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#REZ-2016-0008

BILL NO. Z-16-03-15

ZONING MAP ORDINANCE NO. Z-6-16

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. H-35 (Sec. 33 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 an I2
(General Industrial) District under the terms of Chapter 157 Title XV of the Code of the City
of Fort Wayne, Indiana:

Record Description (Document No. 2015002676)

A portion of the lands of HBC Realty Corporation as described in Document Number 91-016614 and being a part of the West Half of Section 33, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

COMMENCING at the Southwest corner of said Section 33, Township 30 North, Range 12 East as marked by a Harrison monument; thence North 00 degrees 15 minutes 52 seconds West (adjoining deed bearing and is used for the bearings in this description), along the West line of said Section 33, a distance of 1664.37 feet; thence North 89 degrees 26 minutes 07 seconds East, a distance of 32.76 feet (recorded 33.29 feet) to a 5/8-inch rod with "Bonar Associates" cap found at the Southwest corner of a 22.36 acre tract of land conveyed to the City of Fort Wayne, Indiana by deed recorded in Document Number 204066516 in the Office of the Recorder of Allen County, Indiana, this also being a point on the Easterly right-of-way line of Ardmore Avenue; thence North 01 degrees 09 minutes 42 seconds West, along the Easterly right-of-way of Ardmore Avenue and the Westerly line of said 22.36 acre tract, a distance of 650.53 feet to a 5/8-inch rod with "Tazian Assoc. Firm #0020" cap set at the Northwest corner of said 22.36 acre tract and the Point of Beginning; thence North 01 degrees 09 minutes 42 seconds West, continuing along said Easterly right-of-way line, a distance of 322.68 feet; thence North 00 degrees 30 minutes 15 seconds West, continuing along said Easterly right-of-way line, a distance of 427.32 feet to a 5/8-inch rod with "Tazian Assoc. Firm #0020" cap set; thence North 89 degrees 26 minutes 07 seconds East, a distance of 1048.29 feet to the centerline of the Harber Drain; thence Southeasterly, along said centerline on the following courses and distances:

South 16 degrees 46 minutes 49 seconds East, a distance of 74.65 feet; thence South 23 degrees 06 minutes 45 seconds East, a distance of 235.50 feet; thence South 14 degrees 53 minutes 45 seconds East, a distance of 151.00 feet; thence South 38 degrees 06 minutes 09 seconds East, a distance of 45.50 feet; thence South 24 degrees 39 minutes 39 seconds East, a distance of 162.50 feet; thence South 19 degrees 27 minutes 35 seconds East, a distance of 137.50 feet to the Northerly line of the aforesaid 22.36 acre tract; thence South

1 **#REZ-2016-0009**

2 **BILL NO. Z-16-03-16**

3 **ZONING MAP ORDINANCE NO. Z-_____**

4 **AN ORDINANCE amending the City of Fort Wayne**
5 **Zoning Map No. V-10 (Sec. 3 of Adams 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 an RP
9 (Planned Residential) District under the terms of Chapter 157 Title XV of the Code of the
10 City of Fort Wayne, Indiana:

11 **PARCEL I:**

12 Part of Kercheval Reserve in part of the Northwest Quarter of Section 3, Township
13 30 North, Range 13 East, in Allen County, Indiana, described as follows, to-wit:

14 Beginning at a point on the West line of Kercheval Reserve approximately 330 feet
15 South of the North line of said Quarter Section, said point being the Southwest
16 corner of Lot Number 242 in Lake Forest, Section V; thence East a distance of 408.5
17 feet to a point; thence South 39 degrees 12 minutes East and along the Southwest
18 lines of Lots 246, 247, and 248 in Lake Forest Section V, a distance of 164.6 feet to
19 a point; thence South 46 degrees one minute West a distance of 710 feet t a point in
20 the West line of Kercheval Reserve; thence North 0 degrees 32 minutes West along
21 the West line of Kercheval Reserve approximately 626 feet to the point of beginning
22 containing 4.0 acres, more or less.

23 **PARCEL II:**

24 Lot Number 248 in Lake Forest Addition, Section V, as recorded in Plat Record 29,
25 pages 41-42, in the Office of the Recorder of Allen County, Indiana.

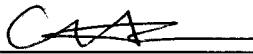
26 and the symbols of the City of Fort Wayne Zoning Map No. V-10 (Sec. 3 of Adams
27 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
28 Wayne, Indiana is hereby changed accordingly.

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

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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-2016-0008
Bill Number: Z-16-03-15
Council District: 4-Jason Arp

Introduction Date: March 22, 2016

Plan Commission
Public Hearing Date: April 11, 2016

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

Synopsis of Ordinance: To rezone approximately 20.46 acres of property from RP-Planned
Residential and I1-Limited Industrial to I2-General Industrial

Location: 6000-7000 blocks of Ardmore Avenue

Reason for Request: To construct a new AEP service center.

Applicant: MS Consultants

Property Owner: Thomas Roman

Related Petitions: Primary Development Plan, Ardmore Service Center

Effect of Passage: Property will be rezoned to the I2-General Industrial for an AEP service
center.

Effect of Non-Passage: The property will remain zoned for residential and limited industrial uses.
The outdoor storage uses for AEP would not be permitted.

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant MS CONSULTANTS INC
 Address 2221 Schrock Road
 City Columbus State OH Zip 43229
 Telephone 614-898-7100 E-mail iaultman@msconsultants.com

Contact Person
 Contact Person Same
 Address _____
 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 Ardmore Avenue, Parcel 02-12-33-351-001.003-074
 Present Zoning RP/I1 Proposed Zoning I2 Acreage to be rezoned 20.46
 Proposed density _____ units per acre
 Township name Wayne Township section # 35
 Purpose of rezoning (attach additional page if necessary) Rezoning to I2 to allow for new service center
 Sewer provider Ft. Wayne Utilities Water provider Ft Wayne Utilities

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.

JAN AULTMAN (printed name of applicant) [Signature] (signature of applicant) 2/29/2016 (date)
THOMAS M ROMAN (printed name of property owner) [Signature] (signature of property owner) 2/29/2016 (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.
<u>3/16</u>	<u>120137</u>	<u>4/11/16</u>	<u>REZ-2016-0008</u>



Rezoning Petition REZ-2016-0008 and Primary Development Plan - AEP Service Center



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

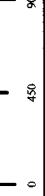
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

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North American Datum 1983
State Plane Coordinate System, Indiana East
Photo and Contours: Spring 2009

Date: 3/15/2016



1 inch = 900 feet





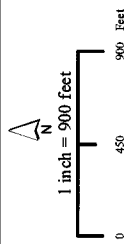
Rezoning Petition REZ-2016-0008 and Primary Development Plan - AEP Service Center



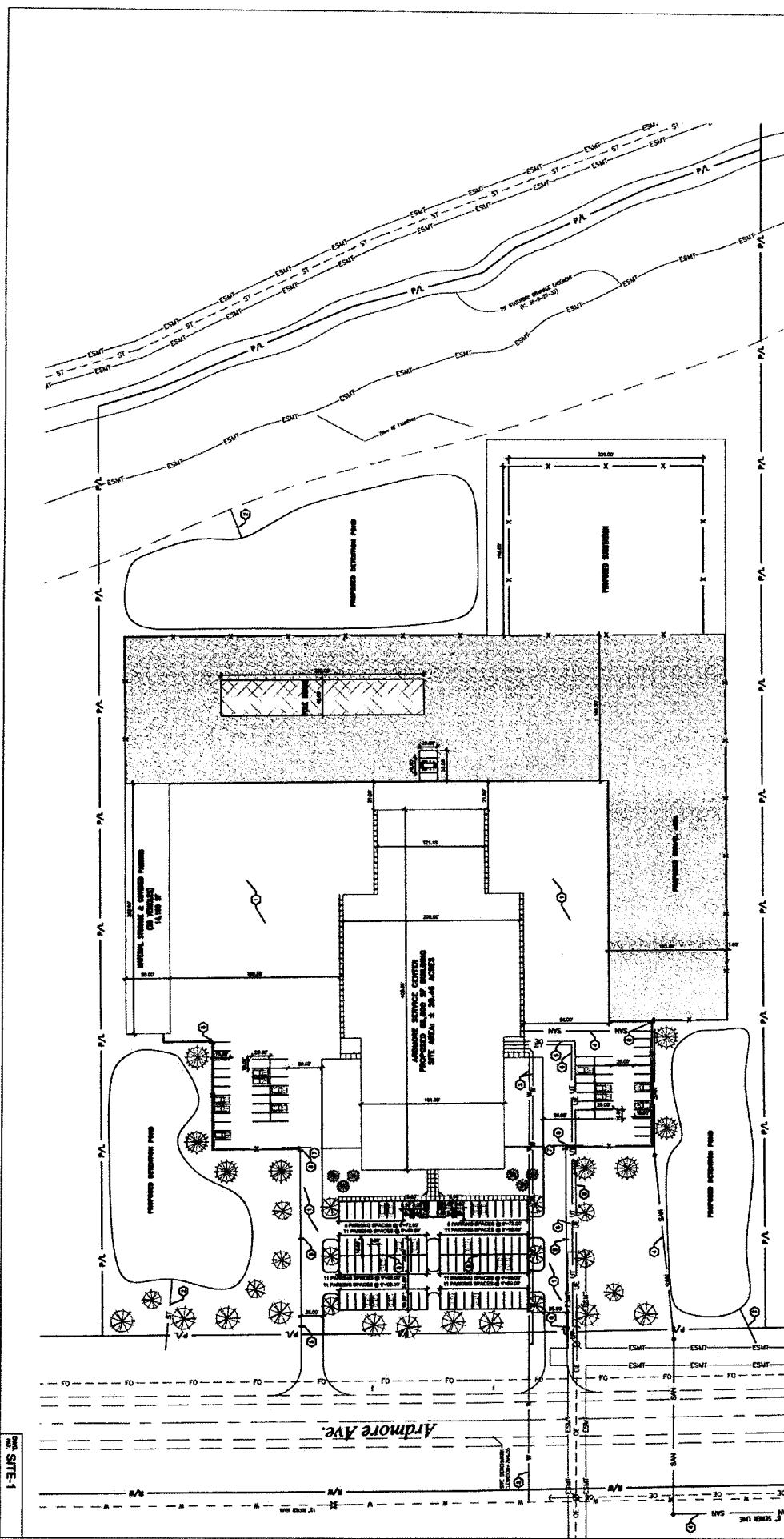
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 State Plane Coordinate System, Indiana East
 Photos and Contour: Spring 2009



Date: 3/15/2016



ONE COMMERCIAL, INC.
 ENGINEERS, ARCHITECTS, PLANNERS
 2000 N. W. 10th Ave., Suite 100
 Ft. Lauderdale, FL 33304
 Phone: (305) 461-7700
 Fax: (305) 461-7701

PROFESSIONAL ENGINEER
 DATE: FEB 29 2005
 PROJECT: ARDMORE SERVICE CENTER
 SHEET: SITE PLAN - SERVICE CENTER
 COUNTY: ALLEN COUNTY

SCALE: AS SHOWN
DATE: FEB 29 2005
PROJECT: ARDMORE SERVICE CENTER
SHEET: SITE PLAN - SERVICE CENTER
DATE: FEB 29 2005
PROJECT: ARDMORE SERVICE CENTER
SHEET: SITE PLAN - SERVICE CENTER

LEGEND

SYMBOL	DESCRIPTION
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
---	STORMWATER
---	WATER LINE
---	SEWER LINE
---	ELECTRICAL LINE
---	PHONE OPTIC/FIBER OPTIC LINE
---	SANITARY LINE
---	SANITARY MANHOLE
---	STORM STRUCTURE
---	POLE
---	PROPERTY LINE
---	EXISTING EASEMENT
---	LANDSCAPING

SITE DATA

NO.	DESCRIPTION	AREA (SQ. FT.)
1	TOTAL SITE AREA	14,100 SF
2	PROPOSED BUILDING FOOTPRINT	10,000 SF
3	PROPOSED PARKING	4,100 SF

- KEYED NOTES:**
1. ALL UTILITIES TO BE DELETED.
 2. PROPOSED STORMWATER OUTLET.
 3. PROPOSED STORMWATER AND FIRE WATER LINES.
 4. PROPOSED SANITARY AND FIRE WATER LINES.
 5. PROPOSED SANITARY MANHOLE.
 6. PROPOSED UNDERGROUND ELECTRICAL LINE.
 7. PROPOSED UNDERGROUND FIBER OPTIC/PHONE LINE.
 8. EXISTING DATE.
 9. PROPOSED SITE LIGHTING.



BILL NO. Z-16-03-15


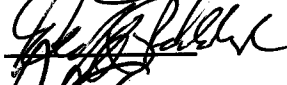
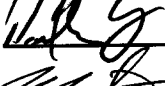

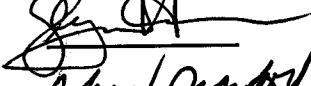
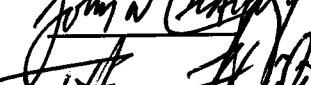

REPORT OF COMMITTEE ON REGULATIONS

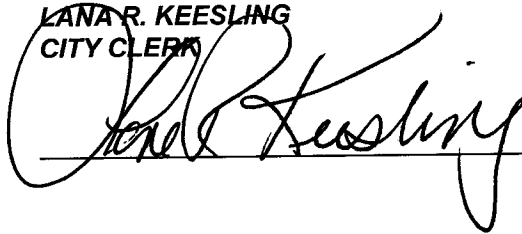
MAY 3, 2016

*Tom Didier, Chair
Tom Freistroffer, Co-Chair
All Council Members*

An Ordinance amending the City of Fort Wayne Zoning Map No. H-35
(Sec. 33 of Wayne Township)

COMMITTEE ON REGULATIONS HAVE HAD SAID Ordinance under consideration
and beg leave to report back to the Common Council that said ordinance

<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>	<u>NO REC</u>
	_____	_____	_____
	_____	_____	_____
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LANA R. KEESLING
CITY CLERK


Public Hearing Date, if applicable N/A.
 Read the first time in full and on motion by Councilman Didier.
 Read the second time by title and referred to the Regulations Committee.
 Read the third time in full and on motion by Councilman Didier, placed on passage by
 the following vote:

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
ARP	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BARRANDA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRAWFORD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DIDIER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENSLEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HINES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATED: May 10, 2016



 LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as
 Zoning No. Z-16-03-15 on the 10th day of May, 2016

ATTEST:



 LANA R. KEESLING
 CITY CLERK



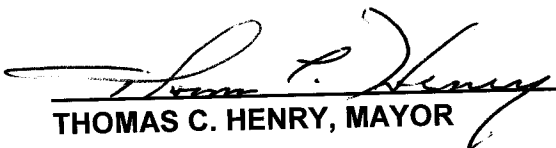
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 11th
 of May 2016, at the hour of 9:45 o'clock A.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 11TH day of MAY
 2016, at the hour of 11:00 O'clock AM E.S.T.



 THOMAS C. HENRY, MAYOR