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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

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Speedway LLC
 Address 500 Speedway Drive
 City Enon State OH Zip 45323
 Telephone 317-833-1219 E-mail mrfriz@speedway.com

Contact Person
 Contact Person Eric Carter
 Address 10505 N. College Avenue
 City Indianapolis State IN Zip 46280
 Telephone 317-846-6611 E-mail cartere@weihe.net

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 SW corner of Wallen Road and Coldwater Road
 Present Zoning RP Proposed Zoning C2 Acreage to be rezoned 1.36
 Proposed density _____ units per acre
 Township name Washington Township section # 12
 Purpose of rezoning (attach additional page if necessary) _____
To rezone to C2 in order to match the existing Speedway site (C2)
 Sewer provider Ft. Wayne Water provider Ft. 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.

Matt Fritz

_____	_____	_____
(printed name of applicant)	(signature of applicant)	(date)
<u>John Bellio</u>	<u>By: John Bellio member</u>	<u>10-23-17</u>
(printed name of property owner)	(signature of property owner)	(date)
<u>Coldwater Villages LLC.</u>	_____	_____
(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>11/9/17</u>	<u>125641</u>	<u>12/15/17</u>	<u>ReZ-2017-0051</u>

**Department of Planning Services
Rezoning Petition Application**

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 City Enon State OH Zip 45323
 Telephone 317-833-1219 E-mail mrfrtiz@speedway.com

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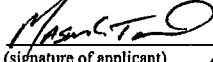
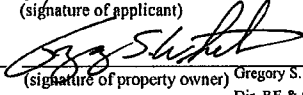
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Mason C. Townsend (printed name of applicant)  (signature of applicant) 10/23/17 (date)
Speedway LLC (printed name of property owner)  (signature of property owner) 10/23/17 (date)
 _____ (printed name of property owner) _____ (signature of property owner) _____ (date)
 _____ (printed name of property owner) _____ (signature of property owner) _____ (date)

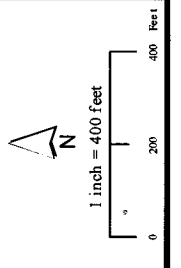
APPROVED AS TO FORM
 K.A. 10/18

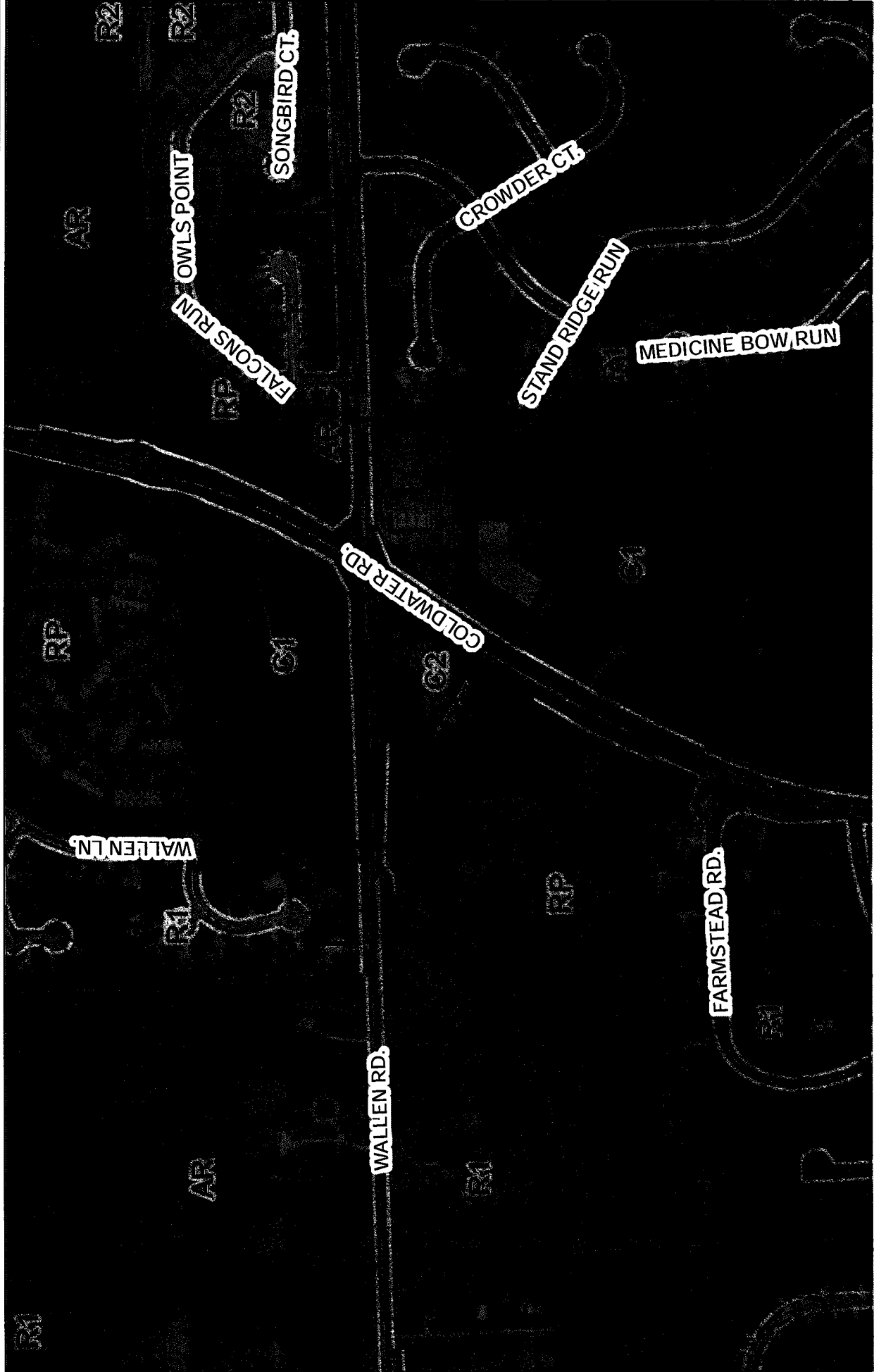
Received	Receipt No.	Hearing Date	Petition No.



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: 11/17/2017

Areas depicted with bold lines are for representational purposes only.

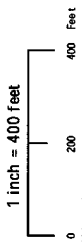




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© 2004 Board of Commissioners of the County of Allen
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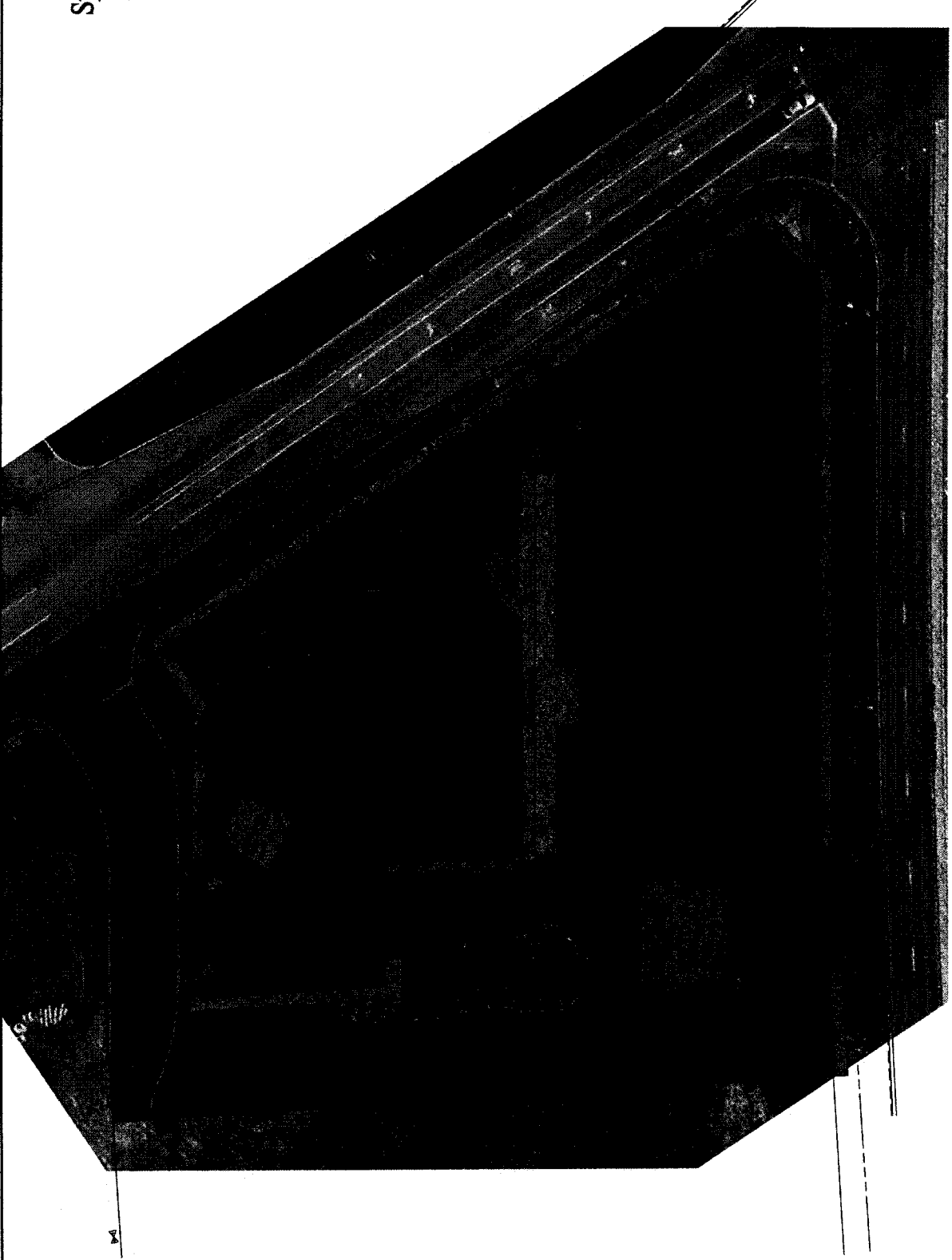
Areas depicted with bold lines are for representational purposes only.



Speedway 7071
FT. WAYNE

Date: 2017-10-26

SCALE: 1" = 20'



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

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2017-0051
Bill Number: Z-17-11-17
Council District: 3-Tom Didier

Introduction Date: November 28, 2017

Plan Commission
Public Hearing Date: December 11, 2017 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 1.36 acres of property from RP-Planned Residential to C2-Limited Commercial

Location: Southwest corner of Wallen Road and Coldwater Road

Reason for Request: To bring the property into the commercial district to match the existing Speedway development site.

Applicant: Speedway LLC

Property Owners: Speedway LLC

Related Petitions: Primary Development Plan and Special Use Petition, Speedway Store

Effect of Passage: Property will be rezoned to the C2-Limited Commercial district, which will match the zoning of the adjacent property owned by Speedway. They will then seek a Special Use approval for a gas station and convenience store.

Effect of Non-Passage: The site will remain zoned RP-Planned Residential and may be developed as such. A Special Use approval for a gas station is not an option in the RP district. Adding this ground to the development site will allow for safer vehicular access.

BILL NO. Z-17-11-17

REPORT OF COMMITTEE ON REGULATIONS

January 9, 2018

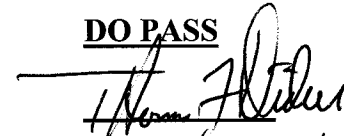
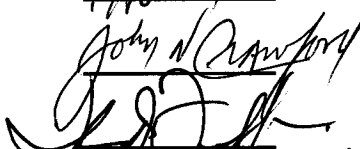
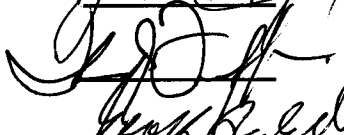
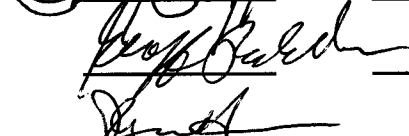

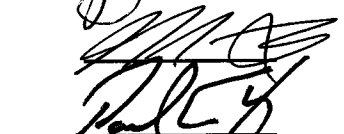
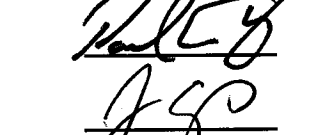
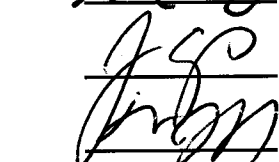
Thomas Didier Chair

Paul Ensley Co-Chair

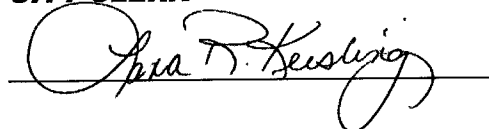
All Council Members

An Ordinance amending the City of Fort Wayne Zoning Map No. N-50 (Sec. 12 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

<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: December 11, 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 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: January 9, 2018



 LANA R. KEESLING, CITY CLERK


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

Zoning Ordinance No. Z-17-11-17 on the 9th day of January, 2018

ATTEST:



 LANA R. KEESLING
 CITY CLERK



 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th of January 2018, at the hour of 8:55 o'clock A.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 10th day of JANUARY 2017, at the hour of 1:00 O'clock PM E.S.T.



 THOMAS C. HENRY, MAYOR