

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2018-0012
Bill Number: Z-18-04-01
Council District: 3-Tom Didier

Introduction Date: April 10, 2018

Plan Commission
Public Hearing Date: April 9, 2018 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 112.51 acres of property from R1-Single Family Residential to BTI-Business, Technology and Industrial Park.

Location: 5800 through 6300 blocks of US 30 and the 5200 through 5600 blocks of Flaugh Road.

Reason for Request: To develop the land with up to 11 lots for prospective technical, business, and light industry along the US 30 Corridor.

Applicant: City of Fort Wayne Department of Redevelopment

Property Owner: City of Fort Wayne Department of Redevelopment

Related Petitions: Primary Development Plan, US 30 Corporate Park

Effect of Passage: Property will be rezoned to the BTI-Business, Technology and Industrial Park zoning district, which will allow the development of the property into a multi-lot, planned industrial park.

Effect of Non-Passage: The property will remain zoned R1-Single Family Residential and may develop with single family uses, or continue to be farmed.

#REZ-2018-0012

BILL NO. Z-18-04-01

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. D-34 and E-34 (Sec. 19 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 a BTI
(Business, Technology and Industrial Park) District under the terms of Chapter 157 Title XV
of the Code of the City of Fort Wayne, Indiana:

PART OF THE NORTH HALF OF FRACTIONAL SECTION 19, TOWNSHIP 31
NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, MORE
PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
COMMENCING AT A STONE FOUND AT THE NORTHWEST CORNER OF
FRACTIONAL SECTION 19; THENCE SOUTH 89 DEGREES 19 MINUTES 16
SECONDS EAST (BEARINGS BASED ON HOFER AND DAVIS SURVEY
DATED APRIL 14, 2015) 776.39 FEET TO THE SOUTH 50 FOOT RIGHT-OF-
WAY OF WASHINGTON CENTER ROAD; THENCE SOUTHEASTERY 498.38
FEET ALONG SAID RIGHT OF WAY HAVING A RADIUS OF 2341.83 FEET
AND A CHORD BEARING SOUTH 83 DEGREES 18 MINUTES 25 SECONDS
EAST 497.43 FEET TO A POINT; THENCE SOUTH 89 DEGREES 24 MINUTES
12 SECONDS EAST CONTINUING ALONG SAID RIGHT OF WAY 655.36
FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE
SOUTH 89 DEGREES 24 MINUTES 12 SECONDS EAST CONTINUING
ALONG SAID RIGHT OF WAY 315.04 FEET TO THE WEST LINE OF A 4.00
ACRE TRACT PER DOCUMENT NO. 990000445; THENCE SOUTH 0
DEGREES 19 MINUTES 32 SECONDS EAST ALONG THE WEST LINE OF
SAID 4.00 ACRE TRACT 348.32 FEET TO THE SOUTHWEST CORNER OF
SAID 4.00 ACRE TRACT; THENCE SOUTH 89 DEGREES 21 MINUTES 50
SECONDS EAST ALONG THE SOUTH LINE OF SAID 4.00 ACRE TRACT
514.41 FEET TO THE WEST LINE OF THE KRUSE HOMESTEAD ADDITION
PER PLATE BOK 25, PAGE 144, AND THE EAST LINE OF THE WEST ONE-
HALF OF TE NORTHEAST QUARTER OF SAID FRACTIONAL SECTION 19;
THENCE SOUTH 0 DEGREES 19 MINUTES 32 SECONDS EAST ALONG
AFORESAID LINES 2047.16 FEET TO THE NORTHERLY RIGHT OF WAY OF
U.S. HIGHWAY NO. 30; THENCE CONTINUING ALONG SAID NORTHERLY
RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES; NORTH 89
DEGREES 9 MINUTES 37 SECONDS WEST 784.55 FEET TO A POINT;

1 SOUTH 88 DEGREES 21 MINUTES 30 SECONDS WEST 300.28 FEET TO A
2 POINT; NORTH 89 DEGREES 9 MINUTES 37 SECONDS WEST 1609.00 FEET
3 TO A POINT; NORTH 36 DEGREES 4 MINUTES 47 SECONDS WEST 116.50
4 FEET TO A POINT; NORTH 00 DEGREES 34 MINUTES 2 SECONDS EAST
5 35.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 25 MINUTES 58
6 SECONDS WEST 30.00 FEET TO THE WEST LINE OF SAID FRACTIONAL
7 SECTION 19; THENCE NORTH 0 DEGREES 34 MINUTES 2 SECONDS EAST
8 ALONG SAID WEST LINE 1600.85 FEET TO A POINT; THENCE SOUTH 89
9 DEGREES 25 MINUTES 58 SECONDS EAST 218.80 FEET TO A POINT;
10 THENCE SOUTH 75 DEGREES 34 MINUTES 22 SECONDS EAST 455.83 FEET
11 TO A POINT; THENCE SOUTH 56 DEGREES 43 MINUTES 28 SECONDS
12 EAST 322.51 FEET TO A POINT; THENCE SOUTH 59 DEGREES 45 MINUTES
13 37 SECONDS EAST 256.39 FEET TO A POINT; THENCE SOUTH 75 DEGREES
14 34 MINUTES 42 SECONDS EAST 234.03 FEET TO A POINT; THENCE NORTH
15 89 DEGREES 40 MINUTES 22 SECONDS EAST 182.40 FEET TO A POINT;
16 THENCE NORTH 0 DEGREES 19 MINUTES 38 SECONDS WEST 628.77 FEET
17 TO A POINT; THENCE NORTH 89 DEGREES 40 MINUTES 22 SECONDS
18 EAST 388.85 FEET TO A POINT; THENCE NORTH 0 DEGREES 19 MINUTES
19 38 SECONDS WEST 301.28 FEET TO A POINT; THENCE NORTH 3 DEGREES
20 16 MINUTES 8 SECONDS WEST 194.85 FEET TO THE POINT OF
21 BEGINNING, CONTAINING 112.507 ACRES MORE OR LESS.

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and the symbols of the City of Fort Wayne Zoning Map No. D-34 and E-34 (Sec. 19 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	City of Fort Wayne Dept. of Redevelopment - Nancy Townsend		
	Address	200 E. Berry Street, Suite 320		
	City	Fort Wayne	State	IN Zip 46802
	Telephone	(260) 451-2323	E-mail	Nancy.townsend@cityoffortwayne.org

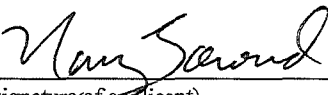
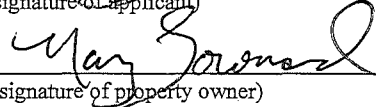
Contact Person	Contact Person	Engineering Resources, Inc. - Mark Reinhard		
	Address	11020 Diebold Road		
	City	Fort Wayne	State	IN Zip 46845
	Telephone	(260) 451-9740	E-mail	mark@eri.consulting

All staff correspondence will be sent only to the designated contact person.

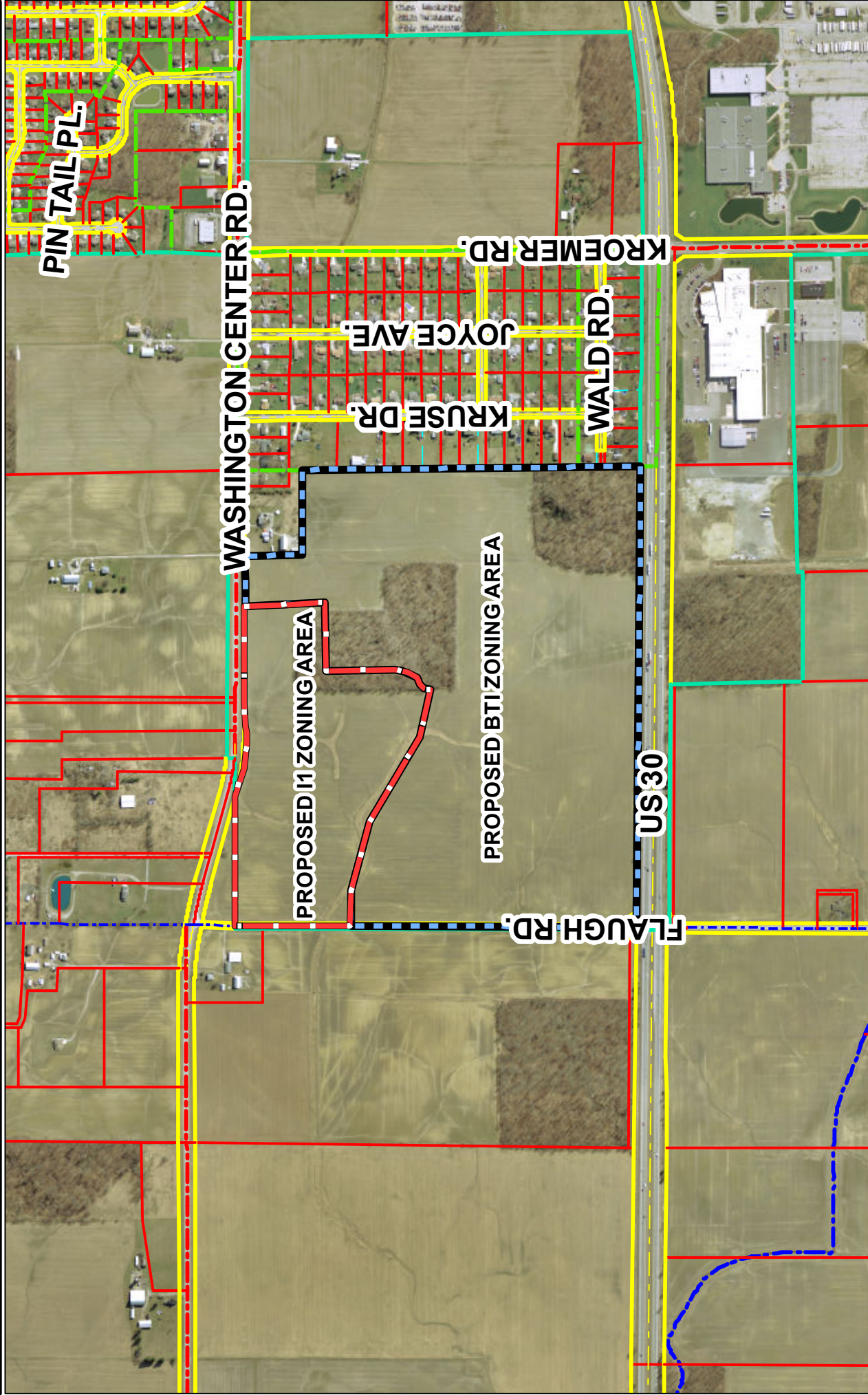
Request	☐ Allen County Planning Jurisdiction	☒ City of Fort Wayne Planning Jurisdiction
	Address of the property Washington Ctr. Rd. at Flaugh Rd. and U.S. 30	
	Present Zoning R1	Proposed Zoning BTI CD Acreage to be rezoned BTI: 112.51 ac I: 37.12 ac
	Proposed density N/A	Total: 149.63 ac units per acre
	Township name Washington	Township section # T31N
	Purpose of rezoning (attach additional page if necessary) To develop and improve the land, providing land opportunities to prospective technical, business, and light industry along the U.S. 30 corridor.	
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 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.

Nancy Townsend		3/2/18
(printed name of applicant)	(signature of applicant)	(date)
Nancy Townsend		3/2/18
(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)

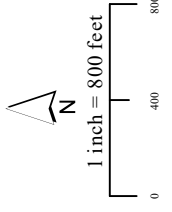
Received 3-5-18	Receipt No. -	Hearing Date 4-9-18	Petition No. REZ-2018-0012
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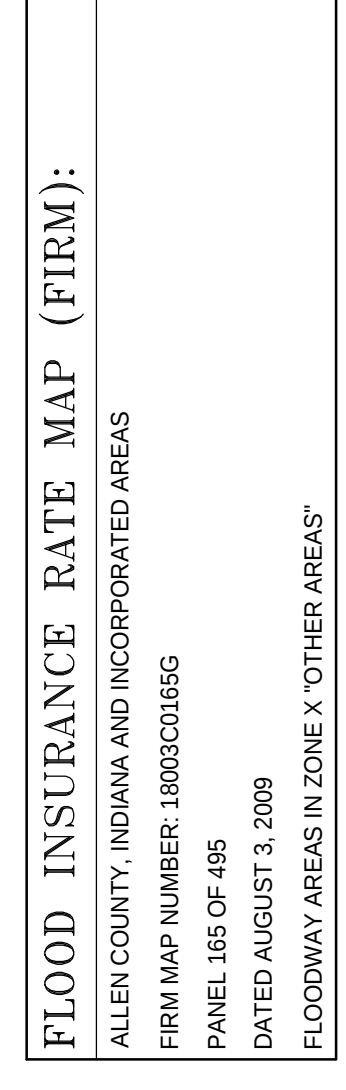
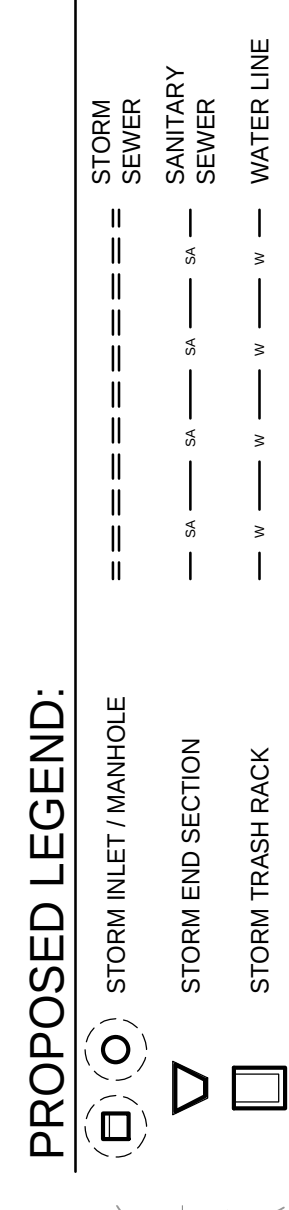
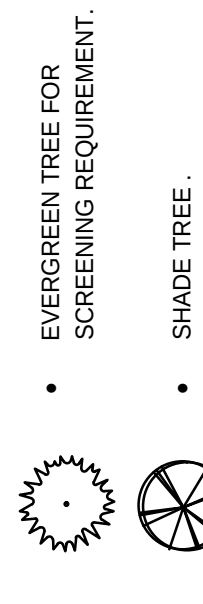
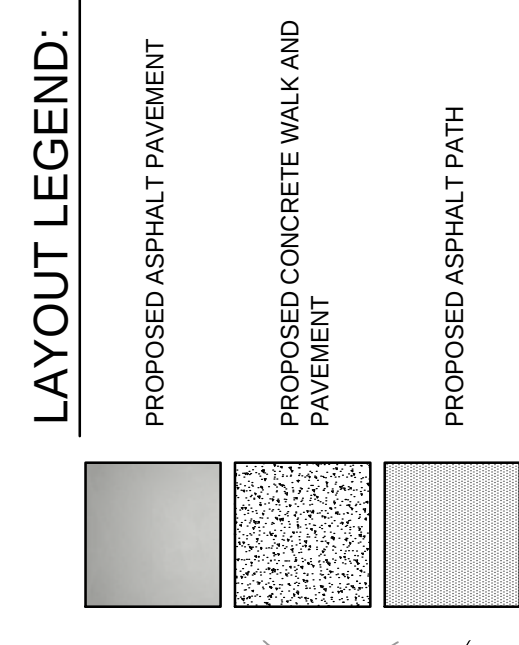
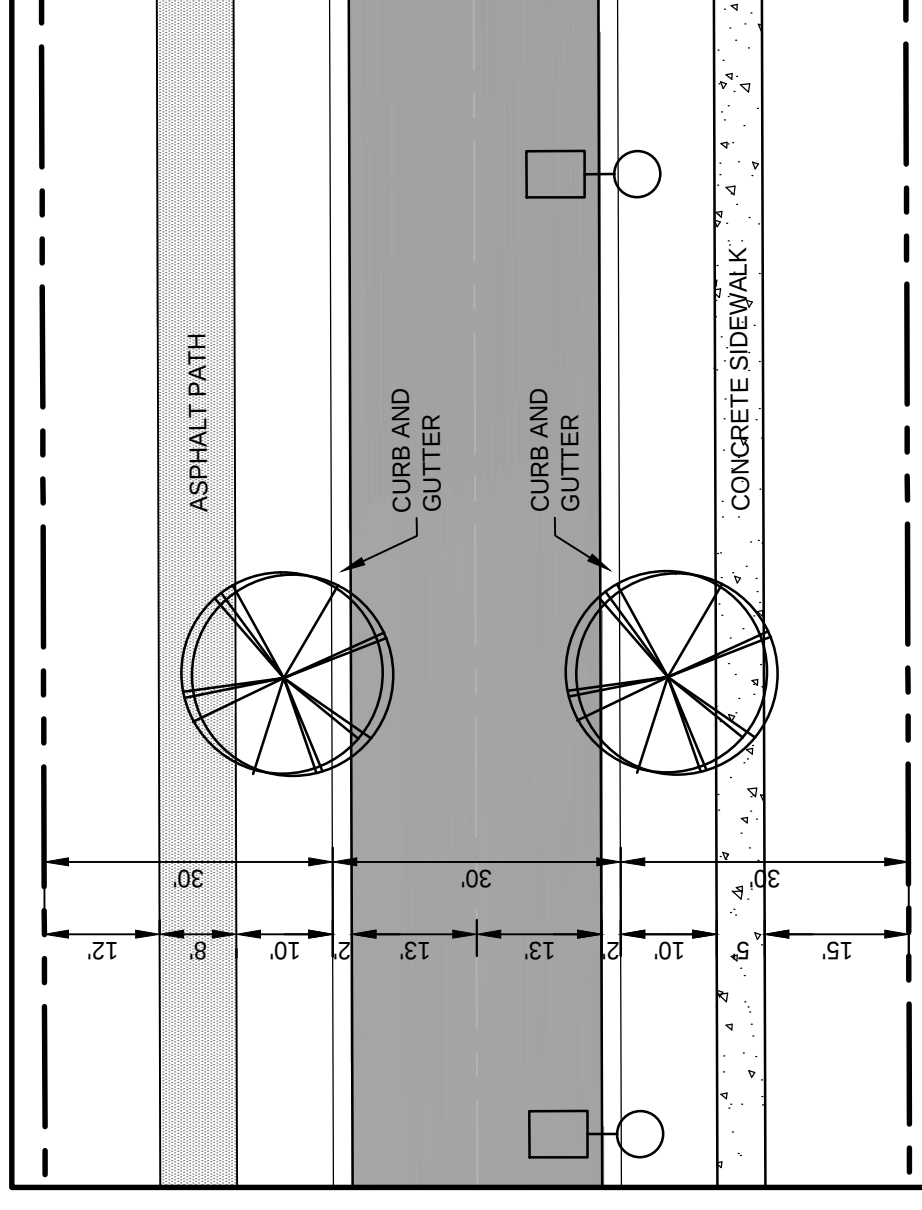
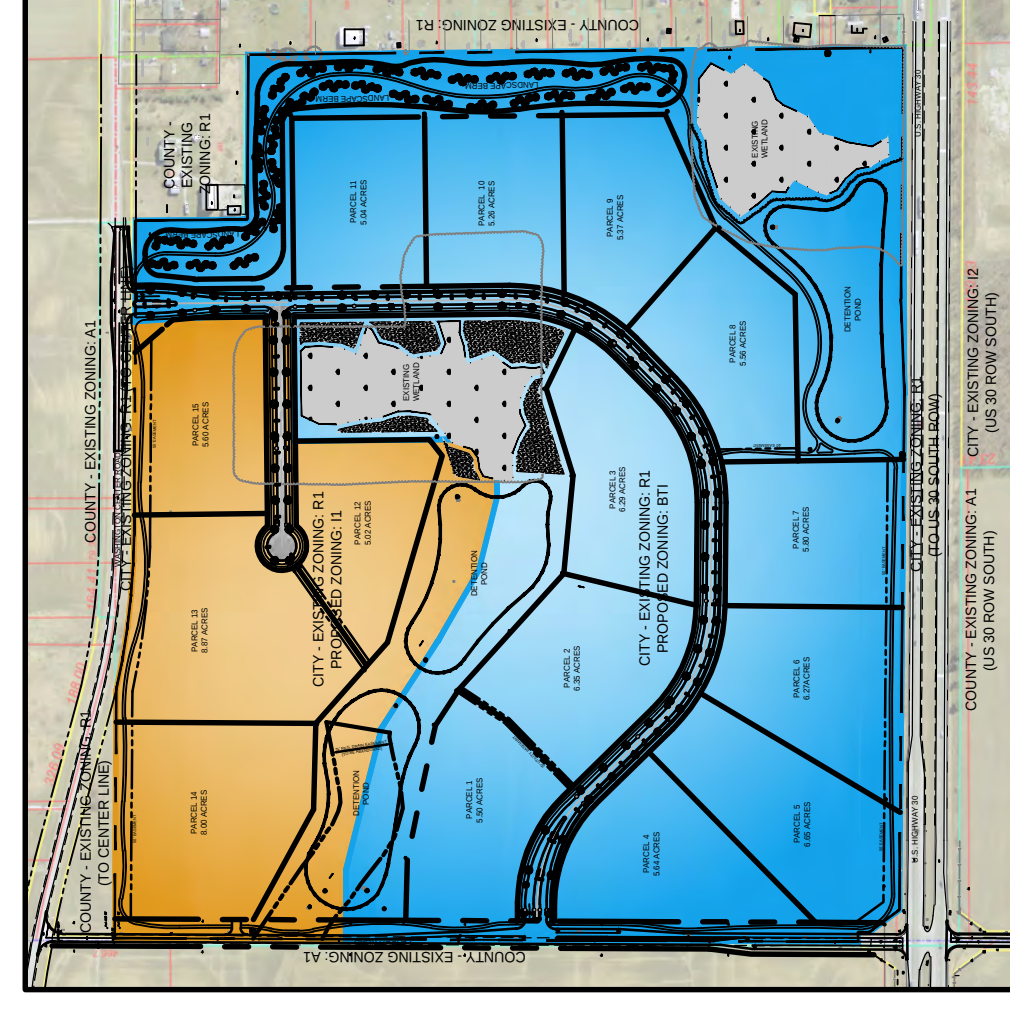
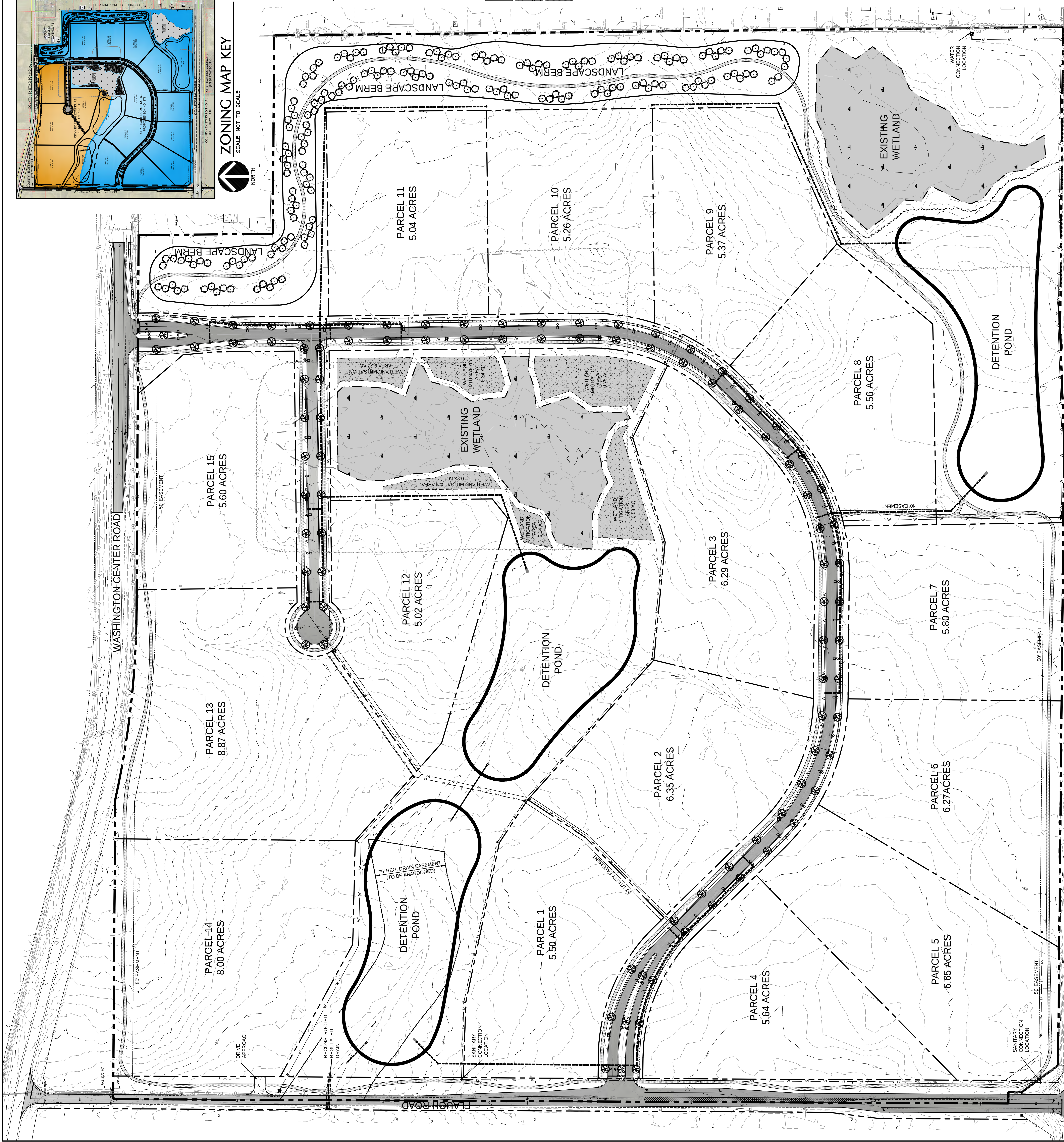


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 4/5/2018

Project Boundaries Represented with Bold Lines are for Representational Purposes Only





PARCEL INFORMATION	
CURRENT ZONING	R1
PROPOSED ZONING	IL AND BTI
CURRENT USE	AGRICULTURAL FIELD AND WOODS
PROPOSED USE	BUSINESS, TECHNOLOGY AND INDUSTRIAL PARK WITH COMMON AREAS

OWNER CITY OF FORT WAYNE DEPARTMENT OF RECREATION 200 EAST BERRY STREET, SUITE 300 FORT WAYNE, IN 46802 PH: (260) 472-2323 CONTACT: NANCY TOWNSEND EMAIL: nancy.townsend@cityoffortwayne.org	ENGINEER ENGINEERING RESOURCES, INC. 200 WEST WAYNE, IN 46805 PH: (260) 455-9740 FAX: (260) 455-9740 CONTACT: MARK REINHARDT EMAIL: mark@ert.consulting
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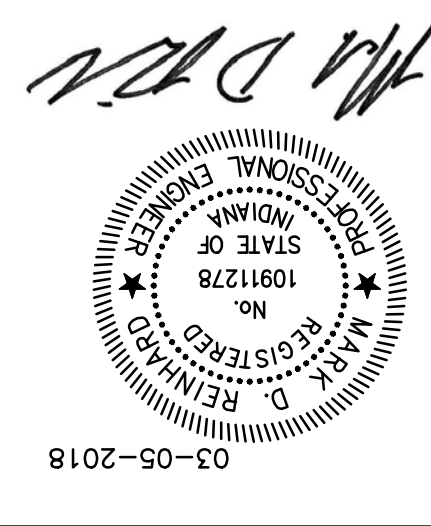
**US 30 CORPORATE PARK
W. WASHINGTON CENTER RD.,
FORT WAYNE, IN**



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CAD FILE	433B-PD1.0
PLOT DATE	03/05/2018
DRAWN BY	KRK
PLOT SCALE	VARIES
R E V I S I O N S	
DATE	DESCRIPTION

ENGINEERING
RESOURCES, INC.
11020 Diebold Road, Fort Wayne, IN 46845
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www.eri.consulting



FOR PERMITTING ONLY