

1 #REZ-2021-0004

2 BILL NO. Z-21-02-12

3  
4 ZONING MAP ORDINANCE NO. Z-10-21

5 AN ORDINANCE amending the City of Fort Wayne  
6 Zoning Map No. H-35 (Sec. 33 of Wayne Township)

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

8 SECTION 1. That the area described as follows is hereby designated an I2 (General  
9 Industrial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne,  
10 Indiana:

11 This description was prepared by Mark Strong, Indiana LS 800040295, President of Engineering  
12 Vision, Inc. on the 21<sup>st</sup> day of October 2020; Job #15-934. Survey Datum is NAD 83, Indiana  
13 East Zone, Realization IGS08 (Indiana CORS) and U.S. feet:

14 Part of the Northwest Quarter of Section 33, Township 30 North, Range 12 East, Allen County,  
15 Indiana, more particularly described as follows:

16 Commencing at the Southwest corner of said Northwest Quarter; thence, North 00 degrees 28  
17 minutes 26 seconds West (State Plane Grid Basis of Bearings) along the West line of said  
18 Quarter, 426.46 feet; thence leaving said line, North 89 degrees 26 minutes 07 seconds East,  
19 17.20 feet to the East right-of-way of Ardmore Avenue; thence, along said line, North 00 degrees  
20 30 minutes 03 seconds West, 528.70 feet to the Point of Beginning; thence, continuing North 00  
21 degrees 30 minutes 03 seconds West, 48.58 feet; thence, leaving said line, South 88 degrees 21  
22 minutes 03 seconds East, 757.28 feet to the center of the Harber Ditch; thence, along said line,  
23 South 31 degrees 39 minutes 17 seconds East, 44.01 feet; thence, leaving said line, North 89  
24 degrees 12 minutes 54 seconds West, 779.71 feet to the Point of Beginning, containing 0.754  
25 acres of land more or less and being subject all easements and rights-of-way of record.

26 TOGETHER WITH:

27 Part of the Northwest Quarter of Section 33, Township 30 North, Range 12 East, Allen County,  
28 Indiana, more particularly described as follows:

29 Commencing at the Southwest corner of said Northwest Quarter; thence, North 00 degrees 28  
30 minutes 26 seconds West (State Plane Grid Basis of Bearings) along the West line of said  
Quarter, 426.46 feet; thence leaving said line, North 89 degrees 26 minutes 07 seconds East,  
17.20 feet to the Point of Beginning, said point being on the East right-of-way of Ardmore  
Avenue; thence, along said line, North 00 degrees 30 minutes 03 seconds West, 528.70 feet;  
thence leaving said line, South 89 degrees 12 minutes 54 seconds East, 779.71 feet to the  
Center of the Harber Ditch; thence, along said line by the following courses:  
South 50 degrees 31 minutes 32 seconds East, 59.43 feet; South 34 degrees 29 minutes 10  
seconds East, 154.88 feet; South 28 degrees 51 minutes 48 seconds East, 156.56 feet;  
South 17 degrees 23 minutes 11 seconds East, 214.93 feet; thence, leaving said line and along  
the North line of property deeded to AEP Indiana Michigan Transmission Company, Inc. in Deed  
2015002676 in the Office of the Allen County Recorder's Office, South 89 degrees 26 minutes 07  
seconds West, 1048.43 feet to the Point of Beginning, containing 11.237 acres of land more or  
less and being subject all easements and rights-of-way of record.

1 and the symbols of the City of Fort Wayne Zoning Map No. H-35 (Sec. 33 of Wayne Township),  
2 as established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is  
3 hereby changed accordingly.  
4

5 SECTION 2. If a written commitment is a condition of the Plan Commission's  
6 recommendation for the adoption of the rezoning, or if a written commitment is modified and  
7 approved by the Common Council as part of the zone map amendment, that written commitment  
8 is hereby approved and is hereby incorporated by reference.  
9

10 SECTION 3. That this Ordinance shall be in full force and effect from and after its  
11 passage and approval by the Mayor.  
12

13   
14 Council Member

15 APPROVED AS TO FORM AND LEGALITY:

16   
17 Carol T. Helton, City Attorney  
18  
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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-2021-0004  
Bill Number: Z-21-02-12  
Council District: 4 – Jason Arp

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Introduction Date: February 23, 2021  
  
Plan Commission  
Public Hearing Date: March 8, 2021 (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 11.95 acres from R1/Single Family Residential to I2/General  
Industrial  
  
Location: 7775 Ardmore Road  
  
Reason for Request: To allow for an equipment laydown yard adjacent to the AEP Service  
Center on Ardmore Road.  
  
Applicant: AEP Indiana Michigan Transmission Company, Inc.  
  
Property Owner: AEP Indiana Michigan Transmission Company, Inc.

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Related Petitions: Primary Development Plan, AEP Ardmore Expansion

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Effect of Passage: Property will be rezoned to the I2/General Industrial zoning district,  
which will allow the use of the site for equipment storage for AEP.  
  
Effect of Non-Passage: The property will remain zoned for single family residential uses. The  
laydown yard, which is needed for area infrastructure improvements, will  
not be permitted on site.

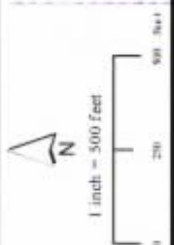


Rezoning Petition REZ-2021-0004 and Primary Development Plan PDP-2021-0003 - AEP Ardmore Laydown Yard



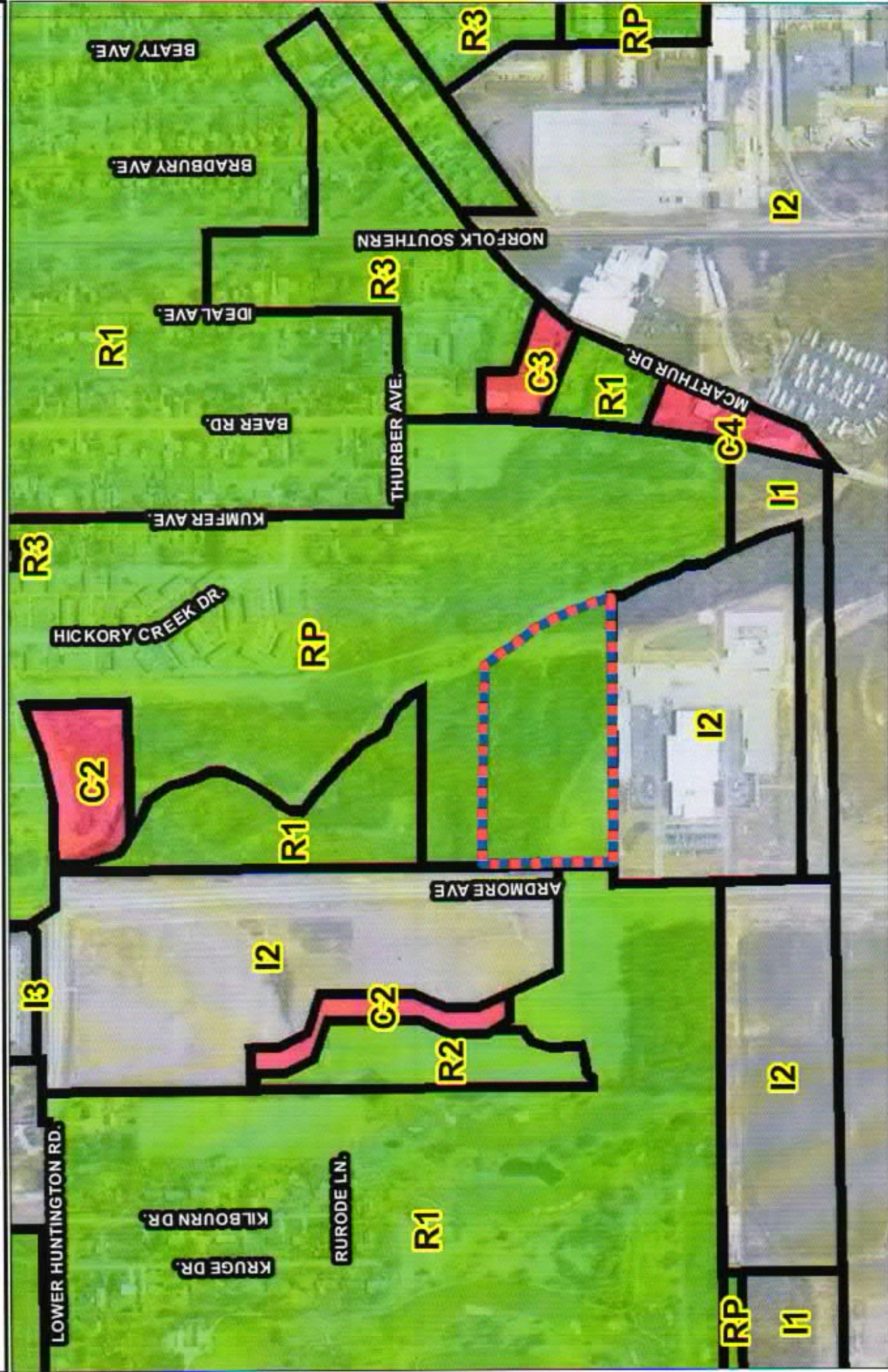
Although these necessary elements have been employed in this map, the City of Allen, Texas, does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any use of this map.

© 2021 Board of Commissioners of the City of Allen, State of Texas, Dallas, Texas, USA  
 Allen, Texas  
 75013  
 Date: 2/11/2021

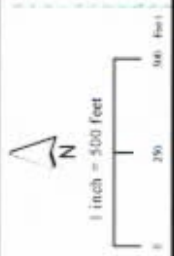




Rezoning Petition REZ-2021-0004 and Primary Development Plan PDP-2021-0003 - AEP Ardmore Laydown Yard



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 ©2024 Planning and Zoning Department, City of Abbeville, South Carolina  
 State Plane Coordinate System, NAD83 East  
 North and South are 2000 Feet  
 Date: 2/15/2024



**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant AEP Indiana Michigan Transmission Company, Inc.  
 Address 1 Riverside Plaza  
 City Columbus State Ohio Zip 43215-2737  
 Telephone (614) 716-6835 E-mail ptireland@aep.com

**Contact Person**  
 Contact Person Robert Maiorana  
 Address 110 E. Wayne St., 17th Floor  
 City Fort Wayne State Indiana Zip 46802  
 Telephone (260) 249-0405 E-mail Rmmaiorana@aep.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 7775 Ardmore Ave.  
 Present Zoning R1 Proposed Zoning I2 Acreage to be rezoned 11.95  
 Proposed density \_\_\_\_\_ units per acre  
 Township name Wayne Township section # 0033  
 Purpose of rezoning (attach additional page if necessary) The purpose of the rezoning is to construct an outdoor laydown yard space north of the existing AEP Service Center which is necessary to provide support for infrastructure upgrades in the area. Plan Attached.  
 Sewer provider City of Fort Wayne Water provider City of Fort Wayne

*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.*

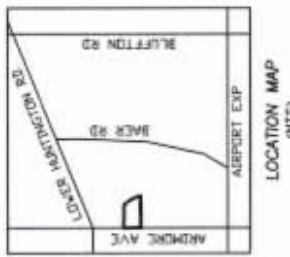
- Filing Requirements**
- Applicable filing fee
  - Applicable number of surveys showing area to be rezoned (plans must be folded)
  - Legal Description of parcel to be rezoned
  - Rezoning Questionnaire (original and 10 copies) County Rezoning Only

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

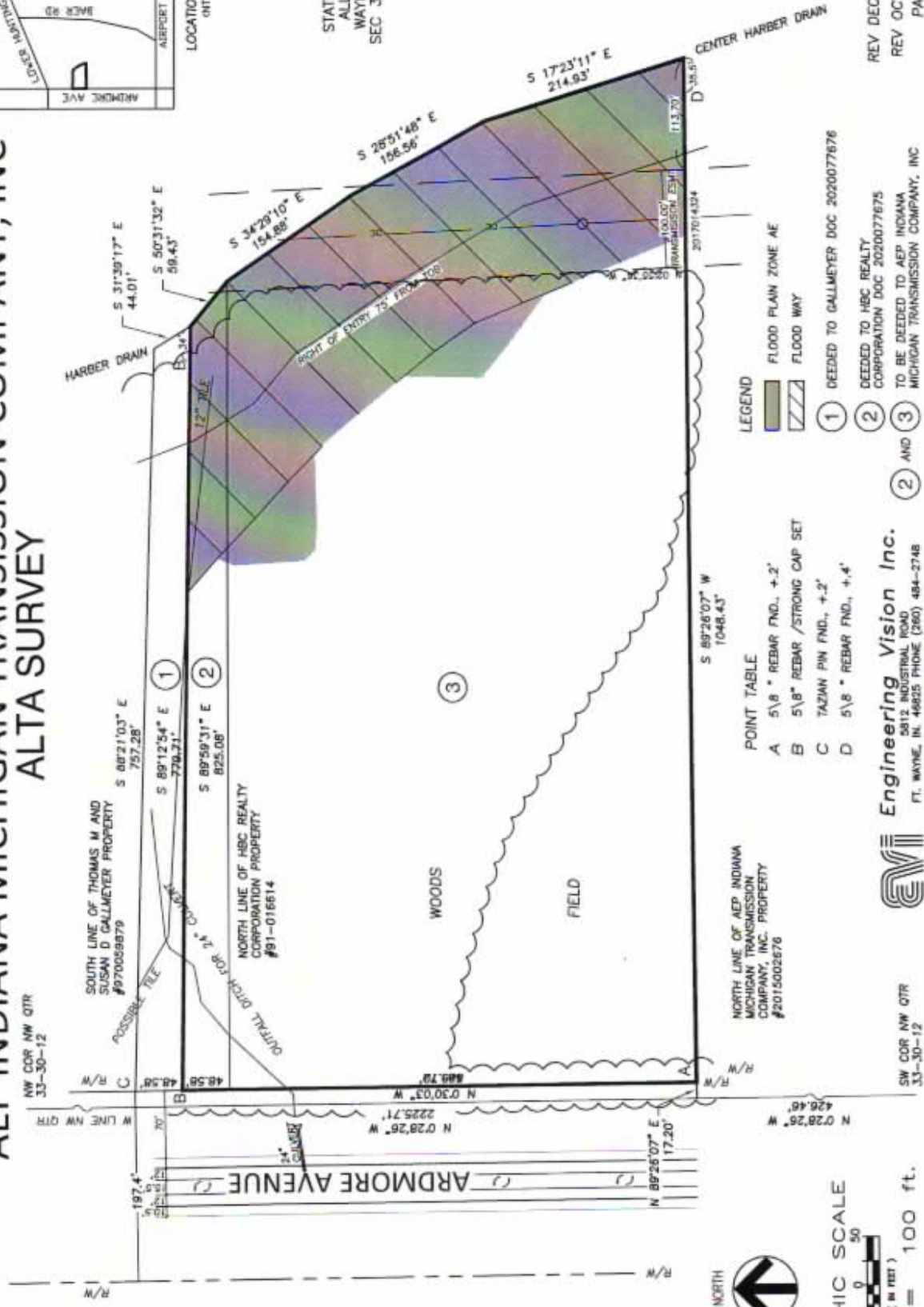
<u>Robert Maiorana</u> (printed name of applicant)	<u><i>Robert Maiorana</i></u> (signature of applicant)	<u>01/27/2021</u> (date)
<u>Robert Maiorana ( AEP Real Estate Agent, Sr.)</u> (printed name of property owner)	<u><i>Robert Maiorana</i></u> (signature of property owner)	<u>01/27/2021</u> (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

Received <u>2-1-21</u>	Receipt No. <u>136061</u>	Hearing Date <u>3-8-2021</u>	Petition No. <u>REZ-2021-0004</u>
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# AEP INDIANA MICHIGAN TRANSMISSION COMPANY, INC ALTA SURVEY



STATE OF INDIANA  
ALLEN COUNTY  
WAYNE TOWNSHIP  
SEC 33, T30N, R12E

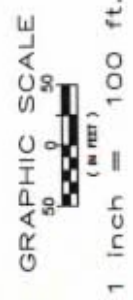


- LEGEND**
- FLOOD PLAIN ZONE AE
  - FLOOD WAY
- ① CEDED TO GALLMEYER DOC 2020077676  
 ② CEDED TO HBC REALTY CORPORATION DOC 2020077675  
 ③ TO BE CEDED TO AEP INDIANA MICHIGAN TRANSMISSION COMPANY, INC

**POINT TABLE**

A	5/8" REBAR FND., +2'
B	5/8" REBAR /STRONG CAP SET
C	TAZMAN PIN FND., +2'
D	5/8" REBAR FND., +4'

NORTH LINE OF AEP INDIANA MICHIGAN TRANSMISSION COMPANY, INC. PROPERTY #2015002676



**EMI Engineering Vision Inc.**  
 5812 INDUSTRIAL ROAD  
 FT. WAYNE, IN. 46825 PHONE (360) 484-2748

REV DECEMBER 14, 2020  
 REV OCTOBER 28, 2020  
 PAGE 1 OF 3

# AEP INDIANA MICHIGAN TRANSMISSION COMPANY, INC ALTA SURVEY

## ZONING:

THE ZONING FOR THE LAND ABOVE IS RP PER THE COUNTY GIS MAP. SEE THE LOCAL ORDINANCE FOR RESTRICTIONS.

## FLOOD MAP:

A PORTION OF THE ABOVE DESCRIBED PROPERTY LIES IN ZONE AE OF THE FEMA MAP # 1603C0293G DATED 8-3-2009.

## SURVEY REPORT:

SURVEYOR'S REPORT: INDIANA MICHIGAN POWER COMPANY, INC.

IN ACCORDANCE WITH RULE 12 OF TITLE 865 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES OF THE LOCATION OF LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS RESULT OF THE AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS; INCONSISTENCIES IN OCCUPATION OR POSSESSION LINES; DISCREPANCIES OR AMBIGUITIES IN RECORD DESCRIPTIONS AND PLATS; AND RANDOM ERRORS IN MEASUREMENTS. REFER TO THE GRAPHIC PORTION OF THIS SURVEY FOR ADDITIONAL INFORMATION REGARDING THIS DISCUSSION. THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A URBAN SURVEY (0.07 FEET PLUS 50 PARTS PER MILLION)(0.09 FEET) AS DEFINED IN IAC 865. CONTRACT REQUIREMENTS FOR A SURVEY WAS COMPLETED IN ACCORDANCE WITH TITLE 865 INDIANA ADMINISTRATIVE CODE 1-12-12 FOR AEP INDIANA MICHIGAN TRANSMISSION COMPANY, INC. FOR THE EXCLUSIVE USE IN THE CONVEYANCE OF THE PROPERTY. THE ATTACHED PLAT OF SURVEY IS NOT WARRANTED OR ASSIGNED TO ANY PERSON(S) AFTER SAID CONVEYANCE IS COMPLETE.

11+ ACRES IN THE NORTHWEST QUARTER OF SECTION 33-30-12.

SECTION CORNERS: THE NORTHWEST CORNER IS A HARRISON MARKER. THE SOUTHWEST CORNER IS A 1" REDBAR FND.

PURPOSE: To allow the sale of the above property.

THEORY OF LOCATION: THE EAST RIGHT OF WAY OF ARDMORE AVENUE IS THE WEST LINE OF THE NEW PARCEL. RECENT QUIT CLAIM DEEDS WERE EXECUTED TO CLARIFY TITLE.

INCONSISTENCIES IN OCCUPATION OR POSSESSION LINES: NO INCONSISTENCIES WERE OBSERVED.


RANDOM ERROR DUE TO MEASUREMENT IS LESS THAN 0.06 FEET. THIS SURVEY WHICH SPECIFIES THE CORNERS SHOULD BE WITHIN 0.09 FEET OF THEIR THEORETICAL LOCATION IS CERTIFIED AS AN URBAN SURVEY.

THIS SURVEY WAS PERFORMED BY, OR UNDER, THE RESPONSIBLE DIRECTION OF THE UNDERSIGNED REGISTERED LAND SURVEYOR AND TO THE BEST OF SAID REGISTERED LAND SURVEYOR'S KNOWLEDGE AND BELIEF, SAID SURVEY WAS EXECUTED ACCORDING TO THE APPLICABLE SURVEY REQUIREMENTS OF TITLE 865 I.A.C.-1-12.

To: AEP INDIANA MICHIGAN TRANSMISSION COMPANY  
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT MAP OR PLAT OF THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR THE ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,8, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS ORIGINALLY COMPLETED ON 10-22-2020.

JOB # 15-934  
MARK L. STRONG, LS 80040295.

 Engineering Vision Inc.  
5812 INDUSTRIAL ROAD  
FT. WAYNE, IN 46825 PHONE (260) 464-2748

## SCHEDULE B, PART II EXCEPTIONS:

- 14.-18. DOES NOT AFFECT THE SUBJECT PROPERTY.
- 19. USED TO DETERMINE THE WEST BOUNDARY.
- 21.-23. DOES AFFECT THE SUBJECT PROPERTY.
- 26. SHOWN.

## OBSERVATIONS:

THE HARBOR LEGAL DRAIN IS THE EAST BOUNDARY. NO OTHER WATER BODIES ARE WITHIN 75 FEET OF THE SUBJECT PROPERTY.

THERE IS AN APPARENT MUTUAL OPEN DRAIN THAT RECEIVES THE DISCHARGE FROM A 24" CULVERT UNDER ARDMORE AVENUE. THERE IS ALSO AN APPARENT MUTUAL TILE FOUND THAT MAY FLOW ACROSS THE PROPERTY.

# AEP INDIANA MICHIGAN TRANSMISSION COMPANY, INC ALTA SURVEY

## LEGAL DESCRIPTION OF 1:

THIS DESCRIPTION WAS PREPARED BY MARK STRONG, INDIANA LS 800040295, PRESIDENT OF ENGINEERING VISION, INC. ON THE 21ST DAY OF OCTOBER, 2020; JOB # 15-934. SURVEY DATUM IS NAD 83, INDIANA EAST ZONE, REALIZATION IG508 (INDIANA CORRS) AND U.S. FEET;

PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 30 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE, NORTH 00 DEGREES 28 MINUTES 26 SECONDS WEST (STATE PLANE GRID BASIS OF BEARINGS) ALONG THE WEST LINE OF SAID QUARTER, 426.46 FEET; THENCE LEAVING SAID LINE NORTH 89 DEGREES 26 MINUTES 07 SECONDS EAST, 17.20 FEET TO THE EAST RIGHT OF WAY OF ARDMORE AVENUE; THENCE, ALONG SAID LINE, NORTH 00 DEGREES 30 MINUTES 03 SECONDS WEST, 480.12 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING NORTH 00 DEGREES 30 MINUTES 03 SECONDS WEST, 48.58 FEET; THENCE LEAVING SAID LINE, SOUTH 88 DEGREES 21 MINUTES 54 SECONDS EAST, 757.28 FEET TO THE CENTER OF THE HARBOR DITCH; THENCE, ALONG SAID LINE, SOUTH 31 DEGREES 39 MINUTES 17 SECONDS EAST, 44.01 FEET; THENCE, LEAVING SAID LINE, NORTH 89 DEGREES 12 MINUTES 54 SECONDS WEST, 779.71 FEET TO THE POINT OF BEGINNING, CONTAINING 0.754 ACRES OF LAND MORE OR LESS AND BEING SUBJECT ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

## LEGAL DESCRIPTION OF 2:

THIS DESCRIPTION WAS PREPARED BY MARK STRONG, INDIANA LS 800040295, PRESIDENT OF ENGINEERING VISION, INC. ON THE 21ST DAY OF OCTOBER, 2020; JOB # 15-934. SURVEY DATUM IS NAD 83, INDIANA EAST ZONE, REALIZATION IG508 (INDIANA CORRS) AND U.S. FEET;

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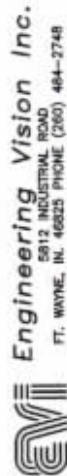
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## LEGAL DESCRIPTION OF 2 AND 3 TOGETHER:

THIS DESCRIPTION WAS PREPARED BY MARK STRONG, INDIANA LS 800040295, PRESIDENT OF ENGINEERING VISION, INC. ON THE 21ST DAY OF OCTOBER, 2020; JOB # 15-934. SURVEY DATUM IS NAD 83, INDIANA EAST ZONE, REALIZATION IG508 (INDIANA CORRS) AND U.S. FEET;

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COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE, NORTH 00 DEGREES 28 MINUTES 26 SECONDS WEST (STATE PLANE GRID BASIS OF BEARINGS) ALONG THE WEST LINE OF SAID QUARTER, 426.46 FEET; THENCE LEAVING SAID LINE NORTH 89 DEGREES 26 MINUTES 07 SECONDS EAST, 17.20 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT OF WAY OF ARDMORE AVENUE; THENCE, ALONG SAID LINE, NORTH 00 DEGREES 30 MINUTES 03 SECONDS WEST, 528.70 FEET; THENCE LEAVING SAID LINE, SOUTH 89 DEGREES 12 MINUTES 54 SECONDS EAST, 779.71 FEET TO THE CENTER OF THE HARBOR DITCH; THENCE, ALONG SAID LINE BY THE FOLLOWING COURSES: SOUTH 50 DEGREES 31 MINUTES 32 SECONDS EAST, 59.43 FEET; SOUTH 34 DEGREES 28 MINUTES 10 SECONDS EAST, 154.88 FEET; SOUTH 28 DEGREES 51 MINUTES 48 SECONDS EAST, 156.56 FEET; SOUTH 17 DEGREES 23 MINUTES 11 SECONDS EAST, 214.93 FEET; THENCE, LEAVING SAID LINE AND ALONG THE NORTH LINE OF PROPERTY DEEDED TO AEP INDIANA MICHIGAN TRANSMISSION COMPANY, INC. IN DEED 2015002676 IN THE OFFICE OF THE ALLEN COUNTY RECORDER'S OFFICE, SOUTH 89 DEGREES 26 MINUTES 07 SECONDS WEST, 1048.43 FEET TO THE POINT OF BEGINNING, CONTAINING 11.237 ACRES OF LAND MORE OR LESS AND BEING SUBJECT ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

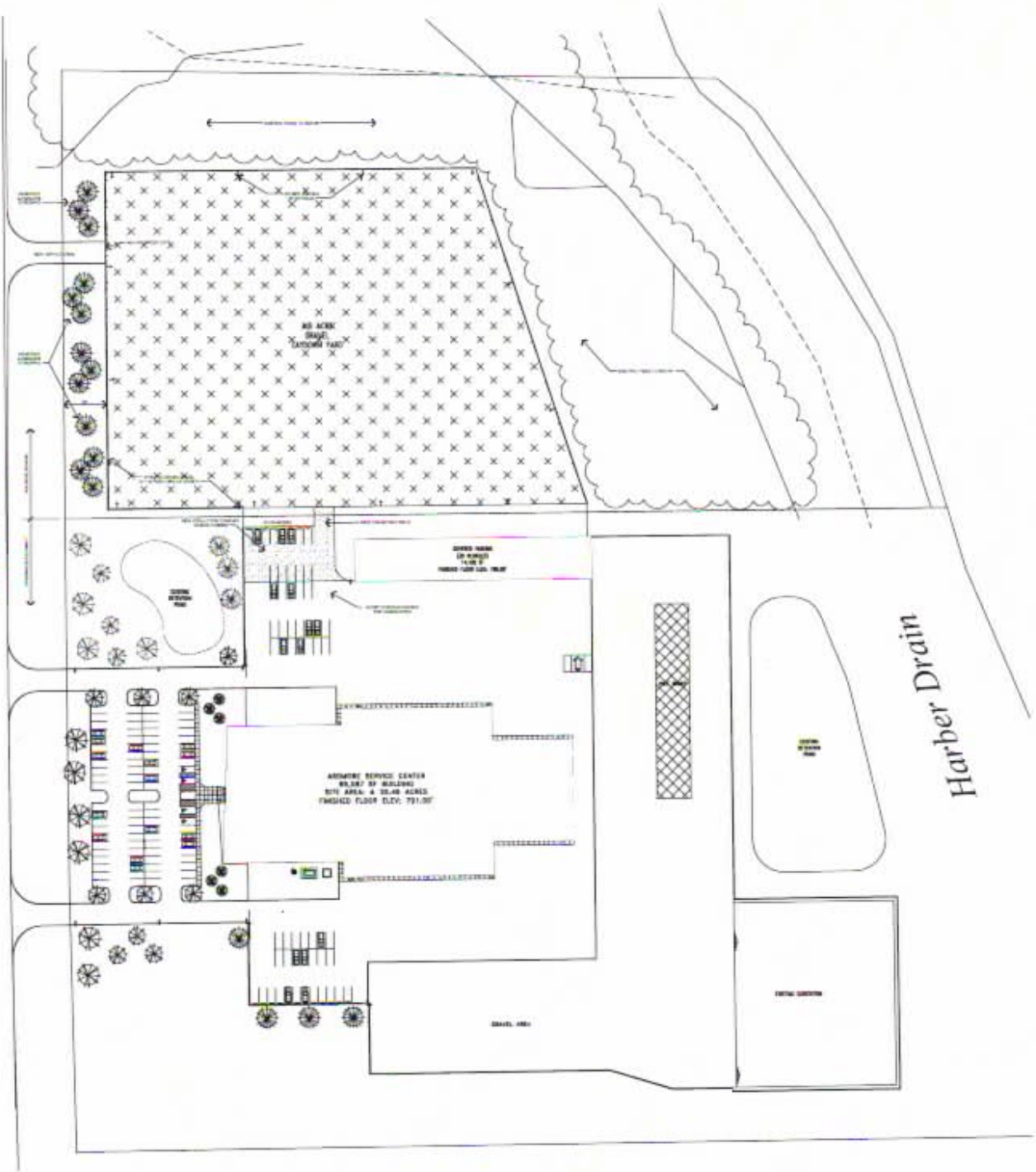


12-14-20  
DATE

*Mark L. Strong*

MARK L. STRONG

Ardmore Ave.



Harber Drain

## FACT SHEET

Case #	Bill #	Project Start:
REZ-2021-0004	Z-21-02-12	February 2021
APPLICANT:	AEP Indiana Michigan Transmission Company, Inc.	
REQUEST:	To rezone property from R1/Single Family Residential to I2/General Industrial; and approve a primary development plan for a new AEP lay-down yard, including a waiver request for location of the lay-down yard.	
LOCATION:	The site is located on the east side of the 7700 block of Ardmore Avenue, north of the AEP Ardmore Service Center (Section 33 of Wayne Township).	
LAND AREA:	Approximately 12 acres	
PRESENT ZONING:	R1/Single Family Residential	
PROPOSED ZONING:	I2/General Industrial	
COUNCIL DISTRICT:	4-Jason Arp	
ASSOCIATED PROJECT:	Primary Development Plan, AEP Service Center Expansion	
SPONSOR:	City of Fort Wayne Plan Commission	

### **March 8, 2021 Public Hearing**

- No one from the public spoke at the public hearing.
- Ryan Neumeister, Justin Shurley and Rachel Tobin-Smith were absent.

### **March 15, 2021 Business Meeting**

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

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

#### **6-0 MOTION PASSED**

- Ryan Neumeister, Paul Sauerteig, and Rachel Tobin-Smith were absent.

Fact Sheet Prepared by:  
Michelle B. Wood, Senior Land Use Planner  
April 5, 2021

## PROJECT SUMMARY

### SITE HISTORY

This site is undeveloped and covered in field, woods, and floodplain of the Harber Ditch.

### STAFF DISCUSSION

The petitioner requests a rezoning from R1/Single Family Residential to I2/General Industrial to expand the Ardmore Service Center to include an equipment laydown site. In 2016, AEP developed the southern portion of their property (approximately 20 acres) with a new service center, substation and storage area. The property is located north of the existing City of Fort Wayne regional detention basin and northwest of the existing AEP building and storage area.

The current zoning of the north portion (approximately 12 acres) is R1/Single Family Residential. This ground is undeveloped and partially wooded. The Harber Drain and associated floodplain runs along the eastern boundary. The general area to the south and west is industrial, especially along the Airport Expressway. BAE Systems, Sabert, and Amazon are all located on the west side of Ardmore. Additional industrial ground is located to the northwest at Ardmore and Lower Huntington. The rezoning request to I2/General Industrial will allow the outdoor storage component of the operations.

Staff is supportive of the zoning change. AEP has long had a presence at Ardmore and Airport Expressway. The rezoning will allow AEP to keep their equipment adjacent to the service center. The development plan includes landscaping along the Ardmore frontage to buffer the equipment storage. The zoning request is compatible with the existing zoning in the area and along Airport Expressway. The proposal can be supportive by the following goals and policies of the Comprehensive Plan:

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

**LU6.** Encourage carefully planned sustainable growth and coordinated development by encouraging mixed land uses.

**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.

**LU7** Encourage sustainable growth by conserving natural features and environmentally sensitive land with significant value.

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

The proposed site plan consists of a 4.6-acre gravel laydown yard for AEP. This outdoor storage area will be surrounded by security fencing. Evergreen trees will be planted between the storage area and Ardmore Avenue. LED light fixtures on 25-foot poles will be installed along the perimeter of the site. Existing trees on the north and east sides will remain and the floodplain will not be disturbed. Access to the site will be from Ardmore Avenue and from the existing service center to the south.

There is one waiver requested: to locate the outdoor storage area in front of the front building façade. The storage area will still meet the required front yard setback and exceed it by 25 feet. Within this area, a mixture of evergreen trees will be planted. The natural terrain of the site, with the Harber Ditch and floodplain, reduce the usable space on the site. The applicant states that this waiver is necessary to provide the equipment storage needed to complete several infrastructure improvements in the area for both transmission and distribution electric facilities.

**PUBLIC HEARING SUMMARY:**

Presenter: Robert Maiorana, AEP Real Estate, presented the proposal as outlined above.

Public Comments:

None



Rezoning Petition REZ-2021-0004 and Primary Development Plan PDP-2021-0003 - AEP Ardmore Laydown Yard



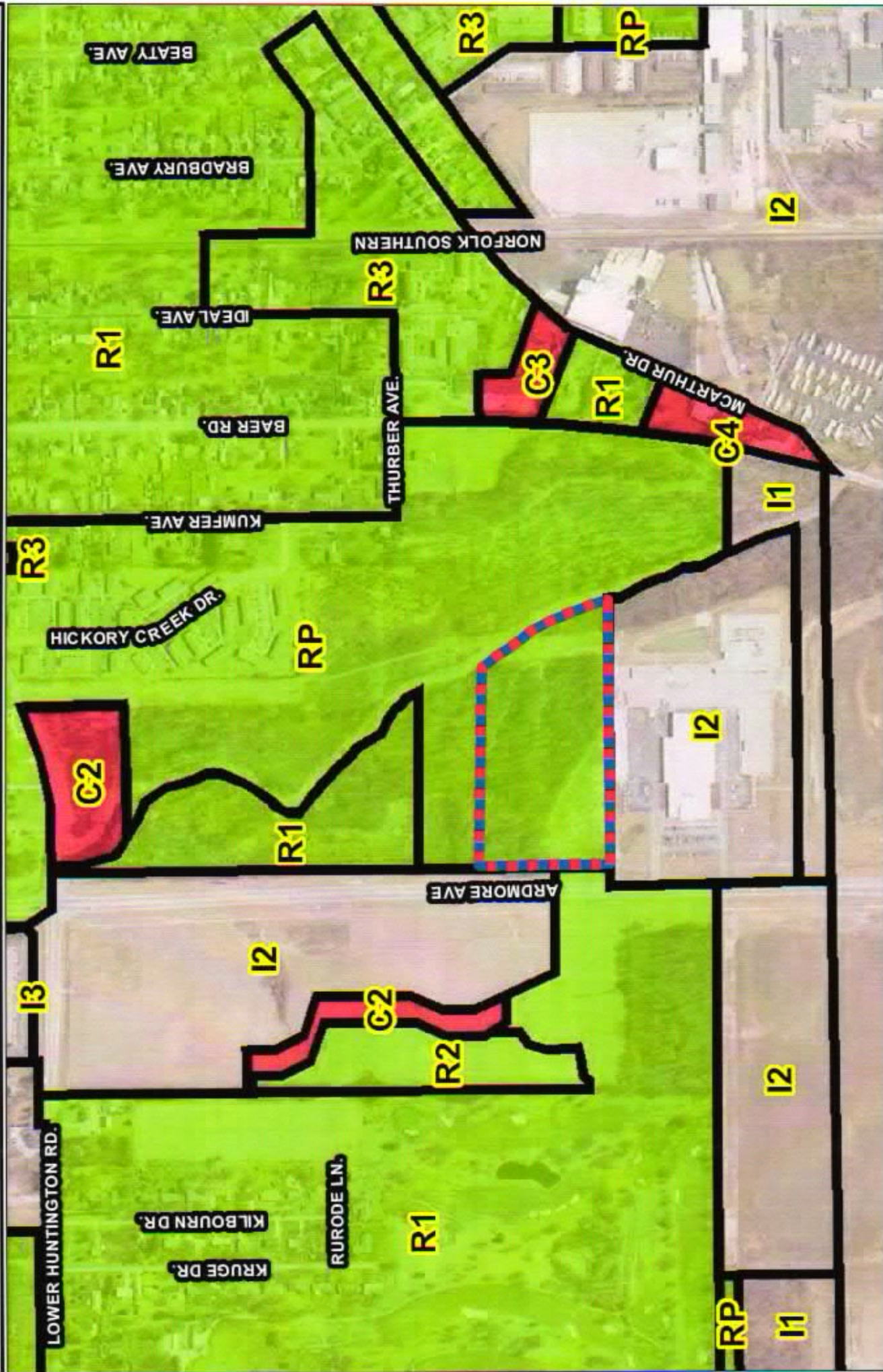
Although every attempt is made to ensure the accuracy of this map, the City of Alton does not warrant or guarantee the accuracy of the information contained herein and the City of Alton is not liable for any errors or omissions in this map.

© 2021 Board of Commissioners of the City of Alton  
 1000 North Adams Street, Alton, IL 61810  
 Phone: 618-243-3100  
 Fax: 618-243-3101  
 Date: 2/11/2021



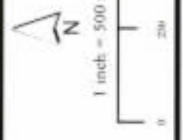


Rezoning Petition REZ-2021-0004 and Primary Development Plan PDP-2021-0003 - AEP Ardmore Laydown Yard

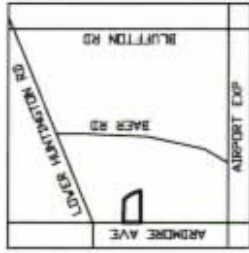


Although these preliminary standards have been adopted in this jurisdiction, the City of Afton County does not warrant or guarantee the accuracy of the information contained herein and shall not be liable for any errors or omissions in this map.

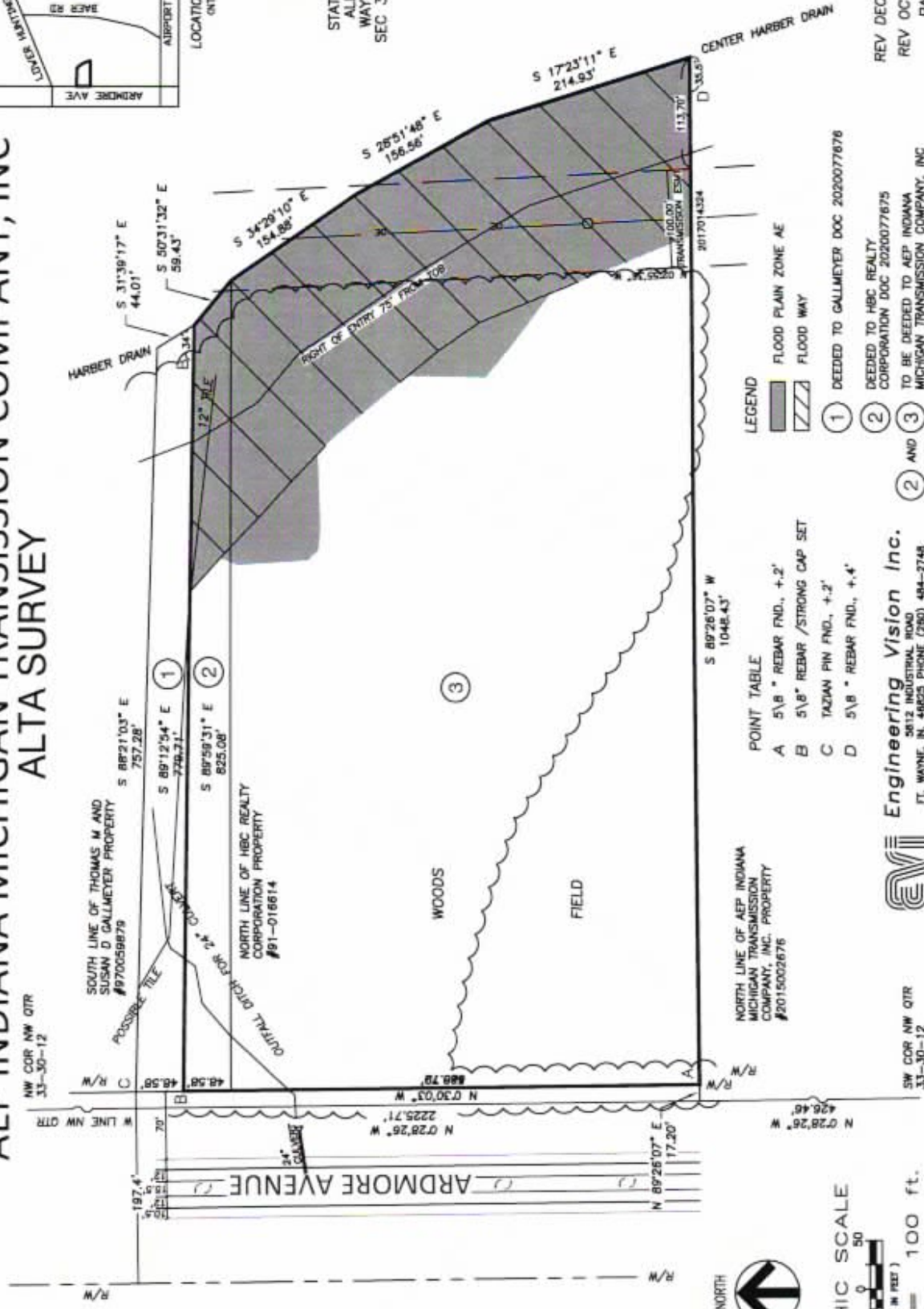
©2024 Board of Commissioners of the County of Afton  
 State Plane Coordinate System, NAD83, Zone 18  
 Printed and Circulated Spring 2024  
 Date: 2/14/24



# AEP INDIANA MICHIGAN TRANSSION COMPANY, INC ALTA SURVEY



STATE OF INDIANA  
ALLEN COUNTY  
WAYNE TOWNSHIP  
SEC 33, T30N, R12E



- LEGEND**
- FLOOD PLAIN ZONE AE
  - FLOOD WAY
- POINT TABLE**
- |   |                            |
|---|----------------------------|
| A | 5/8" REBAR FND., +2'       |
| B | 5/8" REBAR /STRONG CAP SET |
| C | TAZIAN PIN FND., +2'       |
| D | 5/8" REBAR FND., +4'       |
- ① DEEDED TO GALLMEYER DOC 2020077676  
 ② DEEDED TO HBC REALTY CORPORATION DOC 2020077675  
 ③ TO BE DEEDED TO AEP INDIANA MICHIGAN TRANSSION COMPANY, INC



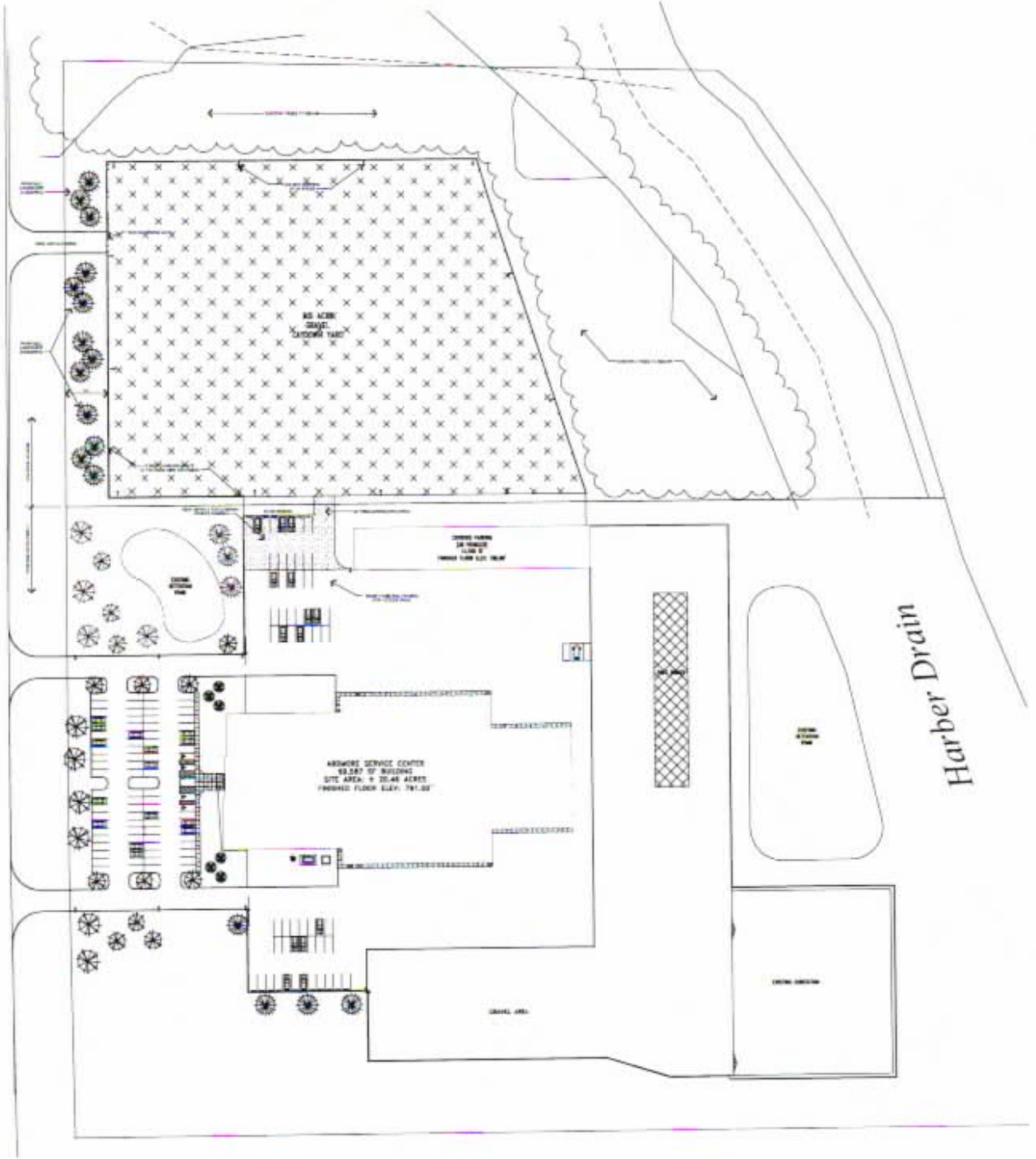
REV DECEMBER 14, 2020  
REV OCTOBER 28, 2020  
PAGE 1 OF 3

**Engineering Vision Inc.**  
3612 INDUSTRIAL ROAD  
FT. WAYNE, IN. 46825 PHONE (330) 484-2748



NW COR NW QTR 33-30-12  
 SOUTH LINE OF THOMAS M AND SUSAN D GALLMEYER PROPERTY #970059879  
 S 31°39'17" E 44.01'  
 S 50°31'32" E 59.43'  
 S 88°21'03" E 757.28'  
 S 88°12'54" E 794.21'  
 S 88°59'31" E 825.08'  
 NORTH LINE OF HBC REALTY CORPORATION PROPERTY #81-018614  
 POSSIBLE TILE  
 CENTER HARBER DRAIN  
 HARBER DRAIN  
 RIGHT OF ENTRY 75 FEET TOP  
 WOODS  
 FIELD  
 NORTH LINE OF AEP INDIANA MICHIGAN TRANSSION COMPANY, INC. PROPERTY #2015002676  
 SW COR NW QTR 33-30-12

Ardmore Ave.



**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant AEP Indiana Michigan Transmission Company, Inc.  
 Address 1 Riverside Plaza  
 City Columbus State Ohio Zip 43215-2737  
 Telephone (614) 716-6835 E-mail ptireland@aep.com

**Contact Person**  
 Contact Person Robert Maiorana  
 Address 110 E. Wayne St., 17th Floor  
 City Fort Wayne State Indiana Zip 46802  
 Telephone (260) 249-0405 E-mail Rmmaiorana@aep.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 7775 Ardmore Ave.  
 Present Zoning R1 Proposed Zoning I2 Acreage to be rezoned 11.95  
 Proposed density \_\_\_\_\_ units per acre  
 Township name Wayne Township section # 0033  
 Purpose of rezoning (attach additional page if necessary) The purpose of the rezoning is to construct an outdoor laydown yard space north of the existing AEP Service Center which is necessary to provide support for infrastructure upgrades in the area. Plan Attached.  
 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 checklists for applicable filing fees and plans/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.

<u>Robert Maiorana</u> (printed name of applicant)	 (signature of applicant)	<u>01/27/2021</u> (date)
<u>Robert Maiorana ( AEP Real Estate Agent, Sr.)</u> (printed name of property owner)	 (signature of property owner)	<u>01/27/2021</u> (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

Received <u>2-1-21</u>	Receipt No. <u>136061</u>	Hearing Date <u>3-8-2021</u>	Petition No. <u>REZ-2021-0004</u>
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AVIATION STATION

1/26/2021

LEGAL DESCRIPTION COMBINED PARCELS

THIS DESCRIPTION WAS PREPARED BY MARK STRONG, INDIANA LS 800040295, PRESIDENT OF ENGINEERING VISION, INC., ON THE 26<sup>TH</sup> DAY OF JANUARY, 2021. JOB NUMBER 15-934. SURVEY DATUM IS NAD 83, INDIANA EAST ZONE, REALIZATION IGS08 (INDIANA CORPS AND US FEET).

PART OF THE WEST HALF OF SECTION 33, TOWNSHIP 30 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33, THENCE NORTH 00 DEGREES 15 MINUTES 22 SECONDS WEST (STATE PLANE GRID BASIS OF BEARING), ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, 2315.01 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 07 SECONDS EAST, 22.46 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY OF ARDMORE AVENUE; THENCE NORTH 01 DEGREES 09 MINUTES 42 SECONDS WEST, 322.46 FEET ALONG SAID RIGHT OF WAY; THENCE NORTH 00 DEGREES 30 MINUTES 03 SECONDS WEST, 956.26 FEET ALONG SAID RIGHT OF WAY; THENCE, LEAVING SAID RIGHT OF WAY, SOUTH 89 DEGREES 12 MINUTES 54 SECONDS EAST, 779.71 FEET TO THE CENTERLINE OF THE HARBER DITCH; THENCE, ALONG SAID CENTERLINE BY THE FOLLOWING DESCRIBED COURSES: SOUTH 50 DEGREES 31 MINUTES 32 SECONDS EAST, 59.43 FEET; THENCE SOUTH 34 DEGREES 29 MINUTES 10 SECONDS EAST, 154.88 FEET; THENCE SOUTH 28 DEGREES 51 MINUTES 48 SECONDS EAST, 156.56 FEET; THENCE SOUTH 17 DEGREES 23 MINUTES 11 SECONDS EAST, 214.93 FEET; THENCE SOUTH 16 DEGREES 46 MINUTES 49 SECONDS EAST, 74.65 FEET; THENCE SOUTH 23 DEGREES 06 MINUTES 45 SECONDS EAST, 235.50 FEET; THENCE SOUTH 14 DEGREES 53 MINUTES 45 SECONDS EAST, 151.00 FEET; THENCE SOUTH 38 DEGREES 06 MINUTES 09 SECONDS EAST, 45.50 FEET; THENCE SOUTH 24 DEGREES 39 MINUTES 39 SECONDS EAST, 162.50 FEET; THENCE SOUTH 19 DEGREES 27 MINUTES 35 SECONDS EAST, 137.50 FEET; THENCE, LEAVING SAID CENTERLINE, SOUTH 89 DEGREES 26 MINUTES 07 SECONDS WEST, 1332.50 FEET TO THE POINT OF BEGINNING, CONTAINING 31.704 ACRES OF LAND MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

## FACT SHEET

Case #	REZ-2021-0004	Bill #	Z-21-02-12	Project Start:	February 2021
APPLICANT:	AEP Indiana Michigan Transmission Company, Inc.				
REQUEST:	To rezone property from R1/Single Family Residential to I2/General Industrial; and approve a primary development plan for a new AEP lay-down yard, including a waiver request for location of the lay-down yard.				
LOCATION:	The site is located on the east side of the 7700 block of Ardmore Avenue, north of the AEP Ardmore Service Center (Section 33 of Wayne Township).				
LAND AREA:	Approximately 12 acres				
PRESENT ZONING:	R1/Single Family Residential				
PROPOSED ZONING:	I2/General Industrial				
COUNCIL DISTRICT:	4-Jason Arp				
ASSOCIATED PROJECT:	Primary Development Plan, AEP Service Center Expansion				
SPONSOR:	City of Fort Wayne Plan Commission				

### **March 8, 2021 Public Hearing**

- No one from the public spoke at the public hearing.
- Ryan Neumeister, Justin Shurley and Rachel Tobin-Smith were absent.

### **March 15, 2021 Business Meeting**

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

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

#### **6-0 MOTION PASSED**

- Ryan Neumeister, Paul Sauerteig, and Rachel Tobin-Smith were absent.

Fact Sheet Prepared by:  
Michelle B. Wood, Senior Land Use Planner  
April 5, 2021

## PROJECT SUMMARY

### SITE HISTORY

This site is undeveloped and covered in field, woods, and floodplain of the Harber Ditch.

### STAFF DISCUSSION

The petitioner requests a rezoning from R1/Single Family Residential to I2/General Industrial to expand the Ardmore Service Center to include an equipment laydown site. In 2016, AEP developed the southern portion of their property (approximately 20 acres) with a new service center, substation and storage area. The property is located north of the existing City of Fort Wayne regional detention basin and northwest of the existing AEP building and storage area.

The current zoning of the north portion (approximately 12 acres) is R1/Single Family Residential. This ground is undeveloped and partially wooded. The Harber Drain and associated floodplain runs along the eastern boundary. The general area to the south and west is industrial, especially along the Airport Expressway. BAE Systems, Sabert, and Amazon are all located on the west side of Ardmore. Additional industrial ground is located to the northwest at Ardmore and Lower Huntington. The rezoning request to I2/General Industrial will allow the outdoor storage component of the operations.

Staff is supportive of the zoning change. AEP has long had a presence at Ardmore and Airport Expressway. The rezoning will allow AEP to keep their equipment adjacent to the service center. The development plan includes landscaping along the Ardmore frontage to buffer the equipment storage. The zoning request is compatible with the existing zoning in the area and along Airport Expressway. The proposal can be supportive by the following goals and policies of the Comprehensive Plan:

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

**LU6.** Encourage carefully planned sustainable growth and coordinated development by encouraging mixed land uses.

**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.

**LU7** Encourage sustainable growth by conserving natural features and environmentally sensitive land with significant value.

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

The proposed site plan consists of a 4.6-acre gravel laydown yard for AEP. This outdoor storage area will be surrounded by security fencing. Evergreen trees will be planted between the storage area and Ardmore Avenue. LED light fixtures on 25-foot poles will be installed along the perimeter of the site. Existing trees on the north and east sides will remain and the floodplain will not be disturbed. Access to the site will be from Ardmore Avenue and from the existing service center to the south.

There is one waiver requested: to locate the outdoor storage area in front of the front building façade. The storage area will still meet the required front yard setback and exceed it by 25 feet. Within this area, a mixture of evergreen trees will be planted. The natural terrain of the site, with the Harber Ditch and floodplain, reduce the usable space on the site. The applicant states that this waiver is necessary to provide the equipment storage needed to complete several infrastructure improvements in the area for both transmission and distribution electric facilities.

**PUBLIC HEARING SUMMARY:**

Presenter: Robert Maiorana, AEP Real Estate, presented the proposal as outlined above.

Public Comments:

None



Rezoning Petition REZ-2021-0004 and Primary Development Plan PDP-2021-0003 - AEP Ardmore Laydown Yard

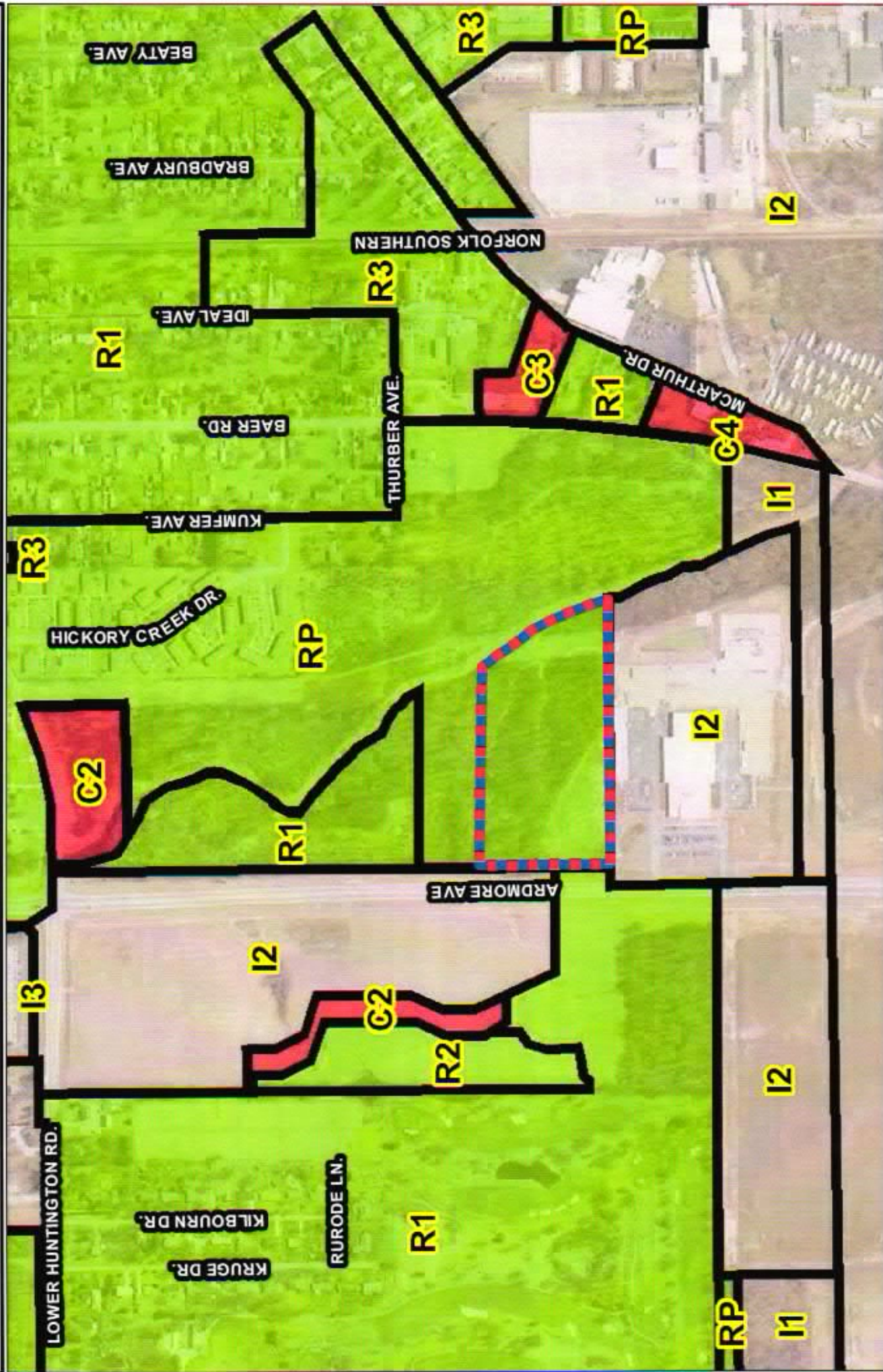


Although these are not intended to be used as a substitute for the City of Alton's official zoning ordinance or other applicable laws, the City of Alton is not responsible for the accuracy of the information provided herein. The City of Alton is not responsible for the accuracy of the information provided herein. The City of Alton is not responsible for the accuracy of the information provided herein. The City of Alton is not responsible for the accuracy of the information provided herein.



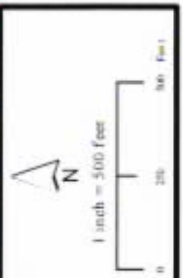


Rezoning Petition REZ-2021-0004 and Primary Development Plan PDP-2021-0003 - AEP Ardmore Laydown Yard

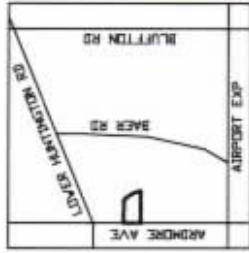


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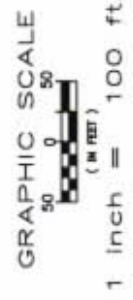
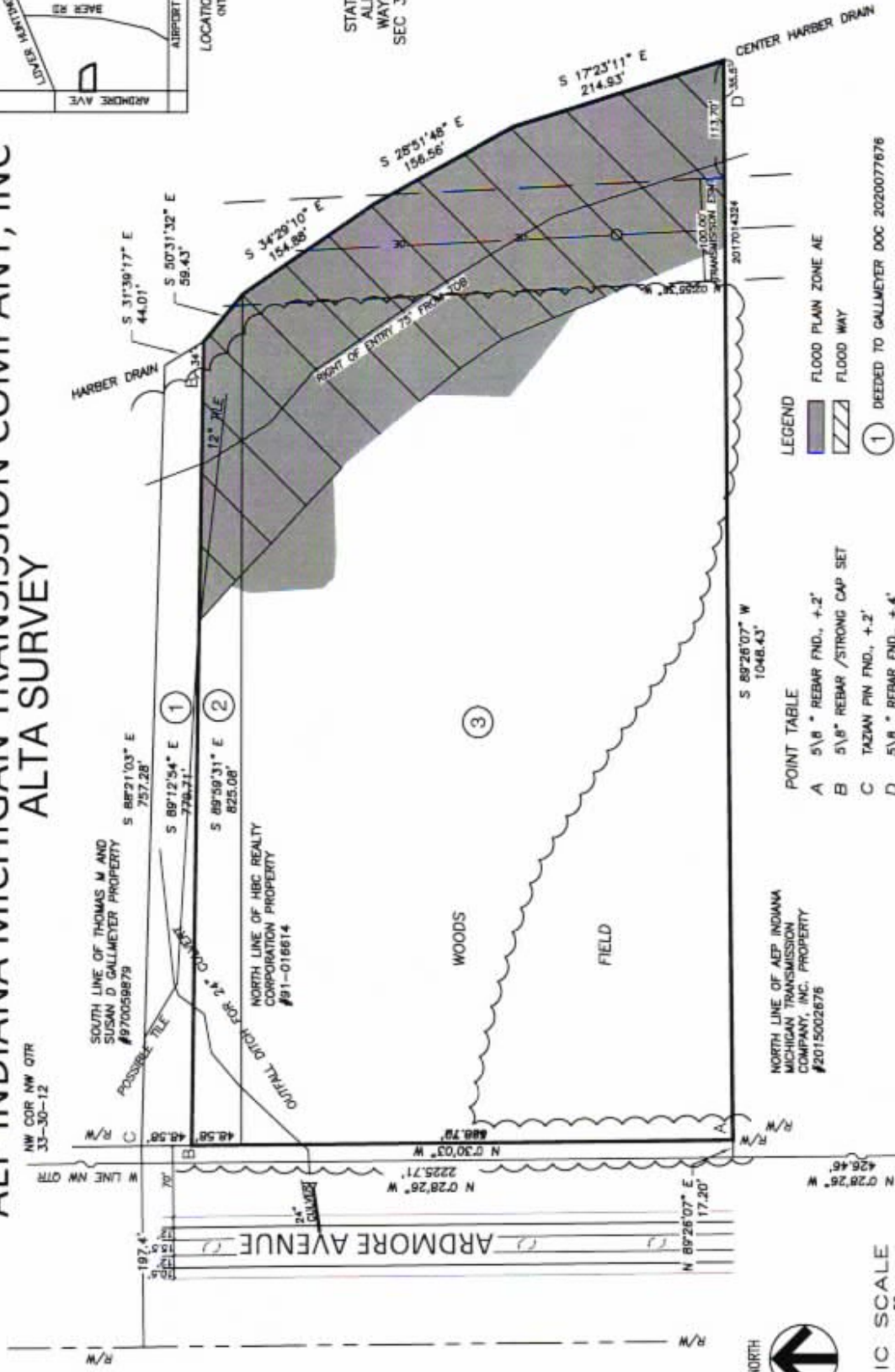
© 2024 Board of Commissioners of the City of Alton  
 North American Division 1303  
 State Plane Coordinate System, Indiana East  
 Project and Customer: Spring 2024  
 Date: 3/11/2024



# AEP INDIANA MICHIGAN TRANSMISSION COMPANY, INC ALTA SURVEY



STATE OF INDIANA  
ALLEN COUNTY  
WAYNE TOWNSHIP  
SEC 33, T30N, R12E



REV DECEMBER 14, 2020  
REV OCTOBER 28, 2020  
PAGE 1 OF 3

**Engineering Vision Inc.**  
3612 INDUSTRIAL ROAD  
FT. WAYNE, IN. 46825 PHONE (260) 484-2748



NW COR NW QTR  
33-30-12

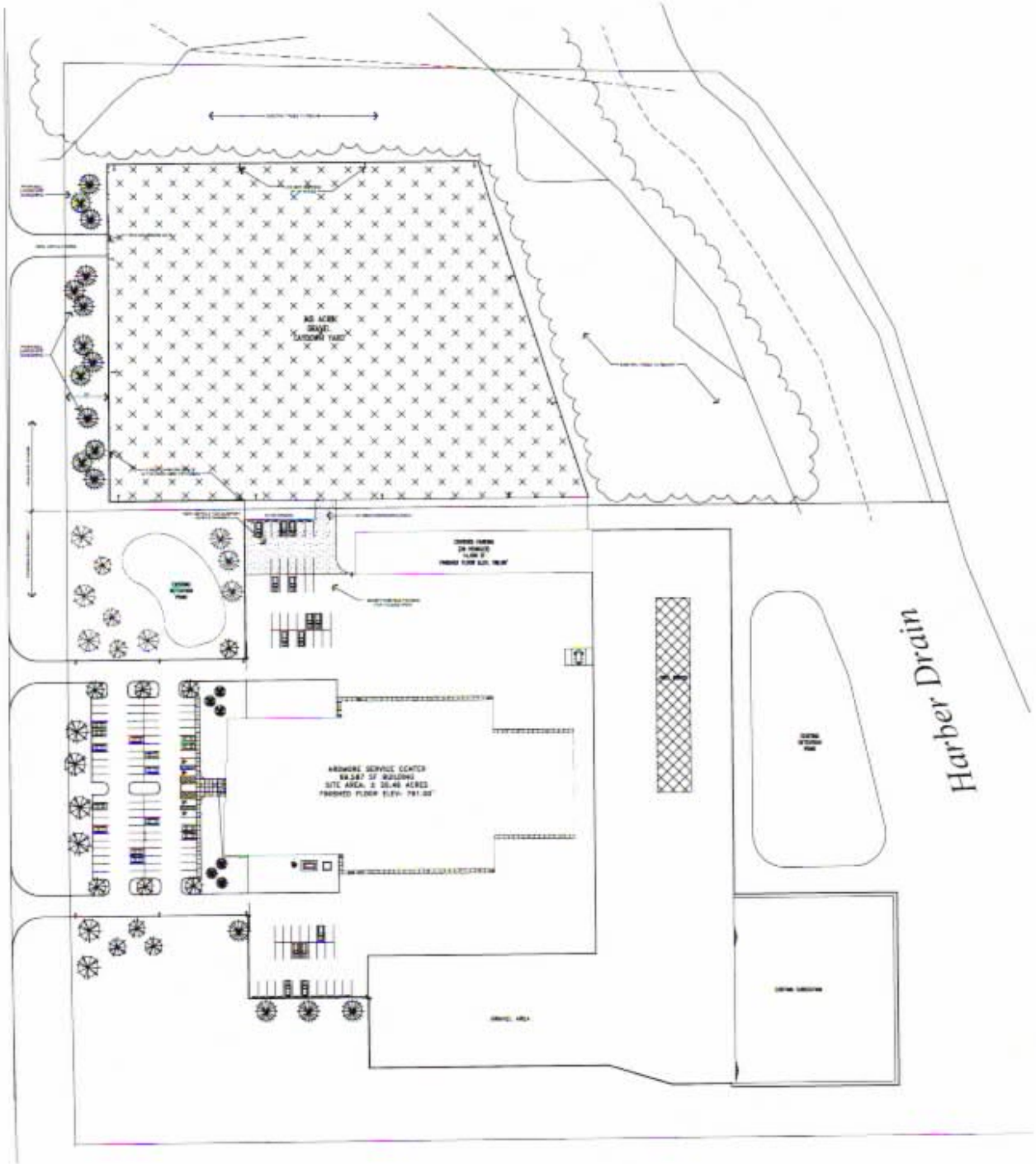
SW COR NW QTR  
33-30-12

NORTH LINE OF AEP INDIANA  
MICHIGAN TRANSMISSION  
COMPANY, INC. PROPERTY  
#2015002676

NORTH LINE OF HBC REALTY  
CORPORATION PROPERTY  
#81-016614

SOUTH LINE OF THOMAS M AND  
SUSAN D GALLMEYER PROPERTY  
#970059879

Ardmore Ave.



Harber Drain

**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant AEP Indiana Michigan Transmission Company, Inc.  
 Address 1 Riverside Plaza  
 City Columbus State Ohio Zip 43215-2737  
 Telephone (614) 716-6835 E-mail ptireland@aep.com

**Contact Person**  
 Contact Person Robert Maiorana  
 Address 110 E. Wayne St., 17th Floor  
 City Fort Wayne State Indiana Zip 46802  
 Telephone (260) 249-0405 E-mail Rmmalorana@aep.com



*All staff correspondence will be sent only to the designated contact person.*

**Request**  
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 Proposed density \_\_\_\_\_ units per acre  
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 Sewer provider City of Fort Wayne Water provider City of Fort Wayne

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- Legal Description of parcel to be rezoned
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<u>Robert Maiorana</u> (printed name of applicant)	 (signature of applicant)	<u>01/27/2021</u> (date)
<u>Robert Maiorana ( AEP Real Estate Agent, Sr.)</u> (printed name of property owner)	 (signature of property owner)	<u>01/27/2021</u> (date)
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_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

Received <u>2-1-21</u>	Receipt No. <u>136061</u>	Hearing Date <u>3-8-2021</u>	Petition No. <u>REZ-2021-0004</u>
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AVIATION STATION

1/26/2021

LEGAL DESCRIPTION COMBINED PARCELS

THIS DESCRIPTION WAS PREPARED BY MARK STRONG, INDIANA LS 800040295, PRESIDENT OF ENGINEERING VISION, INC., ON THE 26<sup>TH</sup> DAY OF JANUARY, 2021. JOB NUMBER 15-934. SURVEY DATUM IS NAD 83, INDIANA EAST ZONE, REALIZATION IGS08 (INDIANA CORPS AND US FEET).

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**BILL NO. Z-21-02-12**

**REPORT OF COMMITTEE ON REGULATIONS**

**April 13, 2021**

**Tom Freistroffer Chair**




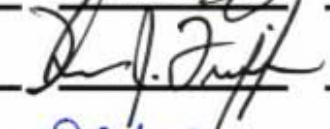
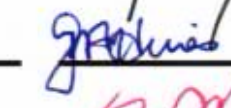



**Geoff Paddock Co-Chair**

**All Council Members**

An Ordinance amending the City of Fort Wayne Zoning Map No. H-35 (Sec. 33 of Wayne Township)

*Rezone 11.95 acres from R1/Single Family Residential to I2/General Industrial at 7775 Ardmore Rd*

**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: March 8, 2021

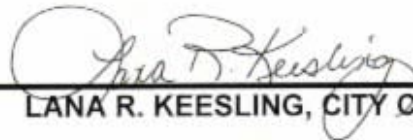
Read the first time in full and on motion by Councilperson Freistroffer.

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: April 13, 2021

  
LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as  
Zoning Ordinance No. Z-21-02-12 on the 13th day of April, 2021

ATTEST:

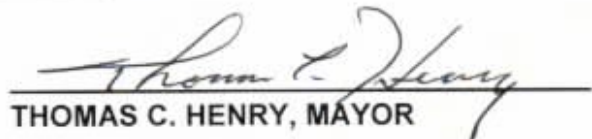
  
LANA R. KEESLING  
CITY CLERK

  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 14th  
of April 2021, at the hour of 10:20 o'clock A.M. E.S.T.

  
LANA R. KEESLING, CITY CLERK

Approved and signed by me this 14<sup>th</sup> day of APRIL 2021, at the  
hour of 12:30 o'clock PM E.S.T.

  
THOMAS C. HENRY, MAYOR

FORT WAYNE, INDIANA  
**RECEIVED**  
APR 14 2021  
LANA R. KEESLING  
CITY CLERK