

1                   **REZ-2017-0027**  
2                   **BILL NO. Z-17-06-44**

3                                   **ZONING MAP ORDINANCE NO. Z-17-17**

4                                   **AN ORDINANCE amending the City of Fort Wayne**  
5                                   **Zoning Map No. V-30 (Sec. 22 of St. Joseph 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 C3 (General  
9                   Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort  
10                   Wayne, Indiana:

11                   **PARCEL I:**

12                   A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE QUARTER OF SECTION 22,  
13                   TOWNSHIP 31 NORTH, RANGE 13 EAST, ALLEN COUNTY, INDIANA, AND MORE  
14                   PARTICULARLY DESCRIBED AS FOLLOWS:

15                   COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE QUARTER  
16                   OF SECTION 22, TOWNSHIP 31 NORTH, RANGE 13 EAST, AS NOW ESTABLISHED;  
17                   THENCE NORTH 0 DEGREES 00 MINUTES EAST (BEARING BASIS FOR  
18                   DESCRIPTION) ALONG THE WEST LINE OF SAID SOUTHWEST ONE QUARTER AS  
19                   NOW ESTABLISHED, A DISTANCE OF 566.28 FEET; THENCE NORTH 89 DEGREES 34  
20                   MINUTES EAST, A DISTANCE OF 282.29 FEET TO THE POINT OF BEGINNING.  
21                   BEGINNING AT THE ABOVE DESCRIBED POINT; THENCE NORTH 15 DEGREES 10  
22                   MINUTES 22 SECONDS EAST, A DISTANCE OF 474.44 FEET; THENCE NORTH 83  
23                   DEGREES 30 MINUTES EAST, A DISTANCE OF 177.15 FEET; THENCE SOUTH 74  
24                   DEGREES 49 MINUTES 38 SECONDS EAST, A DISTANCE OF 145.37 FEET; THENCE  
25                   SOUTH 15 DEGREES 10 MINUTES 22 SECONDS WEST, A DISTANCE OF 28.0 FEET;  
26                   THENCE SOUTH 74 DEGREES 49 MINUTES 38 SECONDS EAST, A DISTANCE OF  
27                   126.85 FEET; THENCE SOUTH 15 DEGREES 10 MINUTES 22 SECONDS WEST, A  
28                   DISTANCE OF 295.0 FEET; THENCE SOUTH 74 DEGREES 49 MINUTES 38  
29                   SECONDS EAST, A DISTANCE OF 108.68 FEET; THENCE SOUTH 15 DEGREES 10  
30                   MINUTES 22 SECONDS WEST, A DISTANCE OF 346.20 FEET; THENCE SOUTH 89  
                 DEGREES 34 MINUTES 00 SECONDS WEST, A DISTANCE OF 140.76 FEET; THENCE  
                 ON A CURVE TO THE RIGHT HAVING A RADIUS OF 200.0 FEET, AN ARC LENGTH OF  
                 54.99 FEET AND BEING SUBTENDED BY A CHORD OF 54.82 FEET BEARING NORTH  
                 82 DEGREES 33 MINUTES 25 SECONDS WEST; THENCE NORTH 74 DEGREES 40  
                 MINUTES 49 SECONDS WEST, A DISTANCE OF 85.46 FEET; THENCE NORTH 54  
                 DEGREES 11 MINUTES 26 SECONDS WEST, A DISTANCE OF 65.54 FEET; THENCE  
                 NORTH 44 DEGREES 24 MINUTES 49 SECONDS WEST, A DISTANCE OF 63.78 FEET;  
                 THENCE NORTH 31  
                 DEGREES 45 MINUTES 55 SECONDS WEST, A DISTANCE OF 39.38 FEET; THENCE  
                 NORTH 38 DEGREES 27 MINUTES 56 SECONDS WEST, A DISTANCE OF 155.32 FEET  
                 TO THE POINT OF BEGINNING, CONTAINING 7.37 ACRES OF LAND, MORE OR LESS.

                 and the symbols of the City of Fort Wayne Zoning Map No. V-30 (Sec. 22 of St. Joseph


1 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort  
2 Wayne, Indiana is hereby changed accordingly.

3  
4 SECTION 2. If a written commitment is a condition of the Plan Commission's  
5 recommendation for the adoption of the rezoning, or if a written commitment is modified and  
6 approved by the Common Council as part of the zone map amendment, that written  
7 commitment is hereby approved and is hereby incorporated by reference.

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9 SECTION 3. That this Ordinance shall be in full force and effect from and after its  
10 passage and approval by the Mayor.

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12 \_\_\_\_\_  
13 Council Member

14 APPROVED AS TO FORM AND LEGALITY:

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17 Carol T. Helton, City Attorney

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**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant Stellhorn Village Partners, LLC  
 Address 10734 Sky Prairie Street  
 City Fishers State Indiana Zip 46037  
 Telephone 812-345-2498 E-mail rmccormack@mccdev.com

**Contact Person**  
 Contact Person Robert McCormack *Henry*  
 Address 10734 Sky Prairie Street  
 City Fishers State Indiana Zip 46037  
 Telephone 812-345-2498 E-mail rmccormack@mccdev.com


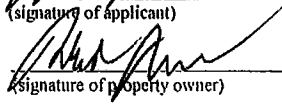
*All staff correspondence will be sent only to the designated contact person.*

**Request**  
 Allen County Planning Jurisdiction  City of Fort Wayne Planning Jurisdiction  
 Address of the property 4522 Maplecrest Road, Fort Wayne, Indiana 46835  
 Present Zoning C2 Proposed Zoning C3 Acreage to be rezoned 7.37 Acres  
 Proposed density N/A units per acre  
 Township name St. Joseph Township section # 22  
 Purpose of rezoning (attach additional page if necessary) Applicant seeks to use the real property for commercial / retail, warehouse and storage purposes, including self-storage.  
 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.

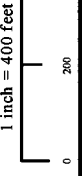
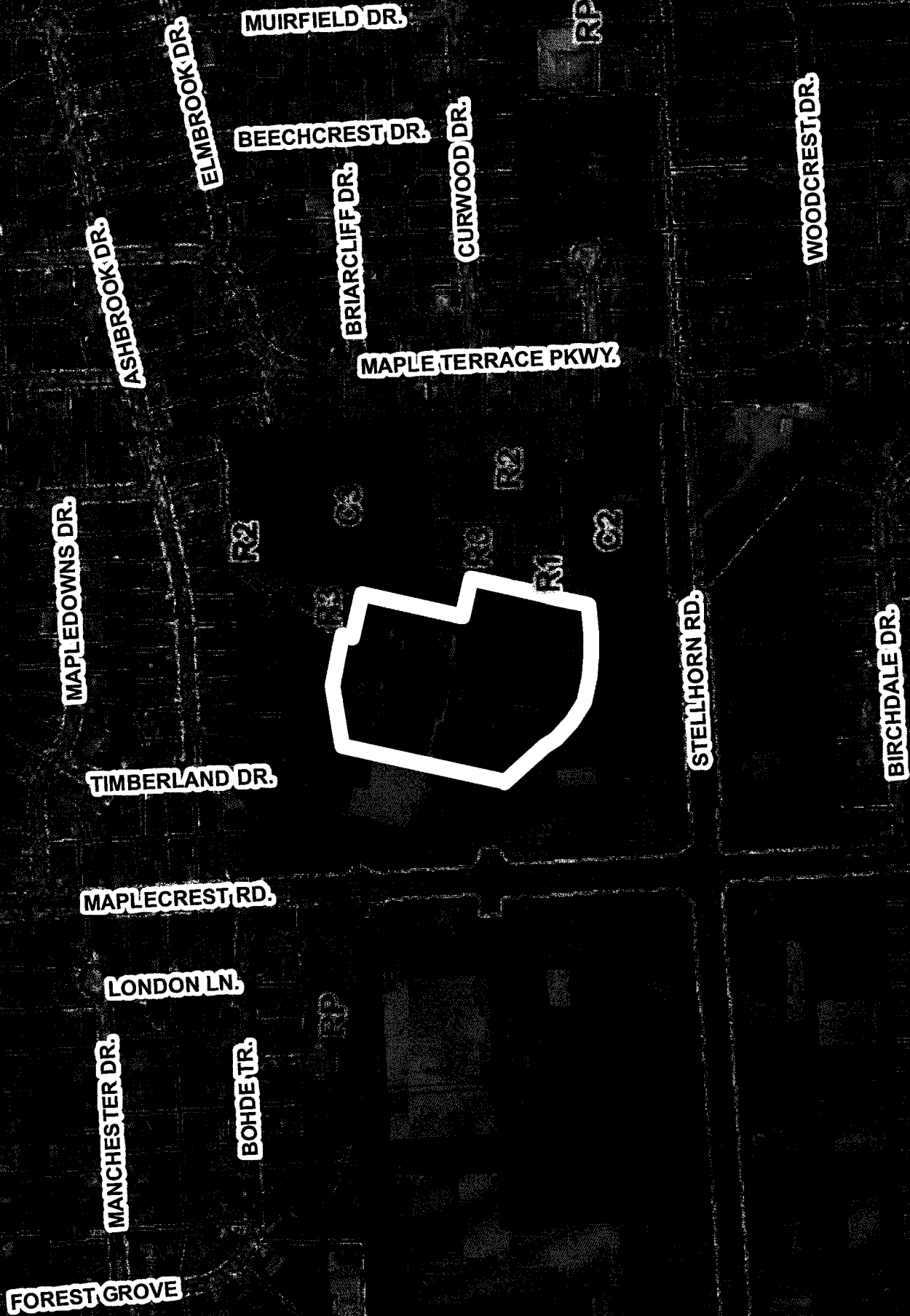
<u>Robert McCormack</u> (printed name of applicant)	 (signature of applicant)	<u>5/31/17</u> (date)
<u>Robert McCormack</u> (printed name of property owner)	 (signature of property owner)	<u>5/31/17</u> (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

Received	Receipt No.	Hearing Date	Petition No.
<u>6-6-17</u>	<u>124072</u>	<u>7-10-17</u>	<u>REZ-2017-0037</u>



1 inch = 400 feet  
0 200 400 Feet

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 Contour: Spring 2009  
Date: 6/29/17



Although vertical 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: 02/02/17





**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-2017-0027  
Bill Number: Z-17-06-44  
Council District: 1-Paul Ensley

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Introduction Date: June 27, 2017

Plan Commission  
Public Hearing Date: July 10, 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 7.37 acres of property from C2-Limited Commercial  
to C3-General Commercial

Location: 4522 Maplecrest Road

Reason for Request: To allow the existing vacant grocery store (former Scott's) to be redeveloped  
as indoor self-storage.

Applicant: Stellhorn Village Partners, LLC

Property Owner: MacKids, Inc.

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Related Petitions: none

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Effect of Passage: Property will be rezoned to the C3-General Commercial zoning district  
for the purpose of redeveloping the former grocery store site, utilizing the  
existing building and parking.

Effect of Non-Passage: The property will remain zoned C2-Limited Retail. The site can be  
redeveloped with certain retail and commercial uses. Self-storage is not a  
permitted use.

**BILL NO. Z-17-06-44**

**REPORT OF COMMITTEE ON REGULATIONS**

**August 8, 2017**

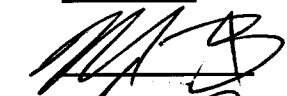


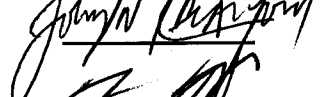


***Michael Barranda Chair***

***John Crawford Co-Chair***

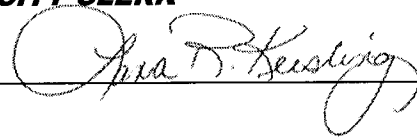
***All Council Members***

An Ordinance amending the City of Fort Wayne Zoning Map No. V-30 (Sec. 22 of St. Joseph 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: July 10, 2017


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

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

Read the third time in full and on motion by Councilman Barranda, 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ENSLEY	<input type="checkbox"/>	<input checked="" 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: August 8, 2017

  
 \_\_\_\_\_  
 LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as  
 Zoning Ordinance No. Z-17-06-44 on the 8th day of August, 2017

ATTEST:

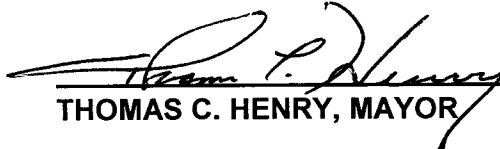
  
 \_\_\_\_\_  
 LANA R. KEESLING  
 CITY CLERK

  
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 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 8th  
 of August 2017, at the hour of 10:10 o'clock A.M. E.S.T.

  
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 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 9<sup>TH</sup> day of August  
 2017, at the hour of 12:00 O'clock PM E.S.T.

  
 \_\_\_\_\_  
 THOMAS C. HENRY, MAYOR