

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2018-0012 (amended)
Bill Number: Z-18-05-06
Council District: 3-Tom Didier

Introduction Date: May 8, 2018

Plan Commission
Public Hearing Date: May 14, 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 116.55 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-18-05-06

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:
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 498.38 FEET ALONG
SAID RIGHT OF WAY AND A CURVE CONCAVE TO THE NORTH 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 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 PLAT BOOK 25, PAGE 144, AND THE EAST
LINE OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF SAID
FRACTIONAL SECTION 19; THENCE SOUTH 0 DEGREES 19 MINUTES 32
SECONDS EAST ALONG AFORESAID LINE 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; SOUTH 88 DEGREES 21

1 MINUTES 30 SECONDS WEST 300.28 FEET TO A POINT; NORTH 89
2 DEGREES 9 MINUTES 37 SECONDS WEST 1609.00 FEET TO A POINT;
3 NORTH 36 DEGREES 4 MINUTES 47 SECONDS WEST 116.50 FEET TO A
4 POINT; NORTH 00 DEGREES 34 MINUTES 2 SECONDS EAST 35.00 FEET TO
5 A POINT; THENCE NORTH 89 DEGREES 25 MINUTES 58 SECONDS WEST
6 30.00 FEET TO THE WEST LINE OF SAID FRACTIONAL SECTION 19;
7 THENCE NORTH 0 DEGREES 34 MINUTES 2 SECONDS EAST ALONG SAID
8 WEST LINE 1065.08 FEET TO A POINT; THENCE SOUTH 89 DEGREES 9
9 MINUTES 37 SECONDS 116.83 FEET TO A POINT OF CURVATURE;
10 THENCE 370.71 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST
11 HAVING A RADIUS OF 472.00 FEET AND A CHORD BEARING SOUTH 66
12 DEGREES 39 MINUTES 37 SECONDS EAST 361.25 FEET TO A POINT;
13 THENCE SOUTH 44 DEGREES 9 MINUTES 37 SECONDS EAST 391.65 FEET
14 TO A POINT OF CURVATURE; THENCE 358.93 FEET ALONG A CURVE
15 CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 457.00 FEET AND
16 A CHORD BEARING SOUTH 66 DEGREES 39 MINUTES 37 SECONDS EAST
17 349.77 FEET TO A POINT; THENCE SOUTH 89 DEGREES 9 MINUTES 37
18 SECONDS EAST 322.25 FEET TO A POINT OF CURVATURE; THENCE
19 358.93 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A
20 RADIUS OF 457.00 FEET AND A CHORD BEARING NORTH 68 DEGREES 20
21 MINUTES 23 SECONDS EAST 349.77 FEET TO A POINT; THENCE NORTH 45
22 DEGREES 50 MINUTES 23 SECONDS EAST 176.22 FEET TO A POINT OF
23 CURVATURE; THENCE 157.28 FEET ALONG A CURVE CONCAVE TO THE
24 NORTHWEST HAVING A RADIUS OF 457.00 FEET AND A CHORD
25 BEARING NORTH 35 DEGREES 58 MINUTES 49 SECONDS EAST 156.51
26 FEET TO A POINT; THENCE NORTH 63 DEGREES 52 MINUTES 46 MINUTES
27 WEST 207.76 FEET TO A POINT; THENCE SOUTH 73 DEGREES 2 MINUTES
28 0 SECONDS WEST 283.72 FEET TO A POINT; THENCE NORTH 2 DEGREES
29 32 MINUTES 58 SECONDS WEST 381.45 FEET TO A POINT; THENCE
30 NORTH 71 DEGREES 29 MINUTES 0 SECONDS EAST 138.55 FEET; THENCE
NORTH 0 DEGREES 19 MINUTES 38 SECONDS WEST 442.29 FEET TO A
POINT; THENCE SOUTH 89 DEGREES 40 MINUTES 22 SECONDS WEST
264.09 FEET TO A POINT OF CURVATURE; THENCE 147.31 FEET ALONG A
CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 77.00 FEET AND
A CHORD BEARING NORTH 89 DEGREES 45 MINUTES 31 SECONDS WEST
125.85 FEET TO A POINT; THENCE SOUTH 55 DEGREES 2 MINUTES 54
SECONDS WEST 397.32 FEET TO A POINT; THENCE SOUTH 12 DEGREES
38 MINUTES 59 MINUTES 59 SECONDS WEST 139.03 FEET TO A POINT;
THENCE NORTH 56 DEGREES 43 MINUTES 28 SECONDS WEST 180.08
FEET TO A POINT; THENCE NORTH 75 DEGREES 34 MINUTES 22
SECONDS WEST 455.83 FEET TO A POINT; THENCE NORTH 89 DEGREES
25 MINUTES 58 SECONDS WEST 218.80 FEET TO A POINT ON THE WEST
LINE OF SAID FRACTIONAL SECTION 19, TOWNSHIP 31 NORTH RANGE
12 EAST; THENCE ALONG SAID WEST LINE NORTH 0 DEGREES 34
MINUTES 2 SECONDS EAST 721.77 FEET TO THE POINT OF BEGINNING,
CONTAINING 116.546 ACRES MORE OR LESS.

1
2 and the symbols of the City of Fort Wayne Zoning Map No. D-34 and E-34 (Sec. 19 of
3 Washington Township), as established by Section 157.082 of Title XV of the Code of the
4 City of Fort Wayne, Indiana is hereby changed accordingly.

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

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

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14 _____
Council Member

15 APPROVED AS TO FORM AND LEGALITY:

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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 BT1 Acreage to be rezoned 116.55 **Total: 149.63 ac units per acre**
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 Nancy Townsend 3/2/18
(printed name of applicant) (signature of applicant) (date)

Nancy Townsend 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)

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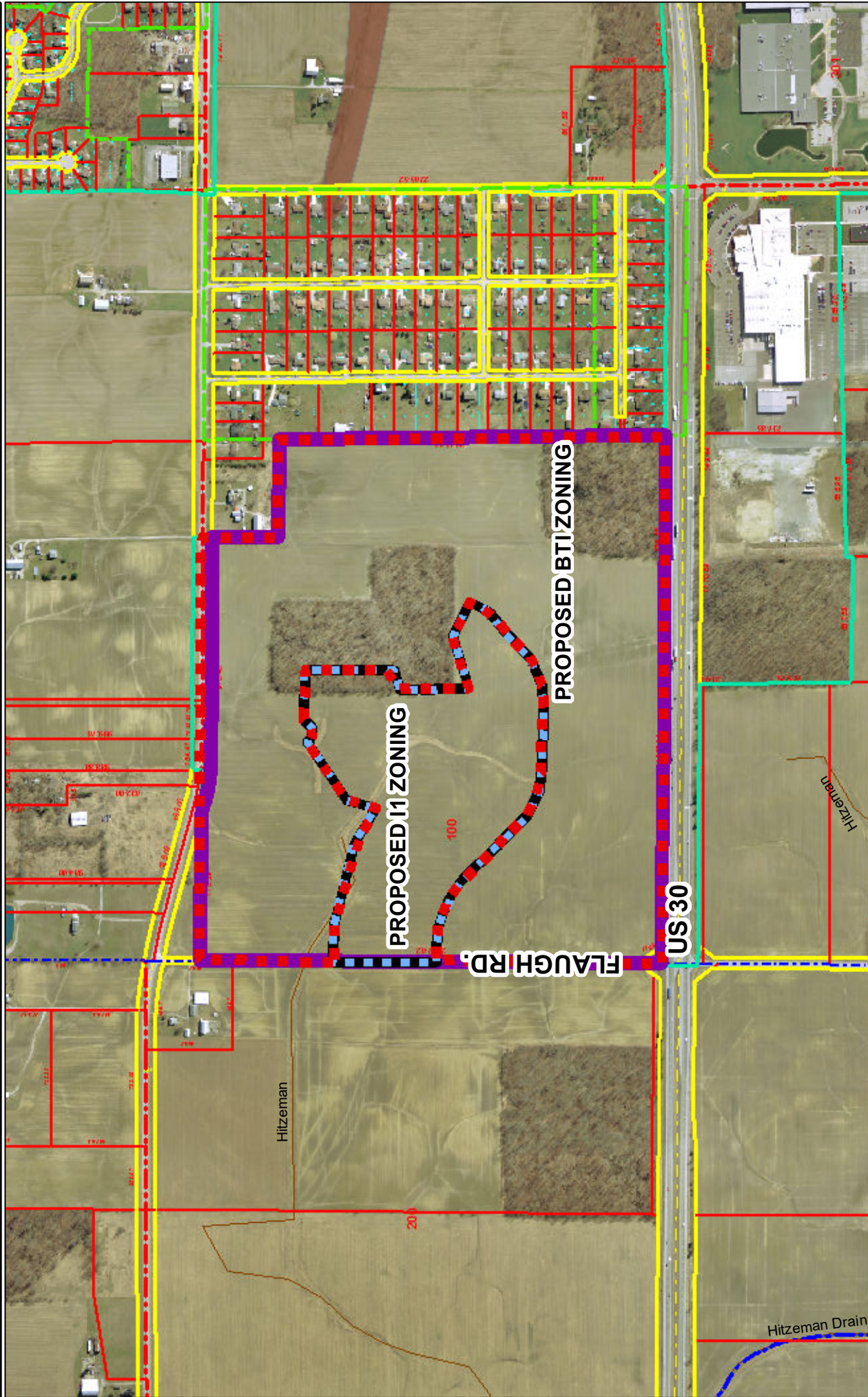
Received	Receipt No.	Hearing Date	Petition No.
3-5-18	-	4-9-18	REZ-2018-0012

5-14-18

revised 5/2/18



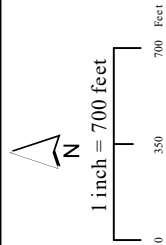
Rezoning Petitions REZ-2018-0012 and REZ-2018-0013 and PDP 2018-0010, U.S. 30 Corporate Park



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.

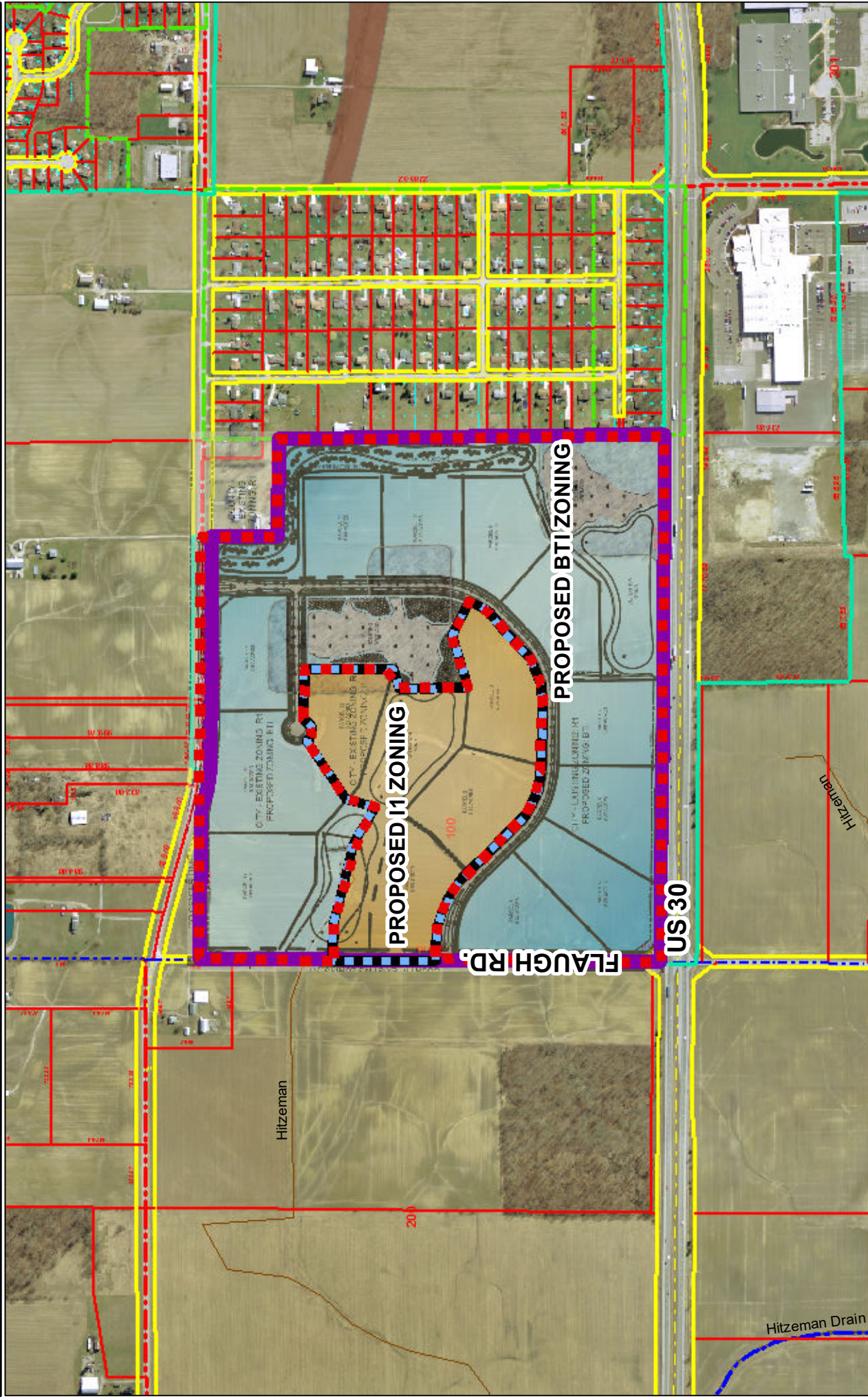
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 5/2/2018

Project Boundaries Represented with Bold Lines are for Representational Purposes Only





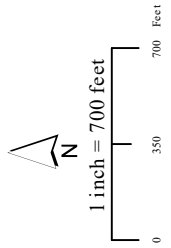
Rezoning Petitions REZ-2018-0012 and REZ-2018-0013 and PDP 2018-0010, U.S. 30 Corporate Park

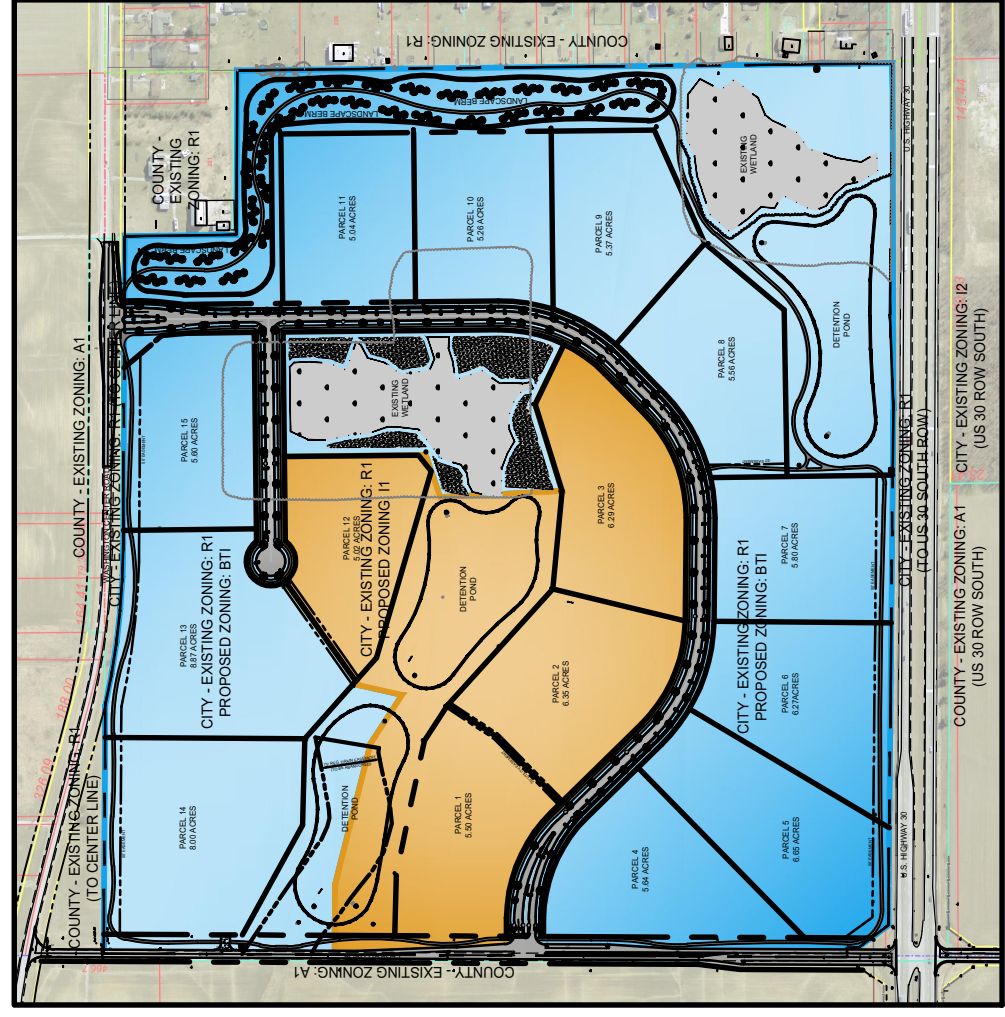


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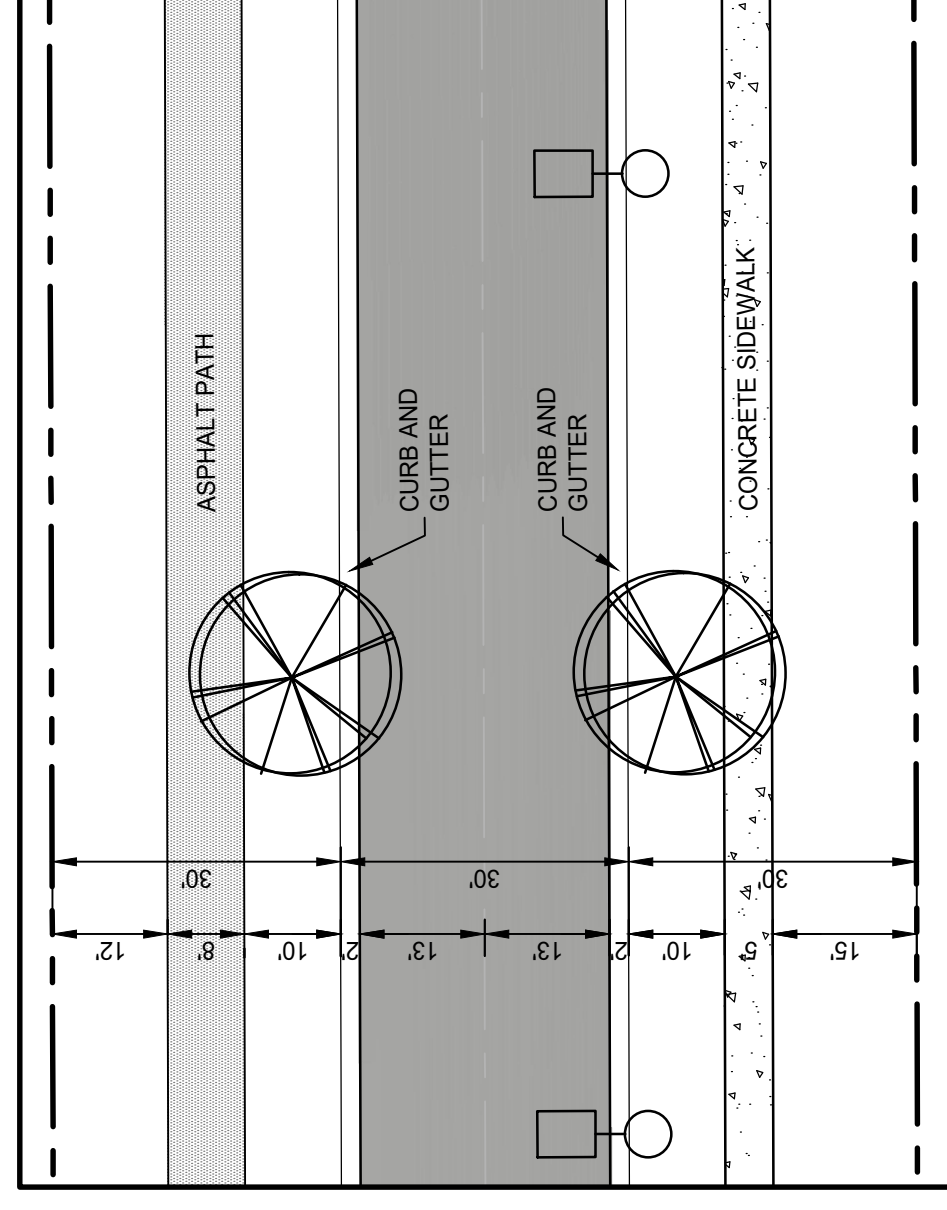


OWNER		SURVEYOR	
CITY OF FORT WAYNE DEPARTMENT OF REDEVELOPMENT 200 EAST BERRY STREET, SUITE 320 FORT WAYNE, IN 46802 PHONE: (260) 422-9922 CONTACT: NANCY TOWNSEND EMAIL: Nancy.Townsend@cityofwayne.org		OFFER AND DAVIS, INC. 200 EAST BERRY STREET, SUITE 318 FORT WAYNE, IN 46802 PHONE: (260) 422-9922 CONTACT: NANCY TOWNSEND EMAIL: ntownsend@offerand.com	
ENGINEER		ENGINEERING RESOURCES, INC.	
11020 DEBOLD ROAD FORT WAYNE, IN 46802 PHONE: (260) 451-9740 FAX: (260) 490-1026 EMAIL: mark@ericonsulting.com		11020 DEBOLD ROAD FORT WAYNE, IN 46802 PHONE: (260) 451-9740 FAX: (260) 490-1026 EMAIL: mark@ericonsulting.com	
PARCEL INFORMATION		PARCEL INFORMATION	
CURRENT ZONING: R1		CURRENT ZONING: R1	
PROPOSED ZONING: R1 AND B1		PROPOSED ZONING: R1 AND B1	
CURRENT USE: AGRICULTURAL FIELD AND WOODS		CURRENT USE: AGRICULTURAL FIELD AND WOODS	
PROPOSED USE: BUSINESS, TECHNOLOGY, AND INDUSTRIAL PARK WITH COMMON AREAS		PROPOSED USE: BUSINESS, TECHNOLOGY, AND INDUSTRIAL PARK WITH COMMON AREAS	

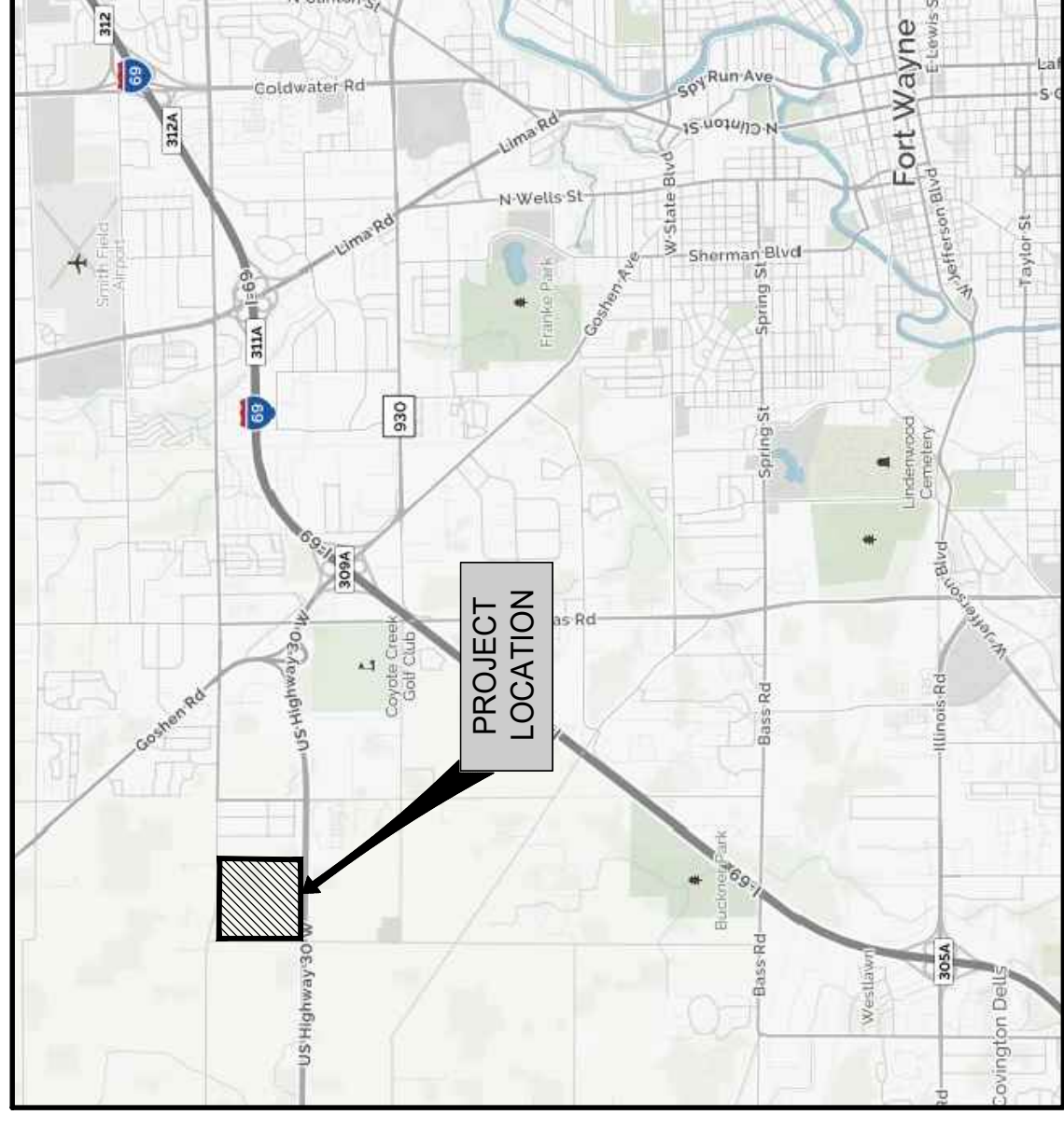
FLOOD INSURANCE RATE MAP (FIRM):	
ALLEN COUNTY, INDIANA AND INCORPORATED AREAS	
FIRM MAP NUMBER: 18030C1656	
PANEL: 16 OF 46	
DATED AUGUST 3, 2009	
FLOODWAY AREAS IN ZONE X "OTHER AREAS"	

- PROPOSED LEGEND:**
- STORM INLET/MANHOLE
 - STORM SEWER
 - STORM END SECTION
 - STORM TRASH RACK
 - SANITARY MANHOLE
 - FIRE HYDRANT
 - SIGN
 - LIGHT POLE
 - EVERGREEN TREE FOR SCREENING REQUIREMENT
 - SHADE TREE
- LANDSCAPE LEGEND:**
- EVERGREEN TREE FOR SCREENING REQUIREMENT
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- LAYOUT LEGEND:**
- PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE WALK AND PAVEMENT
 - PROPOSED ASPHALT PATH



TYPICAL ROAD LAYOUT
SCALE: 1" = 20'



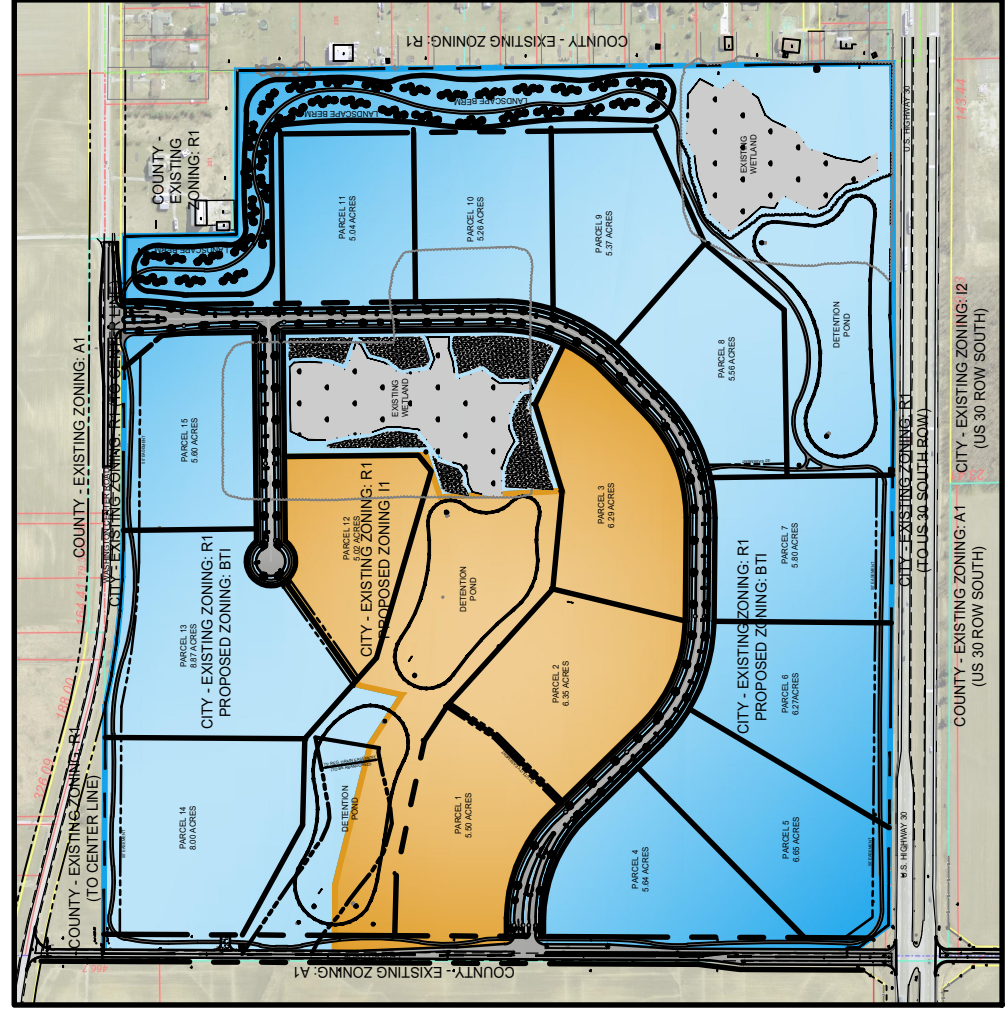
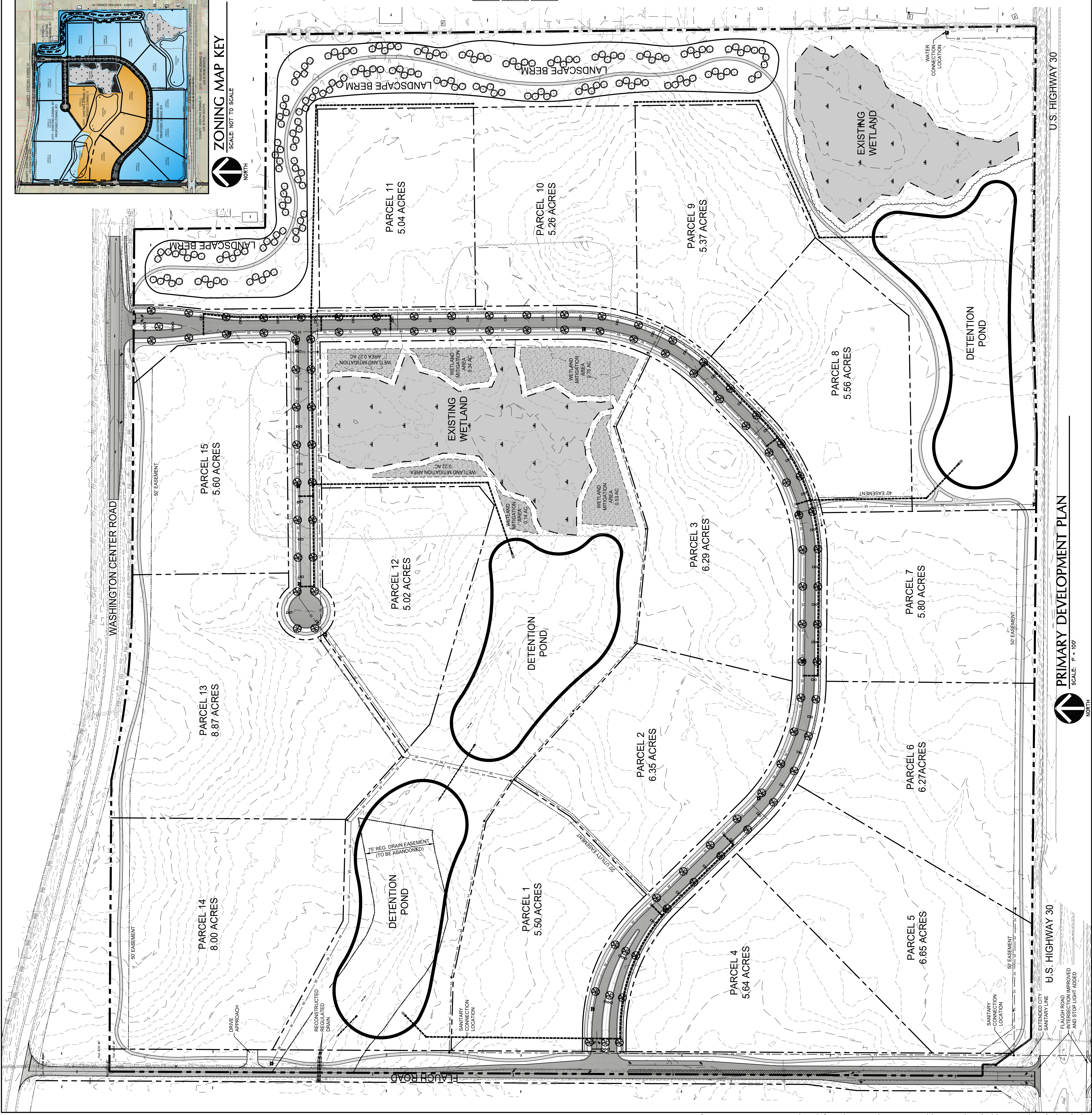
LOCATION MAP
SCALE: NOT TO SCALE

PRIMARY DEVELOPMENT PLAN
SCALE: 1" = 100'

U.S. HIGHWAY 30

U.S. HIGHWAY 30

FLAUGH ROAD
CROSSOVERS
AND STOP LIGHT ADDED

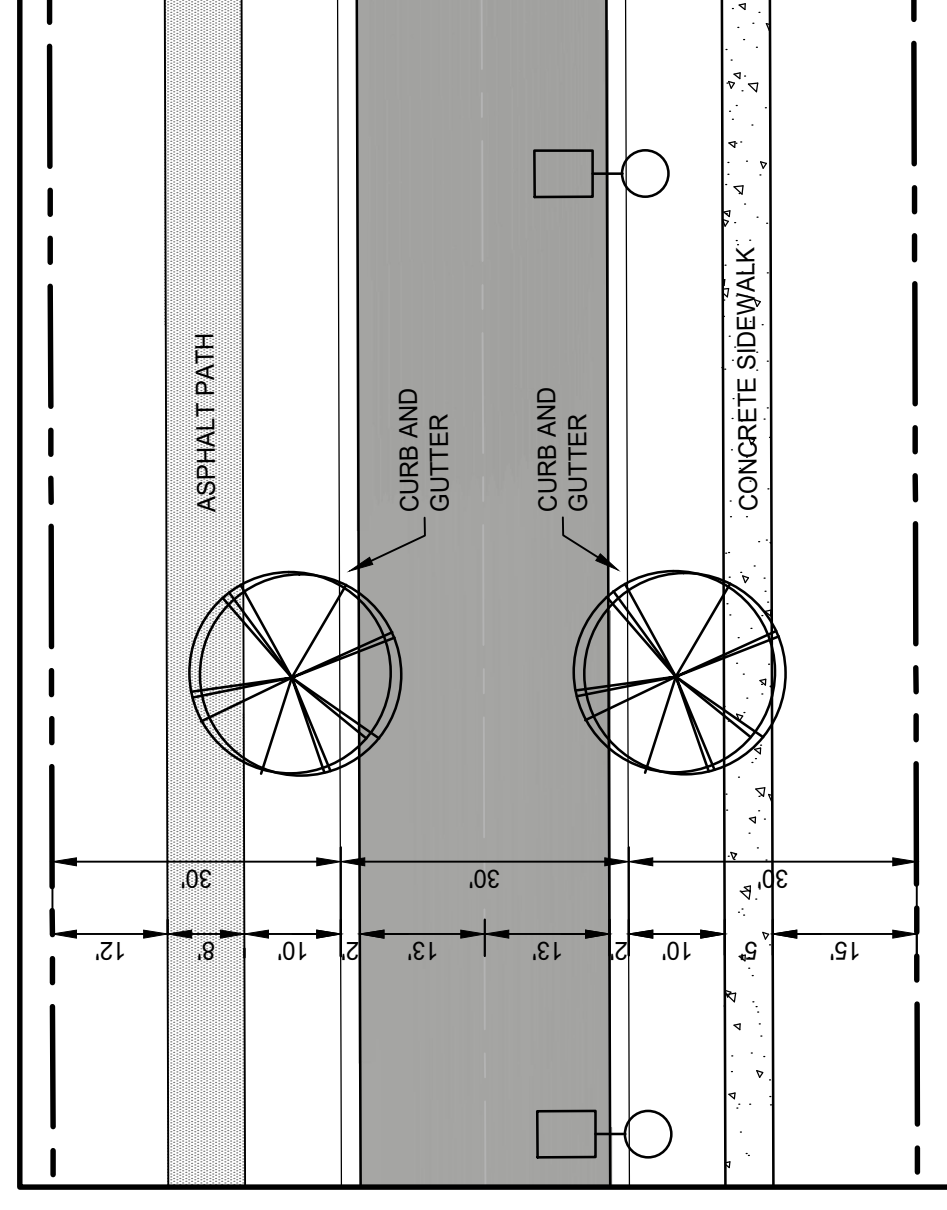


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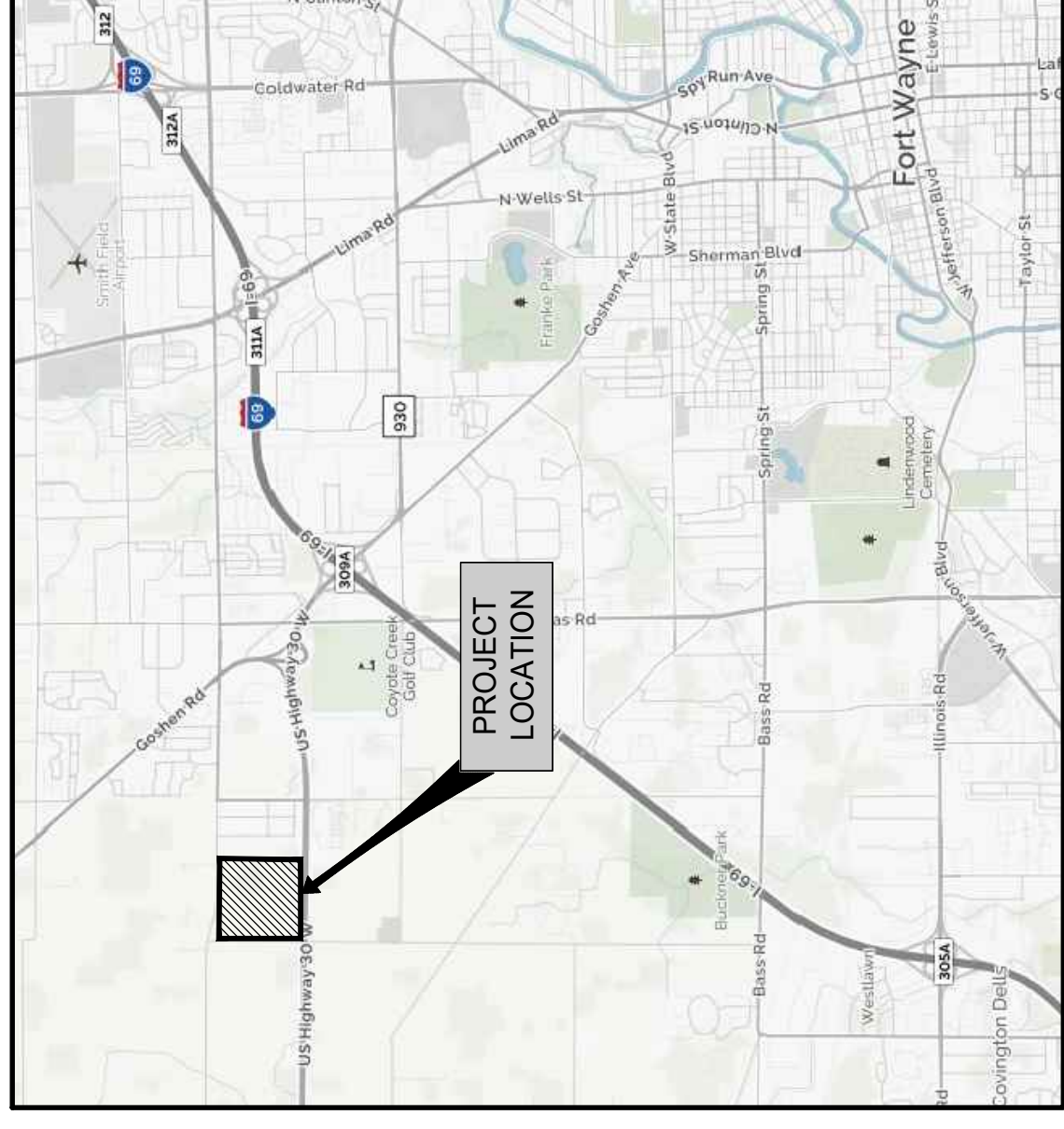
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TYPICAL ROAD LAYOUT
SCALE: 1" = 20'



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SCALE: NOT TO SCALE

PRIMARY DEVELOPMENT PLAN
SCALE: 1" = 100'

U.S. HIGHWAY 30

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