

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2016-0038
Bill Number: Z-16-10-06
Council District: 3-Tom Didier

Introduction Date: October 25, 2016

Plan Commission
Public Hearing Date: November 7, 2016 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 3.3 acres of property from R1-Single Family Residential to I1-Limited Industrial.

Location: 729 Louisedale Drive

Reason for Request: For use as a stormwater detention basin for the Pepsi repair center.

Applicant: C3 Construction Services, LLC

Property Owner: Linda F. McComb

Related Petitions: Site Plan Review, Pepsi Cola General Bottlers

Effect of Passage: Property will be rezoned to the I1-Limited Industrial zoning district, which will allow the property to be combined with the Pepsi property and to be used for stormwater detention for the Pepsi expansion on Wells Street.

Effect of Non-Passage: The property will remain zoned R1-Single Family Residential. Much of the property is low and in wetland and is not suitable for residential or other development.

#REZ-2016-0038

BILL NO. Z-16-10-06

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. L-26 (Sec. 26 of Washington 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 an I1 (Limited
Industrial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
Wayne, Indiana:

PART OF LOT 4 IN BAYER'S ACRE ADDITION AS RECORDED IN PLAT RECORD 7A, PAGE 31, IN
THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 3 AND THE NORTHWEST CORNER OF
LOT 4 IN BAYER'S ACRE ADDITION AS RECORDED IN PLAT RECORD 7A, PAGE 31 IN THE
OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA; THENCE SOUTH 01 DEGREES 48
MINUTES 19 SECONDS WEST ALONG THE EAST LINE OF LOT 3 AND THE WEST LINE OF LOT 4
A DISTANCE OF 261.00 FEET TO THE POINT OF
BEGINNING; THENCE NORTH 87 DEGREES 55 MINUTES 45 SECONDS EAST A DISTANCE OF
209.73 FEET; THENCE NORTH 01 DEGREES 48 MINUTES 19 SECONDS WEST A DISTANCE OF
260.51 FEET TO THE CENTERLINE OF LOUISEDALE DRIVE; THENCE NORTH 87 DEGREES 55
MINUTES 45 SECONDS EAST ON AND ALONG THE CENTERLINE OF SAID LOUISEDALE DRIVE
A DISTANCE OF 49.43 FEET; THENCE SOUTH 01 DEGREES 48 MINUTES 18 SECONDS EAST A
DISTANCE OF 195.00 FEET; THENCE NORTH 87 DEGREES 55 MINUTES 45 SECONDS EAST A
DISTANCE OF 85.00 FEET TO THE EAST LINE OF SAID LOT 4; THENCE SOUTH 01 DEGREES 43
MINUTES 21 SECONDS EAST ON AND ALONG THE EAST LINE OF SAID LOT 4 A DISTANCE OF
437.26 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 87 DEGREES 55
MINUTES 07 SECONDS WEST ON AND ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE
OF 343.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, BEING COINCIDENT WITH THE
SOUTHEAST CORNER OF LOT 3; THENCE NORTH 01 DEGREES 48 MINUTES 19 SECONDS
WEST ON AND ALONG THE WEST LINE OF SAID LOT 4 632.32 FEET TO THE POINT OF
BEGINNING. CONTAINING 3.36 ACRES OF LAND MORE OR LESS AND BEING SUBJECT TO
RIGHT OF WAYS AND EASEMENTS OF RECORD.

and the symbols of the City of Fort Wayne Zoning Map No. L-26 (Sec. 26 of Washington
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

Department of Planning Services
Rezoning Petition Application

Applicant
Applicant C3 CONSTRUCTION SERVICES, LLC
Address 201 FIFTH ST., SUITE 100
City FT WAYNE State INDIANA Zip 46808
Telephone 260 490 6460 E-mail molinger@c3builds.com

Contact Person
Contact Person MICHAEL D. OLINGER, P.E.
Address 201 FIFTH ST., SUITE 100
City FT WAYNE State INDIANA Zip 46808
Telephone 260 490 6460 E-mail molinger@c3builds.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 729 LOUISEDALE DRIVE
Present Zoning RP Proposed Zoning I 1 Acreage to be rezoned 3.3
Proposed density _____ units per acre
Township name WASHINGTON, 0007 Township section # 0026
Purpose of rezoning (attach additional page if necessary) CONSTRUCT STORM
WATER DETENTION/RETENTION BASIN AND
DEED PROPERTY TO ADJACENT PEPSI BEVERAGES CO.
Sewer provider CITY OF FTW Water provider CITY OF FTW

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 plans/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.

MICHAEL D. OLINGER
(printed name of applicant)

(signature of applicant)

10/03/16
(date)

MICHAEL D. OLINGER
(printed name of property owner)

(signature of property owner)

10/03/16
(date)

(printed name of property owner)

(signature of property owner)

(date)

(printed name of property owner)

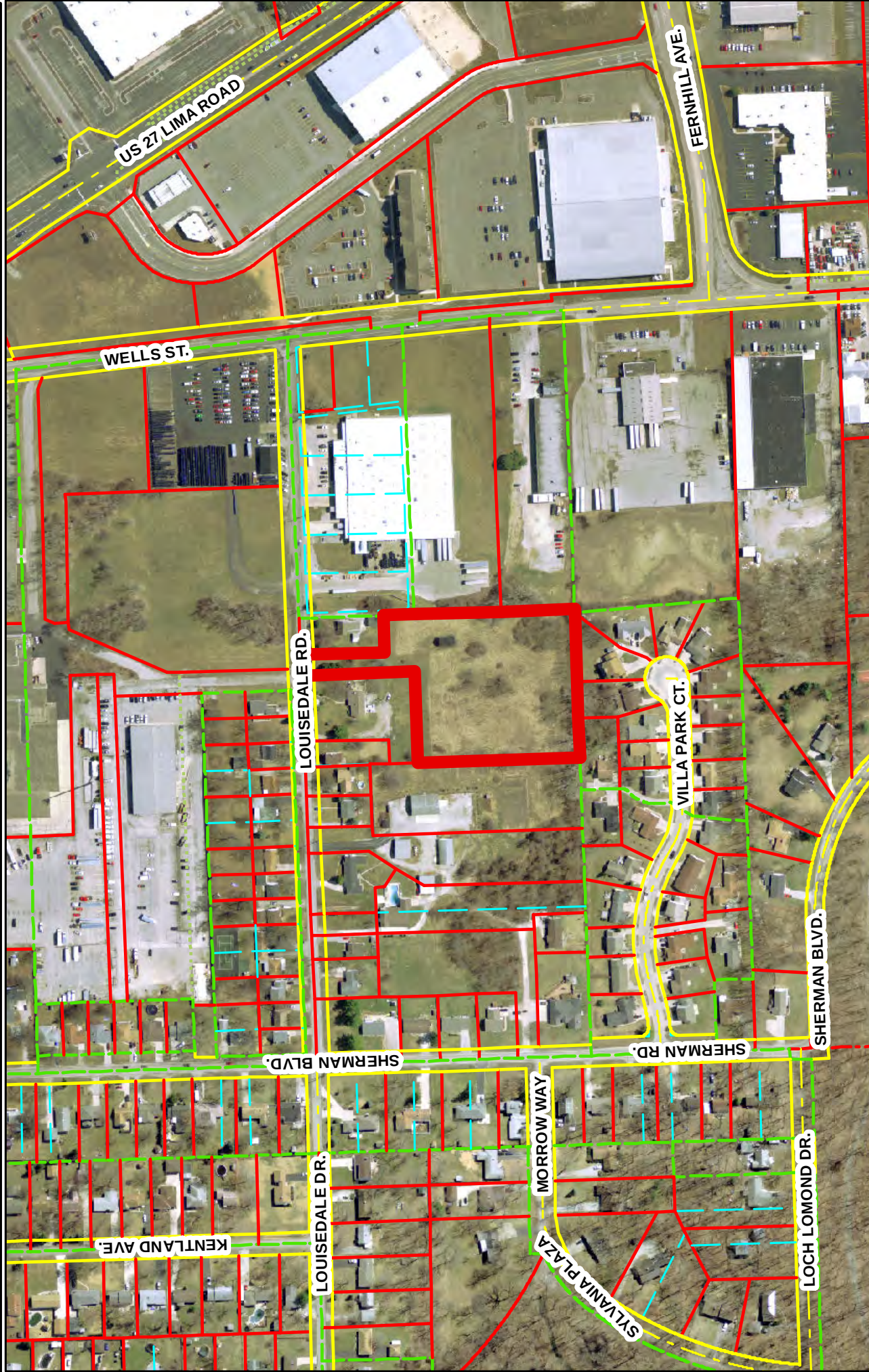
(signature of property owner)

(date)

Received <u>10/4/2016</u>	Receipt No. <u>101760</u>	Hearing Date <u>11/7/16</u>	Petition No. <u>RET-2016-0038</u>
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Rezoning Petition REZ-2016-0038 (729 Louisedale Dr)

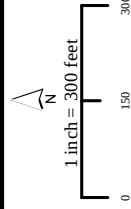


Project boundaries represented by bold colored lines are for representational purposes only.

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.

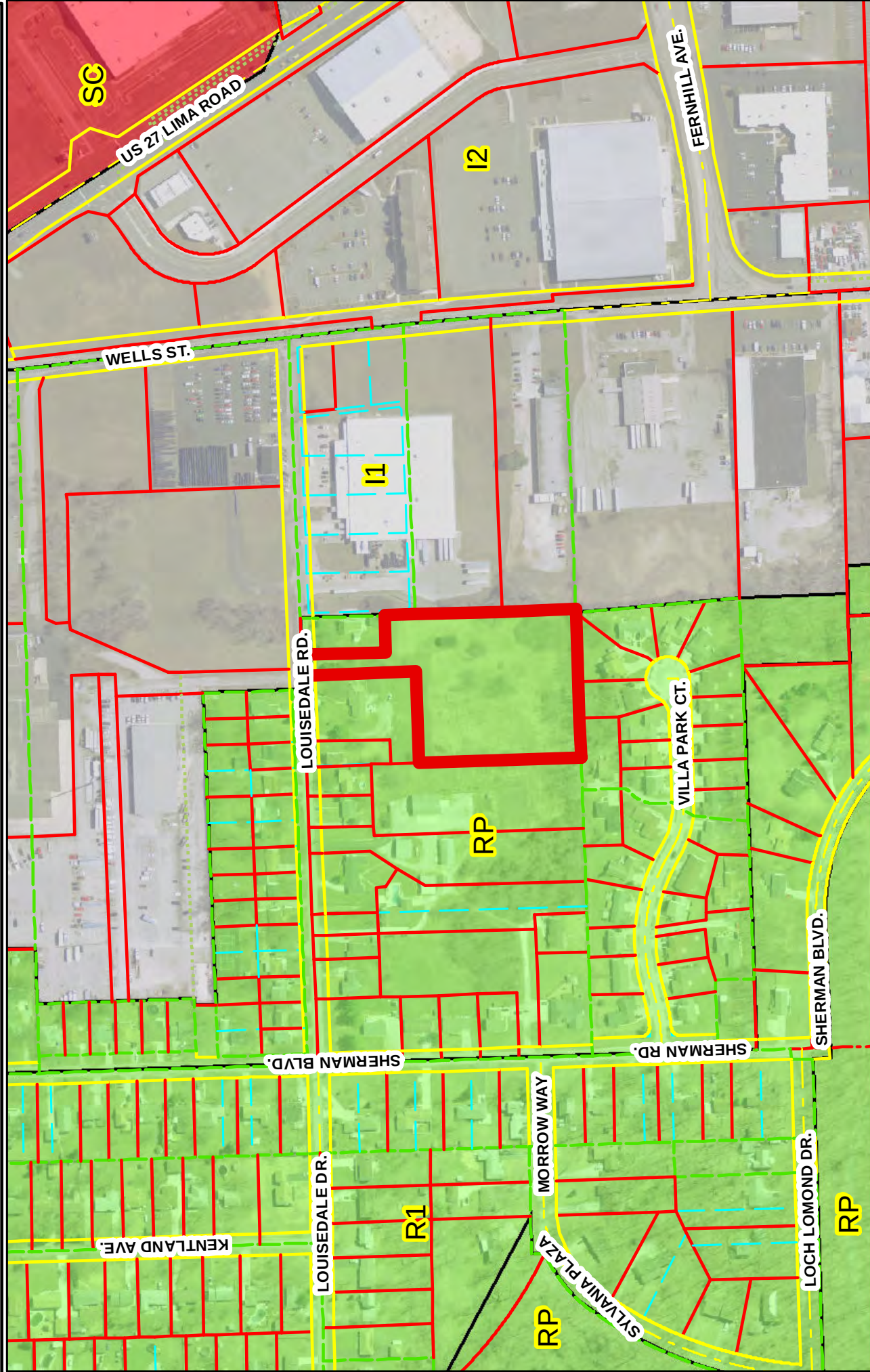
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

Date: 10/17/2016





Rezoning Petition REZ-2016-0038 (729 Louisedale Dr)

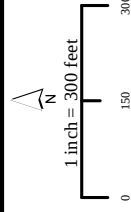


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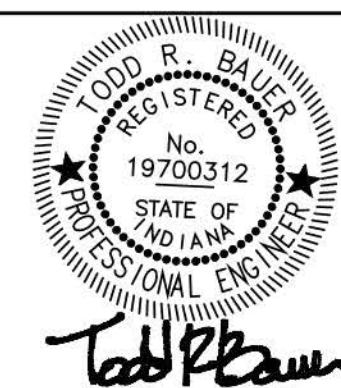
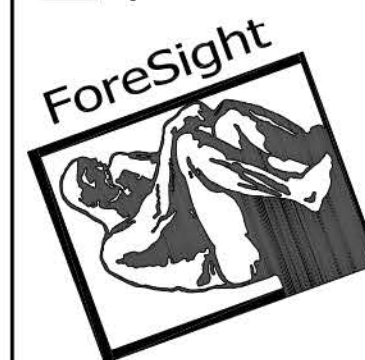
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

Date: 10/17/2016



CERTIFICATION:

Foresight Consulting, LLC
Civil Engineering ~ Land Surveying
Serving Northeast Indiana
1910 St. Joe Center Road, Suite #51
Fort Wayne, Indiana 46825
260.484.9900 phone
260.484.9980 fax
www.4site.biz



This is an original design created by Foresight Consulting, LLC. The concepts, ideas, plans and details are the sole property of Foresight Consulting, LLC. None of the concepts, ideas, plans or details shall be used by or disclosed to an individual, firm or corporation for any purpose without the prior written permission of Foresight Consulting, LLC. Written dimensions on these drawings shall have precedence over the note dimensions. The contractor shall verify and be responsible for all dimensions and conditions on the job and Foresight Consulting, LLC must be notified of any variation from the dimensions and conditions shown on these drawings. Shop drawings shall be submitted to Foresight Consulting, LLC for approval before construction.

Performed for:

Stormwater Management Plan for:

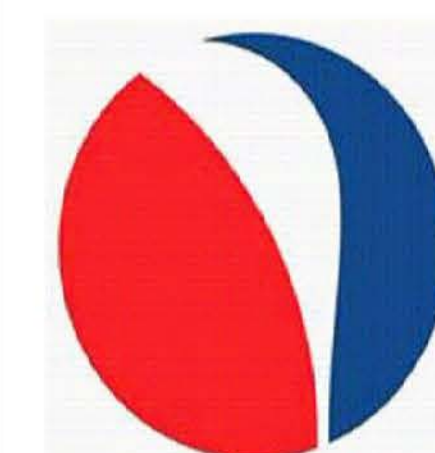
Pepsi Building Addition
3939 North Wells Street
Fort Wayne, IN 46808

Drawing Revisions

PROPOSED 2016 EXPANSION FOR:

**PEPSI BEVERAGES COMPANY
FORT WAYNE CERTIFIED CENTER**

3939 N. WELLS ST. FORT WAYNE, IN



SHEET TITLE:

**STORM WATER
MANAGEMENT PLAN**

REVISIONS:

Commission Number
161727

Date
September 21st, 2016

Title
**Stormwater
Management Plan**

DRAWN BY: LVB

CHECKED BY: MDO

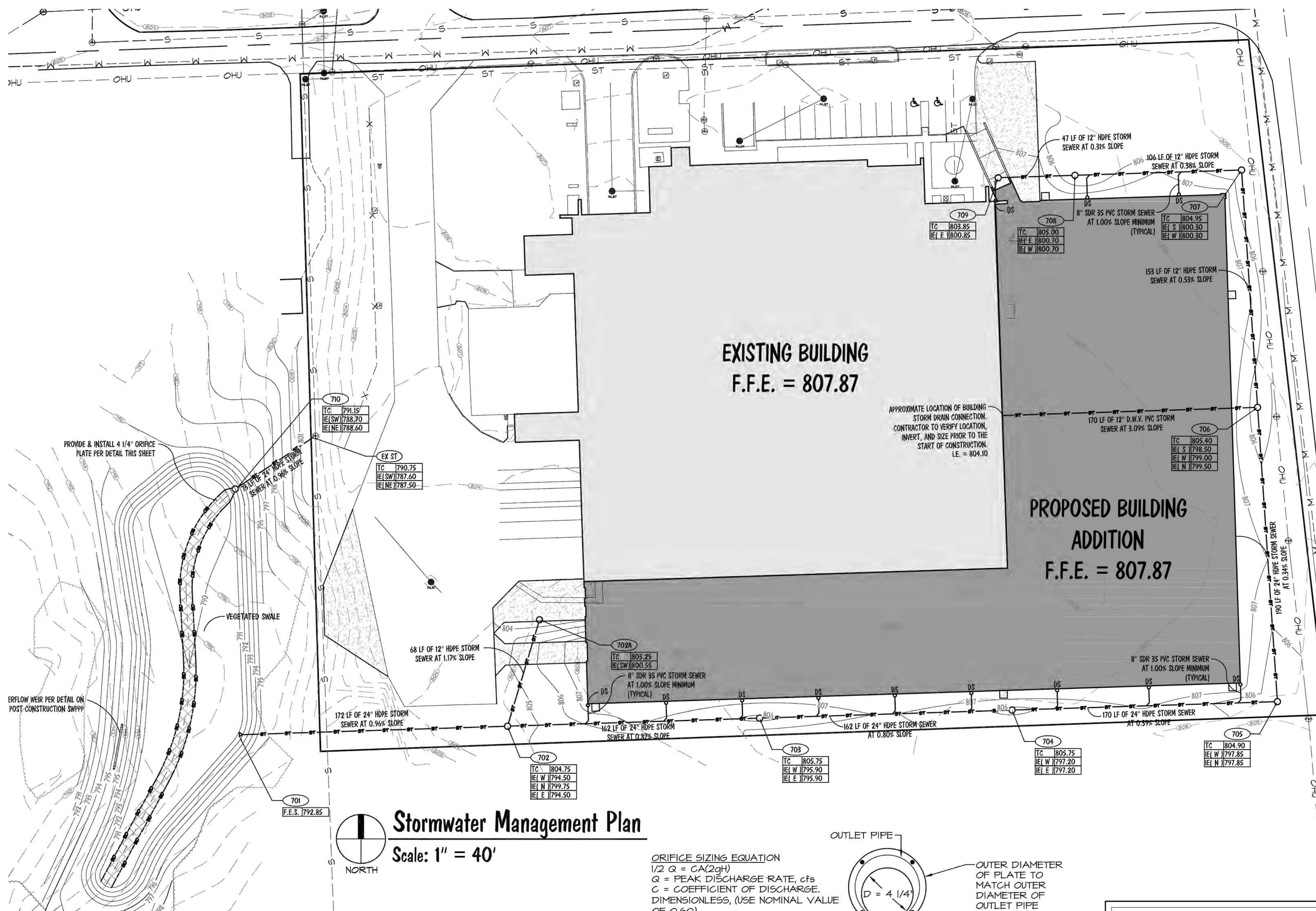
PROJECT NO.: 16215

CADD FILE: 16215 G3030 Storm Wtr Mngmnt Plan

DATE: 09-21-16

SHEET:

G3030



GENERAL NOTES: STORM SEWERS

ALL SANITARY AND STORM SEWER MATERIALS, WORKMANSHIP AND METHODS OF CONSTRUCTION SHALL CONFORM WITH THE CITY OF FORT WAYNE SPECIFICATIONS AND DETAILS, LATEST EDITION. APPROVAL OF THESE PLANS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF THE INSTALLATION IN ACCORDANCE WITH THE CITY OF FORT WAYNE SPECIFICATIONS AND DETAILS.

THE SEWER PIPE BEDDING SHALL BE PER THE CITY OF FORT WAYNE SPECIFICATIONS OR PER DETAILS THIS SET, WHICHEVER IS MORE STRINGENT. ALL SEWER INSTALLATION BENEATH PAVED AREAS, ROADWAYS, AND WITHIN ROAD RIGHT-OF-WAYS SHALL RECEIVE FULL DEPTH GRANULAR BACKFILL.

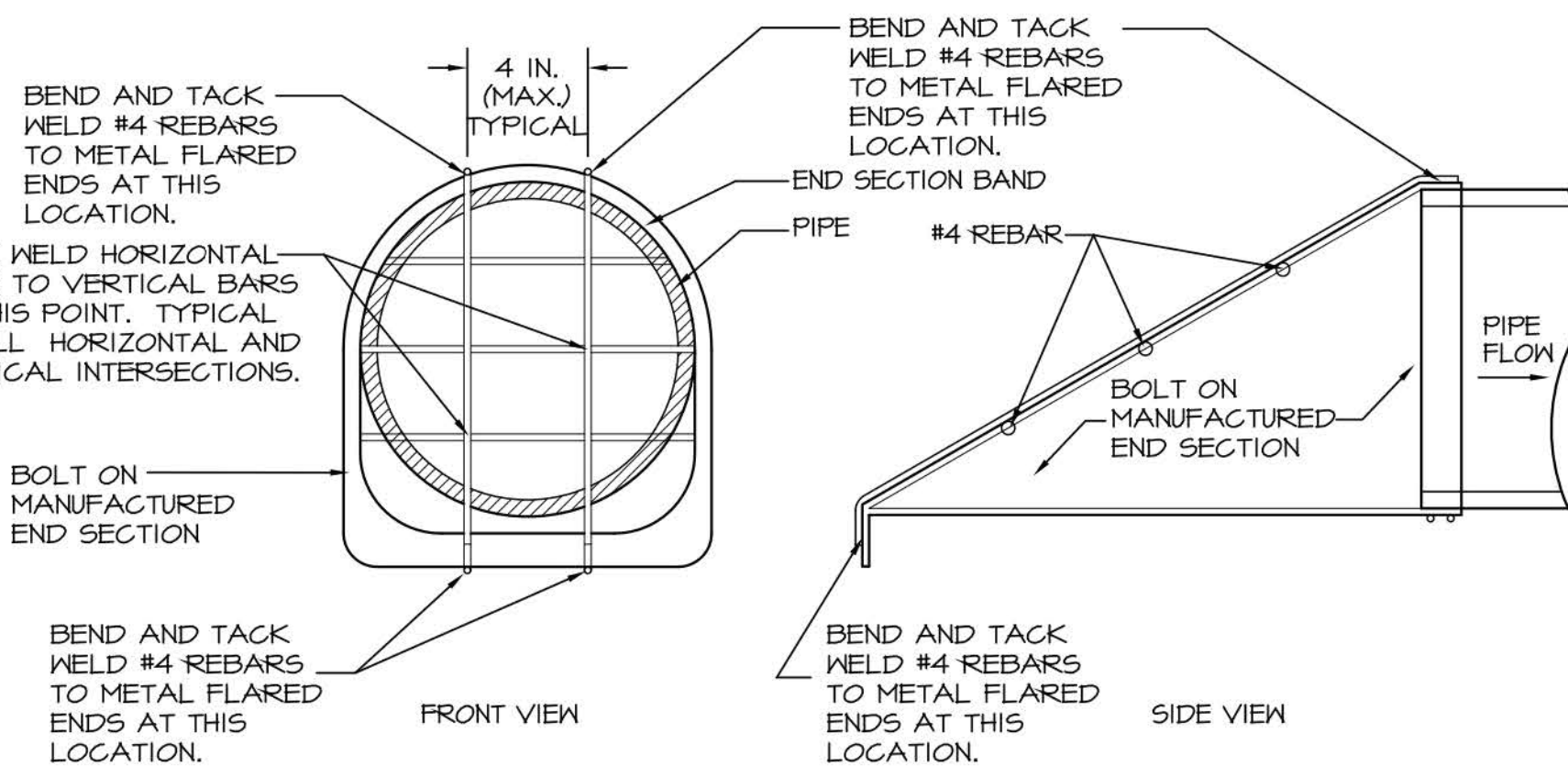
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAPPING AND CONNECTION FEES ASSOCIATED WITH THE SEWER CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL PAY FOR A FULL TIME INSPECTOR IF REQUIRED BY THE GOVERNING AUTHORITY.

PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES, AND THE LOCATION AND INVERT OF THE EXISTING SANITARY AND STORM SEWERS. ANY CONFLICT BETWEEN THE EXISTING UTILITIES AND THE PROPOSED CONSTRUCTION SHOULD BE REPORTED TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OPERATIONS.

THE CONTRACTOR SHALL, UPON THE COMPLETION SEWER CONSTRUCTION, VERIFY ALL FINAL MANHOLE RIM ELEVATIONS AND INVERT ELEVATIONS OF THE SANITARY AND STORM SEWER SYSTEM. ADDITIONALLY, THE CONTRACTOR SHALL PROVIDE THE APPROPRIATE GOVERNING AUTHORITIES "AS-BUILT" DRAWINGS CERTIFIED BY A REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA.

ALL SEWER TAPS ARE FROM THE MUNICIPAL SEWER MAIN TO A POINT WITHIN FIVE FEET OF THE BUILDING, UNLESS OTHERWISE NOTED.

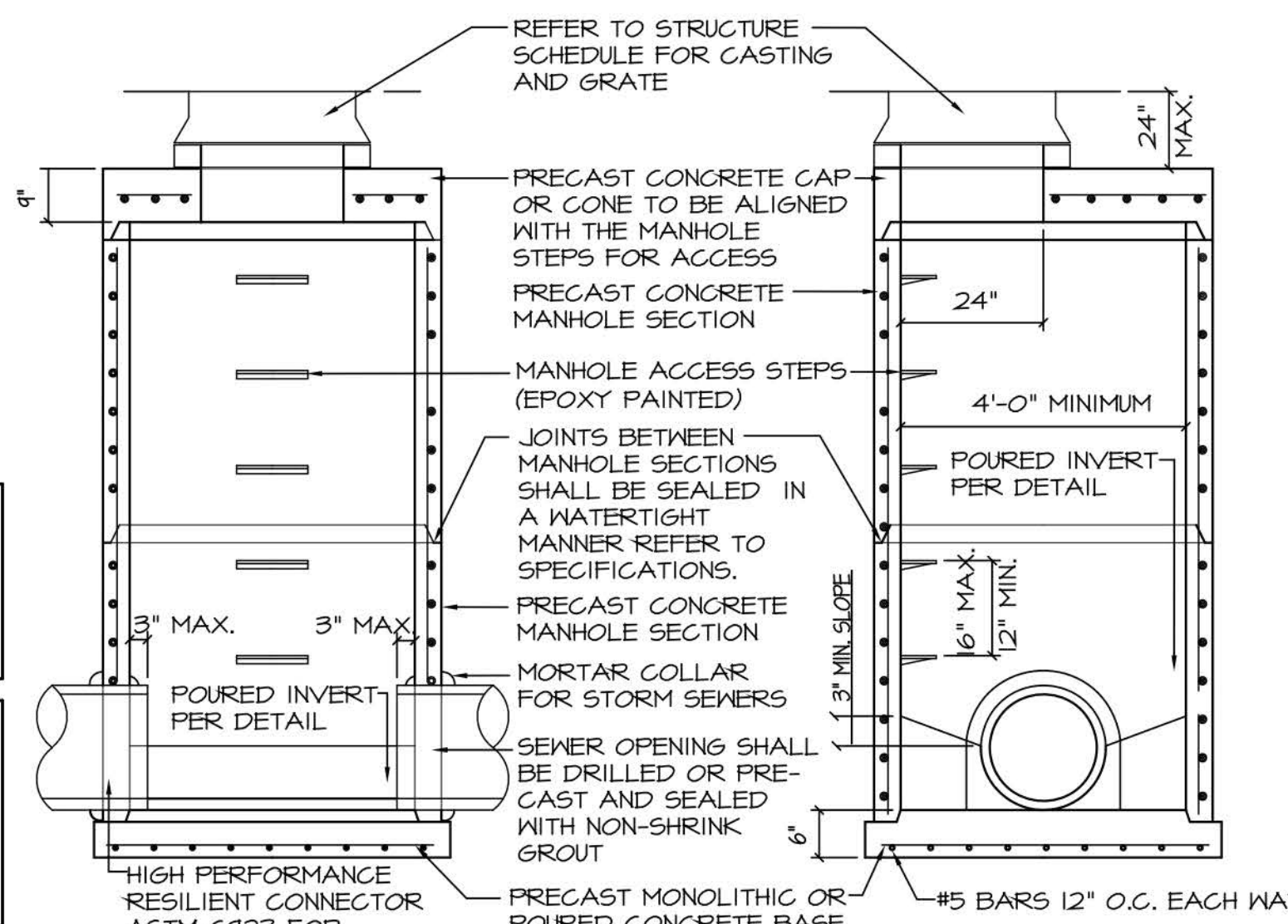
ENTIRE STORMWATER SYSTEM, INCLUDING PONDS, PIPES AND STRUCTURES, SHALL BE PRIVATELY MAINTAINED AND NOT BY THE CITY OF FORT WAYNE



NOTE:
DETAIL SHOWN IS FOR A 12" OUTLET STRUCTURE. MAINTAIN 6" MAXIMUM SPACING BETWEEN BARS FOR LARGER PIPES.

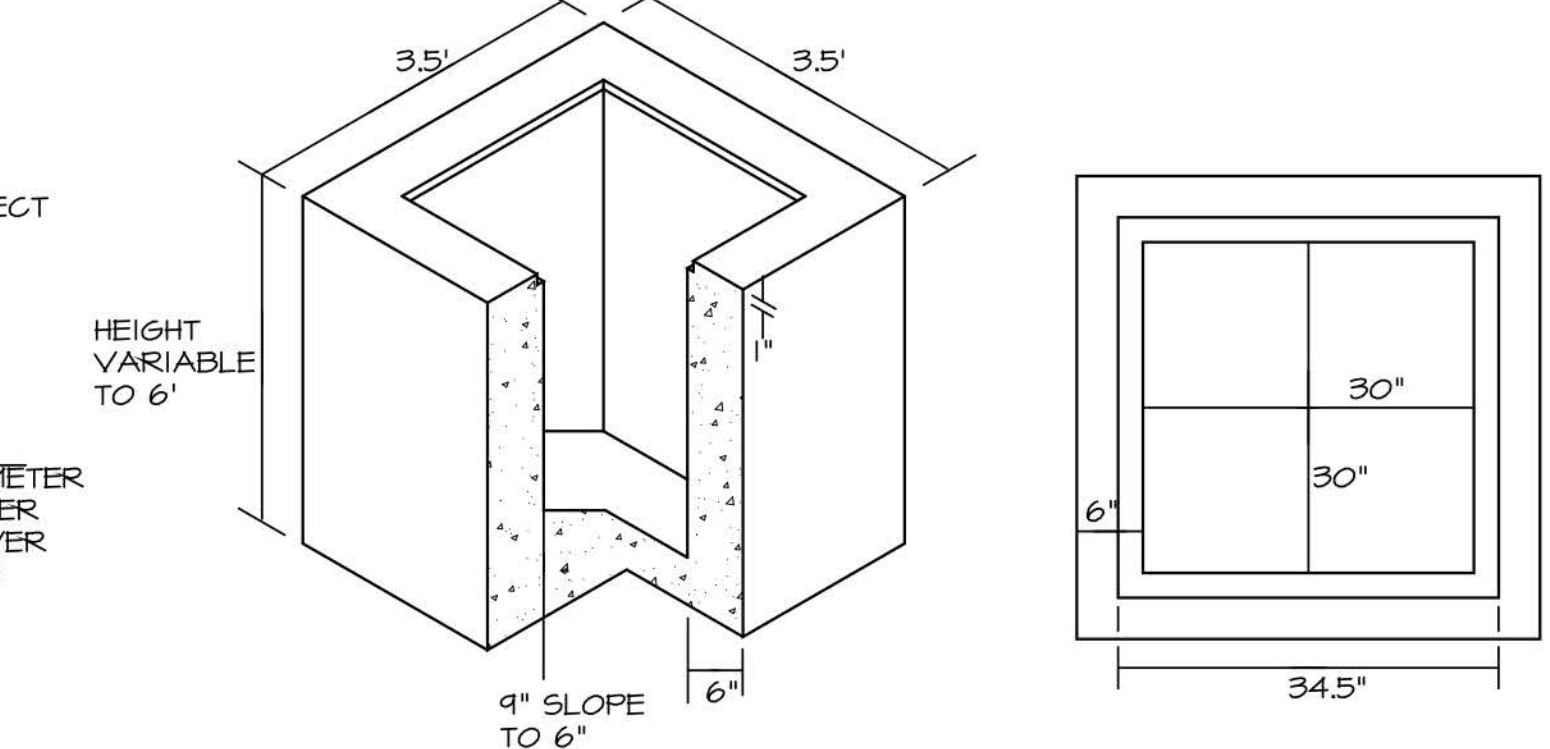
Outlet Pipe Trash Screen

Not To Scale



Type I Manhole Detail

Not To Scale



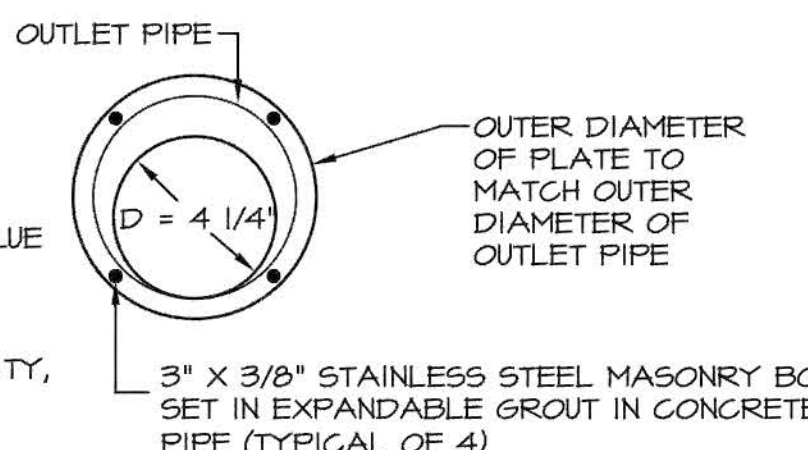
Type III Inlet Detail

Not To Scale

HDPE Pipe Bedding Detail

Not To Scale

ORIFICE SIZING EQUATION
 $1/2 Q = C_d A \sqrt{2gh}$
Q = PEAK DISCHARGE RATE, cfs
C = COEFFICIENT OF DISCHARGE, DIMENSIONLESS, (USE NOMINAL VALUE OF 0.60)
A = CROSS SECTIONAL AREA OF ORIFICE, SQUARE FEET
g = ACCELERATION DUE TO GRAVITY, 32.16 ft/sec²
H = HEAD ON THE ORIFICE, FEET



Outlet Control Orifice Plate

Not To Scale

Storm Sewer Watershed Calculations

POST-DEVELOPED STORM SEWER BASINS											
WATERSHED	TOTAL AREA (sq. ft.)	TOTAL ROOF AREA (sq. ft.)	PAVE (sq. ft.)	LAWN (sq. ft.)	WEIGHTED RUNOFF C						
702	3706	0.09	0	0.40	0.40	702	3706	0.09	0	0.40	0.40
702A	3254	0.07	0	0.3254	0	702A	3254	0.07	0	0.3254	0
703	4015	0.09	0	0	0.4015	703	4015	0.09	0	0.4015	0.96
704	40053	0.92	36063	20	3970	704	40053	0.92	36063	20	3970
705	17501	0.40	11593	20	5468	705	17501	0.40	11593	20	5468
706	64237	1.47	59150	0	5087	706	64237	1.47	59150	0	5087
707	4371	0.10	0	20	4351	707	4371	0.10	0	20	4351
708	20655	0.47	10429	2628	7598	708	20655	0.47	10429	2628	7598
709	799	0.02	0	966	232	709	799	0.02	0	966	0.79
TOTAL	158593	3.84	117635.44	6528.53	34428.36	TOTAL	158593	3.84	117635.44	6528.53	34428.36

Storm Sewer Structure Schedule

STR. #	SIZE	DETAIL/NOTES	CASTING	GRATE
701	24"	METAL FLARED END W/ TRASH SCREEN	EJIK 1020	EJIK 6504
702	48"	TYPE I MANHOLE	NEENAH 4802	
702A	30"x30"	TYPE III INLET	EJIK 1020	EJIK 6504
703	48"	TYPE I MANHOLE	EJIK 1020	EJIK 6504
704	48"	TYPE I MANHOLE	EJIK 1020	EJIK 6504
705	48"	TYPE I MANHOLE	EJIK 1020	EJIK 6504
706	48"	TYPE I MANHOLE	EJIK 1020	EJIK 6504
707	48"	TYPE I MANHOLE	EJIK 1020	EJIK 6504
708	48"	TYPE I MANHOLE	EJIK 1020	EJIK 6504
709	30"x30"	TYPE III INLET	NEENAH 4802	
710	30"x30"	TYPE III INLET	EJIK 6610	

STRUCTURE SCHEDULE GENERAL NOTES:

ALL CASTING AND GRATE MODEL NUMBERS REFERENCE EAST JORDAN IRON WORKS CASTING AND GRATES, UNLESS OTHERWISE NOTED. EQUIVALENT MANUFACTURES WILL BE REVIEWED FOR USE IF SUBMITTED FOR REVIEW A MINIMUM OF SEVEN DAYS PRIOR TO SUBMITTAL OF BID.

Storm Sewer Structure Calculations

Storm Sewer											
Storm Sewer System Design											
From	To	Increment	Total	(C) Runoff	Distance	Time	Distance	Time	Total Tc	Intensity	Increment
709	708	0.02	0.02	0.79	41	5.00	5.00	5	9.08	0.01	0.01
708	707	0.47	0.47	0.75	100	10.00	47	0.31	10.00	7.51	0.35
707	706	0.10	0.57	0.40	87	16.00	106	0.63	10.31	7.42	0.04
706	705	1.47	2.05	0.91	120	16.00	153	0.78	10.94	7.26	1.34
705	704	0.40	2.45	0.78	94	16.00	190	0.75	11.72	7.07	0.31
704	703	0.92	3.37	0.90	88	16.00	170	0.63	12.47	6.89	0.82
703	702	0.09	3.46	0.40	84	16.00	162	0.42	13.11	6.74	0.04
702	701	0.09	0.66	0.40	84	16.00	162	0.40	10.94	7.26	0.03
702A	702	0.07	0.07	0.95	69	5.00	8.00	8	5.52	0.07	0.07
BUILDING	706	0.77	0.77	0.95	69	5.00	5.00	5	6.20	0.73	0.73