

1 #REZ-2021-0045
2 BILL NO. Z-21-09-02

3 ZONING MAP ORDINANCE NO. Z-Withdrawn

4 AN ORDINANCE amending the City of Fort Wayne
5 Zoning Map Nos. K-07 and J-07 (Sec. 15 of Wayne Township)

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

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

10 A PORTION OF THE LANDS OF RYAN D. RAMEY PER DOC. #2009025344 AND THE CITY
11 OF FORT WAYNE PER DOC. #2018009856, 2017057741, & 2018021178 IN THE OFFICE OF
12 THE RECORDER OF ALLEN COUNTY, INDIANA, BEING PART OF THE NORTH HALF OF
13 SECTION 15, TOWNSHIP 30 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, AS
DEPICTED ON THE ATTACHED RE-ZONING PLAT, MARKED EXHIBIT "B" COMPLETED BY
BERTSCH-FRANK & ASSOCIATES, AND CERTIFIED BY MATTHEW G. BERTSCH
(P.S.#20200087) ON AUGUST 31, 2021 AS JOB NUMBER 21209.100; BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

14 BEGINNING AT THE NORTHEAST CORNER OF LOT 80 OF RIVERSIDE TERRACE
15 ADDITION, AS SHOWN ON THE PLAT THEREOF IN PLAT BOOK 11, PAGE 102,
16 RECORDED OCTOBER 19, 1925; THENCE SOUTH 88 DEGREES 40 MINUTES 47 SECONDS
17 WEST (GRID BEARING AND BASIS TO FOLLOW), ALONG THE NORTH LINE OF LOTS 80
18 THRU 92, A DISTANCE OF 519.94 FEET TO THE NORTHWEST CORNER OF SAID LOT 92;
19 THENCE SOUTH 2 DEGREES 01 MINUTES 52 SECONDS WEST, ALONG THE WEST LINE
20 OF SAID LOT 92 AND THE EXTENSION THEREOF, A DISTANCE OF 153.05 FEET TO THE
SOUTH LINE OF THE NORTH HALF OF SAID SECTION 15, ALSO THE CENTERLINE OF
NUTTMAN AVENUE; THENCE NORTH 88 DEGREES 38 MINUTES 54 SECONDS EAST,
ALONG SAID SOUTH LINE, A DISTANCE OF 519.62 FEET TO THE INTERSECTION
THEREOF WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 80;
THENCE NORTH 01 DEGREES 54 MINUTES 44 SECONDS WEST, ALONG SAID EAST LINE
AND THE EXTENTION THEREOF, A DISTANCE OF 152.66 FEET, TO THE POINT OF
BEGINNING, CONTAINING, 1.823 ACRES, MORE OR LESS.

21 and the symbols of the City of Fort Wayne Zoning Map Nos. K-07 and J-07 (Sec. 15 of Wayne
22 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort 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 commitment
26 is hereby approved and is hereby incorporated by reference.

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

3
4 _____
5 Council Member

6 APPROVED AS TO FORM AND LEGALITY:

7 
8 _____
9 Carol T. Helton, City Attorney

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**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Sweet Real Estate, LLC
 Address 7100 W. Jefferson Blvd.
 City Fort Wayne State Indiana Zip 46804
 Telephone 260-432-8176 E-mail jerry_noble@sweetwater.com

Contact Person
 Contact Person Andy Boxberger
 Address 301 W. Jefferson Blvd. Suite 200
 City Fort Wayne State IN Zip 46802
 Telephone 260-423-9411 E-mail aboxberger@carsonboxber.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 See Attached
 Present Zoning R1 Proposed Zoning C2 Acreage to be rezoned Aprox. 2.23 Acres
 Proposed density Parking Lot units per acre
 Township name Wayne Township section # 12
 Purpose of rezoning (attach additional page if necessary) Rezoned Parcels (as well as other adjacent parcels zoned C3) will be merged with the parcel to the south to provide additional parking for Quimby Village and the Clyde Theatre
 Sewer provider City Water provider City

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) In process
 Legal Description of parcel to be rezoned Deeds attached/updated legals with surveys
 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.

Charles J. Surack, Manager Charles J. Surack 8/3/21
 (printed name of applicant) (signature of applicant) (date)
See Attached _____ (date)
 (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)

Received	Receipt No.	Hearing Date	Petition No.
<u>8/3/21</u>	<u>137498</u>	<u>9-13-2021</u>	<u>REZ-2021-0045</u>

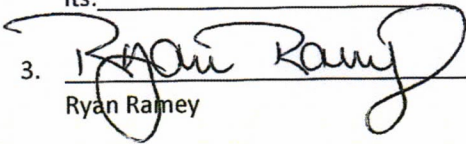
Rezoning Application

Signature Page for Property Owners

(Property Owners Described Below)

1. _____
Inglesia Evangelica Chrisitiana Chruuch
By: _____
Its: _____

2. _____
Inglesia Evangelica Chrisitiana Chruuch
By: _____
Its: _____

3. 
Ryan Rainey

4. _____
City of Fort Wayne
By: _____
Its: _____

5. _____
City of Fort Wayne
By: _____
Its: _____

6. _____
City of Fort Wayne
By: _____
Its: _____

7. _____
City of Fort Wayne
By: _____
Its: _____

8. _____
City of Fort Wayne
By: _____
Its: _____

Rezoning Application


Signature Page for Property Owners


(Property Owners Described Below)

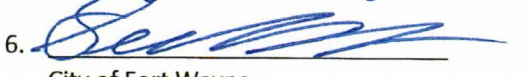
1. _____
Inglesia Evangelica Christiana Church
By: _____
Its: _____


2. _____
Inglesia Evangelica Christiana Church
By: _____
Its: _____


3. _____
Ryan Ramsey

4. 
City of Fort Wayne
By: Seth Weinglass, CUE
Its: Program Manager - CPS

5. 
City of Fort Wayne
By: Seth Weinglass, CUE
Its: Program Manager - CPS

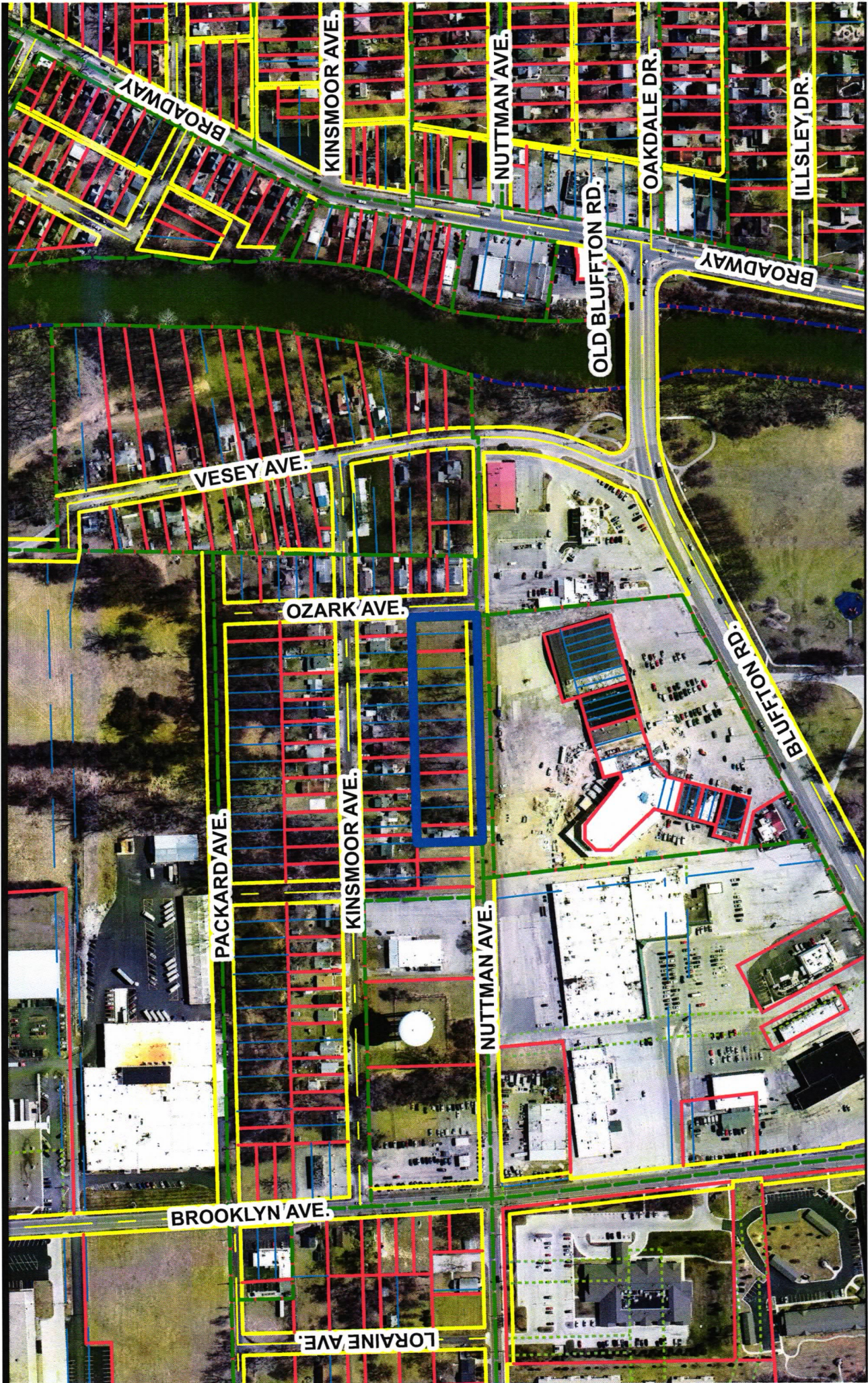
6. 
City of Fort Wayne
By: Seth Weinglass, CUE
Its: Program Manager - CPS

7. 
City of Fort Wayne
By: Seth Weinglass, CUE
Its: Program Manager, CPS

8. 
City of Fort Wayne
By: Seth Weinglass, CUE
Its: Program Manager - CPS



REZ-2021-0045 and PDP-2021-0034 Quimby Village Parking Lot



1 inch = 300 feet

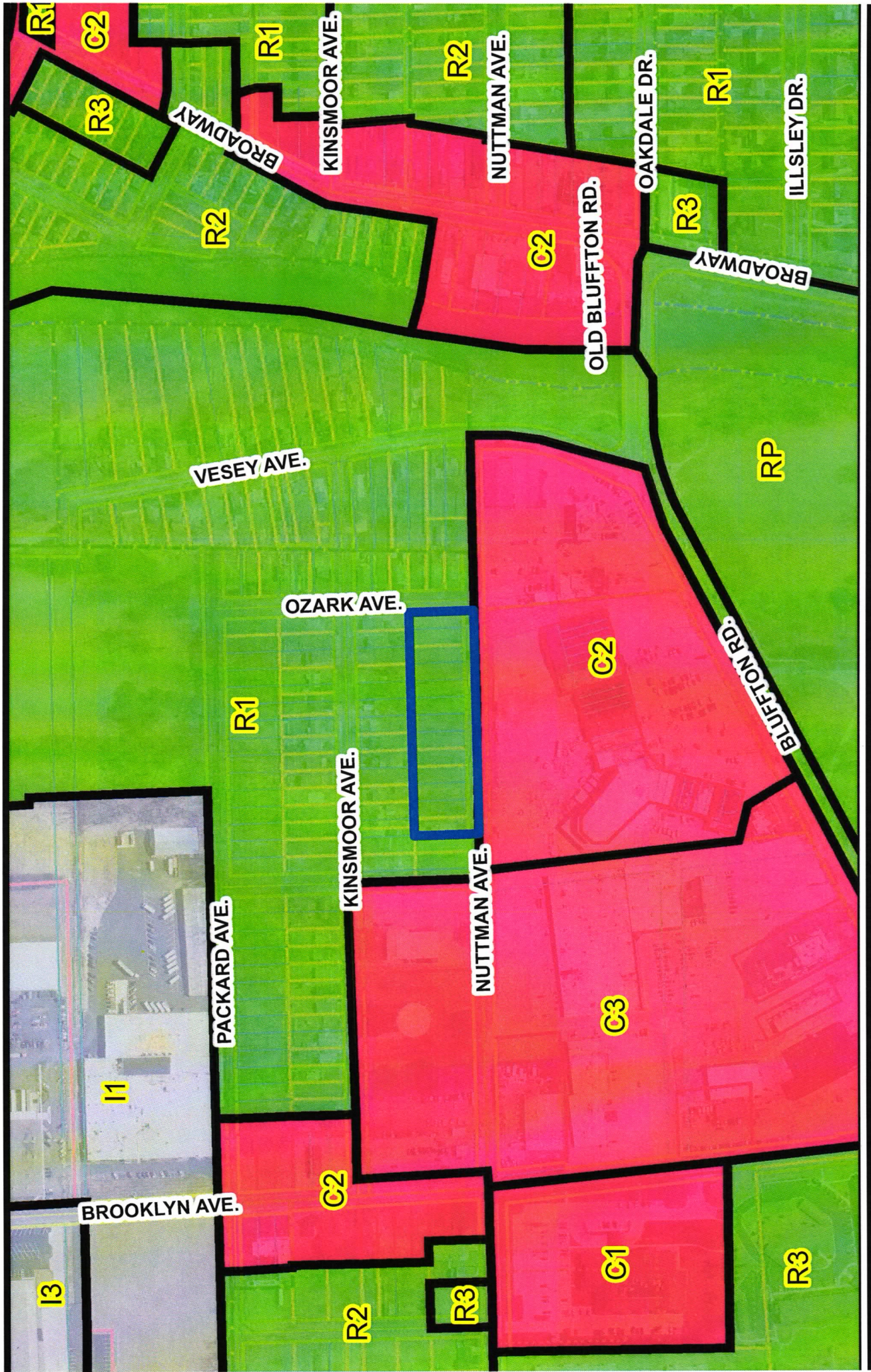


© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 9/1/2021

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.



REZ-2021-0045 and PDP-2021-0034 Quimby Village Parking Lot



1 inch = 300 feet

© 2004 Board of Commissioners of the County of Allen
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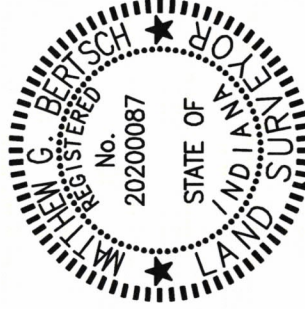
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

Exhibit "A"

Re-Zoning Description

A PORTION OF THE LANDS OF RAMEY PER DOC. #2009025344 AND THE CITY OF FORT WAYNE PER DOC. #2018009856, 2017057741, & 2018021178 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, BEING PART OF THE NORTH HALF OF SECTION 15, TOWNSHIP 30 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, AS DEPICTED ON THE ATTACHED RE-ZONING PLAT, MARKED EXHIBIT "B" COMPLETED BY BERTSCH-FRANK & ASSOCIATES, AND CERTIFIED BY MATTHEW G. BERTSCH (P.S.#20200087) ON AUGUST 31, 2021 AS JOB NUMBER 21209.100; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 80 OF RIVERSIDE TERRACE ADDITION, AS SHOWN ON THE PLAT THEREOF IN PLAT BOOK 11, PAGE 102, RECORDED OCTOBER 19, 1925; THENCE SOUTH 88 DEGREES 40 MINUTES 47 SECONDS WEST (GRID BEARING AND BASIS TO FOLLOW), ALONG THE NORTH LINE OF LOTS 80 THRU 92 OF SAID RIVERSIDE TERRACE ADDITION, A DISTANCE OF 519.94 FEET TO THE NORTHWEST CORNER OF SAID LOT 92; THENCE SOUTH 02 DEGREES 01 MINUTES 52 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 92, A DISTANCE OF 153.05 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 15, ALSO THE CENTERLINE OF NUTTMAN AVENUE; THENCE NORTH 88 DEGREES 38 MINUTES 54 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 519.62 FEET TO THE INTERSECTION THEREOF WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 80; THENCE NORTH 01 DEGREES 54 MINUTES 44 SECONDS WEST, ALONG SAID EAST LINE AND THE EXTENTION THEREOF, A DISTANCE OF 152.66 FEET, TO THE POINT OF BEGINNING, CONTAINING, 1.823 ACRES, MORE OR LESS.



Matthew G. Bertsch

Matthew G. Bertsch, P.L.S.
Indiana Registered Land Surveyor No. 20200087

This description was prepared for Sweet Real Estate, LLC by Bertsch-Frank & Associates, LLC, and certified by Matthew G. Bertsch, P.L.S., Indiana Registered Land Surveyor No. 20200087.

BFA | **BERTSCH-FRANK & ASSOCIATES**
LAND SURVEYING & CONSULTING

LAND PLANNING | LAND SURVEYING
811 LAWRENCE DRIVE PHONE: (260) 459-9393
FORT WAYNE, IN 46804 FAX: (260) 459-9303

Re-Zoning Exhibit "A"
Sweet Real Estate, LLC
1808 Bluffton Rd
Fort Wayne, Indiana

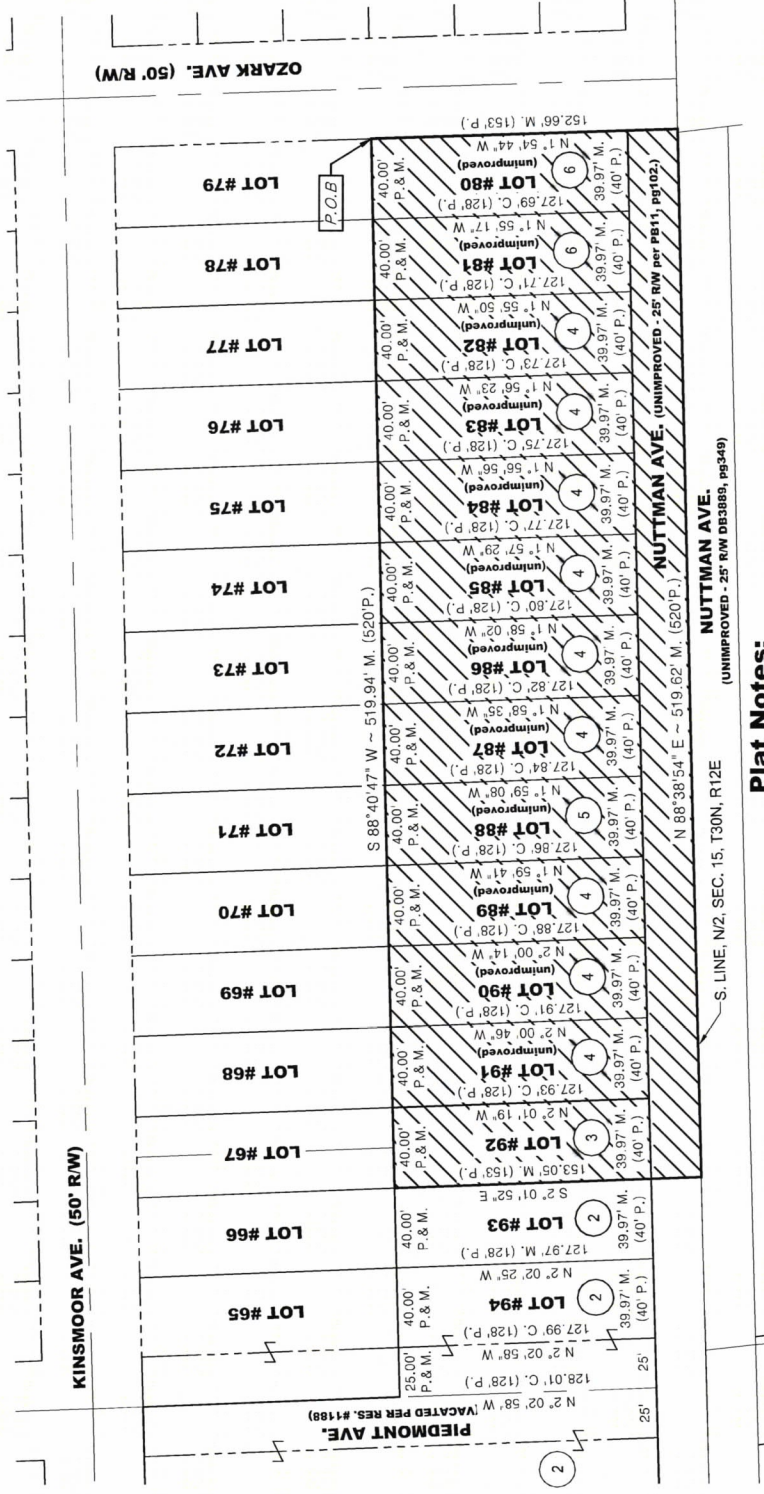
REVISIONS	
MARK	DATE DESCRIPTION

CAD FILE:	21209_Bndy.dwg
DRAWN BY:	NJB
CHECKED BY:	MGB
DATE:	08/31/2021
PRJCT. NO.:	21209.100

Re-Zoning Exhibit "B"
Sweet Real Estate, LLC
1808 Bluffton Rd
Fort Wayne, Indiana

REVISIONS	
MARK	DATE DESCRIPTION

CAD FILE: 21209_Embry.dwg
 DRAWN BY: NIB
 CHECKED BY: MGB
 DATE: 09/31/2021
 PRCT. NO.: 21209.1001

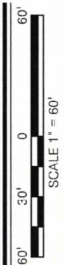


Plat Notes:

- BEING A PART OF THE SAME PROPERTIES CONVEYED TO RYAN D. RAMEY, PER DOC. #2009025344 AND THE CITY OF FORT WAYNE PER DOC. #2018009856, #2017057741, & #2018021176; ALL IN SECTION 15, TOWNSHIP 30 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA.
- PART OF TAX PARCELS: 02-12-15-181-010.000-074, 02-12-15-253-011.000-074, 02-12-15-253-012.000-074, 02-12-15-253-013.000-074, & 02-12-15-253-014.000-074
- THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RE-TRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.



Re-Zoning Plat



Parcel Ownership Legend

PARCEL	CURRENT OWNER'S NAME	DOCUMENT
2	IGLESIA EVANGELICA CRISTIANA	203118415
3	RYAN D. RAMEY	2009025344
4	CITY OF FORT WAYNE	2018009856
5	CITY OF FORT WAYNE	2017057741
6	CITY OF FORT WAYNE	2018021178



Matthew G. Bertsch
 MATTHEW G. BERTSCH, P.L.S.
 INDIANA REGISTERED LAND SURVEYOR NO. 20200087



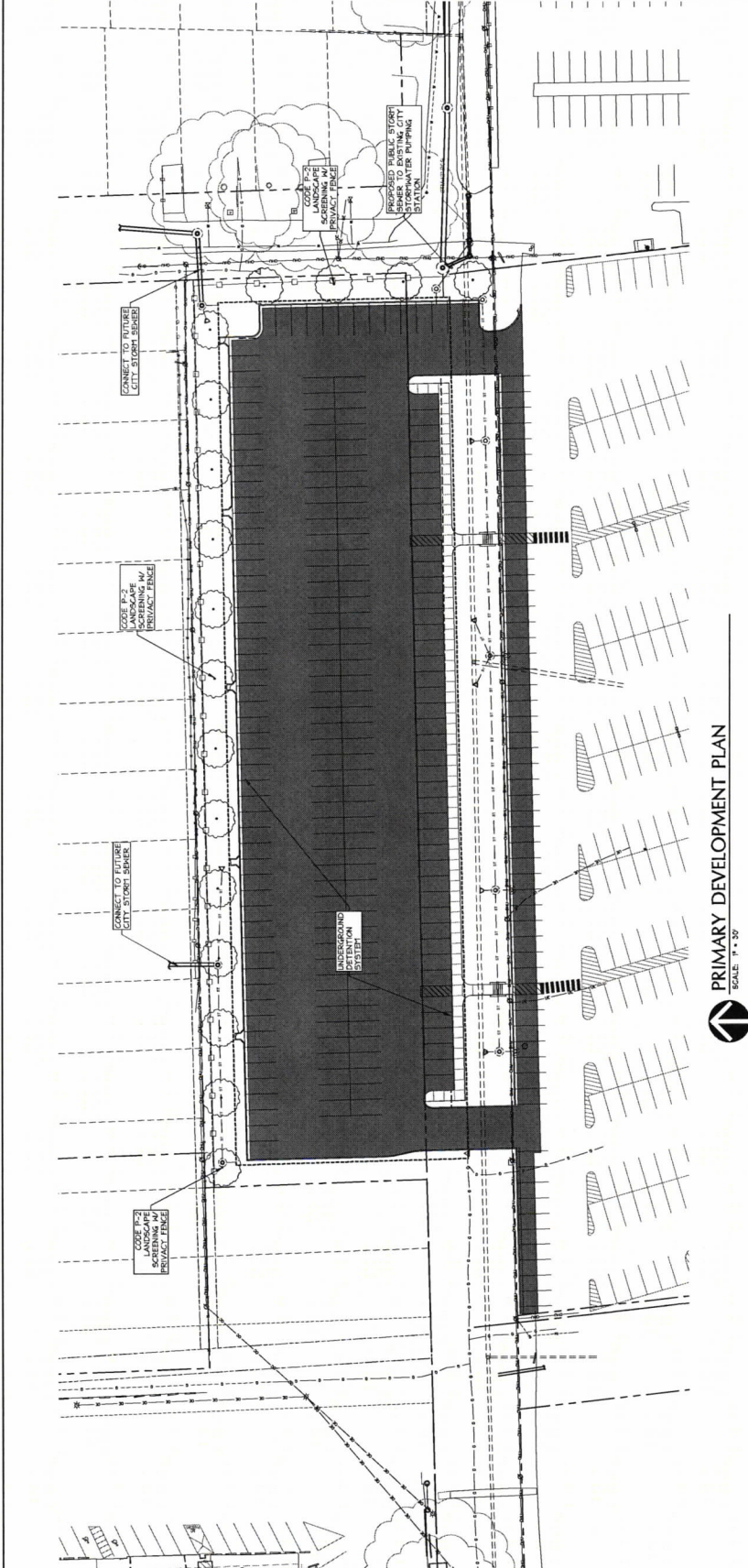
ENGINEERING RESOURCES, INC.
4175 New Vision, Fort Wayne, IN 46845
PH: (260) 492-1025 FAX: (260) 492-1026
WWW.ERFCONSULTING.COM

**Quimby Village
Parking Addition**
1806 Bluffton Rd, Fort Wayne, IN 46809

PD1
PRIMARY DEVELOPMENT PLAN

The engineer, owner, contractor and other professionals are not responsible for the accuracy of the information provided herein. The engineer is not responsible for the accuracy of the information provided herein. The engineer is not responsible for the accuracy of the information provided herein.

DATE: 08/31/2021
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1"=30'



PRIMARY DEVELOPMENT PLAN
SCALE: 1" = 30'

PROPOSED LEGEND:

- ◻ STORM INLET / MANHOLE
- ◻ STORM END SECTION
- LIGHT POLE
- STORM SHAKER
- FENCE LINE

LOT INFORMATION	
ZONING	R1
CURRENT USE	SINGLE FAMILY HOME, AND UNDEVELOPED LAND
PROPOSED USE	RESIDENTIAL COMMERCIAL AND CLUB ROOM
NEW PARKING SPACES	257

FLOOD INSURANCE RATE MAP (FIRM):
ALLEN COUNTY, INDIANA AND INCORPORATED AREAS
FIRST MAP NUMBER: 80042209G
PANELS 291 OF 495
DATED MONTH AUGUST 3, 2001
FLOODWAY AREAS IN ZONE AE 1-X

ENGINEER
ENGINEERING RESOURCES, INC.
1806 BLUFFTON RD
FORT WAYNE, IN 46809
PH: (260) 492-1025
FAX: (260) 492-1026
CONTACT: MARK REINHARDT
MARK@ERFCONSULTING.COM

SURVEYOR
Frank & Associates, LLC
1806 Bluffton Rd
Fort Wayne, IN 46809
PH: (260) 492-1025
FAX: (260) 492-1026
CONTACT: Paul Bertisch
PAUL@ERFCONSULTING.COM



LOCATION MAP
SCALE: NOT TO SCALE

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Rezoning Petition
Case Number: REZ-2021-0045
Bill Number: Z-21-09-02
Council District: 5-Geoff Paddock

Introduction Date: September 14, 2021
Plan Commission
Public Hearing Date: September 13, 2021 (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 acres from R1/Single Family Residential to C2/Limited Commercial
Location: North of 1808 Bluffton Road
Reason for Request: To allow for the expansion of the parking lot for Quimby Village and the Clyde Theatre
Applicant: Sweet Real Estate, LLC
Property Owners: City of Fort Wayne, Ryan Ramey

Related Petitions: Primary Development Plan, Quimby Village Parking Expansion

Effect of Passage: The property will be rezoned to C2/Limited Commercial, which matches the zoning for the Clyde Theatre and will allow a combination of lots to expand the parking. The site will also hold City of Fort Wayne underground detention for stormwater improvements in the neighborhood.

Effect of Non-Passage: The property will remain zoned for single family residential, which will not allow for a parking expansion.