Cable TV Valve
37	Proposed Gas Meter
38	Proposed Water Meter
39	Proposed Sewer Meter
40	Proposed Storm Sewer Meter
41	Proposed Electric Meter
42	Proposed Telephone Meter
43	Proposed Cable TV Meter
44	Proposed Gas Transformer
45	Proposed Water Transformer
46	Proposed Sewer Transformer
47	Proposed Storm Sewer Transformer
48	Proposed Electric Transformer
49	Proposed Telephone Transformer
50	Proposed Cable TV Transformer

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 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>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: 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-15-15 on the 11th day of August, 2015

Sandra E. Kennedy ATTEST:
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 11th 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 A.M. E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR

BILL NO. Z-15-06-31

REPORT OF COMMITTEE ON REGULATIONS

August 11, 2015

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

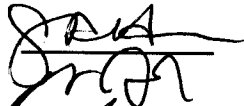
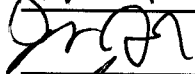

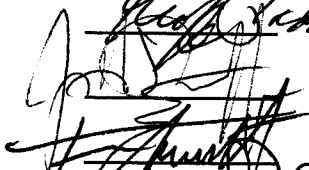
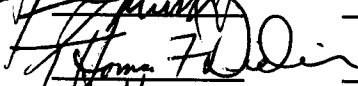
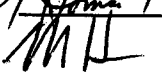
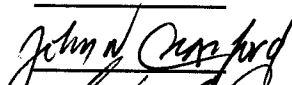

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. K-58 (Sec. 3 of Washington Township). **COMMITTEE ON REGULATIONS HAVE HAD SAID** Ordinance under consideration and beg leave to report back to the Common Council that said ordinance

DO PASS

DO NOT PASS

ABSTAIN

NO REC

	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
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**SANDRA E. KENNEDY
CITY CLERK**