

1 #REZ-2020-0016

2 BILL NO. Z-20-05-20

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4 ZONING MAP ORDINANCE NO. Z- 18-20

5 AN ORDINANCE amending the City of Fort Wayne  
6 Zoning Map No. N-27 (Sec. 25 of Wayne 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 an I2  
10 (General Industrial) District under the terms of Chapter 157 Title XV of the Code of the City  
11 of Fort Wayne, Indiana:

12 A part of Lots Numbered 35, 36, 44, 47 and 50 and part of vacated Sylvia Street in  
13 Home Gardens Addition, as recorded in Plat Book 8, page 79 in the Office of the  
14 Recorder of Allen County, Indiana, described as follows:

15 BEGINNING at the Northeast corner of Lot Number 35 in said Home Gardens  
16 Addition; thence South 01 degrees 57 minutes 55 seconds East along the West right-  
17 of-way of John Street, a distance of 155.33 feet; thence South 12 degrees 00 minutes  
18 10 seconds West along the West right-of-way of John Street per plans for U.S. 27  
19 Project 575 (12), a distance of 57.76 feet; thence South 02 degrees 02 minutes 00  
20 seconds East along said West right-of-way line, a distance of 120.00 feet; thence  
21 South 66 degrees 41 minutes 47 seconds West along the Northwesterly right-of-way  
22 line of said U.S. #27, a distance of 40.13 feet; thence North 55 degrees 33 minutes  
23 00 seconds West along the Northeasterly right-of-way line of said U.S. #27, a  
24 distance of 320.00 feet; thence North 02 degrees 00 minutes 10 seconds West  
25 parallel with the West line of said Lot Number 35, a distance of 184.31 feet; thence  
26 North 88 degrees 17 minutes 21 seconds East parallel with the North line of said Lot  
27 Number 35, a distance of 308.82 feet to the West right-of-way line of John Street;  
28 thence South 01 degree 57 minutes 55 seconds East long said West line, a distance of  
29 26.92 feet to the Point of Beginning.

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

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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.

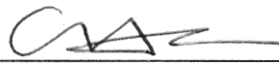
SECTION 3. That this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.



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Council Member

APPROVED AS TO FORM AND LEGALITY:



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Carol T. Helton, City Attorney



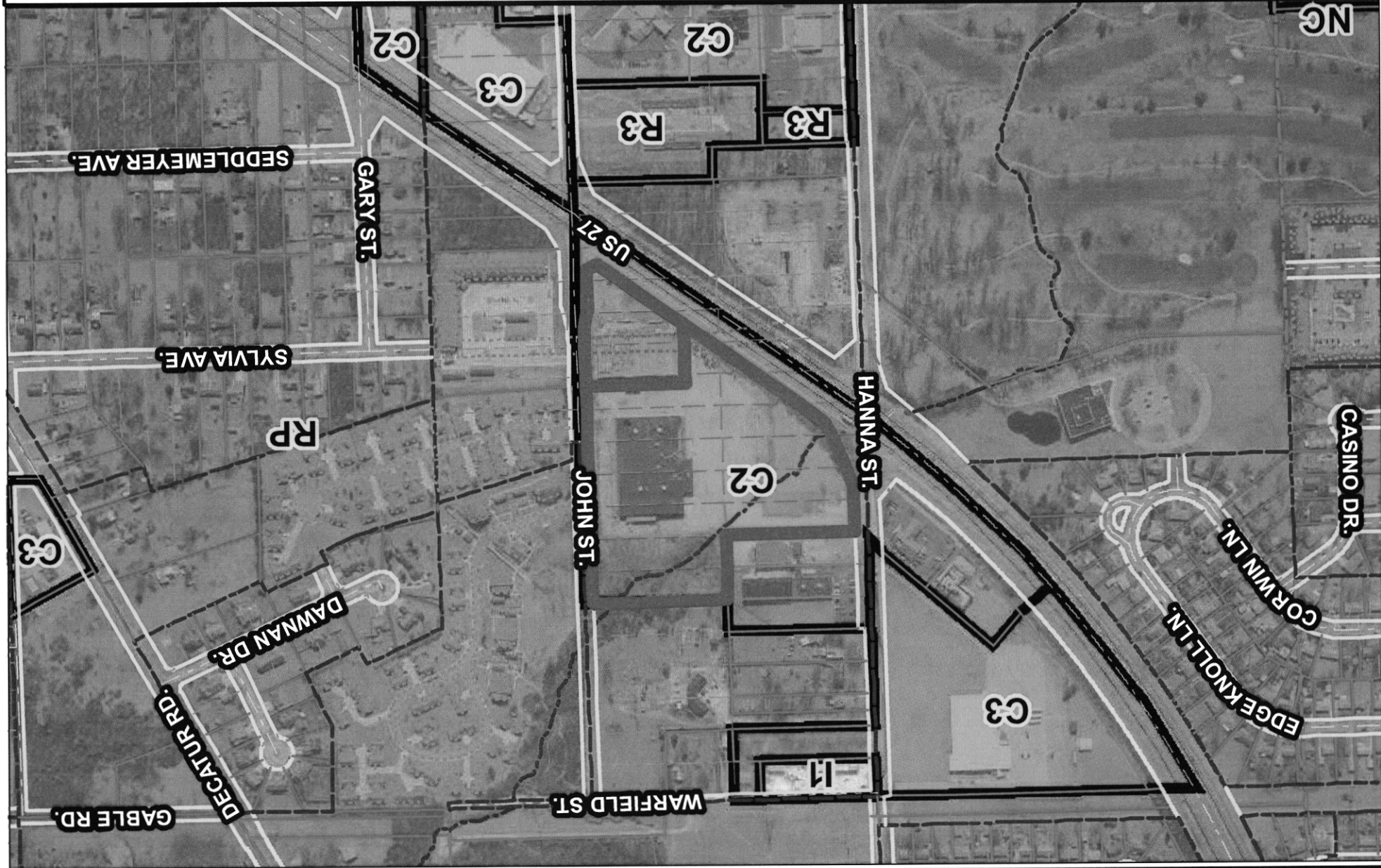
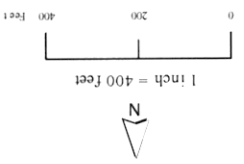
Although strict accuracy standards have been employed in the completion of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.  
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North American Datum 1983  
State Plane Coordinate System, Indiana East  
Photos and Contour: Spring 2009  
Date: 5/13/2020



1 inch = 400 feet



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Rezoning Petition REZ-2020-0015 and 0016 - 6901 and 6905 S Hanna St



Vendor - 15208

6905

Department of Planning Services  
Rezoning Petition Application

**Applicant**  
Applicant Quion Enterprises LLC  
Address P.O. Box 11772  
City Ft. Wayne State IN Zip 46860-1772  
Telephone 260-437-5886 E-mail melissaglaze@quointent.com

**Contact Person**  
Contact Person Bruce Watson  
Address 9609 Ardmore Ave.  
City Ft. Wayne State IN Zip 46809  
Telephone 260-918-3718 E-mail bruce\_watson@fwmetals.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 6905 S. Hanna St., Ft. Wayne, IN 46816  
Present Zoning C2 Proposed Zoning I2 Acreage to be rezoned 2.01  
Proposed density .5 units/ acre (1 unit total) units per acre  
Township name Wayne Township section # Section 25  
Purpose of rezoning (attach additional page if necessary) Changing use of property from Commercial to light manufacturing.  
Sewer provider City Utilities Water provider City Utilities

**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.

Bruce Watson (printed name of applicant) [Signature] (signature of applicant) 26 March 2020 (date)  
Melissa Glaze (printed name of property owner) [Signature] (signature of property owner) March 26, 2020 (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>4-1-2020</u>	<u>133615</u>	<u>MAY 11 20</u>	<u>REZ-2020-0016</u>

Attw, [Signature] Patrick RAN  
RE 24



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-2020-0016  
Bill Number: Z-20-05-20  
Council District: 6-Sharon Tucker

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Introduction Date: May 26, 2020

Plan Commission  
Public Hearing Date: May 27, 2020 (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 2.0 acres from C2/Limited Commercial to  
I2/General Industrial.

Location: 6905 South Hanna

Reason for Request: To allow the underutilized property to be redeveloped with indoor light  
manufacturing and job training.

Applicant: Quoin Enterprises

Property Owner: Quoin Enterprises

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Related Petitions: none

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Effect of Passage: Property will be rezoned to the I2/General Industrial district which will  
allow the redevelopment of the property.

Effect of Non-Passage: The property will remain zoned for commercial purposes. The proposed  
redevelopment will not be permitted.

**REPORT OF COMMITTEE ON REGULATIONS**

**June 9, 2020**

***Tom Freistroffer Chair***


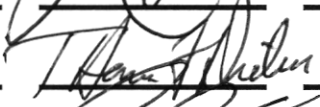


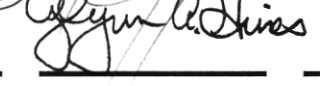
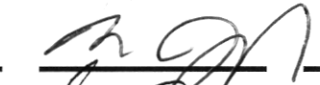


***Glynn Hines Co-Chair***

***All Council Members***

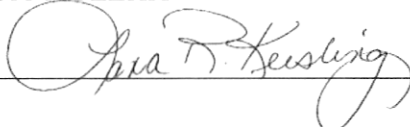
An Ordinance amending the City of Fort Wayne Zoning Map No. N-27 (Sec. 25 of Wayne Township)

*To rezone approximately 2.0 acres from C2/Limited Commercial to I2/General Industrial at 6905 South Hanna*

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

<u>COUNCIL MEMBER</u>	<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>
ARP			
CHAMBERS			
DIDIER			
ENSLEY			
FREISTROFFER			
HINES			
JEHL			
PADDOCK			
TUCKER			

**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date: 05/27/2020

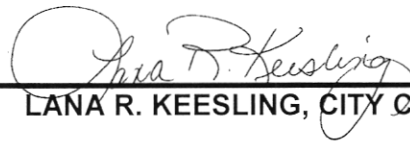
Read the first time in full and on motion by Councilperson Freistroffer.

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

Read the third time in full and on motion by Councilperson 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"/>
CHAMBERS	<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"/>
TUCKER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATED: June 9, 2020

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

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

Zoning No. Z-20-05-20 on the 9th day of June, 2020

ATTEST:

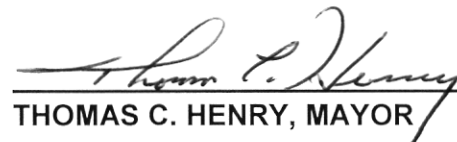
  
 \_\_\_\_\_  
 LANA R. KEESLING  
 CITY CLERK

  
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 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10<sup>th</sup> day of June 2020, at the hour of 10:30 o'clock E.S.T.

  
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 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 10<sup>th</sup> day of June 2020, at the hour of 3:00 o'clock PM E.S.T.

  
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 THOMAS C. HENRY, MAYOR

