

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2018-0015
Bill Number: Z-18-04-04
Council District: 4-Jason Arp

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 35 acres of property from I1-Limited Industrial and RP-Planned Residential to I2-General Industrial.

Location: Ardmore Avenue and Gulfstream Drive

Reason for Request: To develop the parcel with a 180,000 square foot industrial building.

Applicant: HBC Realty Corp

Property Owner: HBC Realty Corp

Related Petitions: Primary Development Plan, ATC Building

Effect of Passage: Property will be rezoned to the I2 – General Industrial district, which will allow the development of a plastics extrusion business, along with research and development. The zoning will match the BAE Systems development to the south.

Effect of Non-Passage: Portions of property will remain zoned I1-Limited Industrial and RP-Planned Residential and the industrial development possibilities of this site will be hindered.

1 **#REZ-2018-0015**

2 **BILL NO. Z-18-04-04**

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

5 **AN ORDINANCE amending the City of Fort Wayne**
6 **Zoning Map No. G-35 (Sec. 32 of Wayne Township)**

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

9 SECTION 1. That the area described as follows is hereby designated an I2
10 (General Industrial) District under the terms of Chapter 157 Title XV of the Code of the City
11 of Fort Wayne, Indiana:

12 A portion of the lands of HBC Realty Corporation as described in Document Number
13 91-016614 and Document Number 79-32094 and being a part of the Southeast
14 Quarter of Section 32, Township 30 North, Range 12 East, Allen County, Indiana,
 more particularly described as follows:

15 COMMENCING at the Southeast corner of the Southeast Quarter of said Section 32,
16 Township 30 North, Range 12 East as marked by a Harrison monument; thence
17 North 00 degrees 15 minutes 52 seconds West (adjoining deed bearing and is used
18 as the basis for the bearings in this description), along the East line of said
19 Southeast Quarter, a distance of 1605.66 feet; thence South 89 degrees 22 minutes
20 24 seconds West, a distance of 146.19 feet to a mag nail with "Tazian Assoc. Firm
21 #0020" disk at the Northeast corner of Gulfstream Drive as recorded in Document
22 Number 2015053264 in the Office of the Recorder of Allen County, Indiana, this
23 being the POINT OF BEGINNING; thence Northerly, along the Westerly right-of-way
24 of Ardmore Avenue as defined by a curve to the right having a radius of 11546.54
25 feet, an arc distance of 56.94 feet, being subtended by a chord having a length of
26 56.94 feet and a bearing of North 01 degrees 18 minutes 13 seconds West to a mag
27 nail with "Tazian Assoc. Firm #0020" disk; thence North 01 degrees 09 minutes 42
 seconds West, continuing along said Westerly right-of-way of Ardmore Avenue, a
 distance of 976.70 feet to the intersection of said Westerly right-of-way with the
 North line of the Southeast Quarter of said Section 32; thence South 89 degrees 41
 minutes 23 seconds West, along said North line, a distance of 1475.72 feet to a
 5/8-inch rod with "Tazian Assoc. Firm #0020" cap; thence South 01 degrees 05
 minutes 14 seconds East, along a line partially defined by the Westerly line of a 100
 foot wide easement granted to AEP Indiana Michigan by deed recorded in
 Document Number 2017014329, a distance of 1045.15 feet to a 5/8-inch rod with
 "Tazian Assoc. Firm #0020" cap on the Northerly right-of-way of the aforesaid
 Gulfstream Drive; thence North 89 degrees 26 minutes 38 seconds East, along said

1 Northerly right-of-way, a distance of 1275.21 feet to a 5/8-inch rod with "Tazian
2 Assoc. Firm #0020" cap; thence North 83 degrees 43 minutes 21 seconds East,
3 continuing along said Northerly right-of-way, a distance of 50.15 feet to a 5/8-inch
4 rod with "Tazian Assoc. Firm #0020" cap; thence North 89 degrees 22 minutes 24
5 seconds East, continuing along said Northerly right-of-way, a distance of 151.98
6 feet to the Point of Beginning, containing 35.29 acres of land, more or less.

7
8 and the symbols of the City of Fort Wayne Zoning Map No. G-35 (Sec. 32 of Wayne
9 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
10 Wayne, Indiana is hereby changed accordingly.

11
12 SECTION 2. If a written commitment is a condition of the Plan Commission's
13 recommendation for the adoption of the rezoning, or if a written commitment is modified and
14 approved by the Common Council as part of the zone map amendment, that written
15 commitment is hereby approved and is hereby incorporated by reference.

16
17 SECTION 3. That this Ordinance shall be in full force and effect from and after its
18 passage and approval by the Mayor.

19
20
21 _____
22 Council Member

23
24 APPROVED AS TO FORM AND LEGALITY:

25
26 _____
27 Carol T. Helton, City Attorney
28
29
30

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant HBC Reality Corp
Address 510 West Washington Blvd
City Fort Wayne State IN Zip 46802
Telephone 260.424.1470 E-mail MHagerman@Hagermangc.com

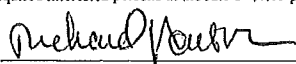
Contact Person
Contact Person Lionel Pena
Address 2288 Main Street Extension
City Sayreville State NJ Zip 08872
Telephone 732.721.5544x3134 E-mail LPena@sabert.com

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 7900 Ardmore Ave.
Present Zoning I-1/PP Proposed Zoning I-2 Acreage to be rezoned 3.5 +/- *per Lionel Pena*
Proposed density _____ units per acre
Township name Wayne Township section # 32
Purpose of rezoning (attach additional page if necessary) Our primary business is Mfg.
We would like flexibility on our investment for future growth and expansion.
We feel I-2 zoning best suits our business which is plastic manufacturing.
Sewer provider City of Fort Wayne Water provider City 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

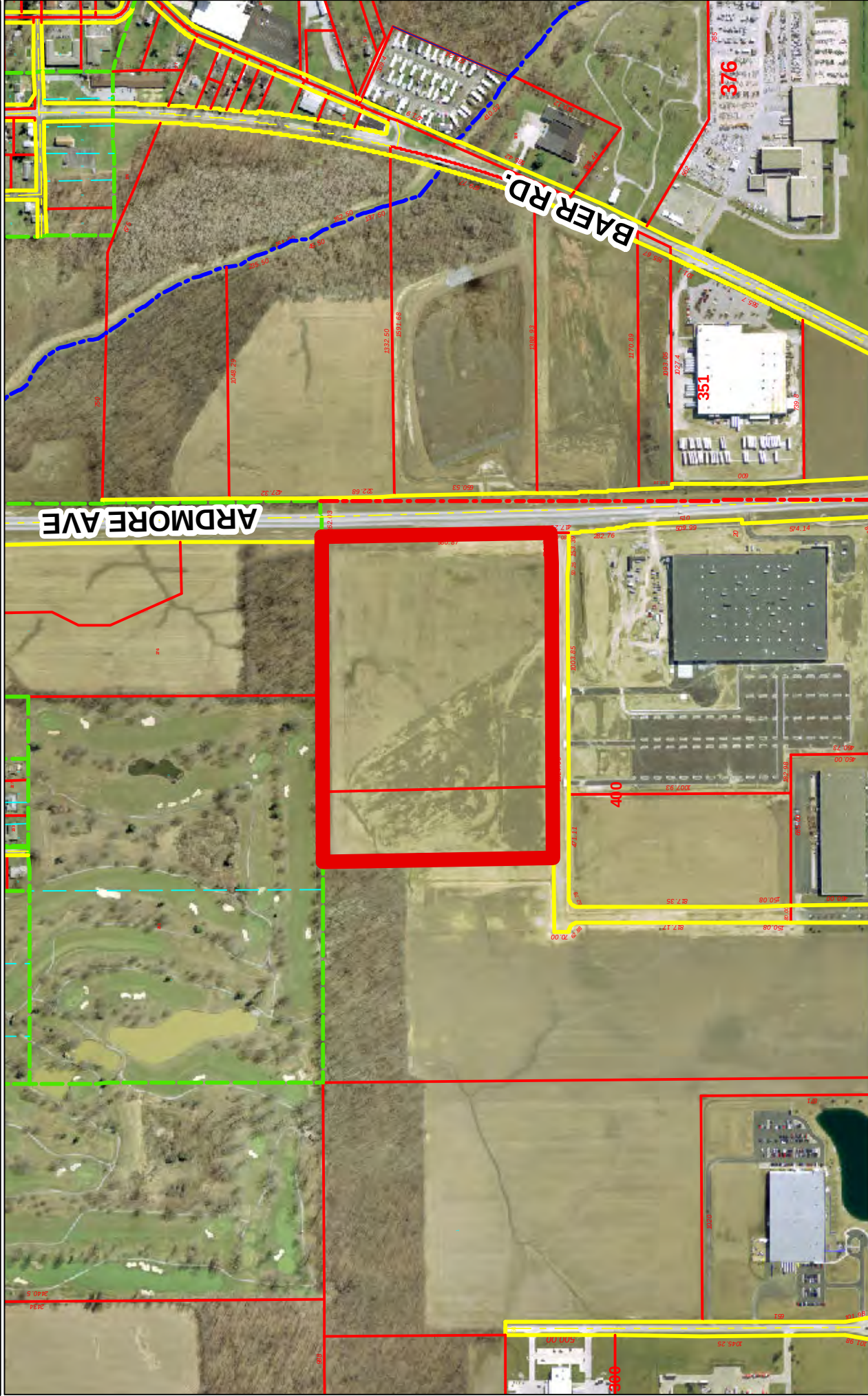
I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures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

<u>RICHARD C. SUTORIUS</u> (printed name of applicant)	<u></u> (signature of applicant)	<u>3-2-18</u> (date)
<u>HBC Reality Corp.</u> (printed name of property owner)	<u>ASSISTANT SECRETARY</u> (signature of property owner)	<u> </u> (date)
<u> </u> (printed name of property owner)	<u> </u> (signature of property owner)	<u> </u> (date)
<u> </u> (printed name of property owner)	<u> </u> (signature of property owner)	<u> </u> (date)

Received <u>3/6/18</u>	Receipt No. <u>126262</u>	Hearing Date <u>4/9/18</u>	Petition No. <u>REZ-2018-0015</u>
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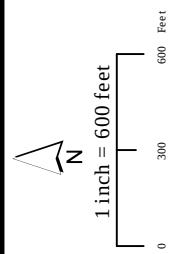
Rezoning Petition REZ-2018-0015 and Primary Development Plan PDP-2018-0015 - ATC Building



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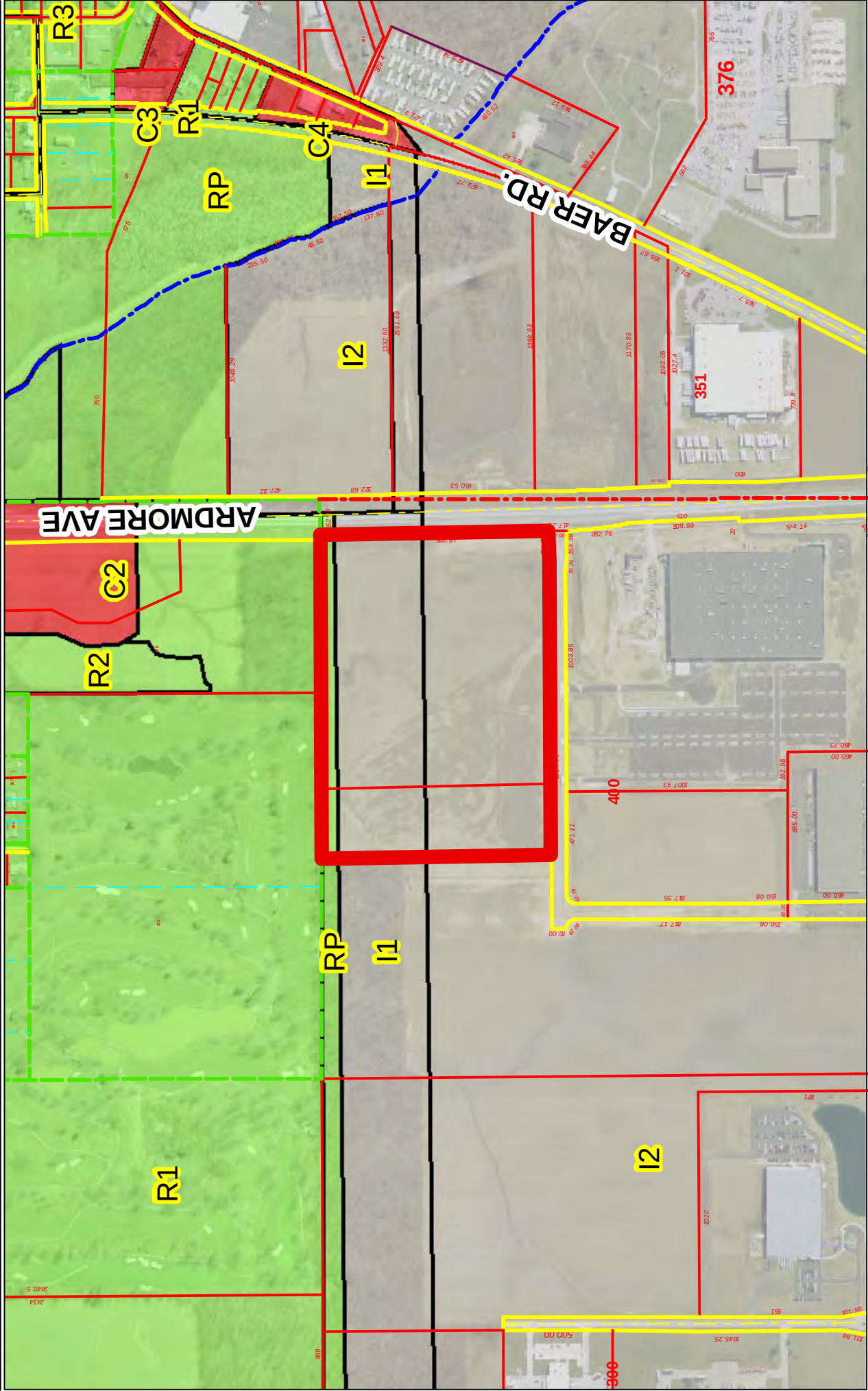
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State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 3/20/2018

Project Boundaries Represented with Bold Lines are for Representational Purposes Only





Rezoning Petition REZ-2018-0015 and Primary Development Plan PDP-2018-0015 - ATC Building



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