

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2018-0013
Bill Number: Z-18-04-02
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 37.12 acres of property from R1-Single Family Residential to I1-Limited Industrial.

Location: 5800 through 6300 blocks of Washington Center Road and the 5700 through 5800 blocks of Flaugh Road.

Reason for Request: To develop the land with up to 4 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 I1limited Industrial 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-2018-0013

BILL NO. Z-18-04-02

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 an I1
(Limited Industrial) District under the terms of Chapter 157 Title XV of the Code of the City of
Fort Wayne, Indiana:

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.

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:
BEGINNING 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 A POINT; THENCE SOUTH 3 DEGREES 16 MINUTES 8 SECONDS
EAST 194.85 FEET TO A POINT; THENCE SOUTH 0 DEGREES 19 MINUTES
38 SECONDS EAST 301.28 FEET TO A POINT; THENCE SOUTH 89 DEGREES
40 MINUTES 22 SECONDS WEST 388.85 FEET TO A POINT; THENCE SOUTH
0 DEGREES 19 MINUTES 38 SECONDS EAST 628.77 FEET TO A POINT;
THENCE SOUTH 89 DEGREES 40 MINUTES 22 MINUTES WEST 182.40 FEET
TO A POINT; THENCE NORTH 75 DEGREES 34 MINUTES 42 SECONDS
WEST 234.03 FEET TO A POINT; THENCE 59 DEGREES 45 MINUTES 37
SECONDS WEST 256.39 FEET TO A POINT; THENCE 56 DEGREES 43

1 MINUTES 28 SECONDS WEST 322.51 FEET TO A POINT; THENCE 75
2 DEGREES 34 MINUTES 22 SECONDS WEST 455.83 FEET TO A POINT;
3 THENCE NORTH 89 DEGREES 25 MINUTES 58 SECONDS WEST 218.80
4 FEET TO THE WEST LINE OF SAID FRACTIONAL SECTION 19; THENCE
NORTH 0 DEGREES 34 MINUTES 2 SECONDS EAST 721.77 FEET TO THE
POINT OF BEGINNING, CONTAINING 37.118 ACRES MORE OR LESS.

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

9
10 SECTION 3. That this Ordinance shall be in full force and effect from and after its
11 passage and approval by the Mayor.

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13 _____
Council Member

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15 APPROVED AS TO FORM AND LEGALITY:

16 _____
17 Carol T. Helton, City Attorney
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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

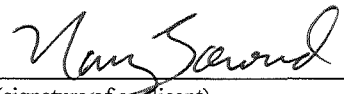
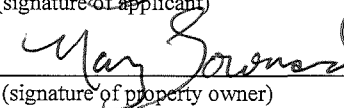
Contact Person	Contact Person	Engineering Resources, Inc. - Mark Reinhard		
	Address	11020 Diebold Road		
	City	Fort Wayne	State	IN Zip 46845
	Telephone	(260) 451-9740	E-mail	mark@eri.consulting

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

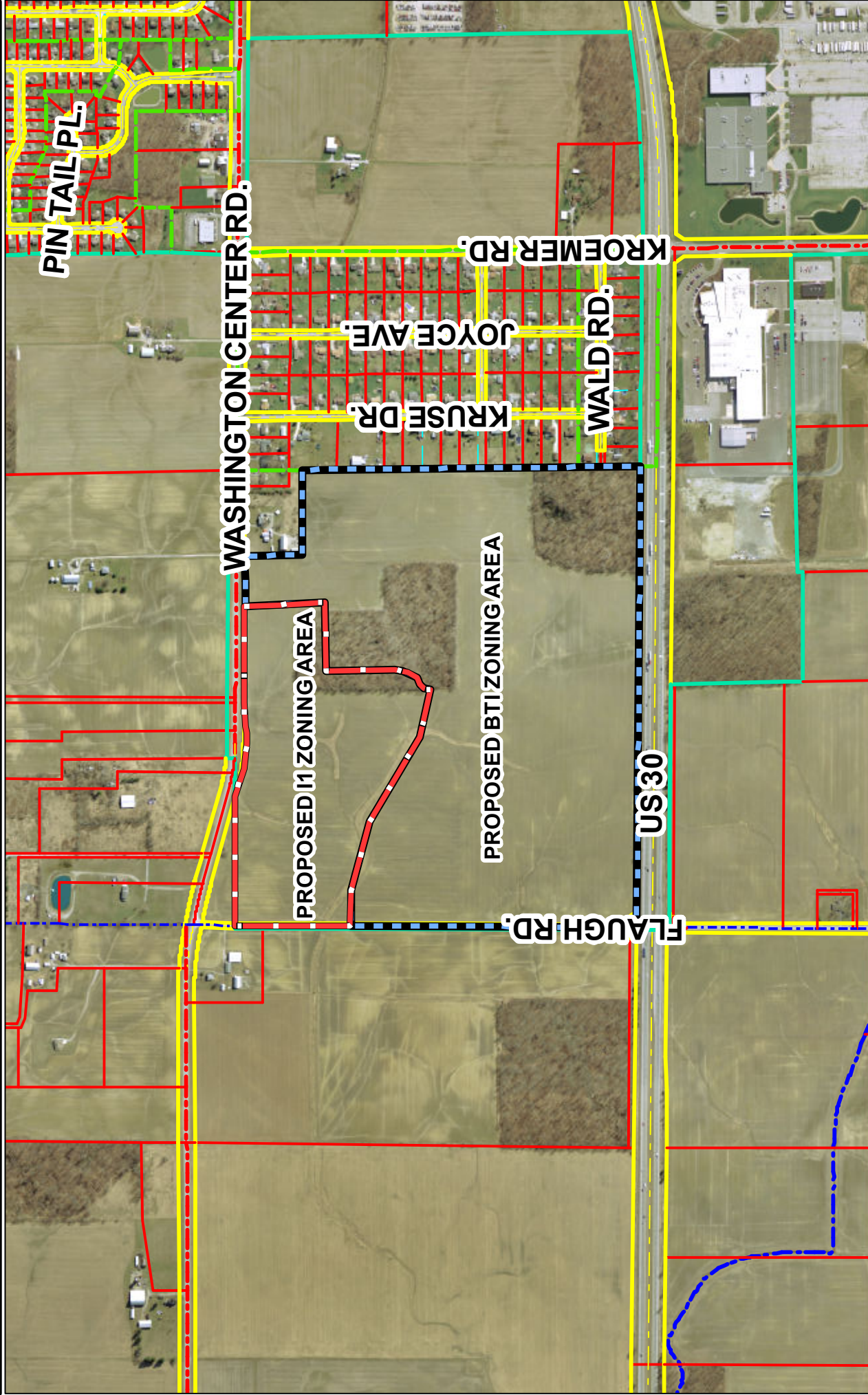
Request	☐ Allen County Planning Jurisdiction	☒ City of Fort Wayne Planning Jurisdiction				
	Address of the property Washington Ctr. Rd. at Flaugh Rd. and U.S. 30					
	Present Zoning	R1	Proposed Zoning	B1B I1	Acreage to be rezoned	B1B: 112.51 ac 1: 37.12 ac
	Proposed density	N/A				
	Township name	Washington	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)

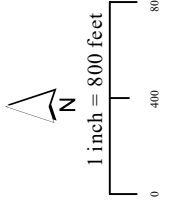
Received 3-5-18	Receipt No. -	Hearing Date 4-9-18	Petition No. REZ-2018-0013
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Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 4/5/2018

Project Boundaries Represented with Bold Lines are for Representational Purposes Only



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CAD FILE	4338-PD1.0
PLOT DATE	03/05/2018
DRAWN BY	KRK
PLOT SCALE	VARIABLES
REVISIONS	
DATE	DESCRIPTION



REDEVELOPMENT COMMISSION

US 30 CORPORATE PARK
W. WASHINGTON CENTER RD.,
FORT WAYNE, IN

03-05-2018

MARK D. REINHOLD
REGISTERED
No. 10911278
STATE OF INDIANA
PROFESSIONAL ENGINEER

Mr. D. R.

FOR PERMITTING ONLY

ENGINEERING
RESOURCES, INC.
11020 Diebold Road, Fort Wayne, IN 46845
Ph: (260) 490-1025 Fax: (260) 490-1026
www.eri consulting

OWNER CITY OF FORT WAYNE DEPARTMENT OF REDEVELOPMENT 202 EAST BERRY STREET, SUITE 320 FORT WAYNE, IN 46802 PH: (260) 427-3232 FAX: (260) 427-3232 EMAIL: Nancy.Townsend@cityofwayne.org	ENGINEER ENGINEERING RESOURCES, INC. 11020 DIEBOLD RD. FORT WAYNE, IN 46845 PH: (260) 498-1026 FAX: (260) 498-1026 CONTACT: MARK REINHARDT EMAIL: mreinhardt@engr.com
SURVEYOR HOGER AND DAVIS, INC. 203 WEST WAYNE STREET, SUITE 318 FORT WAYNE, IN 46802 PH: (260) 427-2946 FAX: (260) 427-2946 EMAIL: info@hdaiv.com	

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

FLOOD INSURANCE RATE MAP (FIRM):
ALLEN COUNTY, INDIANA AND INCORPORATED AREAS
FIRM MAP NUMBER: 18003C0185G
PANEL 165 OF 495
DATED AUGUST 3, 2009
FLOODWAY AREAS IN ZONE "X" OTHER AREAS*

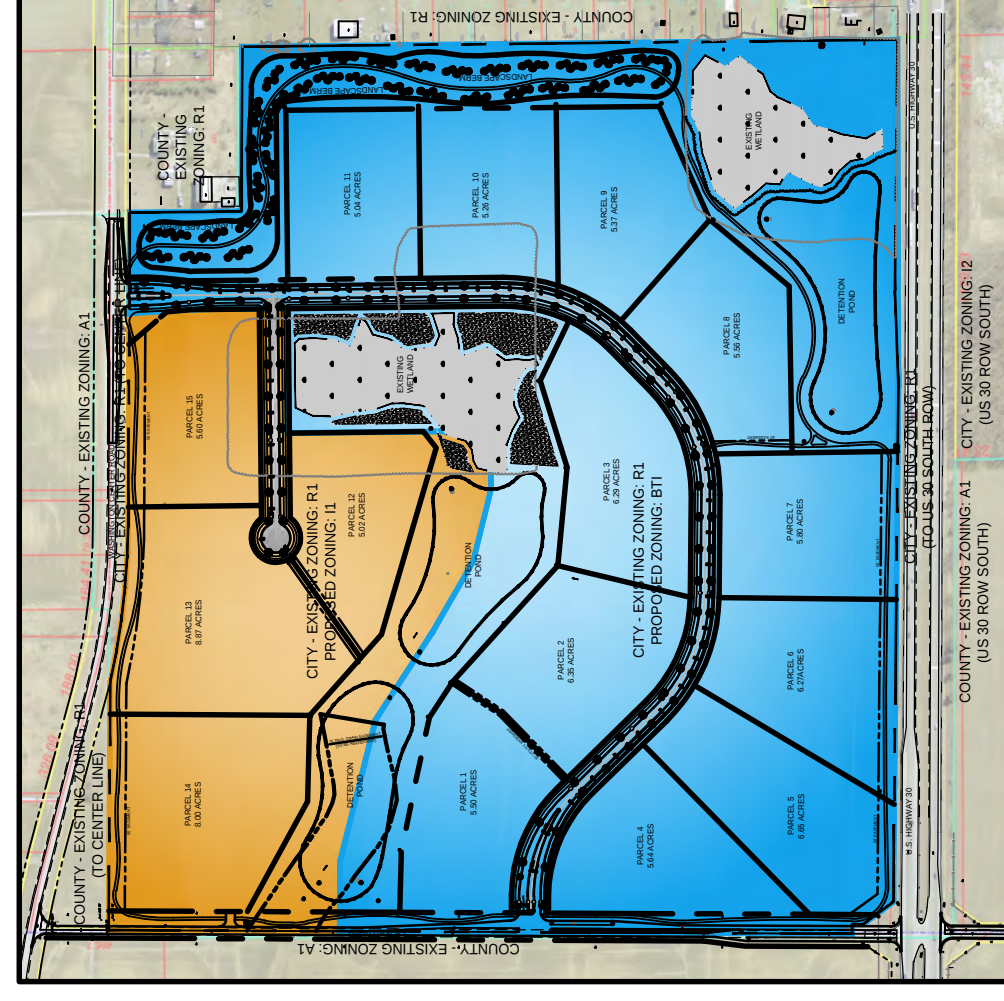
PROPOSED LEGEND:

	STORM INLET / MANHOLE		STORM END SECTION		STORM TRASH RACK		SANITARY MANHOLE		FIRE HYDRANT		SIGN		LIGHT POLE
	STORM SANITARY SEWER		WATER LINE		EVERGREEN TREE FOR SCREENING REQUIREMENT		SHADE TREE						

LAYOUT LEGEND:

	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE WALK AND PAVEMENT
	PROPOSED ASPHALT PATH

 **TYPICAL ROAD LAYOUT**
SCALE: 1" = 20'



ZONING MAP KEY
SCALE: NOT TO SCALE

