

#1296

BILL NO. Z-12-09-07

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. Z-26 (Sec. 25 of St. Joseph 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 CM3
(General Commercial) District under the terms of Chapter 157 Title XV of the Code of the
City of Fort Wayne, Indiana:

Part of the Northwest Quarter of Section 25, Township 31 North, Range 13 East of the Second
Principal Meridian, St. Joseph Township in Allen County, Indiana, more particularly described as
follows:

Commencing at a rebar stake at the Northwest corner of said Northwest Quarter; thence South 02 degrees 44 minutes 28 seconds West (GPS Grid Basis of Bearings), a distance of 209.14 feet along the West line of said Northwest Quarter to the North line of a 27.74 acre tract; thence North 78 degrees 36 minutes 32 seconds West, a distance of 211.52 feet along said North line to the West line of said 27.74 acre tract; thence South 07 degrees 10 minutes 23 seconds West, a distance of 413.98 feet along said West line to the South line of an ingress/egress easement as described in Document Number 205018106 in the Office of the Recorder of Allen County, Indiana, also being on a South line of said 27.74 acre tract; thence North 72 degrees 44 minutes 10 seconds East, a distance of 136.09 feet along said South lines; thence Easterly a distance of 48.60 feet along said South lines and a circular arc that is concave to the South, having a radius of 275.00 feet, having a central angle of 10 degrees 07 minutes 33 seconds and having a chord bearing North 77 degrees 47 minutes 56 seconds East with a distance of 48.54 feet to a 5/8" steel rebar with a "Miller LS Firm #0095" identification cap on the West line of said 27.74 acre tract; thence continuing Easterly a distance of 28.46 feet along the South line of said ingress/egress easement and along said circular arc that is concave to the South, having a radius of 275.00 feet, having a central angle of 05 degrees 56 minutes 13 seconds and having a chord bearing North 85 degrees 49 minutes 41 seconds East with a distance of 28.45 feet to a 5/8" steel rebar with a "Miller LS Firm #0095" identification cap; thence North 88 degrees 47 minutes 33 seconds East, a distance of 124.98 feet along said South line to a 5/8" steel rebar with a "Miller LS Firm #0095" identification cap; thence Easterly a distance of 41.07 feet along said South line and a circular arc that is concave to the South, having a radius of 275.00 feet, having a central angle of 08 degrees 33 minutes 26 seconds and having a chord bearing South 86 degrees 55 minutes 44 seconds East with a distance of 41.03 feet to a 5/8" steel rebar with a "Miller LS Firm #0095" identification cap; thence South 82 degrees 39 minutes 01 seconds East, a distance of 103.97 feet along said South line to a 5/8" steel rebar with a "Miller LS Firm #0095" identification cap; thence Easterly a distance of 37.49 feet along said South line and a circular arc that is concave to the North, having a radius of 325.00 feet, having a central angle of 06 degrees 36 minutes 31 seconds and having a chord bearing South 85 degrees 57 minutes 17 seconds East with a distance of 37.47 feet to a 5/8" steel rebar with a "Miller LS Firm #0095" identification cap; thence South 89 degrees 15 minutes 32 seconds East, a distance of 171.18 feet along said South line to a 5/8" steel rebar with a "Miller LS Firm #0095" identification cap; thence Easterly a distance of 63.06 feet along said South line and a circular arc that is concave to the North, having a radius of 325.00 feet, having a central angle of 11 degrees 07 minutes 03 seconds and having a chord bearing North 85 degrees 10 minutes 57 seconds East with a distance of 62.96 feet to a 5/8" steel rebar with a "Miller LS Firm #0095" identification cap; thence North 79 degrees 37 minutes 25 seconds East, a distance of 102.68 feet along said South line to a point on

1 the Southwesterly line of an ingress/egress easement, said point also being the POINT OF
2 BEGINNING of the herein described tract; thence continuing North 79 degrees 37 minutes 25 seconds
3 East, a distance of 32.91 feet along said South line to a 5/8" steel rebar with a "Miller LS Firm #0095"
4 identification cap set; thence Easterly a distance of 46.03 feet along said South line and a circular arc
5 that is concave to the North, having a radius of 325.00 feet, having a central angle of 08 degrees 06
6 minutes 54 seconds and having a chord bearing North 75 degrees 41 minutes 28 seconds East with a
7 distance of 45.99 feet to a 5/8" steel rebar with a "Miller LS Firm #0095" identification cap set; thence
8 North 71 degrees 38 minutes 01 seconds East, a distance of 112.59 feet along said South line a 5/8"
9 steel rebar with a "Miller LS Firm #0095" identification cap set; thence Easterly a distance of 17.21 feet
10 along said South line and a circular arc that is concave to the South, having a radius of 275.00 feet,
11 having a central angle of 03 degrees 35 minutes 08 seconds and having a chord bearing North 73
12 degrees 25 minutes 35 seconds East with a distance of 17.21 feet to a 5/8" steel rebar with a "Miller LS
13 Firm #0095" identification cap set; thence North 75 degree 13 minutes 09 seconds East, a distance of
14 95.78 feet along said South line to a 5/8" steel rebar with a "Miller LS Firm #0095" identification cap
15 set; thence Easterly a distance of 35.31 feet along said South line and a circular arc that is concave to
16 the South, having a radius of 115.00 feet, having a central angle of 17 degrees 35 minutes 32 seconds
17 and having a chord bearing North 84 degrees 00 minutes 55 seconds East with a distance of 35.17
18 feet to a 5/8" steel rebar with a "Miller LS Firm #0095" identification cap set; thence South 87 degrees
19 11 minutes 19 seconds East, a distance of 9.10 feet along said South to a 5/8" steel rebar with a "Miller
20 LS Firm #0095" identification cap set on the West line of an ingress/egress easement as described in
21 Document Number 205018106 in the Office of the Recorder of Allen County, Indiana; thence South 00
22 degrees 03 minutes 32 seconds East, a distance of 29.50 feet along said West line to a 5/8" steel rebar
23 with a "Miller LS Firm #0095" identification cap set; thence Southerly a distance of 91.44 feet along
24 said West line and a circular arc that is concave to the West, having a radius of 175.00 feet, having a
25 central angle of 29 degrees 56 minutes 17 seconds and having a chord bearing South 14 degrees 54
26 minutes 36 seconds West with a distance of 90.40 feet to a 5/8" steel rebar with a "Miller LS Firm
27 #0095" identification cap set; thence South 29 degrees 52 minutes 44 seconds West, a distance of
28 227.02 feet along said West line to a point on the Southwesterly line of an ingress/egress easement;
29 thence North 60 degrees 50 minutes 56 seconds West, a distance of 34.52 feet along said
30 Southwesterly line; thence Northwesterly a distance of 9.04 feet along said Southwesterly line and a
circular arc that is concave to the Northeast, having a radius of 125.00 feet, having a central angle of
04 degrees 08 minutes 38 seconds and having a chord bearing North 58 degrees 46 minutes 38
seconds West with a distance of 9.04 feet to a 5/8" steel rebar with a "Miller LS Firm #0095"
identification cap; thence North 56 degrees 42 minutes 19 seconds West, a distance of 109.92 feet
along said Southwesterly line to a 5/8" steel rebar with a "Miller LS Firm #0095" identification cap;
thence Northwesterly a distance of 92.88 feet along said Southwesterly line and a circular arc that is
concave to the Northeast, having a radius of 125.00 feet, having a central angle of 42 degrees 34
minutes 18 seconds and having a chord bearing North 35 degrees 25 minutes 10 seconds West with a
distance of 90.76 feet to a 5/8" steel rebar with a "Miller LS Firm #0095" identification cap; thence North
14 degrees 08 minutes 01 seconds West, a distance of 74.82 feet along said West line to a 5/8" steel
rebar with a "Miller LS Firm #0095" identification cap to the Point of Beginning. Containing 1.42 Acres,
more or less. Subject to rights-of-way and easements of record.

and the symbols of the City of Fort Wayne Zoning Map No. Z-26 (Sec. 25 of St. Joseph
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. 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

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: 1296/12
Bill Number: Z-12-09-07
Council District: 1 – Tom Smith

Introduction Date: September 25, 2012

Plan Commission
Public Hearing Date: October 8, 2012

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

Synopsis of Ordinance: To rezone approximately 1.42 acres of vacant commercial property from SC2-Community Shopping Center to CM3-General Commercial (with additional Board of Zoning Appeals approval)

Location: The area is located east of the existing Fort Wayne Storage operation at 904 Stellhorn Crossing Boulevard.

Reason for Request: The applicant seeks to expand the existing climate controlled storage at Stellhorn Crossing, which was approved in 2009. The new building will be 24,000 square feet and house 12 units.

Applicant: Fort Wayne Storage – Brian Fleming

Property Owners: WPN Development LLC

Related Petitions: Amended Primary Development Plan, Fort Wayne Storage at Stellhorn Crossing

Effect of Passage: Property will be rezoned to the CM3-General Commercial district, which, along with a Board of Zoning Appeals approval, will allow for the expansion of the existing use.

Effect of Non-Passage: The property will remain zoned for a variety of retail services, as allowed in the Community Shopping Center district.

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Fort Wayne Storage - Brian Fleming
Address 301 Airport North Office Park
City Fort Wayne State IN Zip 46825
Telephone 260-414-2718 Fax _____ E-mail bffleming@rcidevelops.com

Property Ownership
Property Owner WPN Development, LLC
Address 301 Airport North Office Park
City Fort Wayne State IN Zip 46825
Telephone 260-414-218 Fax _____ E-mail bffleming@rcidevelops.com

Contact Person
Contact Person Brett Miller
Address 221 Tower Drive
City Monroe State IN Zip 46772
Telephone 260-692-6166 Fax 260-692-6242 E-mail brett@mlswebsite.us

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 904 Stellhorn Crossing Blvd.
Present Zoning SC2 Proposed Zoning CM3 Acreage to be rezoned 1.42
Proposed density _____ units per acre
Township name St. Joseph Township section # 25
Purpose of rezoning (attach additional page if necessary) to construct storage 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 contact staff 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.

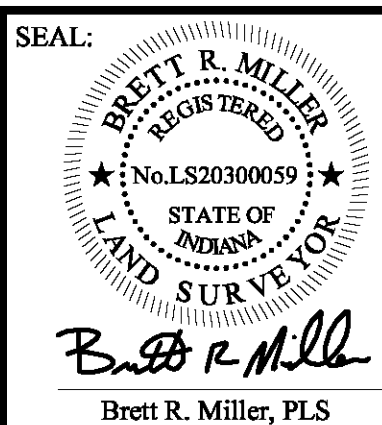
Fort Wayne Storage (printed name of applicant) [Signature] (signature of applicant) 9/5/12 (date)

WPN Development LLC (printed name of property owner) [Signature] (signature of property owner) 9/5/12 (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.
9/15/12	109532	10/8/12	1296



Precision and Professionalism is where we draw the line.
www.mlsweb site.us

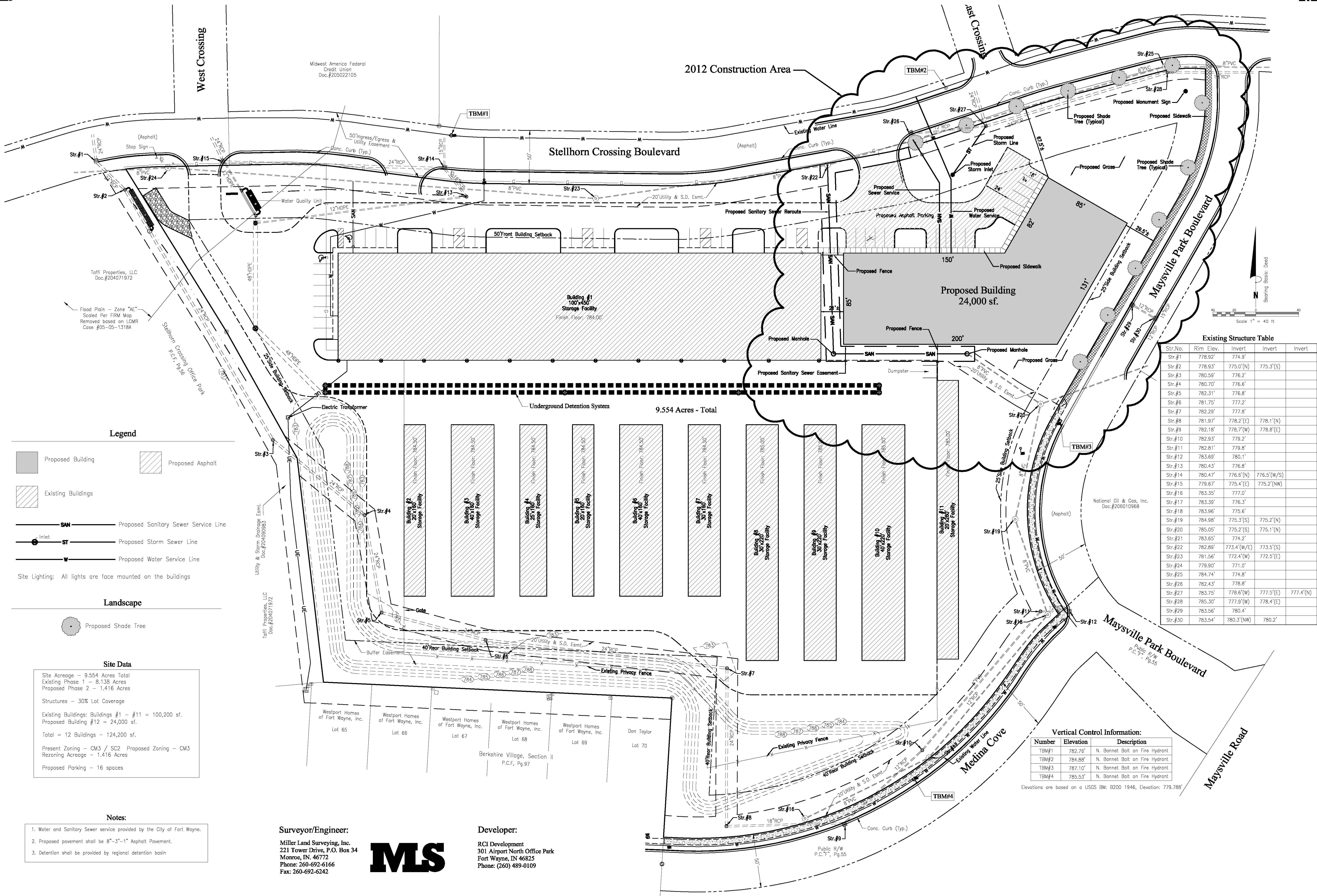
Corporate Office
221 Tower Drive
Monroe, IN 46772
Phone: (260) 692-6166
(413) 631-4000 • FAX (413) 631-4001

Fort Wayne Office
231 Airport North Office Park
Fort Wayne, IN 46825
Phone: (260) 489-8571
(413) 631-4000 • FAX (413) 631-4001

Brett R. Miller, PLS No. L520300059
Robert J. Marucci, PLS No. L520400028

Date : September 4, 2012
Scale : 1"= 40'
Drawn By: BRM
Chk'd By : BRM
Project No.: 12082068

Sheet
C2.0



SEAL:



Brett R. Miller, PLS

Miller Land Surveying, Inc.

OWNER:

WPN Development, LLC
 301 Airport North Office Park
 Fort Wayne, IN 46825

REVISIONS:

**Fort Wayne Storage
 Stellhorn Crossing
 Fort Wayne, Indiana
 Primary Development Plan**

Date : September 4, 2012
 Scale : 1"=40'
 Drawn By: BRM
 Chk'd By: BRM
 Project No.: 12082068

**Sheet
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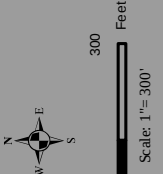
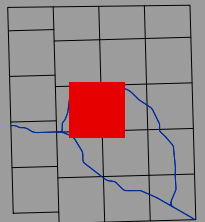


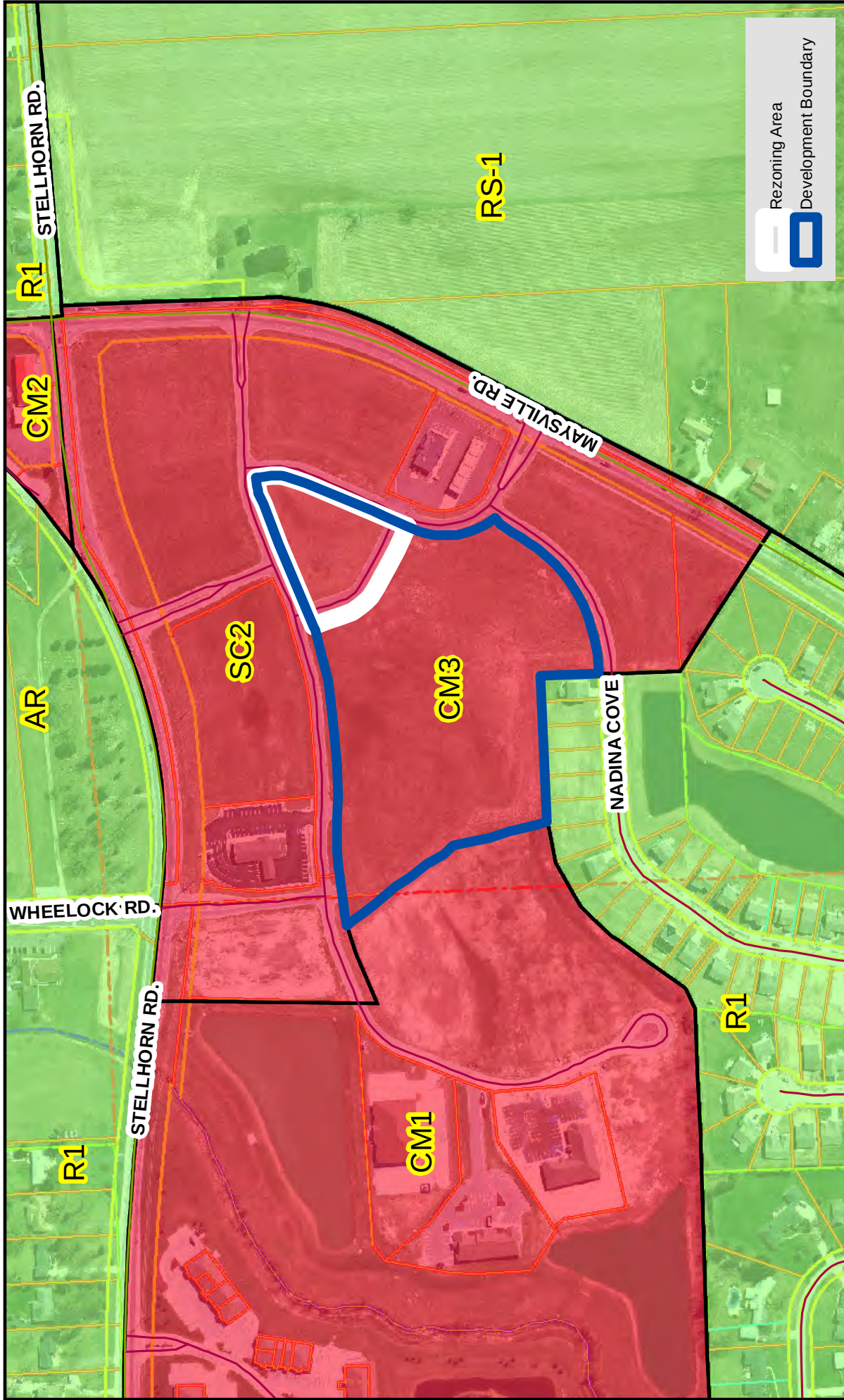
This map is for representational purposes only - Boundaries identified by bold colored lines represent the general location of the proposed project

Rezoning Petition 1296/12 Primary Development Plan - Stellhorn Crossing Self Storage Amended

Printed: September 11, 2012
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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos: Spring 2006 / Contours: 1999

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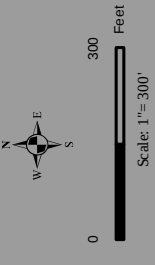


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Rezoning Petition 1296/12
 Primary Development Plan - Stellhorn Crossing Self Storage Amended



Scale: 1" = 300'

