

1 #REZ-2020-0022

2 BILL NO. Z-20-06-03

3  
4 ZONING MAP ORDINANCE NO. Z-24-20

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 C3 (General  
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 the North Half of the Northeast Fractional Quarter of Section 3, Township 31  
13 North, Range 12 East, Allen County, Indiana, more particularly described as follows,  
14 to-wit:

15 COMMENCING at the Northeast corner of said Northeast Fractional Quarter; thence  
16 South 01 degrees 14 minutes 43 seconds East (bearings in this description are based  
17 on the INDOT bearing for State Road #3), on and along the East line of said  
18 Northeast Fractional Quarter, a distance of 1650.66 feet to the Southeast corner of  
19 the North Half of said Northeast Fractional Quarter as established in Surveyor's  
20 Record "C", page 153; thence South 88 degrees 43 minutes 10 seconds West, on and  
21 along the South line of said North Half, a distance of 1983.05 feet to a point situated  
22 537.6 feet, North 88 degrees 43 minutes 10 seconds East from the Southwest corner  
23 of said North Half as established in said Surveyor's Record "C", page 153; thence  
24 North 01 degrees 07 minutes 00 seconds West and parallel with the West line of said  
25 Northeast Fractional Quarter, a distance of 375.0 feet; thence South 88 degrees 43  
26 minutes 10 seconds West and parallel with said South line, a distance of 300.00 feet;  
27 thence South 01 degrees 07 minutes 00 seconds East and parallel with said West line,  
28 a distance of 25.0 feet; thence South 88 degrees 43 minutes 10 seconds West and  
29 parallel with said South line, a distance of 123.00 feet to a point situated 90.0 feet  
30 normally distant Eastward from Line "A" as defined by Ind. Proj. S-419 (4); thence  
North 01 degrees 07 minutes 00 seconds West and parallel with said Line "A", a  
distance of 324.15 feet to a point situated 90.0 feet normally distant Eastward from  
said Line "A" at plan station 275+00; thence North 04 degrees 35 minutes 38  
seconds East, continuing along said East right-of-way line, a distance of 100.50 feet  
to a point situated 100.0 feet normally distant Eastward from said Line "A" at plat  
station 276+00; thence North 03 degrees 58 minutes 45 seconds West, continuing  
along said East right-of-way line, a distance of 100.12 feet to a point situated 95.0

1 feet normally distant Eastward from said Line "A" at plan station 277+00; thence  
2 North 01 degrees 07 minutes 00 seconds West, continuing along said East right-of  
3 way line and parallel with said Line "A", a distance of 191.70 feet to the True Point  
4 of Beginning; thence North 01 degrees 07 minutes 00 seconds West, continuing  
5 along said East right-of-way line and parallel with said Line "A", a distance of  
6 108.30 feet to a point situated 95.0 feet normally distant Eastward from said Line  
7 "A" at plan station 280+00; thence North 04 degrees 10 minutes 10 seconds West,  
8 continuing along said East right-of-way line, a distance of 93.88 feet to a point  
9 situated 90.0 feet normally distant Eastward from said Line "A"; thence North 01  
10 degrees 07 minutes 00 seconds West, and parallel with said Line "A", a distance of  
11 27.95 feet; thence North 88 degrees 53 minutes 00 seconds East, a distance of 344.82  
12 feet to a point on a regular curve to the left having a radius of 150.00 feet; thence  
13 Southwesterly, on and along the arc of said curve, not tangent to the last course, an  
14 arc distance of 96.23 feet, being subtended by a long chord having a length of 94.58  
15 feet and a bearing of South 17 degrees 15 minutes 40 seconds West to the point of  
16 tangency; thence South 01 degrees 07 minutes 00 seconds East and parallel with said  
17 Line "A", a distance of 140.24 feet; thence South 88 degrees 53 minutes 00 seconds  
18 West, a distance of 310.00 feet to the True Point of Beginning, containing 1.665  
19 acres of land.

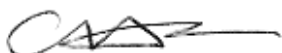
20 and the symbols of the City of Fort Wayne Zoning Map No. K-58 (Sec. 3 of Washington  
21 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort  
22 Wayne, Indiana is hereby changed accordingly.

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

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

29   
30 \_\_\_\_\_  
Council Member

APPROVED AS TO FORM AND LEGALITY:

31   
32 \_\_\_\_\_  
33 Carol T. Helton, City Attorney

**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant The Tunnel on Lima, LLC  
 Address 11017 Turnberry Place  
 City Fort Wayne State IN Zip 46814  
 Telephone \_\_\_\_\_ E-mail \_\_\_\_\_

**Contact Person**  
 Contact Person Joshua C. Neal, Barrett McNagny LLP  
 Address 215 E. Berry Street  
 City Fort Wayne State IN Zip 46802  
 Telephone (260) 423-9551 E-mail jcn@barrettllaw.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 Lima Road  
 Present Zoning C2 Proposed Zoning C3 Acreage to be rezoned 1.66 Acres  
 Proposed density \_\_\_\_\_ units per acre  
 Township name Washington Township section # 3  
 Purpose of rezoning (attach additional page if necessary) \_\_\_\_\_  
To allow for the construction and operation of an automatic drive-through carwash.  
 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.

**See attached Exhibit A**

(printed name of applicant) \_\_\_\_\_ (signature of applicant) \_\_\_\_\_ (date) \_\_\_\_\_

**See attached Exhibit A**

(printed name of property owner) \_\_\_\_\_ (signature of property owner) \_\_\_\_\_ (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.
6-20-20	134019	7-13-20	REZ-2020-0022

EXHIBIT A  
REZONING PETITION APPLICATION  
SIGNATURE PAGE

"APPLICANT"

THE TUBE ON LIMA LLC

By: [Signature]

Date: 6/2/20

Name: Kevin Kinn

Its: PRESIDENT

"PROPERTY OWNER"

Notwithstanding the foregoing, the undersigned executes this Rezoning Petition Application only for purposes of consenting to Applicant's, and cooperating and assisting Applicant with its, rezoning efforts and without any understanding, agreement or representation, and any rezoning that may be effectuated in connection with this Rezoning Petition Application shall be conditioned upon, and not be effective unless and until, the closing of Applicant's acquisition from Property Owner of the property that is subject to such Rezoning Petition Application.

FLAGSTAR-BANK, FSB

By: [Signature]

Date: 6/2/20

Name: PAUL J. BUC

Its: FIRST VICE PRESIDENT



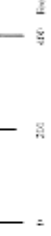
Rezoning Petition REZ-2020-0022 and Primary Development Plan PDP-2020-0016 - The Tube



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1 inch = 400 Feet

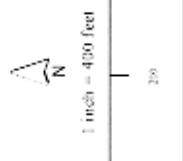




Rezoning Petition REZ-2020-0022 and Primary Development Plan PDP-2020-0016 - The Tube



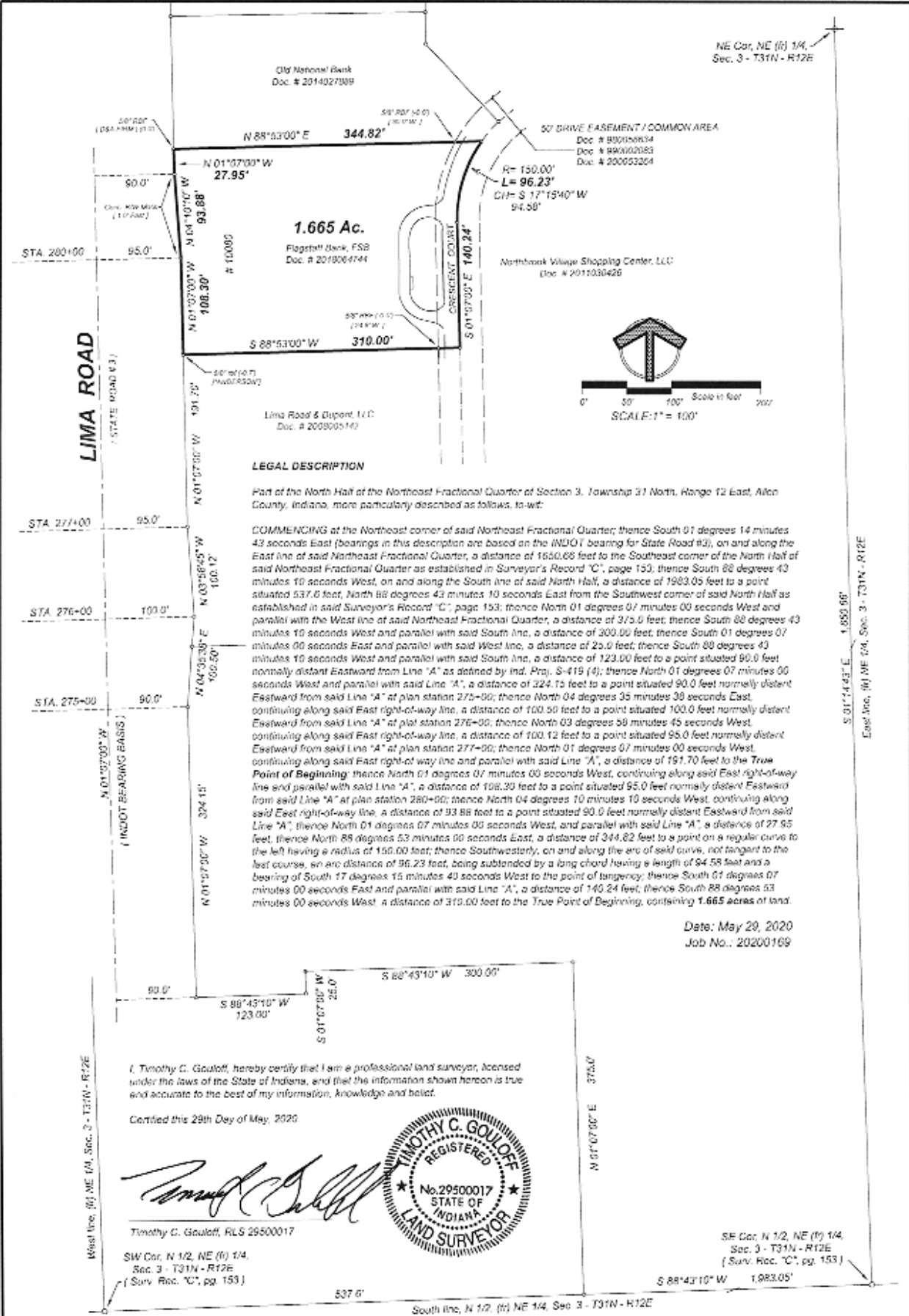
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**GOULOFF - JORDAN**  
**SURVEYING AND DESIGN, INC.**  
 1133 BROADWAY FORT WAYNE, IN 46802  
 PH (260) 424-5362 FAX (260) 424-4916

**BOUNDARY RETRACEMENT SURVEY**  
 Part of the N 1/2, NE (fr) 1/4, Sec. 3 - T31N - R12E  
 10080 Lima Road, Fort Wayne, IN 46825



**LEGAL DESCRIPTION**

Part of the North Half of the Northeast Fractional Quarter of Section 3, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to-wit:

COMMENCING at the Northeast corner of said Northeast Fractional Quarter; thence South 01 degrees 14 minutes 43 seconds East (bearings in this description are based on the INDOT bearing for State Road #3), on and along the East line of said Northeast Fractional Quarter, a distance of 1650.66 feet to the Southeast corner of the North Half of said Northeast Fractional Quarter as established in Surveyor's Record "C", page 153; thence South 88 degrees 43 minutes 10 seconds West, on and along the South line of said North Half, a distance of 1983.05 feet to a point situated 537.6 feet, North 88 degrees 43 minutes 10 seconds East from the Southwest corner of said North Half as established in said Surveyor's Record "C", page 153; thence North 01 degrees 07 minutes 00 seconds West and parallel with the West line of said Northeast Fractional Quarter, a distance of 373.0 feet; thence South 88 degrees 43 minutes 10 seconds West and parallel with said South line, a distance of 300.00 feet; thence South 01 degrees 07 minutes 00 seconds East and parallel with said West line, a distance of 25.0 feet; thence South 88 degrees 43 minutes 10 seconds West and parallel with said South line, a distance of 123.00 feet to a point situated 90.0 feet normally distant Eastward from Line "A" as defined by Ind. Pra. S-419 (4); thence North 01 degrees 07 minutes 00 seconds West and parallel with said Line "A", a distance of 324.15 feet to a point situated 90.0 feet normally distant Eastward from said Line "A" at plan station 275+00; thence North 04 degrees 35 minutes 38 seconds East, continuing along said East right-of-way line, a distance of 100.50 feet to a point situated 100.0 feet normally distant Eastward from said Line "A" at plan station 276+00; thence North 03 degrees 58 minutes 45 seconds West, continuing along said East right-of-way line, a distance of 100.12 feet to a point situated 95.0 feet normally distant Eastward from said Line "A" at plan station 277+00; thence North 01 degrees 07 minutes 00 seconds West, continuing along said East right-of-way line and parallel with said Line "A", a distance of 191.70 feet to the True Point of Beginning; thence North 01 degrees 07 minutes 00 seconds West, continuing along said East right-of-way line and parallel with said Line "A", a distance of 108.30 feet to a point situated 95.0 feet normally distant Eastward from said Line "A" at plan station 280+00; thence North 04 degrees 10 minutes 10 seconds West, continuing along said East right-of-way line, a distance of 93.88 feet to a point situated 90.0 feet normally distant Eastward from said Line "A"; thence North 01 degrees 07 minutes 00 seconds West, and parallel with said Line "A", a distance of 27.95 feet; thence North 88 degrees 53 minutes 00 seconds East, a distance of 344.82 feet to a point on a regular curve to the left having a radius of 150.00 feet; thence Southwesterly, on and along the arc of said curve, not tangent to the last course, an arc distance of 96.23 feet, being subtended by a long chord having a length of 94.58 feet and a bearing of South 17 degrees 15 minutes 40 seconds West to the point of tangency; thence South 01 degrees 07 minutes 00 seconds East and parallel with said Line "A", a distance of 140.24 feet; thence South 88 degrees 53 minutes 00 seconds West, a distance of 310.00 feet to the True Point of Beginning, containing 1.665 acres of land.

Date: May 29, 2020  
 Job No.: 20200169

I, Timothy C. Gouloff, hereby certify that I am a professional land surveyor, licensed under the laws of the State of Indiana, and that the information shown herein is true and accurate to the best of my information, knowledge and belief.

Certified this 29th Day of May, 2020

*Timothy C. Gouloff*  
 Timothy C. Gouloff, RLS 29500017



SW Cor, N 1/2, NE (fr) 1/4,  
 Sec. 3 - T31N - R12E  
 (Surv. Rec. "C", pg. 153)

SE Cor, N 1/2, NE (fr) 1/4,  
 Sec. 3 - T31N - R12E  
 (Surv. Rec. "C", pg. 153)

## LEGAL DESCRIPTION

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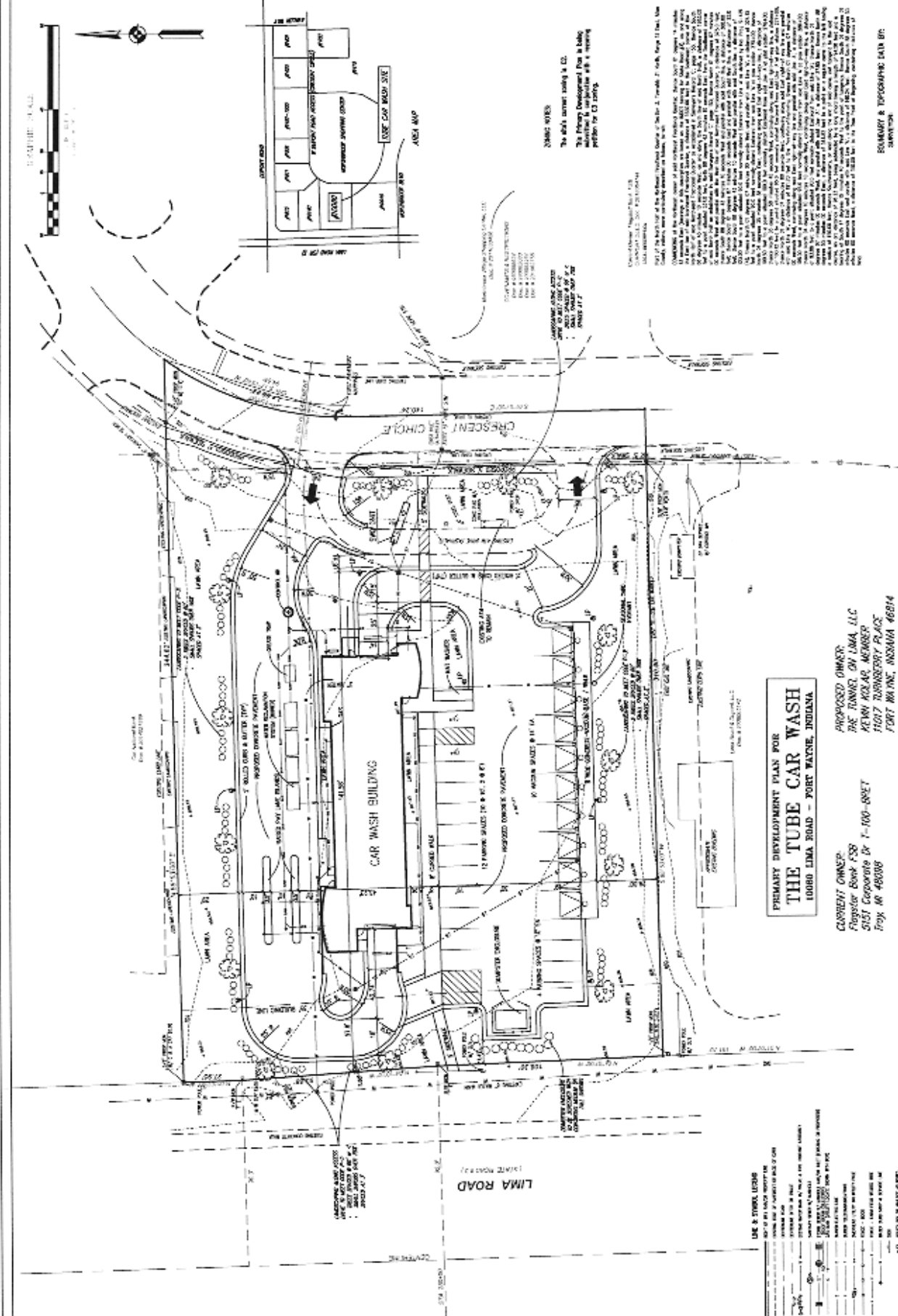
PROPOSED OWNER:  
**THE TUBE CAR WASH**  
 KEVIN KOLAR, MEMBER  
 11017 TURNBERRY PLACE  
 FORT WAYNE, INDIANA 46814  
 260-414-9125

PRIMARY DEVELOPMENT PLAN FOR  
**THE TUBE CAR WASH**  
 10080 LIMA ROAD - FORT WAYNE, INDIANA

LOUGHEED & ASSOCIATES, INC.  
 CONSULTING ENGINEERING & CIVIL DESIGNERS, INC.  
 10101 WOODRIDGE AVENUE, SUITE 100  
 FORT WAYNE, INDIANA 46825  
 PHONE: 260-453-2882  
 FAX: 260-453-2224

DATE: JAN. 3, 2020  
 SHEET NO. 1  
 SCALE: 1"=50'

DESIGNED BY: JORDAN COULOFF  
 DRAWN BY: JORDAN COULOFF  
 CHECKED BY: JORDAN COULOFF  
 DATE: JAN. 3, 2020



PRIMARY DEVELOPMENT PLAN FOR  
**THE TUBE CAR WASH**  
 10080 LIMA ROAD - FORT WAYNE, INDIANA

PROPOSED OWNER:  
**THE TUBE CAR WASH**  
 KEVIN KOLAR, MEMBER  
 11017 TURNBERRY PLACE  
 FORT WAYNE, INDIANA 46814  
 260-414-9125

CURRENT OWNER:  
 Register Bank FSB  
 5151 Corporate Dr  
 Troy, MI 48068

- LEGEND**
- 1. EXISTING DRIVE
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**CHANGING NOTES**  
 The sheet is correct as shown. It is the responsibility of the client to verify the accuracy of the information provided. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The client is also responsible for providing all necessary information and data to the engineer. The engineer is not responsible for any errors or omissions in the information provided by the client. The engineer is also not responsible for any changes or modifications to the information provided by the client. The engineer is only responsible for the design and construction of the project as shown on this sheet.

**NOTES**  
 1. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.  
 2. THE CLIENT IS RESPONSIBLE FOR PROVIDING ALL NECESSARY INFORMATION AND DATA TO THE ENGINEER.  
 3. THE ENGINEER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE INFORMATION PROVIDED BY THE CLIENT.  
 4. THE ENGINEER IS ONLY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS SHEET.

**DESIGNED BY: JORDAN COULOFF**  
**DRAWN BY: JORDAN COULOFF**  
**CHECKED BY: JORDAN COULOFF**  
**DATE: JAN. 3, 2020**

**JORDAN COULOFF**  
 SURVEYING AND DESIGN, INC.  
 11017 TURNBERRY PLACE  
 FORT WAYNE, INDIANA 46814  
 260-414-9125

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-2020-0022  
Bill Number: Z-20-06-03  
Council District: 3-Tom Didier

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Introduction Date: June 9, 2020

Plan Commission  
Public Hearing Date: July 13, 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 1.66 acres from C2/Limited Commercial to C3/General Commercial.

Location: 10080 Lima Road

Reason for Request: To allow the underutilized property to be redeveloped with "The Tube" car wash facility.

Applicant: The Tube on Lima, LLC

Property Owner: Flagstar Bank FSB

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Related Petitions: Primary Development Plan, The Tube on Lima

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Effect of Passage: Property will be rezoned to the C3/General Commercial district which will allow the redevelopment of the property with a general automotive use.

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

## FACT SHEET

Case #REZ-2020-0022      Bill # Z-20-06-03      Project Start: June 2020	
APPLICANT: REQUEST:	The Tunnel on Lima LLC To rezone property from C2/Limited Commercial to C3/General Commercial and approve a primary development plan for a new car wash facility.
LOCATION:	The site is located on the east side of the 10000 block of State Road 3/Lima Road, north of Lassus and south of Old National Bank (Section 3 of Washington Township).
LAND AREA:	Approximately 1.7 acres
PRESENT ZONING:	C2/Limited Commercial
PROPOSED ZONING:	C3/General Commercial
COUNCIL DISTRICT:	3-Tom Didier
ASSOCIATED PROJECT:	Primary Development Plan, The Tube Carwash
SPONSOR:	City of Fort Wayne Plan Commission

### **July 13, 2020 Public Hearing**

- No one from the public spoke at the hearing.
- Justin Shurley, Judi Wire and Patrick Zaharako were absent.

### **July 20, 2020 – Business Meeting**

#### **Plan Commission Recommendation: DO PASS**

A motion was made by Don Schmidt and seconded by Tom Freistroffer to return the ordinance with a Do Pass recommendation to Common Council for their final decision.

#### **5-0 MOTION PASSED**

- Justin Shurley, Rachel Tobin-Smith, Judi Wire and Patrick Zaharako were absent.

Fact Sheet Prepared by:  
Michelle B. Wood, Senior Land Use Planner  
July 23, 2020

## PROJECT SUMMARY

The petitioner is proposing to rezone property for a new car wash. In 1998 Northbrook Village was rezoned and approved for a shopping center with outlots. This outlot has remained undeveloped with the exception of the automated teller machine at the far eastern side of the development.

The proposal is to rezone the property to C3/General Commercial to allow for the construction of a new drive through car wash with associated improvements. The Lima Road (State Road 3) corridor has seen a mix of uses develop from I-69 to Dupont Road including auto related businesses. Northbrook Village and Lima Marketplace on the west side of Lima Road have both had recent zoning changes to C3 for automobile tire sales and maintenance facilities. Within Northbrook Village the property to the south was rezoned C3 for a gas station convenience store and car wash as well as the property just northeast received recent C3 rezoning approval for Patriot Tire. Other retail, office, and multi-family residential developments have also occurred in the immediate area. The proposal can be supported by the following goals and polices of the Comprehensive Plan:

**LU3.** Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure;

**LU6.C** Encourage the conversion of vacant or underutilized properties into compatible mixed-use development areas.

**LU6.D** Support carefully planned, coordinated, compatible mixed-use development.

**LU8.** Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.

The development plan application is for a new 6,100 square foot car wash with exterior vacuum centers along the south side of the proposed development plan. The car wash will gain access from the internal frontage drive serving the businesses within Northbrook Village. There are two existing curb cuts that service the automated teller machine and will remain to continue servicing the ATM and the new car wash. Parking is provided and meets the requirement of the Ordinance. Stormwater will be captured on site and released into the Northbrook Village stormwater management facilities in accordance with the Fort Wayne Stormwater Management requirements. A trail exists within the Lima Road right-of-way and the applicant is constructing a walk connecting from the development site to the existing trail. Lighting is proposed to meet the Ordinance standards for pole light fixture height, and location.

The applicant is proposing to meet all required screening and buffering requirements of the Ordinance.

### **PUBLIC HEARING SUMMARY:**

Presenter: Josh Neal presented the proposal as outlined above.

### Public Comments:

none

**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant The Tunnel on Lima, LLC  
 Address 11017 Turnberry Place  
 City Fort Wayne State IN Zip 46814  
 Telephone \_\_\_\_\_ E-mail \_\_\_\_\_

**Contact Person**  
 Contact Person Joshua C. Neal, Barrett McNagny LLP  
 Address 215 E. Berry Street  
 City Fort Wayne State IN Zip 46802  
 Telephone (260) 423-9551 E-mail jcn@barrettllaw.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 Lima Road  
 Present Zoning C2 Proposed Zoning C3 Acreage to be rezoned 1.66 Acres  
 Proposed density \_\_\_\_\_ units per acre  
 Township name Washington Township section # 3  
 Purpose of rezoning (attach additional page if necessary) \_\_\_\_\_  
To allow for the construction and operation of an automatic drive-through carwash.  
 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 Plnn 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.

**See attached Exhibit A**  
 \_\_\_\_\_ (printed name of applicant) \_\_\_\_\_ (signature of applicant) \_\_\_\_\_ (date)  
**See attached Exhibit A**  
 \_\_\_\_\_ (printed name of property owner) \_\_\_\_\_ (signature of property owner) \_\_\_\_\_ (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.
6-20-20	134019	7-13-20	REZ-2020-0022

EXHIBIT A  
REZONING PETITION APPLICATION  
SIGNATURE PAGE

"APPLICANT"

THE TUBE ON LIMA LLC

By: CK Kline

Date: 6/2/20

Name: CHARLES Kevin Kline

Its: PRESIDENT

"PROPERTY OWNER"

Notwithstanding the foregoing, the undersigned executes this Rezoning Petition Application only for purposes of consenting to Applicant's, and cooperating and assisting Applicant with its, rezoning efforts and without any understanding, agreement or representation, and any rezoning that may be effectuated in connection with this Rezoning Petition Application shall be conditioned upon, and not be effective unless and until, the closing of Applicant's acquisition from Property Owner of the property that is subject to such Rezoning Petition Application.

FLAGSTAR-BANK, FSB

By: Paul J. Buc

Date: 6/2/20

Name: PAUL J. BUC

Its: FIRST VICE PRESIDENT



Rezoning Petition REZ-2020-0022 and Primary Development Plan PDP-2020-0016 - The Tube



Although street names are shown, they are not guaranteed to be correct. The user is responsible for verifying the accuracy of the information presented herein. The user is responsible for obtaining all necessary permits and approvals from the appropriate agencies. The user is responsible for obtaining all necessary permits and approvals from the appropriate agencies.

© 2020 City of Columbus, Ohio  
 State Route 3, Columbus, Ohio 43215  
 Planning and Zoning Department  
 Date: 02/22/20



1 inch = 400 feet

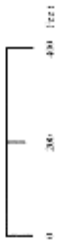




Rezoning Petition REZ-2020-0022 and Primary Development Plan PDP-2020-0016 - The Tube



1 inch = 400 feet



Although great care was taken in the preparation of this map, the City does not warrant or guarantee the accuracy of the information contained herein. The City is not responsible for any errors or omissions. This map is for informational purposes only and does not constitute a contract. ©2021 City of Columbus, Georgia. All rights reserved. State Plane Georgia SRS83 NAD83 12S 83E 30N. Printed on Recycled Paper. P16-1319. Date: 06/22/21

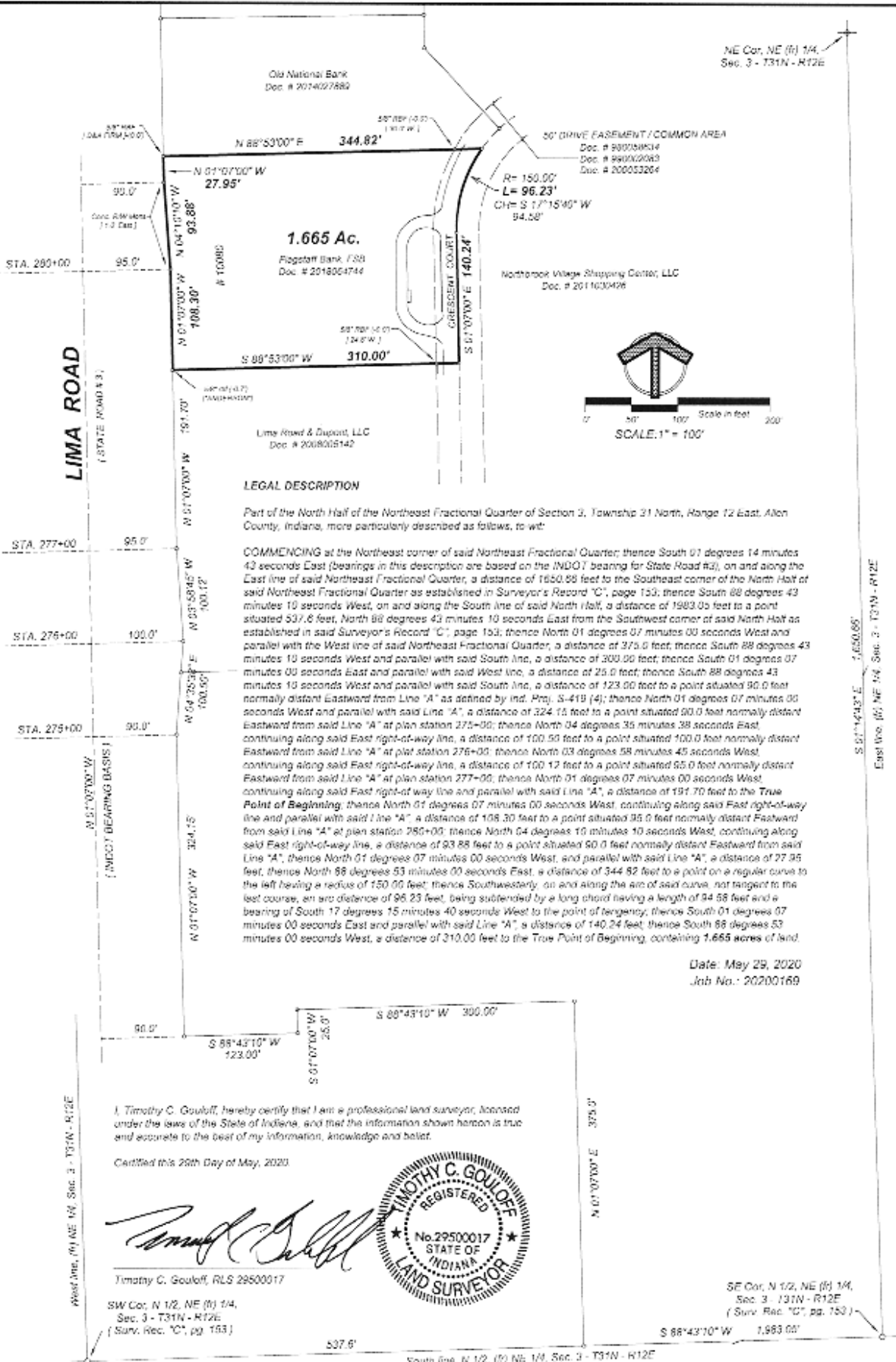


**GOULOFF - JORDAN**  
SURVEYING AND DESIGN, INC.

1133 BROADWAY, FORT WAYNE, IN 46802  
PH (260) 424-5362 FAX (260) 424-4916

**BOUNDARY RETRACEMENT SURVEY**

Part of the N 1/2, NE (fr) 1/4, Sec. 3 - T31N - R12E  
10080 Lima Road, Fort Wayne, IN 46825



**LEGAL DESCRIPTION**

Part of the North Half of the Northeast Fractional Quarter of Section 3, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to-wit:

COMMENCING at the Northeast corner of said Northeast Fractional Quarter; thence South 01 degrees 14 minutes 43 seconds East (bearings in this description are based on the INDOT bearing for State Road #3), on and along the East line of said Northeast Fractional Quarter, a distance of 1650.88 feet to the Southeast corner of the North Half of said Northeast Fractional Quarter as established in Surveyor's Record "C", page 153; thence South 88 degrees 43 minutes 10 seconds West, on and along the South line of said North Half, a distance of 1983.00 feet to a point situated 537.6 feet, North 88 degrees 43 minutes 10 seconds East from the Southwest corner of said North Half as established in said Surveyor's Record "C", page 153; thence North 01 degrees 07 minutes 00 seconds West and parallel with the West line of said Northeast Fractional Quarter, a distance of 375.0 feet; thence South 88 degrees 43 minutes 10 seconds East and parallel with said South line, a distance of 300.00 feet; thence South 01 degrees 07 minutes 00 seconds East and parallel with said West line, a distance of 25.0 feet; thence South 88 degrees 43 minutes 10 seconds West and parallel with said South line, a distance of 123.00 feet to a point situated 90.0 feet normally distant Eastward from Line "A" as defined by Ind. Proj. S-419 (4); thence North 01 degrees 07 minutes 00 seconds West and parallel with said Line "A", a distance of 324.15 feet to a point situated 90.0 feet normally distant Eastward from said Line "A" at plan station 275+00; thence North 04 degrees 35 minutes 38 seconds East continuing along said East right-of-way line, a distance of 100.50 feet to a point situated 100.0 feet normally distant Eastward from said Line "A" at plan station 276+00; thence North 03 degrees 58 minutes 45 seconds West continuing along said East right-of-way line, a distance of 100.12 feet to a point situated 55.0 feet normally distant Eastward from said Line "A" at plan station 277+00; thence North 01 degrees 07 minutes 00 seconds West continuing along said East right-of-way line and parallel with said Line "A", a distance of 191.70 feet to the True Point of Beginning; thence North 01 degrees 07 minutes 00 seconds West, continuing along said East right-of-way line and parallel with said Line "A", a distance of 108.30 feet to a point situated 95.0 feet normally distant Eastward from said Line "A" at plan station 278+00; thence North 04 degrees 10 minutes 10 seconds West, continuing along said East right-of-way line, a distance of 93.88 feet to a point situated 50.0 feet normally distant Eastward from said Line "A"; thence North 01 degrees 07 minutes 00 seconds West, and parallel with said Line "A", a distance of 27.95 feet; thence North 88 degrees 53 minutes 00 seconds East, a distance of 344.82 feet to a point on a regular curve to the left having a radius of 150.00 feet; thence Southwesterly, on and along the arc of said curve, not tangent to the feet course, an arc distance of 96.23 feet, being subtended by a long chord having a length of 94.58 feet and a bearing of South 17 degrees 15 minutes 40 seconds West to the point of tangency; thence South 01 degrees 07 minutes 00 seconds East and parallel with said Line "A", a distance of 140.24 feet; thence South 88 degrees 53 minutes 00 seconds West, a distance of 310.00 feet to the True Point of Beginning, containing 1.665 acres of land.

Date: May 29, 2020  
Job No.: 20200169

I, Timothy C. Gouloff, hereby certify that I am a professional land surveyor, licensed under the laws of the State of Indiana, and that the information shown herein is true and accurate to the best of my information, knowledge and belief.

Certified this 29th Day of May, 2020.

*Timothy C. Gouloff*

Timothy C. Gouloff, RLS 29500017



SW Cor, N 1/2, NE (fr) 1/4,  
Sec. 3 - T31N - R12E  
(Surv. Rec. "C", pg. 153)

SE Cor, N 1/2, NE (fr) 1/4,  
Sec. 3 - T31N - R12E  
(Surv. Rec. "C", pg. 153)

South line, N 1/2, (fr) NE 1/4, Sec. 3 - T31N - R12E

## LEGAL DESCRIPTION

Part of the North Half of the Northeast Fractional Quarter of Section 3, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to-wit:

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**REPORT OF COMMITTEE ON REGULATIONS  
July 28, 2020**

***Glynn Hines Chair***

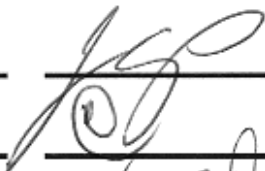


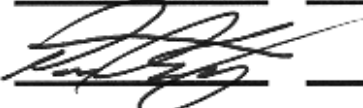

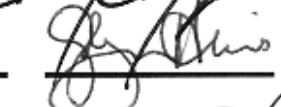
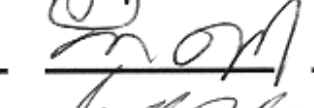


***Tom Freistroffer Co-Chair***

***All Council Members***

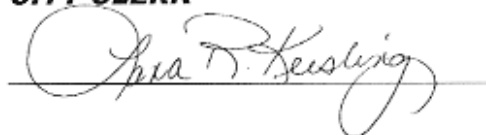
An Ordinance amending the City of Fort Wayne Zoning Map No. K-58 (Sec. 3 of Washington Township)

*To rezone approximately 1.66 acres from C2/Limited Commercial to C3/General Commercial at 10080 Lima Road*

**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: JULY 13, 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 Hines, 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: July 28, 2020

  
LANA R. KEESLING, CITY CLERK

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

Zoning Ordinance No. Z-20-06-03 on the 28th day of July, 2020

ATTEST:

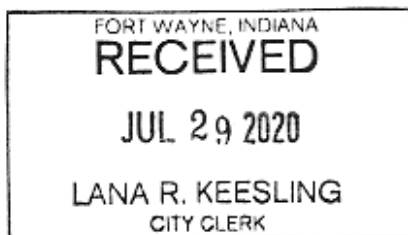
  
LANA R. KEESLING  
CITY CLERK

  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 29<sup>th</sup> day of July 2020, at the hour of 2:25 o'clock P.M. E.S.T.

  
LANA R. KEESLING, CITY CLERK

Approved and signed by me this 29<sup>th</sup> day of JULY 2020, at the hour of 3:00 o'clock PM E.S.T.



  
THOMAS C. HENRY, MAYOR