

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2017-0053
Bill Number: Z-17-11-19
Council District: 3-Tom Didier

Introduction Date: November 28, 2017

Plan Commission
Public Hearing Date: December 11, 2017 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 21 acres of property from RP-Planned Residential to C1-Professional Office and Personal Services

Location: 550 Wallen Road, including land with frontage on Coldwater Road.

Reason for Request: To rezone property for the development of a new Junior Achievement facility.

Applicant: Junior Achievement Foundation

Property Owners: Junior Achievement Foundation and Coldwater Village, LLC

Related Petitions: Primary Development Plan, Junior Achievement

Effect of Passage: Property will be rezoned to the C1-Professional Office and Personal Services District, which is the appropriate zoning district for a new community facility and offices.

Effect of Non-Passage: The site will remain zoned RP-Multiple Family Residential and may be developed as such. The proposed use may be available as a Board of Zoning Appeals approved Special Use.

1 **REZ-2017-0053**
2 **BILL NO. Z-17-11-19**

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

4 **AN ORDINANCE amending the City of Fort Wayne**
5 **Zoning Map Nos. M-50 and N-50 (Secs. 11 and 12 of Washington 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 a C1
9 (Professional Office and Personal Services) District under the terms of Chapter 157 Title XV
10 of the Code of the City of Fort Wayne, Indiana:

11 A tract of land located in the Northeast Quarter of Section 11 and in the Northwest
12 Quarter of Section 12, all in T31N, R12E, in Allen County, the State of Indiana,
13 more fully described as follows:

14 **COMMENCING** at a Magnail situated in the Northwest corner of the Northwest
15 Quarter of said Section 12; Thence South 03 Degrees 13 Minutes 18 Seconds East
16 (Indiana State Plane Coordinate System East Zone-GPS Grid Basis of Bearings), a
17 distance of 37.84 feet along the West line of said Northwest Quarter to the **TRUE**
18 **POINT OF BEGINNING**; Thence North 87 Degrees 57 Minutes 27 Seconds East,
19 a distance of 36.47 feet along the South line of the tract of land described in the
20 conveyance to The County of Allen, State of Indiana in Allen County Document No.
21 200071170 to a Rebar stake with cap (FIRM 0042); Thence South 87 Degrees 26
22 Minutes 17 Seconds East, a distance of 287.75 feet along the South line of the tract
23 of land described in the conveyance to the City of Fort Wayne in Allen County
24 Document No. 2008012318 to a Rebar stake with cap (Weihe 0012); Thence South
25 02 Degrees 02 Minutes 33 Seconds East, a distance of 52.74 feet along the West line
26 of the tract of land described in the conveyance to Speedway SuperAmerica, LLC in
27 Allen County Document No. 2007070676 to a Rebar stake with cap (Weihe 0012);
28 Thence South 30 Degrees 20 Minutes 46 Seconds West, a distance of 65.47 feet
29 along the West line of said Speedway tract to a Rebar stake with cap (Weihe 0012)
30 in the Southwest corner thereof; Thence South 30 Degrees 20 Minutes 46 Seconds
 West, a distance of 197.65 feet along the West line extended of said Speedway tract
 to a Rebar stake with cap (FIRM 0042); Thence South 59 Degrees 39 Minutes 14
 Seconds East, a distance of 299.09 feet along a line parallel with the South line of
 said Speedway tract to a Rebar stake with cap (FIRM 0042); Thence South 30
 Degrees 43 Minutes 14 Seconds West, a distance of 217.46 feet along the West line
 of the tract of land described in the conveyance to the City of Fort Wayne in Allen
 County Document No. 2008012319 to a Rebar stake with cap (FIRM 0042); Thence
 South 24 Degrees 07 Minutes 20 Seconds West, a distance of 203.25 feet along the
 West line of said City of Fort Wayne tract to a Rebar stake with cap (FIRM 0042);
 Thence South 87 Degrees 04 Minutes 53 Seconds West, a distance of 207.18 feet

1 along the North line extended of Waterswolde, Section C, as recorded in Allen
2 County Plat Book 24, page 86 to a crimped Iron Pipe in the Northeast corner of Lot
3 #52 therein; Thence South 87 Degrees 04 Minutes 53 Seconds West, a distance of
4 880.63 feet along the North line of said Waterswolde, Section C, and along the North
5 line of Waterswolde, Section B, as recorded in Allen County Plat Book 20, page 126,
6 to a #4 Rebar stake in the most Northerly corner of Lot #39 therein; Thence South 59
7 Degrees 29 Minutes 26 Seconds West, a distance of 198.69 feet along the Northerly
8 line of said Lot #39 to a ½ inch square Iron Rod in the Northwest corner thereof;
9 Thence South 78 Degrees 06 Minutes 15 Seconds West, a distance of 257.48 feet
10 along the North line of said Waterswolde, Section B, to a Rebar stake with cap
11 (Brown 0037); Thence North 03 Degrees 00 Minutes 15 Seconds West, a distance of
12 440.88 feet along the East line of Saddle Brook, Section I, as recorded in Allen
13 County Document No. 200079277 (Plat Cabinet D, page 86); Thence continuing
14 along the centerline of the Water's Drain with the following courses and distances:
15 North 81 Degrees 28 Minutes 15 Seconds East for 323.29 feet, North 70 Degrees 46
16 Minutes 15 Seconds East for 484.50 feet, North 63 Degrees 17 Minutes 15 Seconds
17 East for 106.00 feet, North 53 Degrees 33 Minutes 15 Seconds East for 126.30 feet,
18 and North 33 Degrees 02 Minutes 15 Seconds East for 264.57 feet; Thence North 87
19 Degrees 57 Minutes 27 Seconds East, a distance of 56.08 feet along the South line of
20 the County of Allen tract referenced above to a Rebar stake with cap (FIRM 0042);
21 Thence North 49 Degrees 16 Minutes 32 Seconds East, a distance of 42.08 feet along
22 the South line of said County of Allen tract to a #4 Rebar stake; Thence North 87
23 Degrees 57 Minutes 27 Seconds East, a distance of 70.22 feet along the South line of
24 said County of Allen tract to the **POINT OF BEGINNING**, said tract containing
25 21.033 Acres, more or less, and being subject to all public road rights-of-way and to
26 all easements of record. A survey of said tract being represented by Plat of Survey
27 #31-12-11-13 as prepared by D.A. Brown Engineering Consultants, Inc., 5491
28 County Road 427, PO Box 389, Auburn, Indiana 46706

19 and the symbols of the City of Fort Wayne Zoning Map Nos. M50 and N50 (Secs. 11 and 12
20 of Washington Township), as established by Section 157.082 of Title XV of the Code of the
21 City of Fort Wayne, Indiana is hereby changed accordingly.

22
23 SECTION 2. If a written commitment is a condition of the Plan Commission's
24 recommendation for the adoption of the rezoning, or if a written commitment is modified and
25 approved by the Common Council as part of the zone map amendment, that written
26 commitment is hereby approved and is hereby incorporated by reference.

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Junior Achievement Foundation
Address 601 Noble Drive
City Fort Wayne State IN Zip 46825
Telephone 260-484-2543 E-mail lena.yarian@ja.org

Contact Person
Contact Person Don Steininger
Address 6914 Woodcroft Lane
City Fort Wayne State IN Zip 46804
Telephone 260-438-2030 E-mail don@steindex.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 550 Wallen Road
Present Zoning RP Proposed Zoning C-1 Acreage to be rezoned 21 acres
Proposed density N/A units per acre
Township name Washington Township section # 11&12
Purpose of rezoning (attach additional page if necessary) To provide for a permanent home for Junior Achievement of Northern Indiana
Sewer provider City of Ft Wayne Water provider City of Ft 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

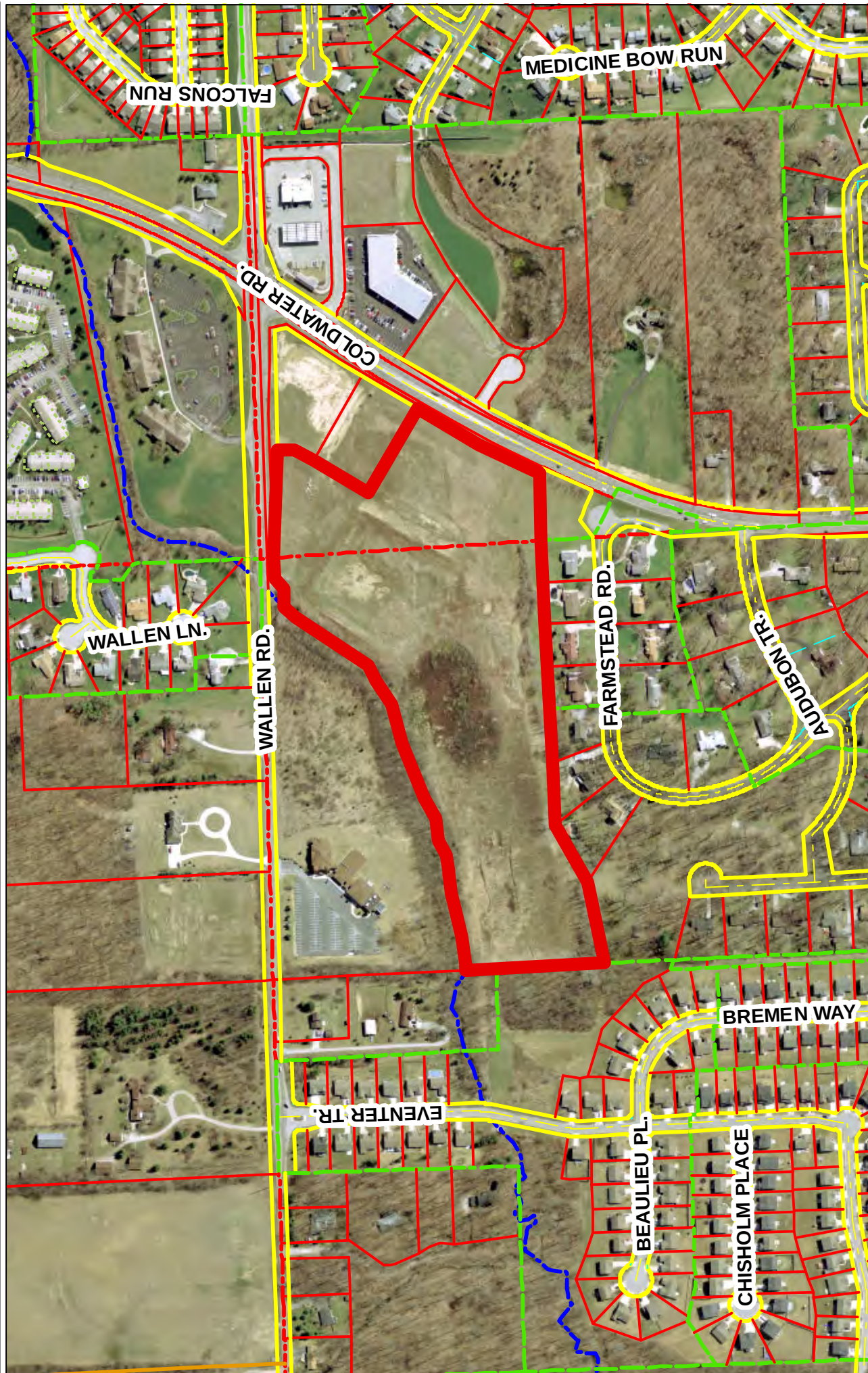
I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures 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.

Junior Achievement Foundation [Signature] 10/30/17
(printed name of applicant) (signature of applicant) (date)
Coldwater Village, LLC [Signature] 10-31-17
(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.
11/1/17	125559	11/11/17	222-2017-0053



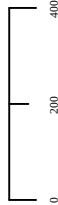
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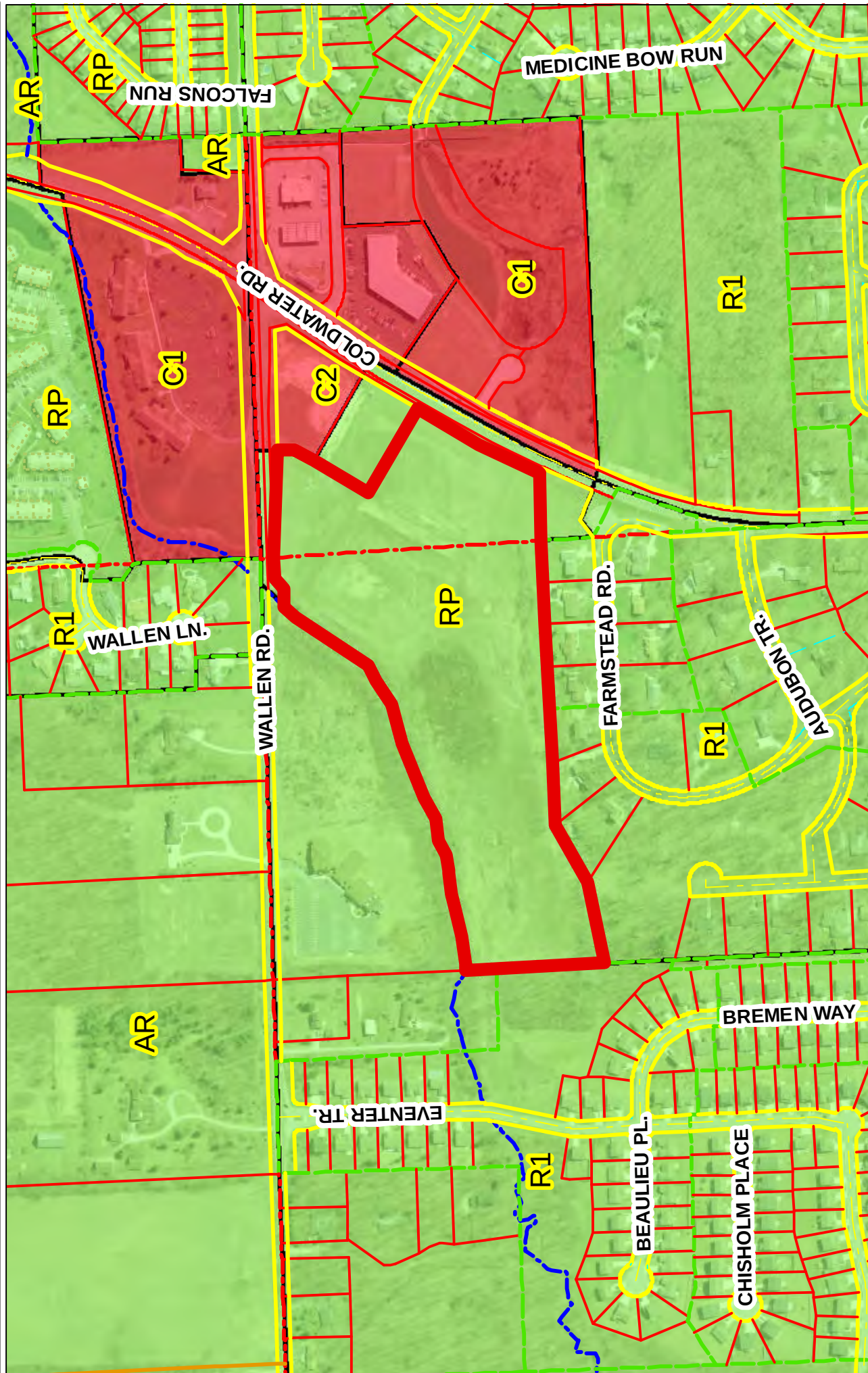
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Photos and Contours: Spring 2009
Date: 11/17/2017

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1 inch = 400 feet





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0 200 400 Feet

