

1 #REZ-2020-0036

2 BILL NO. Z-20-10-07

3
4 ZONING MAP ORDINANCE NO. Z-29-20

5 AN ORDINANCE amending the City of Fort Wayne
6 Zoning Map No. G-15 (Sec. 20 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 Part of the Northeast Quarter of Section 20, Township 30 North, Range 12 East of
13 the Second Principal Meridian, Wayne Township in Allen County, Indiana, more
14 particularly described as follows:

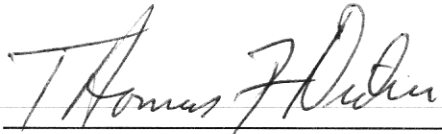
15 Commencing at a Harrison marker marking the Northeast corner of said Northeast
16 Quarter; thence South 02 degrees 23 minutes 30 seconds East (assumed bearing and
17 basis of bearings to follow) a distance of 714.74 feet along the East line of said
18 Northeast Quarter and within the right-of-way of Ardmore Avenue to a survey
19 marker nail set with Karst identification ring at the intersection of the Southerly
20 right-of-way line of Norfolk and Western Railroad and the East line of said
21 Northeast Quarter, said point also being the Point of Beginning of the herein
22 described tract; thence continuing South 02 degrees 23 minutes 30 seconds East, a
23 distance of 359.43 feet along said East line and within said right-of-way line to a
24 mag nail found on the North line of an existing tract described in Document Number
25 206004562 in the Office of the Recorder of Allen County, Indiana; thence South 80
26 degrees 50 minutes 30 seconds West, a distance of 532.50 feet along said North line
27 to a 5/8 inch steel rebar set with Karst identification cap on the West line of an
28 existing tract described in Document Number 89-032277 in the Office of the
29 Recorder of Allen County, Indiana; thence North 02 degrees 23 minutes 30 seconds
30 West, a distance of 59377 feet (60 feet Deed) along said West line to a 5/8 inch steel
rebar set with Karst identification cap on the Southerly right-of-way line of said
Norfolk and Western Railroad, said point being a point of curvature of a non-tangent
curve concave to the Northwest with a radius of 12333.67 feet; thence Northeasterly
along said curve and Southerly right-of-way line, a distance of 641.13 feet with a
central angle of 02 degrees 58 minutes 42 seconds and a chord of 641.05 feet bearing
North 53 degrees 11 minutes 03 seconds East to the Point of Beginning, said in
previous deed to contain 2.504 acres, more or less.

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and the symbols of the City of Fort Wayne Zoning Map No. G-15 (Sec. 20 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.

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.

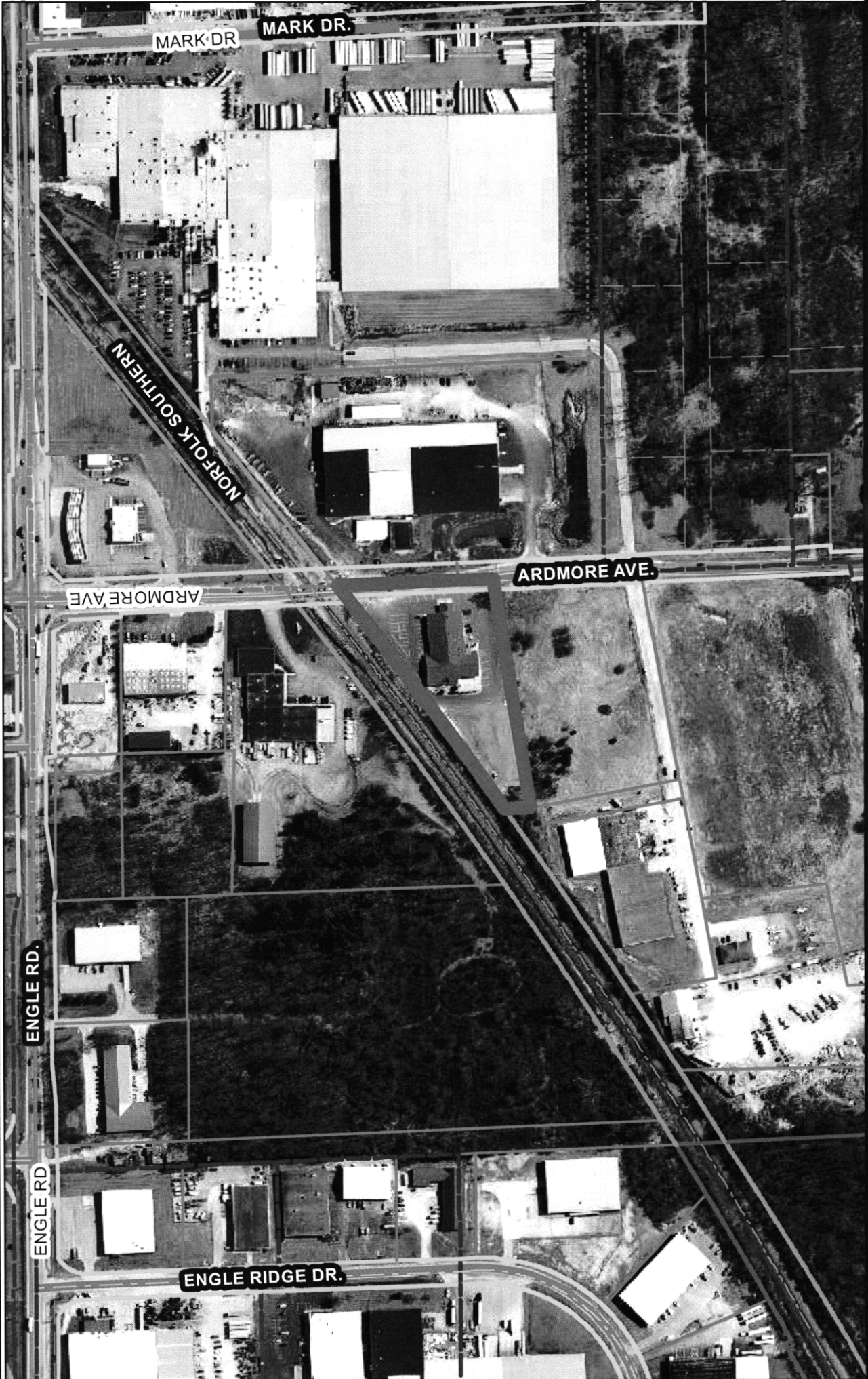


Council Member

APPROVED AS TO FORM AND LEGALITY:



Carol T. Helton, City Attorney



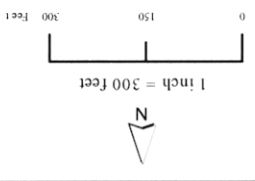
1 inch = 300 feet



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 Contours: Spring 2009
 Date: 9/16/2020

Although street 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.
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 Photos and Contours: Spring 2009
 Date: 9/16/2020



Rezoning Petition REZ-2020-0036 (4420 Ardmore)



**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant McCulloch Investments, LLC c/o Ryan Webb
 Address 4420 Ardmore Avenue
 City Fort Wayne State IN Zip 46809
 Telephone 260-209-5974 E-mail webbryan3034@yahoo.com

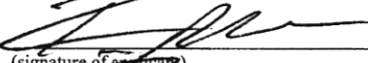
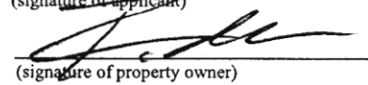
Contact Person
 Contact Person T-E Incorporated c/o Justin Hoffman
 Address 8620 Bluffton Road
 City Fort Wayne State IN Zip 46809
 Telephone 260-489-5541 E-mail jhoffman@t-einc.com

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 4420 Ardmore Avenue
 Present Zoning I1 Proposed Zoning I2 Acreage to be rezoned 2.504
 Proposed density n/a units per acre
 Township name Wayne Township section # 20
 Purpose of rezoning (attach additional page if necessary) To align the zoning with the actual use of the facility.
 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.

<u>Ryan Webb</u> (printed name of applicant)	 (signature of applicant)	<u>9/2/20</u> (date)
<u>Ryan Webb</u> (printed name of property owner)	 (signature of property owner)	<u>9/2/20</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.



City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2020-0036
Bill Number: Z-20-10-07
Council District: 4-Jason Arp

Introduction Date: October 13, 2020
Plan Commission
Public Hearing Date: October 12, 2020 (not heard by Council)
Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance: To rezone approximately 2.5 acres from I1/Limited Industrial to I2/General Industrial.
Location: 4420 Ardmore
Reason for Request: To utilize an existing business for auctioneer a services and sales in compliance with the zoning ordinance.
Applicant: McCulloch Investments, LLC
Property Owner: McCulloch Investments, LLC

Related Petitions: none

Effect of Passage: Property will be rezoned to the I2/General Industrial zoning district, which will allow the existing auctioneer services and related uses to be compliant with the zoning ordinance.
Effect of Non-Passage: The property will remain zoned industrial. Some of the uses may be considered non-compliant with the zoning ordinance. The I2 zoning district is more appropriate for the existing and intended uses.

**REPORT OF COMMITTEE ON REGULATIONS
November 24, 2020**

Glynn Hines Chair

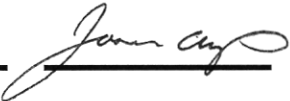
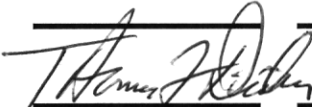

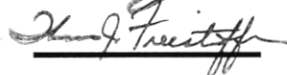
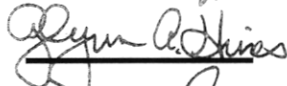

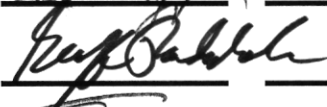

Tom Freistroffer Co-Chair

All Council Members

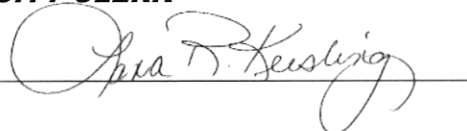
An Ordinance amending the City of Fort Wayne Zoning Map No. G-15 (Sec. 20 of Wayne Township)

To rezone approximately 2.5 acres from I1/Limited Industrial to I2/General Industrial at 4420 Ardmore

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>
<u>ARP</u>			
<u>CHAMBERS</u>			
<u>DIDIER</u>			
<u>ENSLEY</u>			
<u>FREISTROFFER</u>			
<u>HINES</u>			
<u>JEHL</u>			
<u>PADDOCK</u>			
<u>TUCKER</u>			

**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: 10/12/20

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: November 24, 2020

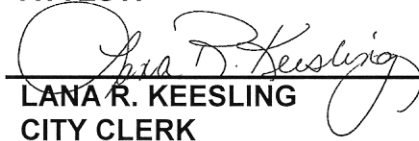


LANA R. KEESLING, CITY CLERK

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

Zoning Ordinance No. Z-20-10-07 on the 24th day of November, 2020

ATTEST:



LANA R. KEESLING
CITY CLERK



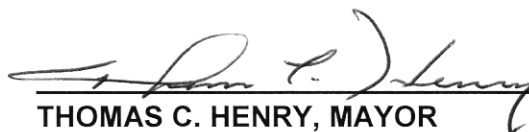
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 25th of November 2020, at the hour of 9:20 o'clock A.M. E.S.T.



LANA R. KEESLING, CITY CLERK

Approved and signed by me this 1ST day of December 2020, at the hour of 9:00 o'clock AM E.S.T.



THOMAS C. HENRY, MAYOR

