

1 **#REZ-2015-0053**

2 **BILL NO. Z-15-10-10**

3 **ZONING MAP ORDINANCE NO. Z-_____**

4 **AN ORDINANCE amending the City of Fort Wayne**
5 **Zoning Map No. V-15 (Sec. 22 of Adams Township)**

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

8 SECTION 1. That the area described as follows is hereby designated I3 (Heavy
9 Industrial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
10 Wayne, Indiana:

11 Part of the Northwest Quarter of Section 22, Township 30 North, Range 13 East of
12 the Second Principal Meridian in Allen County, Indiana, being also part of those
13 lands described in Document Number 204021738 as recorded in the Office of the
14 Recorder of Allen County, Indiana, more particularly described as follows:
15 BEGINNING at a #4 rebar found marking the southeast corner of the Northwest
16 Quarter of said Section 22; thence South 89 degrees 27 minutes 19 seconds West
17 (assumed bearing based on description from Document Number 204021738)
18 714.48 feet along the southerly line of said Northwest Quarter; thence North 0
19 degrees 32 minutes 41 seconds West 177.05 feet; thence North 66 degrees 30
20 minutes 5 seconds East 643.42 feet; thence North 0 degrees 2 minutes 25 seconds
21 East 147.53 feet to the southerly line of the CSX Transportation Inc. railroad
22 (formerly Penn Central Railroad); thence South 62 degrees 18 minutes 12 second
23 East a distance of 141.95 feet along said southerly line to the easterly line of said
24 Northwest Quarter; thence South 0 degrees 1 minute 51 seconds East 508.35
25 feet along said easterly line to the POINT OF BEGINNING, containing 5.661 acres
26 [246,597.227 square feet], more or less.

27 Subject to rights-of-way and easements of record.
28
29
30

1 Together With:

2 Part of the Northeast Quarter of Section 22, Township 30 North, Range 13 East of
3 the Second Principal Meridian in Allen County, Indiana, being Tract 3 described in
4 Document Number 2009011763 as recorded in the Office of the Recorder of Allen
5 County, Indiana, more particularly described as follows:

6 BEGINNING at a #4 rebar found marking the southwest corner of the Northeast
7 Quarter of said Section 22; thence North 0 degrees 1 minute 51 seconds West
8 (assumed bearing based on description from Document Number 204021738)
9 508.35 feet (506.0 feet – Record) along the westerly line of said Northeast Quarter to
10 the southerly line of the CSX Transportation Inc. railroad (formerly Penn Central
11 Railroad); thence South 62 degrees 18 minutes 12 seconds East 850.27 feet (850.23
12 feet – Record) along said southerly line; thence continuing along said southerly line
13 South 55 degrees 31 minutes 25 seconds East 186.68 feet (185.6 feet – Record) to
14 the southerly line of said Northeast Quarter; thence South 89 degrees 31 minutes 39
15 seconds West 906.5 feet (Record) to the POINT OF BEGINNING, containing 5.504
16 acres (5.38 acres – Record) [239,769.083 square feet], more or less.

17 Subject to rights-of-way and easements of record.

18 and the symbols of the City of Fort Wayne Zoning Map No. V-15 (Sec. 22 of Adams
19 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
20 Wayne, Indiana is hereby changed accordingly.

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

23 _____
24 Council Member

25 APPROVED AS TO FORM AND LEGALITY:

26 _____
27 Carol T. Helton, City Attorney
28
29
30

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2015-0053
Bill Number: Z-15-10-10
Council District: 6-Glynn Hines

Introduction Date: October 27, 2015

Plan Commission
Public Hearing Date: November 9, 2015

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

Synopsis of Ordinance: To rezone approximately 11.16 acres of property from I2-General Industrial
to I3-Heavy Industrial

Location: The 4600 block of Adams Center Road on the east side of the road.

Reason for Request: To expand the I3 zoned area for a new intermodal facility and storage
area.

Applicant: Transpoint Intermodal, LLC

Property Owner: Fort Wayne Redevelopment Commission and Elvera L. Bienz

Related Petitions: Primary Development Plan, Transpoint Intermodal

Effect of Passage: Property will be rezoned to the I3-Heavy Industrial zoning district which
will allow the development of an intermodal facility with associated
product and container storage.

Effect of Non-Passage: The property will remain zoned for I2-General Industrial uses, which
would not permit the extensive outdoor storage needs for this
development.

Department of Planning Services
Rezoning Petition Application

Applicant	Applicant	Transpoint Intermodal, LLC attn: Duard Ballard		
	Address	11558 Weeping Willow Drive		
	City	Zionsville	State	IN Zip 46077
	Telephone	317.690.4840	E-mail	duardballard@gmail.com

Contact Person	Contact Person	Steve Henschen - GAI Consultants (agent)		
	Address	1502 Magnavox Way		
	City	Fort Wayne	State	IN Zip 46804
	Telephone	260.969.8827	E-mail	s.henschen@gaiconcsultants.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 Logistics Drive, Fort Wayne, IN 46804		
	Present Zoning I2, A1	Proposed Zoning I3 Acreage to be rezoned 11.16	
	Proposed density N/A units per acre		
	Township name Adams (30N, 13E)	Township section #22	
	Purpose of rezoning (attach additional page if necessary) The development site is currently primarily zoned as I3 with portions also zoned as I2 and A1. Rezoning the entire site to I3 would allow for the proposed facility to be permitted under the Fort Wayne zoning ordinance.		
	Sewer provider	City of Fort Wayne	Water provider

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 Rezonings 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.

See Attached- Duard Ballard		
(printed name of applicant)	(signature of applicant)	(date)
See Attached		
(printed name of property owner)	(signature of property owner)	(date)
See Attached		
(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.
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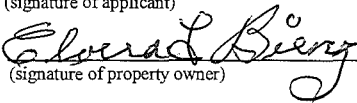
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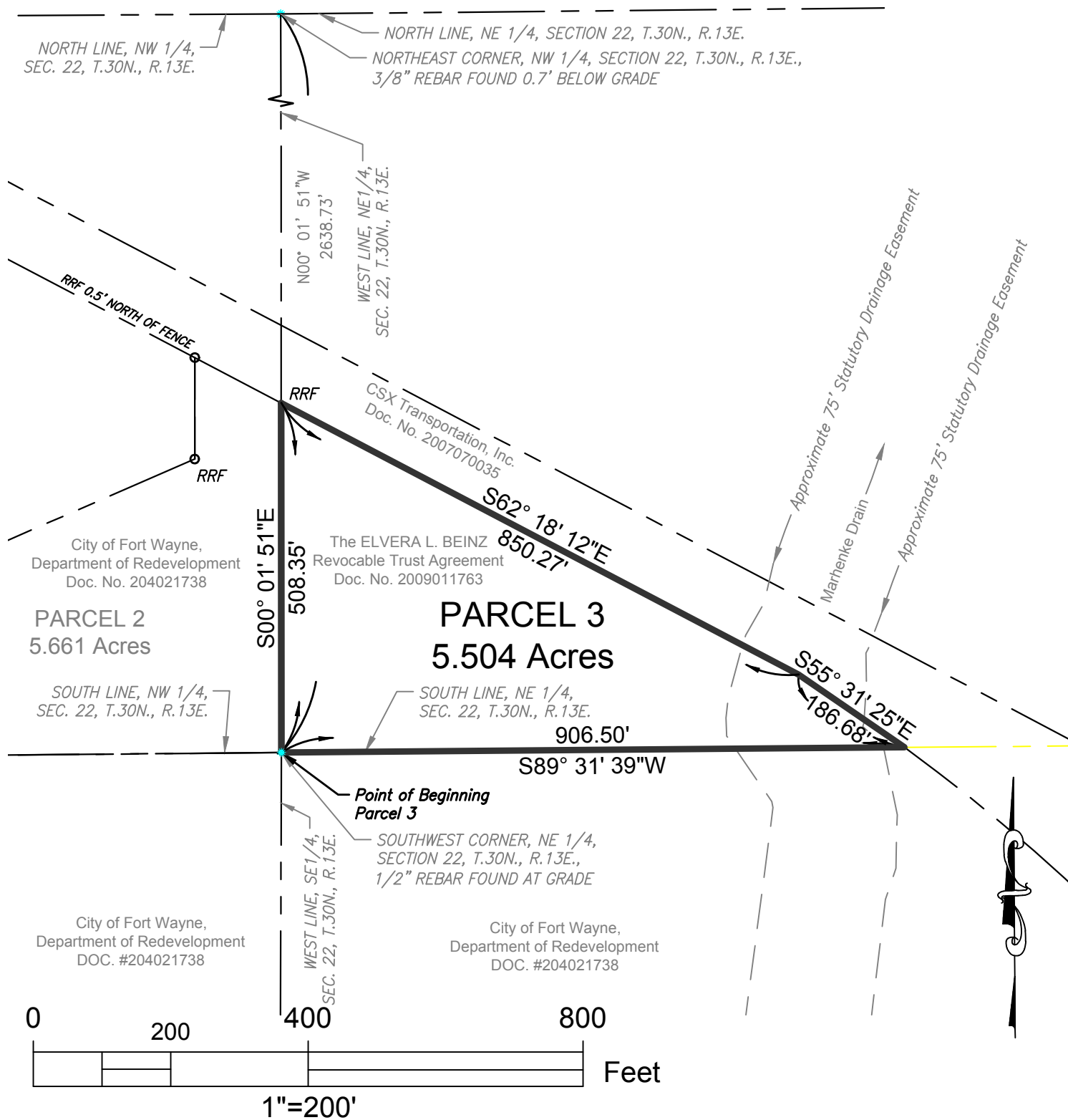
Request	☐ Allen County Planning Jurisdiction	☒ City of Fort Wayne Planning Jurisdiction		
	Address of the property		Logistics Drive, Fort Wayne, IN 46804	
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	Proposed density	N/A units per acre		
	Township name	Adams (30N, 13E)	Township section #	22
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Duard Ballard		
(printed name of applicant)	(signature of applicant)	(date)
Elvera L. Bienz		10/6/15
(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)

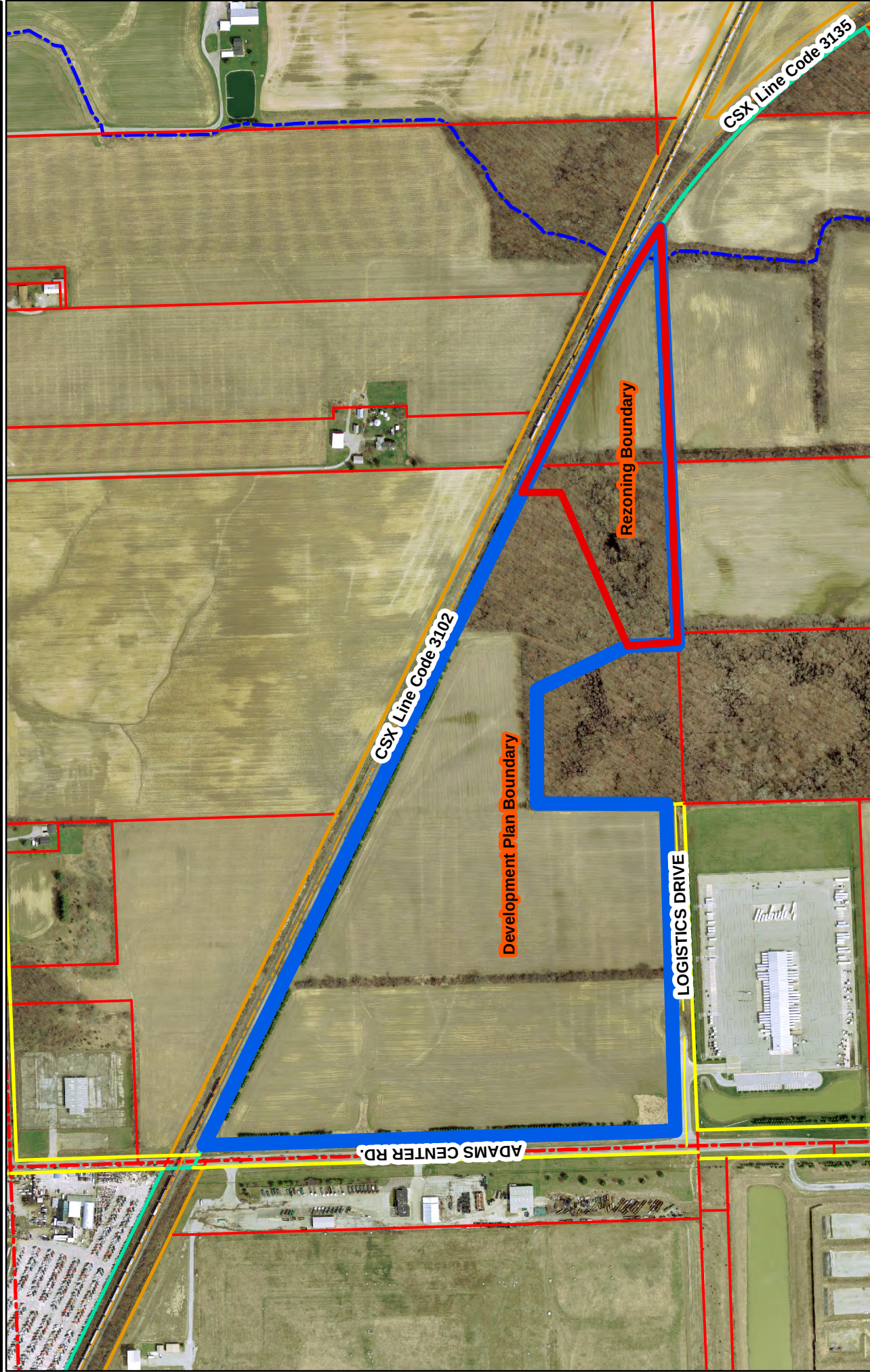
Received	Receipt No.	Hearing Date	Petition No.
10-6-15	119233	11-9-15	REZ-2015-0053



		 gai consultants	Property Address:	PROJECT
			Adams Center Road Fort Wayne, IN 46806	Parcel 3 Re-Zoning PLAT GAI Job No. D150791.00
			County: Allen	CLIENT
			Adams Township Section 22 T 30 N, R 13 E	Transpoint Intermodal, LLC
		Prepared for Transpoint Intermodal, LLC		EXHIBIT A
		ISSUING OFFICE: Fort Wayne 1502 Magnavox Way Fort Wayne, IN 46804		Sheet 2 of 2



Rezoning Petition REZ-2015-0053 and Primary Development Plan - Transpoint Intermodal

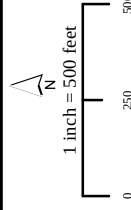


Project boundaries represented by bold colored lines are for representational purposes only.

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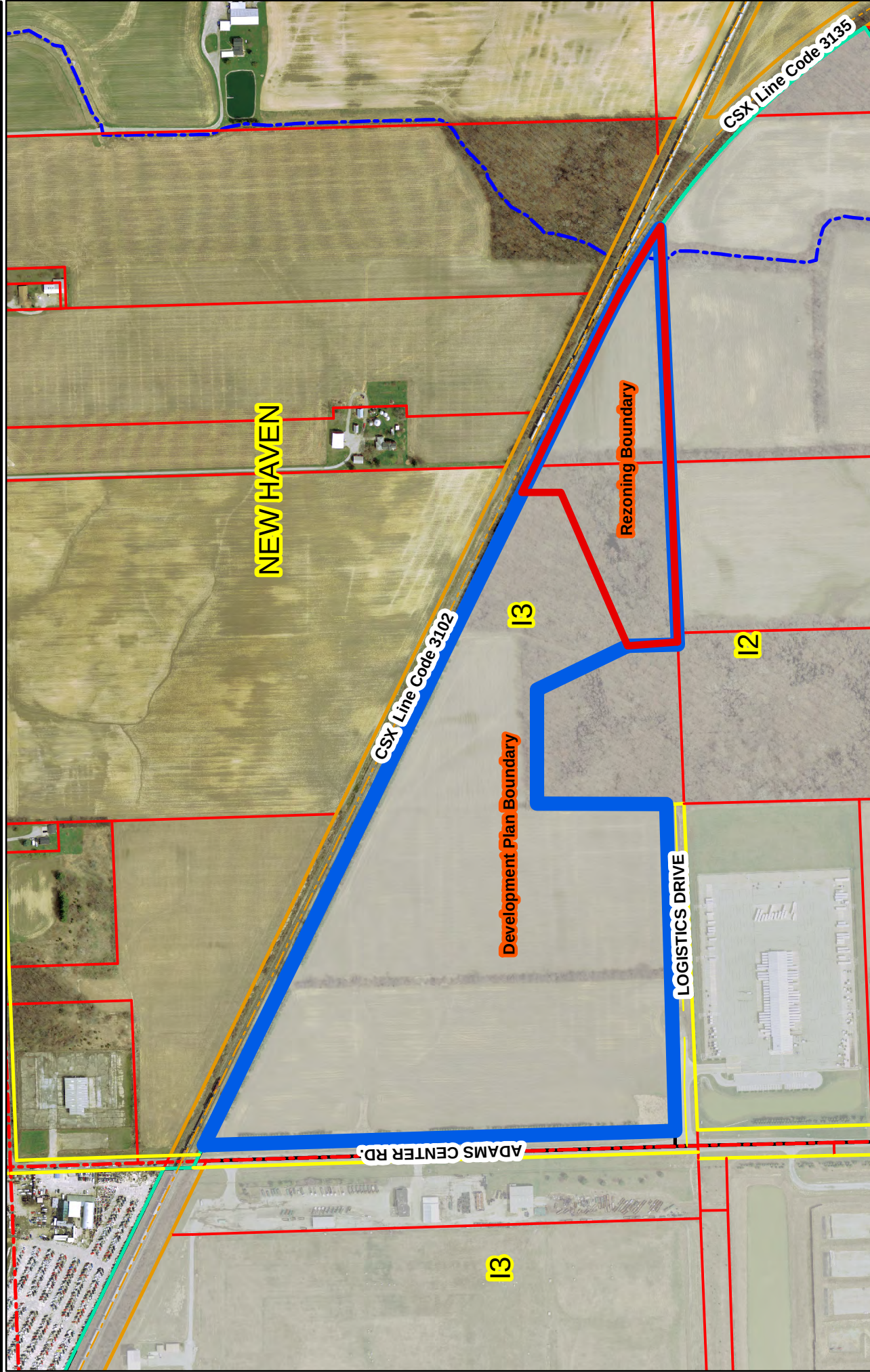
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Photos and Contours: Spring 2009

Date: 10/21/2015





Rezoning Petition REZ-2015-0053 and Primary Development Plan - Transpoint Intermodal



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