#REZ-2021-0022

BILL NO. Z-21-05-10

ZONING MAP ORDINANCE NO. Z-\_\_\_\_

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. L-02 (Sec. 11 of Wayne Township)

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

SECTION 1. That the area described as follows is hereby designated a UC (Urban Corridor) District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

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

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

1	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
2	minutes 46 seconds East on the westerly line of said Lot 11, a distance of 190.43 feet
3	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
4	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
5	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;
6	thence North 89 degrees 49 minutes 00 seconds West on the westerly extension of
7	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
8	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
9	255.98 feet to the point of beginning, containing 2.58 acres, more or less.
10	
11	and the symbols of the City of Fort Wayne Zoning Map No. L-02 (Sec. 11 of Wayne
12	Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
13	Wayne, Indiana is hereby changed accordingly.
14	
15	SECTION 2. If a written commitment is a condition of the Plan Commission's
16	recommendation for the adoption of the rezoning, or if a written commitment is modified and
17	approved by the Common Council as part of the zone map amendment, that written
18	commitment is hereby approved and is hereby incorporated by reference.
19	
20	SECTION 3. That this Ordinance shall be in full force and effect from and after its
21	passage and approval by the Mayor.
22	
23	Council Member
24	
25	APPROVED AS TO FORM AND LEGALITY:
26	
27	Carol T. Helton, City Attorney
28	
29	





125

© 2004 Board of Commissioners of the County of Allen North American Datum 1983 State Plane Coordinates System, Indiana East Photos and Contours: Spring 2009 Date: \$/18/2021

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 brein and distinguist resulting from any error or omission in this map.

1 inch = 200 feet

250 Feet

125

#### Department of Planning Services Rezoning Petition Application

	Applicant RTM VENTURE	S, LLC	
Applicant	Address c/o ANCORA, 70	I WEST MAIN STREET#	200
	City DURHAM	State NORTH CAROL	INA zin 27701
	Telephone 919-201-2360	State NORTH CAROL E-mail Jparker@ancol	raire
		•	
	Contact Person MICHAEL J. I	HOFFMAN, ESQ. OF BEERS	MALLERS BACKS & SALIN, LLP
ម្ពុ	110 MEST BEDD	V OTDEET OUTE 4400	
Contact	City FORT WAYNE	State INDIANA  E-mail mjhoffman@be	7tn 46802
	Telephone 260-426-9706	E-mail mjhoffman@be	ersmallers.com
AND OF ANO	NICOLE BROGNANO MORRILL, CORA; TELEPHONE: 202-658-886	SEMIOR VICE DECEMBERT AN	VELOPMENT & CONSTRUCTION
	☐ Allen County Planning Ju	risdiction City of Fort W	Javne Planning Invisdiation
	Address of the property NORTH	OF BROADWAY, SOUTH OF LAVINA S OF THE RAILROAD TRACKS	ayne Planning Jurisdiction street, east of Union Street and
	Present Zoning R2 / R3 Pro	posed Zoning UC Ac	reage to he rezoned 2,58
žį.	Proposed density N/A		
Request	Township name WAYNE	To	waship section # 11
ρŽ	Purpose of rezoning (attach ad	ditional page if necessary) TO	PROVIDE FOR DEVELOPMENT
	OF A PARKING GARAGE, INTE	GRATED WITH AN APARTME	NT COMPLEX, TO ALSO INCLUDE
	A PITAIPON OPURES DE		
	A FITNESS CENTER, RE	TAIL, CHILDCARE CENT	ER AND PLAYGROUND
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## REZONING PETITION APPLICATION cont.

### PROPERTY OWNERS

	BROADWAY REDEVELOPMENT PARTNERS, LLC
Date: 4/29/2021	By: Kevan Biggs  Title: MEMBER
Date: 4 29 2021	UNION PARKING COMPANY, LLC  By:

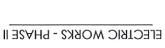
Date:	
- <del></del>	Scott Greider
Date: 4-30-21	Halling
	Hallie Greider

	THISTLETHWAITE PROPERTIES LLC
Date: 4/30/2021	By: Printed Name: Long This Achwante
	Title: Newbur
Date: <u>4/3/2021</u>	William P. M. Wroy William Murray
Date: May 3, 2021	Roxana Murray
Date: 4/29/21	Dordon Osboni
Date: 4/29/2021	Gordon Osborne  Deborah Lopresti  Deborah Lopresti
Date: 4/29/202/	Kay Jones Kay Jones
Date: 4/29/2021	Stephen Vallely

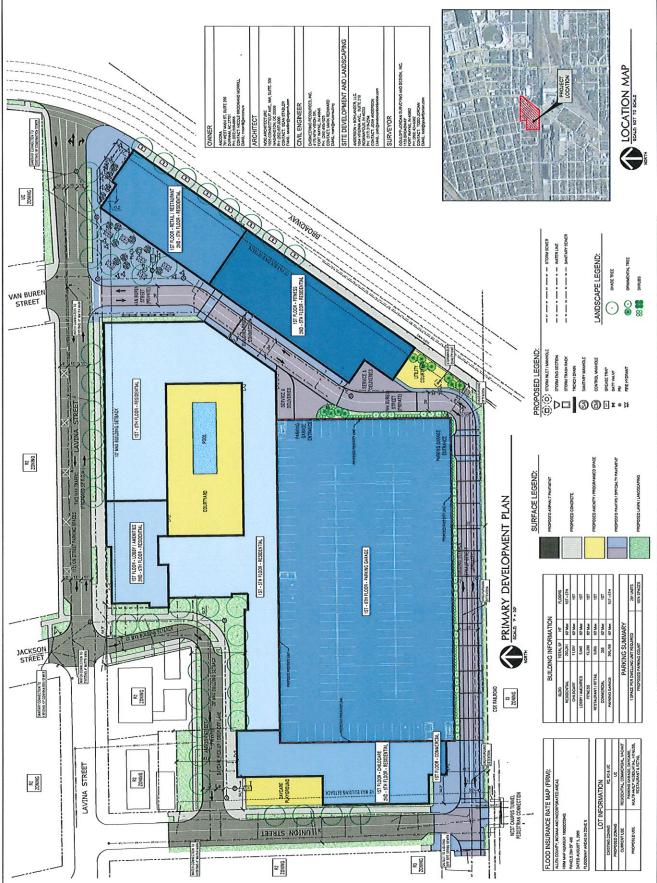
**ENTERTAINMENT/RETAIL** 

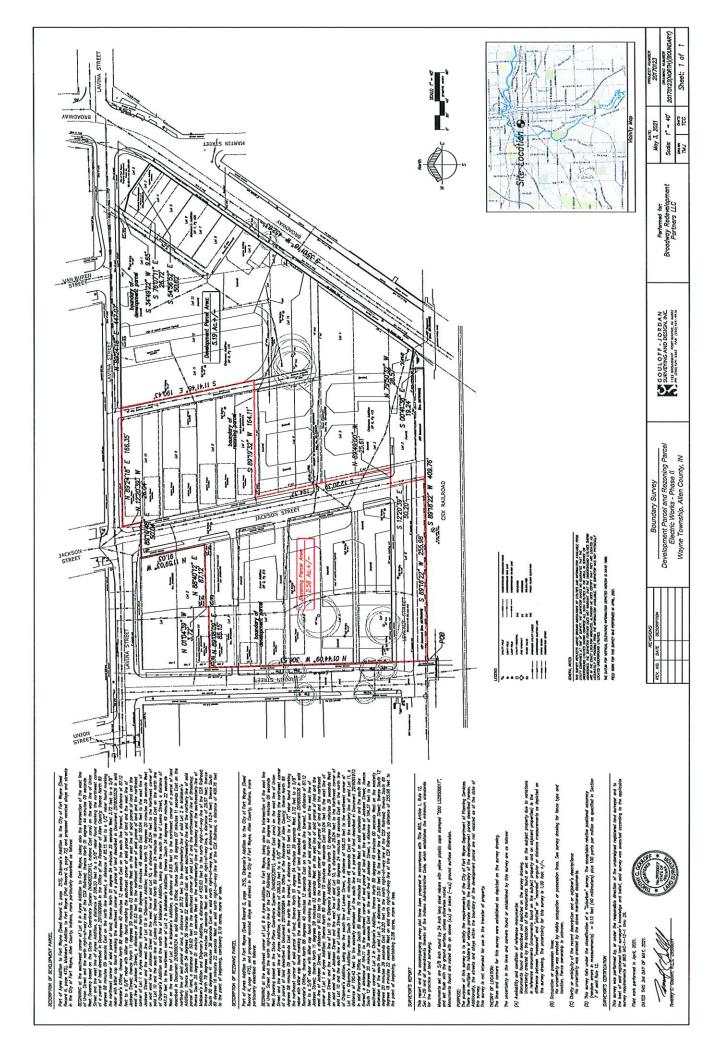
OFFICE/RETAIL COMMUNITY

HOTEL









# City of Fort Wayne Common Council DIGEST SHEET

#### **Department of Planning Services**

Title of Ordinance:

Zoning Map Amendment

Case Number: Bill Number:

REZ-2021-0022 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.