

1 #REZ-2018-0050

2 BILL NO. Z-18-11-02

3
4 ZONING MAP ORDINANCE NO. Z- 31-18

5 AN ORDINANCE amending the City of Fort Wayne
6 Zoning Map No. K-58 (Sec. 3 of Washington Township)

7 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
8 INDIANA:

9 SECTION 1. That the area described as follows is hereby designated a C2 (Limited
10 Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
11 Wayne, Indiana:

12 Part of Rousseau's Out Lot Number 2, as recorded in Plat Book 7, page 50 in the
13 Office of the Recorder of Allen County, Indiana, based on an original survey by John
14 C. Sauer, Indiana Professional Surveyor Number S0364 of Sauer Land Surveying,
15 Inc., Survey No. BOP-001, dated October 2, 2018, and being more particularly
described as follows, to-wit:

16 Beginning at a concrete right-of-way monument at the point of intersection of the
17 North line of said Out Lot Number 2 and the East right-of-way line of Lima Road
18 (State Road #3); thence South 01 degrees 26 minutes 40 seconds East (GPS grid
19 bearing and the basis of all bearing in this description), on and along said East right-
20 of-way line, a distance of 202.52 feet to a #5 rebar at the point of intersection of said
21 East right-of-way line with the South line of a 0.709 acre base tract of real estate
22 described in a deed to Springmill Woods Development, LLC, in Document Number
23 2017051824 in the Office of the Recorder of Allen County, Indiana; thence North 88
24 degrees 30 minutes 01 seconds East, on and along said South line, a distance of
25 185.82 feet to a #5 rebar; thence South 01 degrees 29 minutes 13 seconds East, on
26 and along a West line of said 0.709 acre base tract, a distance of 25.60 feet to a #3
27 rebar; thence North 88 degrees 32 minutes 13 seconds East, on and along a South
28 line of said 0.709 acre base tract, a distance of 89.70 feet to a #3 rebar at the
29 Northwest corner of a base tract of real estate described in a deed to Springmill
30 Woods Development, LLC, in Document Number 2017054226 in the Office of the
Recorder; thence South 01 degrees 40 minutes 28 seconds East, on and along the
West line of said base tract, a distance of 160.60 feet to the Southwest corner thereof,
being a point on the North line of a 1.97 acre tract of real estate described in a deed
to Lancia Properties, LLC, in Document Number 2012073631 in the Office of the
Recorder; thence North 88 degrees 05 minutes 21 seconds East, on and along said
North line, a distance of 180.70 feet to a #3 rebar at the Northeast corner thereof,

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being a point on the East line of Out Lot Number 2; thence North 02 degrees 00 minutes 49 seconds West, on and along said East line, a distance of 381.01 feet to a #5 rebar at the Northeast corner thereof; thence South 89 degrees 19 minutes 12 seconds West, on and along said North line, a distance of 453.13 feet to the point of beginning, containing 2.898 acres of land, subject to all easements of record.

and the symbols of the City of Fort Wayne Zoning Map No. K-58 (Sec. 3 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.


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 Springmill Woods Development, LLC
 Address 9430 Lima Road, Suite A
 City Fort Wayne State IN Zip 46818
 Telephone 260-489-4433 E-mail 9430@lanciahomes.com

Contact Person
 Contact Person Jim Lancia
 Address same
 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 9522 Lima Road, Fort Wayne, IN 46818
 Present Zoning R1 Proposed Zoning C2 Acreage to be rezoned 2.898 acres
 Proposed density n/a units per acre
 Township name Washington Township section # 3
 Purpose of rezoning (attach additional page if necessary) To develop an Office Park with an adjacent restaurant site
 Sewer provider City of Fort Wayne Water provider City of Fort 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 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.

Springmill Woods Dev LLC (printed name of applicant) [Signature] (signature of applicant) 10/1/18 (date)
Springmill Woods Dev LLC (printed name of property owner) [Signature] (signature of property owner) 10/1/18 (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.
10-3-18	128452	11-5-18	RCZ-2018-0050

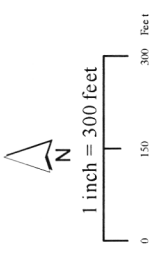


Rezoning Petition REZ-2018-0050 and Primary Development Plan PDP-2018-0042 - Belinni Office Park



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Project Boundaries Represented with Bold Lines are for Representational Purposes Only





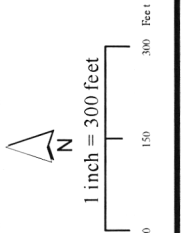
Rezoning Petition REZ-2018-0050 and Primary Development Plan PDP-2018-0042 - Belinni Office Park



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 Date: 10/25/2018

Project Boundaries Represented with Bold Lines are for Representational Purposes Only



City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2018-0050
Bill Number: Z-18-11-02
Council District: 3-Tom Didier

Introduction Date: November 13, 2018

Plan Commission
Public Hearing Date: November 5, 2018 (not heard by Council)

Next Council Action: Ordinance will return to Council after recommendation by the
Plan Commission (on or after November 19, 2018)

Synopsis of Ordinance: To rezone approximately 2.89 acres of property from R1/Single Family
Residential to C2/Limited Commercial

Location: 9522 Lima Road

Reason for Request: To allow for a 3-building office development with outlot for commercial use.

Applicant: Springmill Woods Development, LLC

Property Owner: Springmill Woods Development, LLC

Related Petitions: Primary Development Plan, Belinni Office Park

Effect of Passage: Property will be rezoned to the C2/Limited Commercial district which
will allow office and retail uses.

Effect of Non-Passage: The property will remain zoned R1/Single Family Residential and may
redevelop with single-family uses.

BILL NO. Z-18-11-02

REPORT OF COMMITTEE ON REGULATIONS

December 11, 2018

Paul Ensley Chair

Thomas Didier Co-Chair

All Council Members

An Ordinance amending the City of Fort Wayne Zoning Map No. K-58 (Sec. 3 of Washington Township)

To rezone approximately 2.89 acres of property from R1/Single Family Residential to C2/Limited

9522 Lima Road

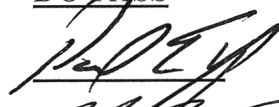



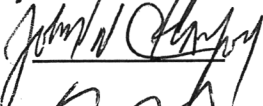
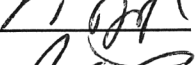

COMMITTEE ON REGULATIONS HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

DO PASS

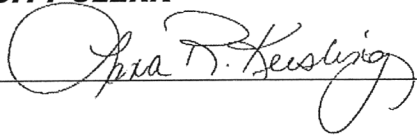
DO NOT PASS

ABSTAIN

NO REC

	_____	_____	_____
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**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: N/A

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

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

Read the third time in full and on motion by Councilman Ensley, 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

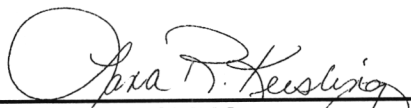
DATED: December 11, 2018



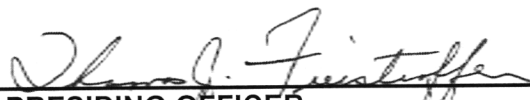
 LANA R. KEESLING, CITY CLERK

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

Zoning Ordinance No. Z-18-11-02 on the 11th day of December, 2018



 LANA R. KEESLING
 CITY CLERK



 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th of December 2018, at the hour of 10:15 o'clock A.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 13TH day of December

2018, at the hour of 10:00 O'clock Am E.S.T.

FORT WAYNE, INDIANA
RECEIVED
 DEC 13 2018
 LANA R. KEESLING
 CITY CLERK



 THOMAS C. HENRY, MAYOR