

1 #REZ-2021-0022

2 BILL NO. Z-21-05-10

3
4 ZONING MAP ORDINANCE NO. Z-_____

5 AN ORDINANCE amending the City of Fort Wayne
6 Zoning Map No. L-02 (Sec. 11 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 a UC (Urban
10 Corridor) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
11 Wayne, Indiana:

12 Part of Ayres Addition to Fort Wayne (Deed Record Q, page 215), Chipman's
13 Addition to the City of Fort Wayne (Deed Record N, page 475), and proposed
14 vacated alleys and streets in the City of Fort Wayne, Allen County, Indiana, more
particularly described as follows:

15 BEGINNING at the southwest corner of Lot 8 in Ayres Addition to Fort Wayne,
16 being also the intersection of the east line of Union Street and the north right-of-way
17 line of the CSX Railroad; thence North 01 degree 44 minutes 09 seconds West
18 (bearing based on the State Plane Coordinate System (NAD82)(2011), Indiana East
19 zone) on the east line of Union Street and the west line of Ayres Addition, a distance
20 of 306.53 feet to a 5/8" rebar found marking the northwest corner of a parcel of land
21 described in Document 2011009084 in the Office of the Recorder of Allen County;
22 thence North 89 degrees 08 minutes 09 seconds East on the north line thereof, a
23 distance of 85.15 feet to a 1/2" rebar found marking the northeast corner of said
24 parcel of land; thence North 01 degree 04 minutes 39 seconds West 3.72 feet to a
25 5/8" rebar with Miller cap found marking the southwest corner of a parcel of land
26 described in Document 2018003536 in said Recorder's Office; thence North 88
27 degrees 40 minutes 12 seconds East on the south line thereof, a distance of 87.12 feet
28 to a 5/8" rebar with Miller cap found marking the southeast corner of said parcel of
29 land and the west line of Jackson Street; thence North 11 degrees 59 minutes 03
30 seconds West on the east line of said parcel of land and the west line of Jackson
Street, a distance of 91.03 feet to the northeast corner of said parcel of land and the
northeast corner of Lot 1 in Ayres Addition; thence North 89 degrees 10 minutes 48
seconds East 50.04 feet to the east line of Jackson Street and the west line of Lot 10
in Chipman's Addition; thence North 12 degrees 20 minutes 39 seconds West on
said east line of Jackson Street and the west line of said Lot 10, a distance of 26.04
feet to the Northwest corner of said Lot 10 and the south line of Lavina Street;
thence North 89 degrees 24 minutes 18 seconds East on the north line of Chipman's

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Addition, being also the south line of Lavina Street, a distance of 166.35 feet to the northwest corner of Lot 11 in Chipman's Addition; thence South 11 degrees 41 minutes 46 seconds East on the westerly line of said Lot 11, a distance of 190.43 feet to the easterly extension of the south line of a parcel of land described in Document 2016061973 in said Recorder's Office; thence South 89 degrees 19 minutes 32 seconds West on said extension and the south line thereof, a distance of 164.11 to the southwest corner of said parcel of land and the east line of Jackson Street; thence South 12 degrees 20 minutes 39 seconds East on the east line of Jackson Street, a distance of 194.37 feet to the southwest corner of Lot 3 in Chipman's Addition; thence North 89 degrees 49 minutes 00 seconds West on the westerly extension of the south line of said Lot 3, a distance of 25.61 feet to the center line of Jackson Street; thence South 12 degrees 20 minutes 39 seconds East 50.20 feet to the north right-of-way line of the CSX Railroad; thence South 89 degrees 18 minutes 22 seconds West on said north right-of-way line of the CSX Railroad, a distance of 255.98 feet to the point of beginning, containing 2.58 acres, more or less.

and the symbols of the City of Fort Wayne Zoning Map No. L-02 (Sec. 11 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.

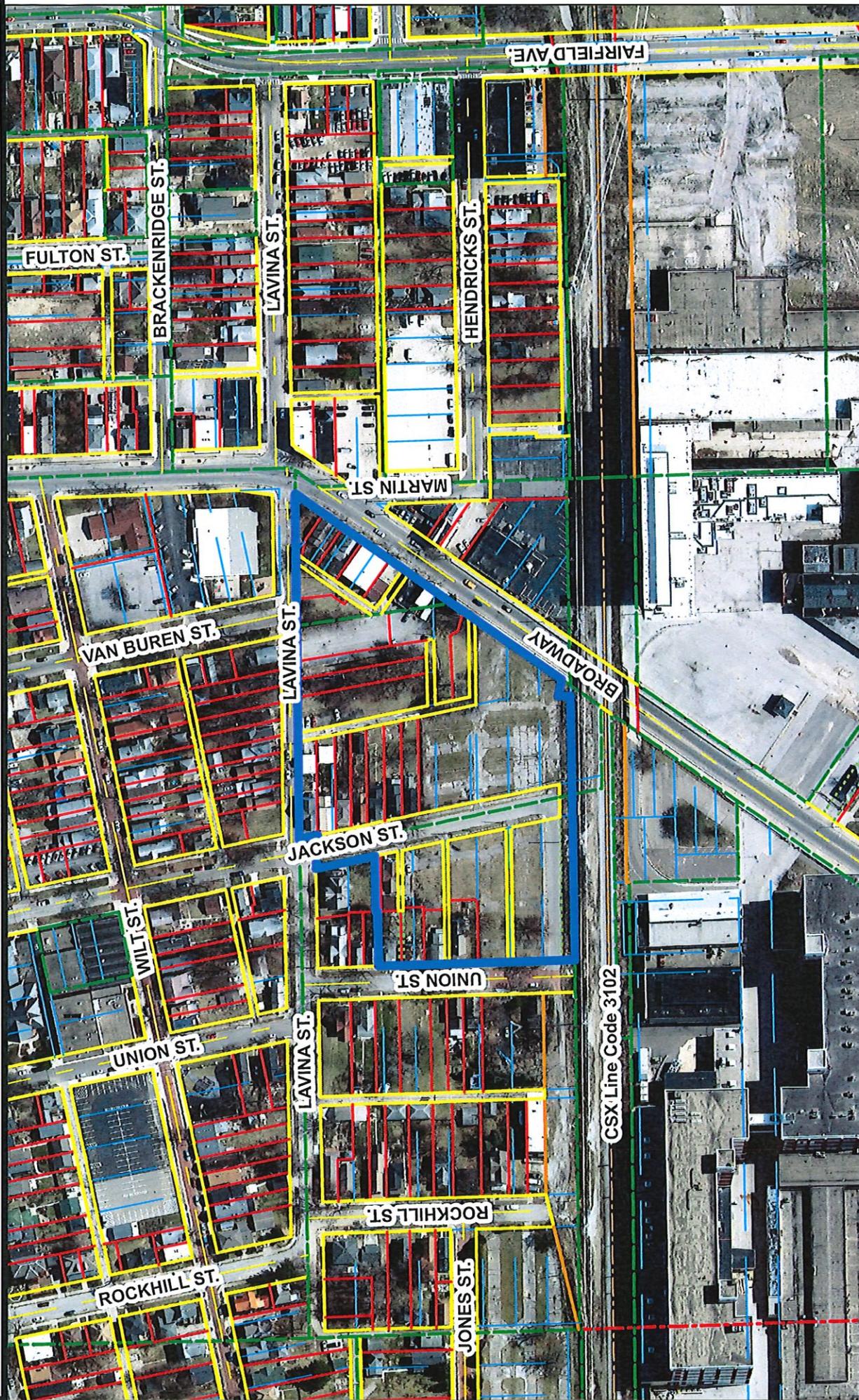
Council Member

APPROVED AS TO FORM AND LEGALITY:

Carol T. Helton, City Attorney

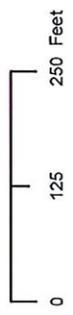
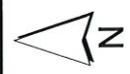


REZ-2021-0022 and PDP-2021-0018 Electric Works Phase II



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.

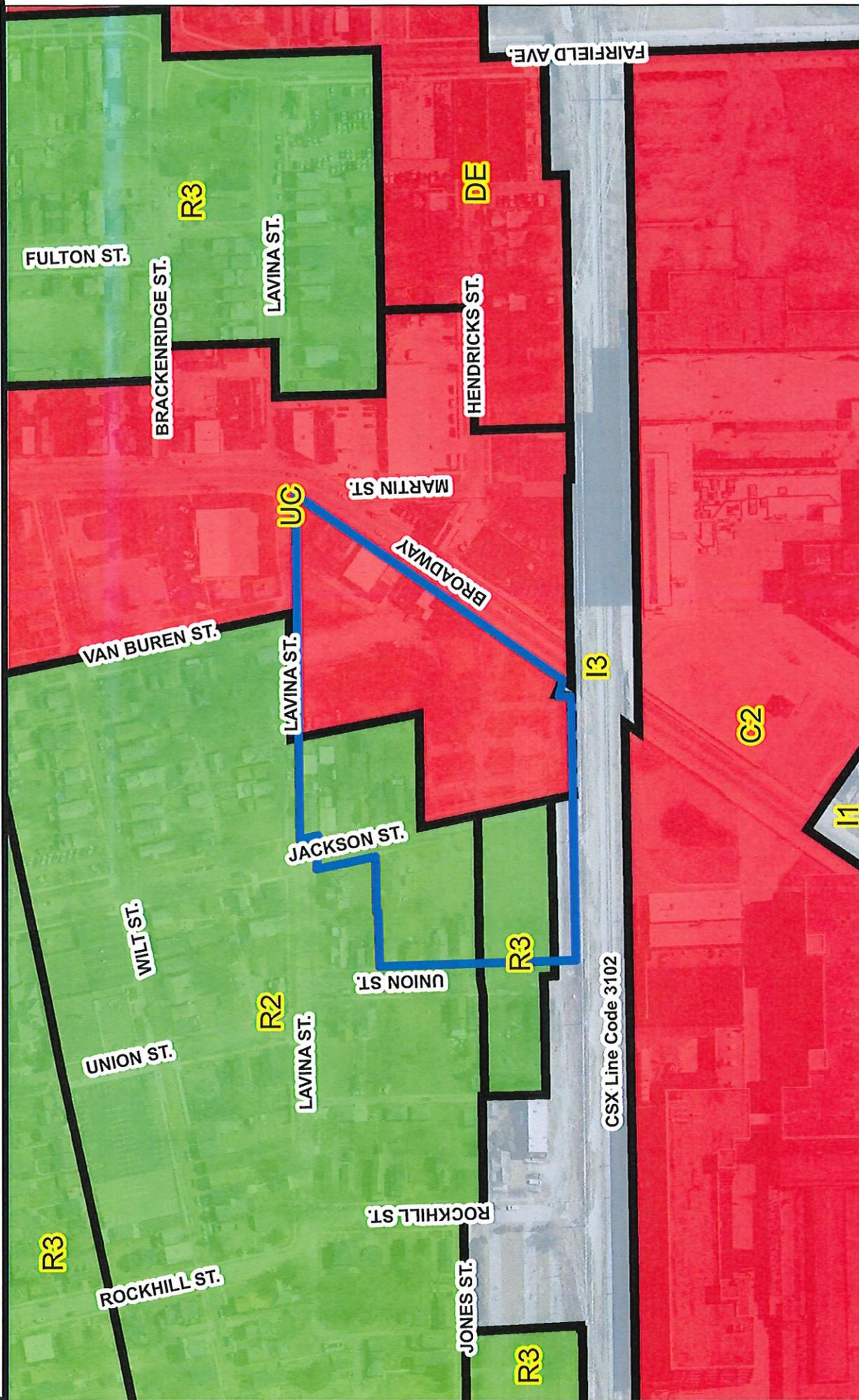
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 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 5/18/2021



1 inch = 200 feet



REZ-2021-0022 and PDP-2021-0018 Electric Works Phase II



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1 inch = 200 feet

0 125 250 Feet

N

Department of Planning Services
Rezoning Petition Application

Applicant
 Applicant RTM VENTURES, LLC
 Address c/o ANCORA, 701 WEST MAIN STREET #200
 City DURHAM State NORTH CAROLINA Zip 27701
 Telephone 919-201-2360 E-mail jparker@ancora.re

Contact Person
 Contact Person MICHAEL J. HOFFMAN, ESQ. OF BEERS MALLERS BACKS & SALIN, LLP
 Address 110 WEST BERRY STREET, SUITE 1100
 City FORT WAYNE State INDIANA Zip 46802
 Telephone 260-426-9706 E-mail mjhoffman@beersmallers.com
 AND NICOLE BROGNANO MORRILL, SENIOR VICE PRESIDENT, DEVELOPMENT & CONSTRUCTION OF ANCORA; TELEPHONE: 202-558-8865; E-MAIL: nmorrill@ancora.re

Request
 Allen County Planning Jurisdiction City of Fort Wayne Planning Jurisdiction
 Address of the property WEST OF BROADWAY, SOUTH OF LAVINA STREET, EAST OF UNION STREET AND NORTH OF THE RAILROAD TRACKS
 Present Zoning R2 / R3 Proposed Zoning UC Acreage to be rezoned 2.58
 Proposed density N/A
 Township name WAYNE Township section # 11
 Purpose of rezoning (attach additional page if necessary) TO PROVIDE FOR DEVELOPMENT OF A PARKING GARAGE, INTEGRATED WITH AN APARTMENT COMPLEX, TO ALSO INCLUDE A FITNESS CENTER, RETAIL, CHILDCARE CENTER AND PLAYGROUND
 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 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.

RTM VENTURES, LLC by: [Signature] 5-3-21
 (printed name of applicant) (signature of applicant) (date)
 SEE ATTACHED LIST
 (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)

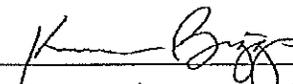
Received	Receipt No.	Hearing Date	Petition No.
5-4-21	136483	6/7/21	REZ-2021-0022

REZONING PETITION APPLICATION cont.

PROPERTY OWNERS

BROADWAY REDEVELOPMENT PARTNERS, LLC

Date: 4/29/2021

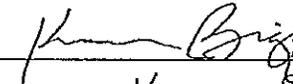
By: 

Printed Name: Kevan Biggs

Title: MEMBER

UNION PARKING COMPANY, LLC

Date: 4/29/2021

By: 

Printed Name: Kevan Biggs

Title: MEMBER

Date: _____

Scott Greider

Date: 4-30-21

Hallie Greider
Hallie Greider

THISTLETHWAITE PROPERTIES LLC

Date: 4/30/2021

By:

Printed Name: John Thistlethwaite

Title: member

Date: 4/3/2021

William P. Murray
William Murray

Date: May 3, 2021

Roxana S Murray
Roxana Murray

Date: 4/29/21

Gordon Osborne
Gordon Osborne

Date: 4/29/2021

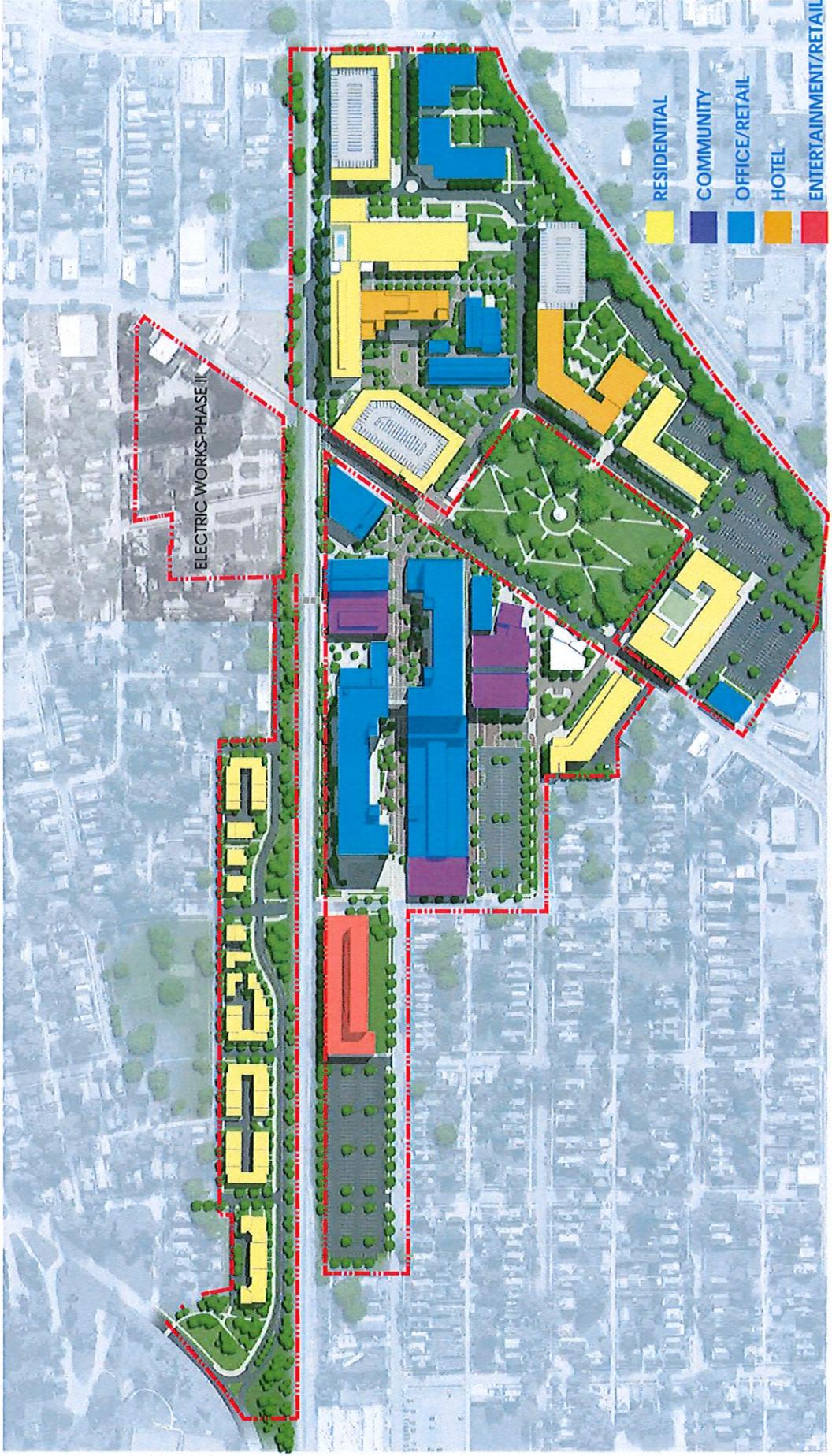
Deborah Lopresti
Deborah Lopresti

Date: 4/29/2021

Kay Jones
Kay Jones

Date: 4/29/2021

Stephan Vallely
Stephan Vallely



City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2021-0022
Bill Number: Z-21-05-10
Council District: 5 – Geoff Paddock

Introduction Date: May 25, 2021

Plan Commission
Public Hearing Date: June 7, 2021 (not heard by Council)

Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance: To rezone 2.58 acres from R2/Two Family Residential, R3/Multiple Family Residential, and I3/Intensive Industrial to UC/Urban Corridor

Location: West of Broadway, south of Lavina, east of Union, and north of the railroad tracks and the Electric Works West property.

Reason for Request: To allow for a mixed-use development to support Electric Works, including a parking garage, residential units, childcare, fitness center and playground.

Applicant: RTM Ventures, LLC

Property Owners: Broadway Redevelopment Partners LLC, Union Parking Company LLC, Scott and Hallie Greider, Thistlewaite Properties LLC

Related Petitions: Primary Development Plan, Electric Works, Phase II

Effect of Passage: Property will be rezoned to the UC/Urban Corridor zoning district, which will support a mixture of uses, compatible with the historic pattern of the area.

Effect of Non-Passage: The property will remain zoned for residential uses and may redevelop as such. The industrial zoning is over road and railroad right-of-way and not large enough to develop.