

1 #REZ-2016-0038

2 BILL NO. Z-16-10-06

3 ZONING MAP ORDINANCE NO. Z-18-11

4 AN ORDINANCE amending the City of Fort Wayne
5 Zoning Map No. L-26 (Sec. 26 of Washington 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 I1 (Limited
9 Industrial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
10 Wayne, Indiana:

11 PART OF LOT 4 IN BAYER'S ACRE ADDITION AS RECORDED IN PLAT RECORD 7A, PAGE 31, IN
12 THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

13 COMMENCING AT THE NORTHEAST CORNER OF LOT 3 AND THE NORTHWEST CORNER OF
14 LOT 4 IN BAYER'S ACRE ADDITION AS RECORDED IN PLAT RECORD 7A, PAGE 31 IN THE
15 OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA; THENCE SOUTH 01 DEGREES 48
16 MINUTES 19 SECONDS WEST ALONG THE EAST LINE OF LOT 3 AND THE WEST LINE OF LOT 4
17 A DISTANCE OF 261.00 FEET TO THE POINT OF
18 BEGINNING; THENCE NORTH 87 DEGREES 55 MINUTES 45 SECONDS EAST A DISTANCE OF
19 209.73 FEET; THENCE NORTH 01 DEGREES 48 MINUTES 19 SECONDS WEST A DISTANCE OF
20 260.51 FEET TO THE CENTERLINE OF LOUISEDALE DRIVE; THENCE NORTH 87 DEGREES 55
21 MINUTES 45 SECONDS EAST ON AND ALONG THE CENTERLINE OF SAID LOUISEDALE DRIVE
22 A DISTANCE OF 49.43 FEET; THENCE SOUTH 01 DEGREES 48 MINUTES 18 SECONDS EAST A
23 DISTANCE OF 195.00 FEET; THENCE NORTH 87 DEGREES 55 MINUTES 45 SECONDS EAST A
24 DISTANCE OF 85.00 FEET TO THE EAST LINE OF SAID LOT 4; THENCE SOUTH 01 DEGREES 43
25 MINUTES 21 SECONDS EAST ON AND ALONG THE EAST LINE OF SAID LOT 4 A DISTANCE OF
26 437.26 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 87 DEGREES 55
27 MINUTES 07 SECONDS WEST ON AND ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE
28 OF 343.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, BEING COINCIDENT WITH THE
29 SOUTHEAST CORNER OF LOT 3; THENCE NORTH 01 DEGREES 48 MINUTES 19 SECONDS
30 WEST ON AND ALONG THE WEST LINE OF SAID LOT 4 632.32 FEET TO THE POINT OF
BEGINNING. CONTAINING 3.36 ACRES OF LAND MORE OR LESS AND BEING SUBJECT TO
RIGHT OF WAYS AND EASEMENTS OF RECORD.

and the symbols of the City of Fort Wayne Zoning Map No. L-26 (Sec. 26 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.

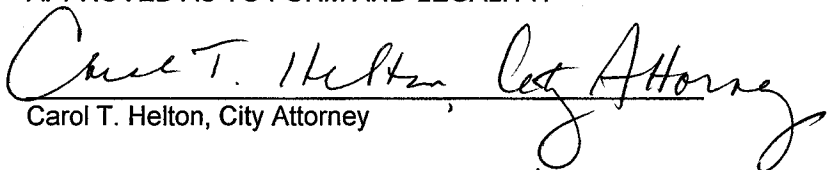
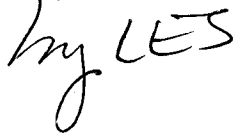
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

SECTION 2. If a written commitment is a condition of the Plan Commission's recommendation for the adoption of the rezoning, or if a written commitment is modified and approved by the Common Council as part of the zone map amendment, that written commitment is hereby approved and is hereby incorporated by reference.

SECTION 3. 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-2016-0038
Bill Number: Z-16-10-06
Council District: 3-Tom Didier

Introduction Date: October 25, 2016

**Plan Commission
Public Hearing Date:** November 7, 2016 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 3.3 acres of property from R1-Single Family Residential to I1-Limited Industrial.

Location: 729 Louisedale Drive

Reason for Request: For use as a stormwater detention basin for the Pepsi repair center.

Applicant: C3 Construction Services, LLC

Property Owner: Linda F. McComb

Related Petitions: Site Plan Review, Pepsi Cola General Bottlers

Effect of Passage: Property will be rezoned to the I1-Limited Industrial zoning district, which will allow the property to be combined with the Pepsi property and to be used for stormwater detention for the Pepsi expansion on Wells Street.

Effect of Non-Passage: The property will remain zoned R1-Single Family Residential. Much of the property is low and in wetland and is not suitable for residential or other development.

Department of Planning Services
Rezoning Petition Application

Applicant
 Applicant C3 CONSTRUCTION SERVICES, LLC
 Address 201 FIFTH ST., SUITE 100
 City FT WAYNE State INDIANA Zip 46808
 Telephone 260 490 6460 E-mail molinger@c3builds.com

Contact Person
 Contact Person MICHAEL D. OLINGER, P.E.
 Address 201 FIFTH ST., SUITE 100
 City FT WAYNE State INDIANA Zip 46808
 Telephone 260 490 6460 E-mail molinger@c3builds.com

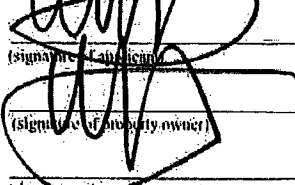
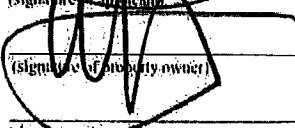
All staff correspondence will be sent only to the designated contact person.

Request
 Allen County Planning Jurisdiction City of Fort Wayne Planning Jurisdiction
 Address of the property 729 LOUISEDALE DRIVE
 Present Zoning RP Proposed Zoning I 1 Acreage to be rezoned 3.3
 Proposed density _____ units per acre
 Township name WASHINGTON, 0007 Township section # 0026
 Purpose of rezoning (attach additional page if necessary) CONSTRUCT STORM WATER DETENTION/RETENTION BASIN AND DEED PROPERTY TO ADJACENT PEPSI BEVERAGES CO.
 Sewer provider CITY OF FTW Water provider CITY OF FTW

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.

- Filing 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 Planning 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 parties of the date of \$0.85 per notice and a public notice fee of \$50.00 per Indiana code.

MICHAEL D. OLINGER  10/03/16
 (printed name of applicant) (signature of applicant) (date)
MICHAEL D. OLINGER  10/03/16
 (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	Receipt No.	Hearing Date	Petition No.
10/4/2016	101760	11/7/16	REC-2016-0038

Rezoning Petition REZ-2016-0038 (729 Louisedale Dr)

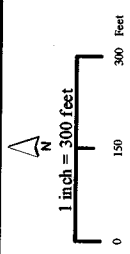


Project boundaries represented by bold colored lines are for representational purposes only.

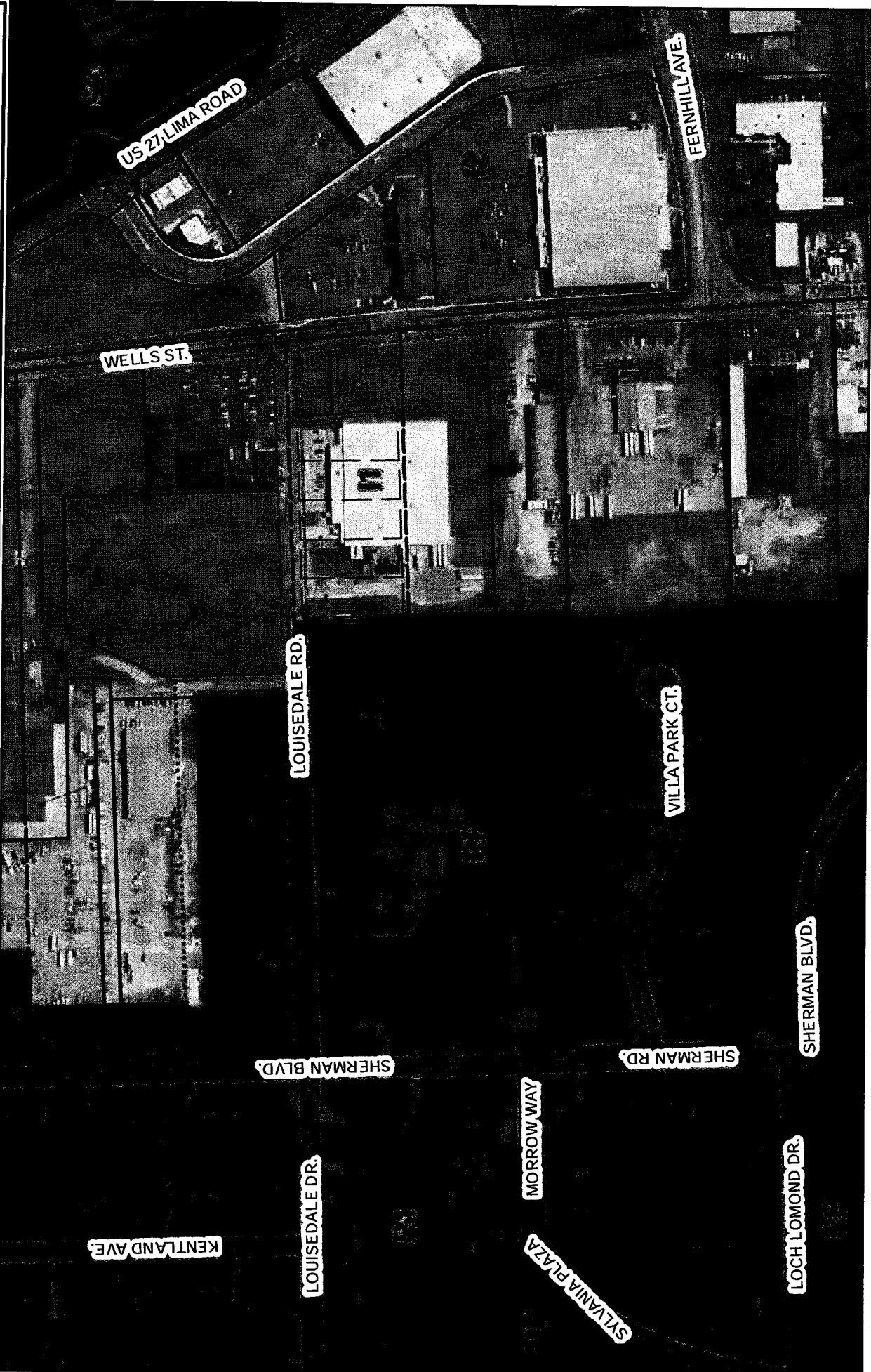
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

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.

Date: 10/17/2016



Rezoning Petition REZ-2016-0038 (729 Louisedale Dr)

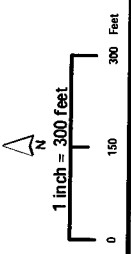


Project boundaries represented by bold colored lines are for representational purposes only.

© 2004 Board of Commissioners of the County of Allen
 All rights reserved. All other rights reserved.
 State Plane Coordinate System, East
 Photos and Contours: Spring 2009

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

Date: 10/7/2016





Stormwater Management Plan for:
PEPSI Building Addition
 3939 North Wells Street
 Fort Wayne, IN 46805

Stormwater Management Plan
 16015-0300

16015-0300-01

16015-0300-02

16015-0300-03

16015-0300-04

16015-0300-05

16015-0300-06

16015-0300-07

16015-0300-08

16015-0300-09

16015-0300-10

16015-0300-11

16015-0300-12

16015-0300-13

16015-0300-14

16015-0300-15

16015-0300-16

16015-0300-17

16015-0300-18

16015-0300-19

16015-0300-20

16015-0300-21

16015-0300-22

16015-0300-23

16015-0300-24

16015-0300-25

16015-0300-26

16015-0300-27

16015-0300-28

16015-0300-29

16015-0300-30

16015-0300-31

16015-0300-32

16015-0300-33

16015-0300-34

16015-0300-35

16015-0300-36

16015-0300-37

16015-0300-38

16015-0300-39

16015-0300-40

16015-0300-41

16015-0300-42

16015-0300-43

16015-0300-44

16015-0300-45

16015-0300-46

16015-0300-47

16015-0300-48

16015-0300-49

16015-0300-50

16015-0300-51

16015-0300-52

16015-0300-53

16015-0300-54

16015-0300-55

16015-0300-56

16015-0300-57

16015-0300-58

16015-0300-59

16015-0300-60

16015-0300-61

16015-0300-62

16015-0300-63

16015-0300-64

16015-0300-65

16015-0300-66

16015-0300-67

16015-0300-68

16015-0300-69

16015-0300-70

16015-0300-71

16015-0300-72

16015-0300-73

16015-0300-74

16015-0300-75

16015-0300-76

16015-0300-77

16015-0300-78

16015-0300-79

16015-0300-80

16015-0300-81

16015-0300-82

16015-0300-83

16015-0300-84

16015-0300-85

16015-0300-86

16015-0300-87

16015-0300-88

16015-0300-89

16015-0300-90

16015-0300-91

16015-0300-92

16015-0300-93

16015-0300-94

16015-0300-95

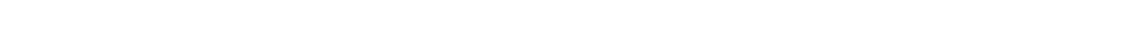
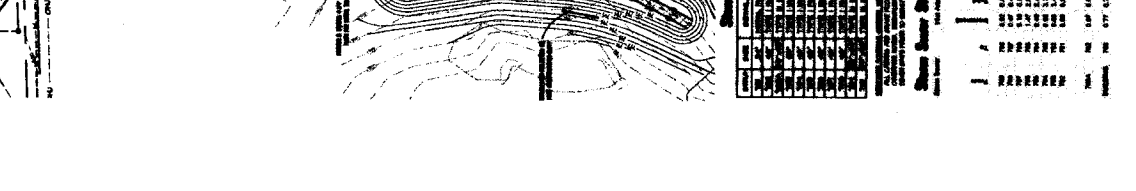
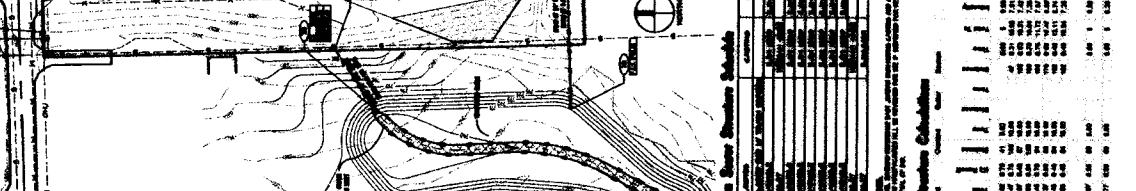
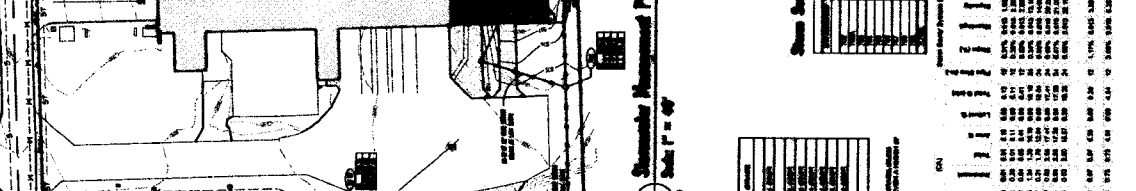
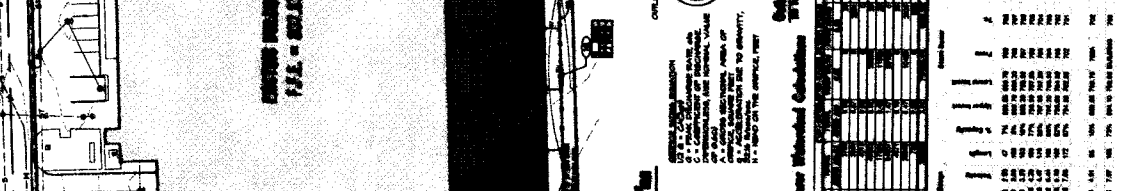
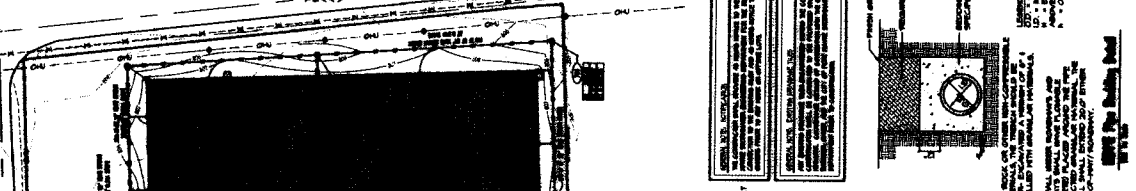
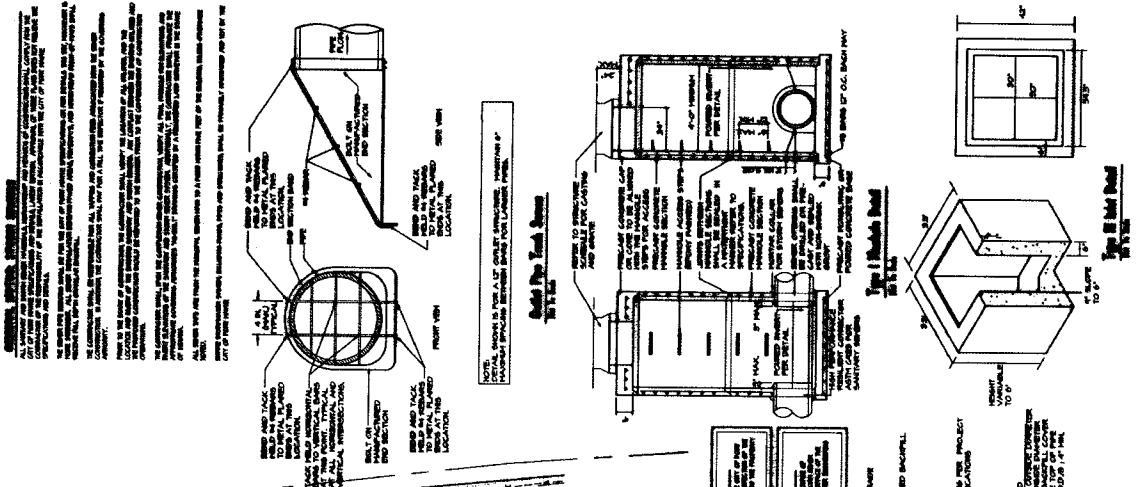
16015-0300-96

16015-0300-97

16015-0300-98

16015-0300-99

16015-0300-100



BILL NO. Z-16-10-06

REPORT OF COMMITTEE ON REGULATIONS

November 22, 2016

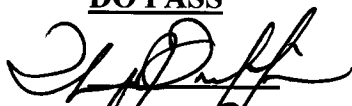
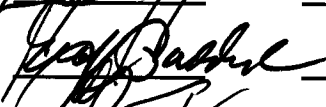

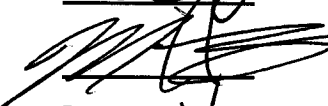
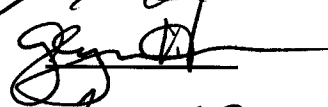


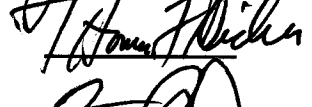
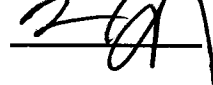
Tom Freistroffer Chair

Tom Didier Co-Chair

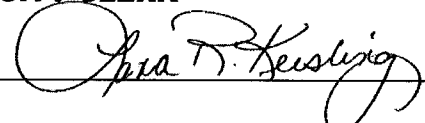
All Council Members

An Ordinance amending the City of Fort Wayne Zoning Map No. L-26 (Sec. 26 of Washington Township)

COMMITTEE ON FINANCE 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>
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: November 7, 2016.

Read the first time in full and on motion by Councilman Freistroffer.

Read the second time by title and referred to the Regulations Committee.

Read the third time in full and on motion by Councilman Freistroffer, 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: November 22, 2016


LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as
Zoning Ordinance No. Z-16-10-06 on the 22nd day of November, 2016

ATTEST:


LANA R. KEESLING
CITY CLERK


PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 23rd
of November 2016, at the hour of 9:30 o'clock A.M. E.S.T.


LANA R. KEESLING, CITY CLERK

Approved and signed by me this 28th day of November
2016, at the hour of 1:00 O'clock pm E.S.T.


THOMAS C. HENRY, MAYOR