

1 #REZ-2017-0004

2 BILL NO. Z-17-01-24

3 ZONING MAP ORDINANCE NO. Z-5-17

4 AN ORDINANCE amending the City of Fort Wayne  
5 Zoning Map No. M-22 (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 Lot Numbers 11, 12 and 13 together with the West 1/2 of the vacated alley adjoining  
12 said lots, in Figel's Addition to the City of Fort Wayne, Indiana, except that portion  
13 of said lots conveyed to the State of Indiana for highway purposes.

14 Also, Lot Numbers 14 and 15 together with the East 1/2 of the vacated alley  
15 adjoining said lots, in Figel's Addition to the City of Fort Wayne, Indiana.

16 Also, that part of Norfolk Avenue vacated and described in Document Number  
17 2016056281.

18 Also, the North 1/2 of Norfolk Avenue that lies between the West right-of-way line  
19 of Figel Avenue and the East terminus of Norfolk Avenue, in Figel's Addition to the  
20 City of Fort Wayne, Indiana.

21 Also, the West 1/2 of Figel Avenue that lies between the North right-of-way line of  
22 Norfolk Avenue and the Easterly projection of the South line of Lot 15, in Figel's  
23 Addition to the City of Fort Wayne, Indiana.

24 Total area of Proposed Zone I1: ±1.102 acres

25 and the symbols of the City of Fort Wayne Zoning Map No. M-22 (Sec. 26 of Washington  
26 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort  
27 Wayne, Indiana is hereby changed accordingly.

28 SECTION 2. If a written commitment is a condition of the Plan Commission's  
29 recommendation for the adoption of the rezoning, or if a written commitment is modified and  
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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



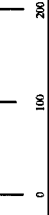
Rezoning Petition REZ-2017-0004 and Primary Development Plan PDP-2017-0003 - Prairie Farms Building Addition



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: 1/28/2017

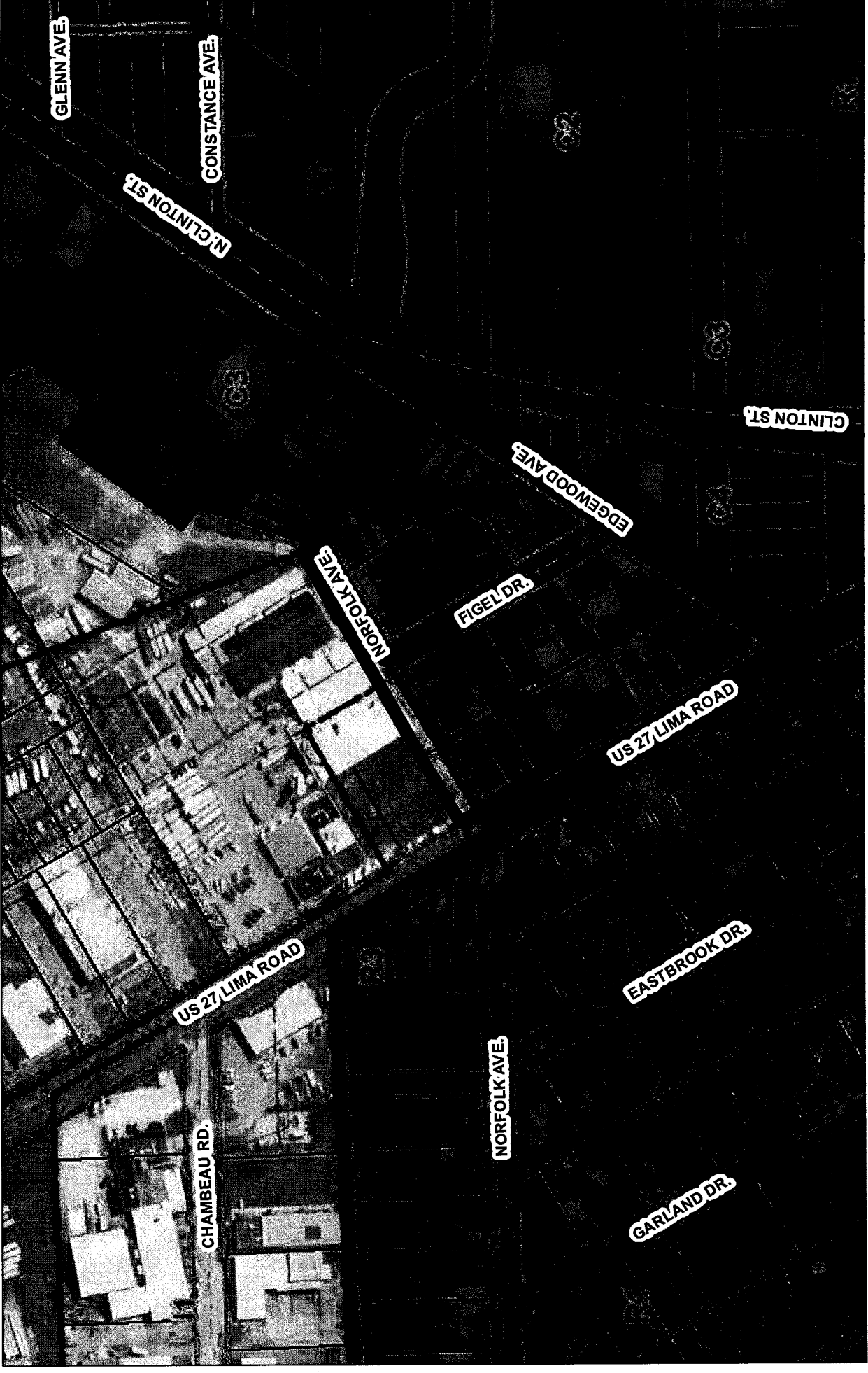


1 inch = 200 feet





**Rezoning Petition REZ-2017-0004 and Primary Development Plan PDP-2017-0003 - Prairie Farms Building Addition**



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 North American Datum 1983  
 State Plane Coordinate System, Indiana East  
 Photo and Contours: Spring 2009  
 Date: 1/19/2017



1 inch = 200 feet  
 0 100 200 Feet

**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant Chuck McQuaig  
 Address PO Box 10419  
 City Fort Wayne State IN Zip 46852  
 Telephone 260-483-6436 E-mail cmcquaig@prairiefarms.com

**Contact Person**  
 Contact Person T-E Incorporated c/o Justin Hoffman  
 Address 8620 Bluffton Road  
 City Fort Wayne State IN Zip 46809  
 Telephone 260-489-5541 E-mail jhoffman@t-einc.com

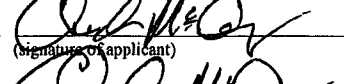
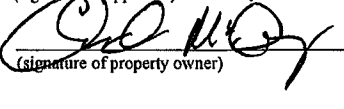
*All staff correspondence will be sent only to the designated contact person.*

**Request**  
 Allen County Planning Jurisdiction  City of Fort Wayne Planning Jurisdiction  
 Address of the property 316 & 318 Norfolk Ave & 3300 Block of Lima Rd  
 Present Zoning C3 Proposed Zoning I1 Acreage to be rezoned 0.92  
 Proposed density \_\_\_\_\_ units per acre  
 Township name Washington Township section # 26  
 Purpose of rezoning (attach additional page if necessary) To align the proposed use of the property with the appropriate zoning.  
 Sewer provider City of Fort Wayne Water provider City of Fort Wayne

*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 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.

Chuck McQuaig  12-28-16  
 (printed name of applicant) (signature of applicant) (date)  
Chuck McQuaig  12-28-16  
 (printed name of property owner) (signature of property owner) (date)  
 \_\_\_\_\_ (signature of property owner) \_\_\_\_\_ (date)  
 \_\_\_\_\_ (signature of property owner) \_\_\_\_\_ (date)

Received	Receipt No.	Hearing Date	Petition No.
1-3-17	100865	2/13/17	REZ-2017-0004

A Primary Development Plan for:

# Prairie Farms Dairy

**Owner/Developer:**  
 Prairie Farms Dairy, Inc.  
 c/o Chuck McChang  
 PO Box 10412  
 Fort Wayne, IN 46832  
 (260) 483-6436

**Site Engineer:**  
 T-E Incorporated  
 c/o Justin Hoffman, P.E., P.S.  
 8620 Bluffton Road  
 Fort Wayne, IN 46809  
 (260) 489-5341

**T-E INCORPORATED**  
 8620 Bluffton Road  
 Fort Wayne, IN 46809  
 Fax: (260) 489-5174  
 Email: TE@t-e.com

Services: Engineering • Planning • Survey • Site Development  
 Environmental • Construction Management • Construction Administration

**ZUMBRUN**  
 1110 Exchange Street  
 Fort Wayne, IN 46802

Date	No	Revision

**Prairie Farms Building Addition**  
 Primary Development Plan  
 5000 Lines Road, Fort Wayne, IN 46802  
 Zumburn Construction Company, Inc.  
 1110 Exchange Street  
 Fort Wayne, IN 46802

Date:	12/28/2016
Drawn By:	JWF
Checked By:	JWF
Job No.:	16187
Scale:	as shown
Sheet No.:	C1.1



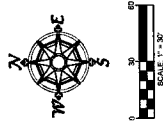
*Justin Hoffman*

**DESCRIPTION OF PROPOSED DEVELOPMENT IN GENERAL:**

Lot Numbers 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**Symbol & Line Legend**

Symbol	Description
---	Proposed Right-of-Way Line
---	Proposed Easement Line
---	Proposed Utility Line
---	Proposed Property Line
---	Proposed Building Footprint
---	Proposed Pavement
---	Proposed Driveway
---	Proposed Walkway
---	Proposed Fencing
---	Proposed Retention Wall
---	Proposed Stormwater Management
---	Proposed Landscaping
---	Proposed Utility Pole
---	Proposed Utility Box
---	Proposed Utility Valve
---	Proposed Utility Manhole
---	Proposed Utility Vault
---	Proposed Utility Tunnel
---	Proposed Utility Conduit
---	Proposed Utility Cable
---	Proposed Utility Pipe
---	Proposed Utility Duct
---	Proposed Utility Sleeve
---	Proposed Utility Enclosure
---	Proposed Utility Structure
---	Proposed Utility Facility
---	Proposed Utility Installation
---	Proposed Utility System
---	Proposed Utility Network
---	Proposed Utility Infrastructure
---	Proposed Utility Services
---	Proposed Utility Operations
---	Proposed Utility Maintenance
---	Proposed Utility Safety
---	Proposed Utility Security
---	Proposed Utility Compliance
---	Proposed Utility Standards
---	Proposed Utility Regulations
---	Proposed Utility Codes
---	Proposed Utility Ordinances
---	Proposed Utility Agreements
---	Proposed Utility Contracts
---	Proposed Utility Licenses
---	Proposed Utility Permits
---	Proposed Utility Approvals
---	Proposed Utility Certifications
---	Proposed Utility Registrations
---	Proposed Utility Qualifications
---	Proposed Utility Experiences
---	Proposed Utility References
---	Proposed Utility Recommendations
---	Proposed Utility Conclusions
---	Proposed Utility Summaries
---	Proposed Utility Appendices
---	Proposed Utility Bibliographies
---	Proposed Utility Glossaries
---	Proposed Utility Indexes
---	Proposed Utility Tables
---	Proposed Utility Figures
---	Proposed Utility Maps
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---	Proposed Utility Comments
---	Proposed Utility Questions
---	Proposed Utility Answers
---	Proposed Utility Requests
---	Proposed Utility Offers
---	Proposed Utility Proposals
---	Proposed Utility Applications
---	Proposed Utility Submissions
---	Proposed Utility Deliverables
---	Proposed Utility Outputs
---	Proposed Utility Results
---	Proposed Utility Findings
---	Proposed Utility Recommendations
---	Proposed Utility Conclusions
---	Proposed Utility Summaries



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

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**Department of Planning Services**

Title of Ordinance: Zoning Map Amendment  
Case Number: REZ-2017-0004  
Bill Number: Z-17-01-24  
Council District: 3-Tom Didier

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Introduction Date: January 24, 2017

Plan Commission  
Public Hearing Date: February 13, 2017 (not heard by Council)

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

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Synopsis of Ordinance: To rezone approximately 1.10 acres of property from C3-General Commercial  
to I1-Limited Industrial

Location: South of 3400 Lima Road

Reason for Request: To allow for an expansion of Prairie Farms Dairy at 3400 Lima Road.

Applicant: Prairie Farms Dairy, Inc.

Property Owner: Prairie Farms Dairy, Inc.

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Related Petitions: Primary Development Plan, Prairie Farms Dairy, VROW-2017-0001

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Effect of Passage: Property will be rezoned to the I1-Limited district, which will allow  
Prairie Farms Dairy, Inc. to expand to the south.

Effect of Non-Passage: The property will remain zoned C3-General Commercial and may  
redevelop with commercial uses. A dairy is not a permitted use.

**REPORT OF COMMITTEE ON REGULATIONS**

**February 28, 2017**

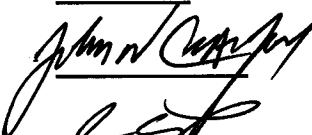

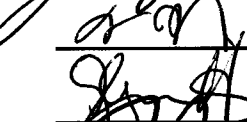


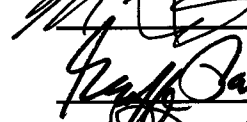

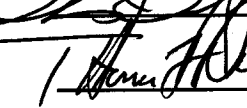
**John Crawford Chair**

**Michael Barranda Co-Chair**

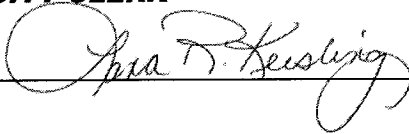
**All Council Members**

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. M-22 (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: February 13, 2017.

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

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

Read the third time in full and on motion by Councilman Crawford, 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: February 28, 2017




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LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Zoning Ordinance No. Z-17-01-24 on the 28th day of February, 2017

ATTEST:




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LANA R. KEESLING  
CITY CLERK




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PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 1st of March 2017, at the hour of 10:15 o'clock A.M. E.S.T.




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LANA R. KEESLING, CITY CLERK

Approved and signed by me this 6<sup>TH</sup> day of MARCH 2017, at the hour of 10:00 O'clock AM . E.S.T.




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THOMAS C. HENRY, MAYOR