

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2018-0013 (amended)
Bill Number: Z-18-05-07
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 33.1 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-18-05-07

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:

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 00 DEGREES 34 MINUTES 2
SECONDS EAST (BEARINGS BASED ON HOFER AND DAVIS SURVEY
DATED APRIL 14, 2015) ON AND ALONG THE WEST LINE OF SAID
FRACTIONAL SECTION 19 721.77 FEET TO THE POINT OF BEGINNING OF
THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 25 MINUTES 58
SECONDS EAST 218.80 FEET TO A POINT; THENCE SOUTH 75 DEGREES 34
MINUTES 22 SECONDS EAST 455.83 FEET TO A POINT; THENCE SOUTH 56
DEGREES 43 MINUTES 28 SECONDS EAST 180.08 FEET TO A POINT;
THENCE NORTH 12 DEGREES 38 MINUTES 59 SECONDS EAST 139.03 FEET
TO A POINT; THENCE NORTH 55 DEGREES 2 MINUTES 54 SECONDS EAST
397.32 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 SOUTH 89 DEGREES 45 MINUTES 31 SECONDS EAST
125.85 FEET TO A POINT; THENCE NORTH 89 DEGREES 40 MINUTES 22
SECONDS EAST 264.09 FEET TO A POINT; THENCE SOUTH 0 DEGREES 19
MINUTES 38 SECONDS EAST 442.29 FEET TO A POINT; THENCE SOUTH 71
DEGREES 29 MINUTES 0 SECONDS WEST 138.55 FEET TO A POINT;
THENCE SOUTH 2 DEGREES 32 MINUTES 58 SECONDS EAST 381.45 FEET
TO A POINT; THENCE NORTH 73 DEGREES 2 MINUTES 0 SECONDS EAST
283.72 FEET TO A POINT; THENCE SOUTH 63 DEGREES 52 MINUTES 46
SECONDS EAST 207.76 FEET TO A POINT OF CURVATURE; THENCE 157.28
FEET ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A
RADIUS OF 457.00 FEET AND A CHORD BEARING SOUTH 35 DEGREES 58
MINUTES 49 SECONDS WEST 156.51 FEET TO A POINT; THENCE SOUTH 45

1 DEGREES 50 MINUTES 23 SECONDS WEST 176.22 FEET TO A POINT OF
2 CURVATURE; THENCE 358.93 FEET ALONG A CURVE CONCAVE TO THE
3 NORTHWEST HAVING A RADIUS OF 457.00 FEET AND A CHORD
4 BEARING SOUTH 68 DEGREES 20 MINUTES 23 SECONDS WEST 349.77
5 FEET TO A POINT; NORTH 89 DEGREES 9 MINUTES 37 SECONDS WEST
6 322.25 FEET TO A POINT OF CURVATURE; THENCE 358.93 FEET ALONG A
7 CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 457.00
8 FEET AND A CHORD BEARING NORTH 66 DEGREES 39 MINUTES 37
9 SECONDS WEST 349.77 FEET TO A POINT; THENCE NORTH 44 DEGREES 9
10 MINUTES 37 SECONDS WEST 391.65 FEET TO A POINT OF CURVATURE;
11 THENCE 370.71 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST
HAVING A RADIUS OF 472.00 FEET AND A CHORD BEARING NORTH 66
DEGREES 39 MINUTES 37 SECONDS WEST 361.25 FEET TO A POINT;
THENCE NORTH 89 DEGREES 9 MINUTES 37 SECONDS WEST 116.83 FEET
TO A POINT ON THE WEST LINE OF SAID FRACTIONAL SECTION 19;
THENCE NORTH 0 DEGREES 34 MINUTES 2 SECONDS EAST ALONG SAID
WEST LINE 535.77 FEET TO THE POINT OF BEGINNING, CONTAINING
33.080 ACRES MORE OR LESS.

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

15 SECTION 2. If a written commitment is a condition of the Plan Commission's
16 recommendation for the adoption of the rezoning, or if a written commitment is modified and
17 approved by the Common Council as part of the zone map amendment, that written
18 commitment is hereby approved and is hereby incorporated by reference.
19

20 SECTION 3. That this Ordinance shall be in full force and effect from and after its
21 passage and approval by the Mayor.
22

23 _____
Council Member

24 APPROVED AS TO FORM AND LEGALITY:
25

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

**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 I1 Acreage to be rezoned 33.1
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

WJ
5/2/18

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

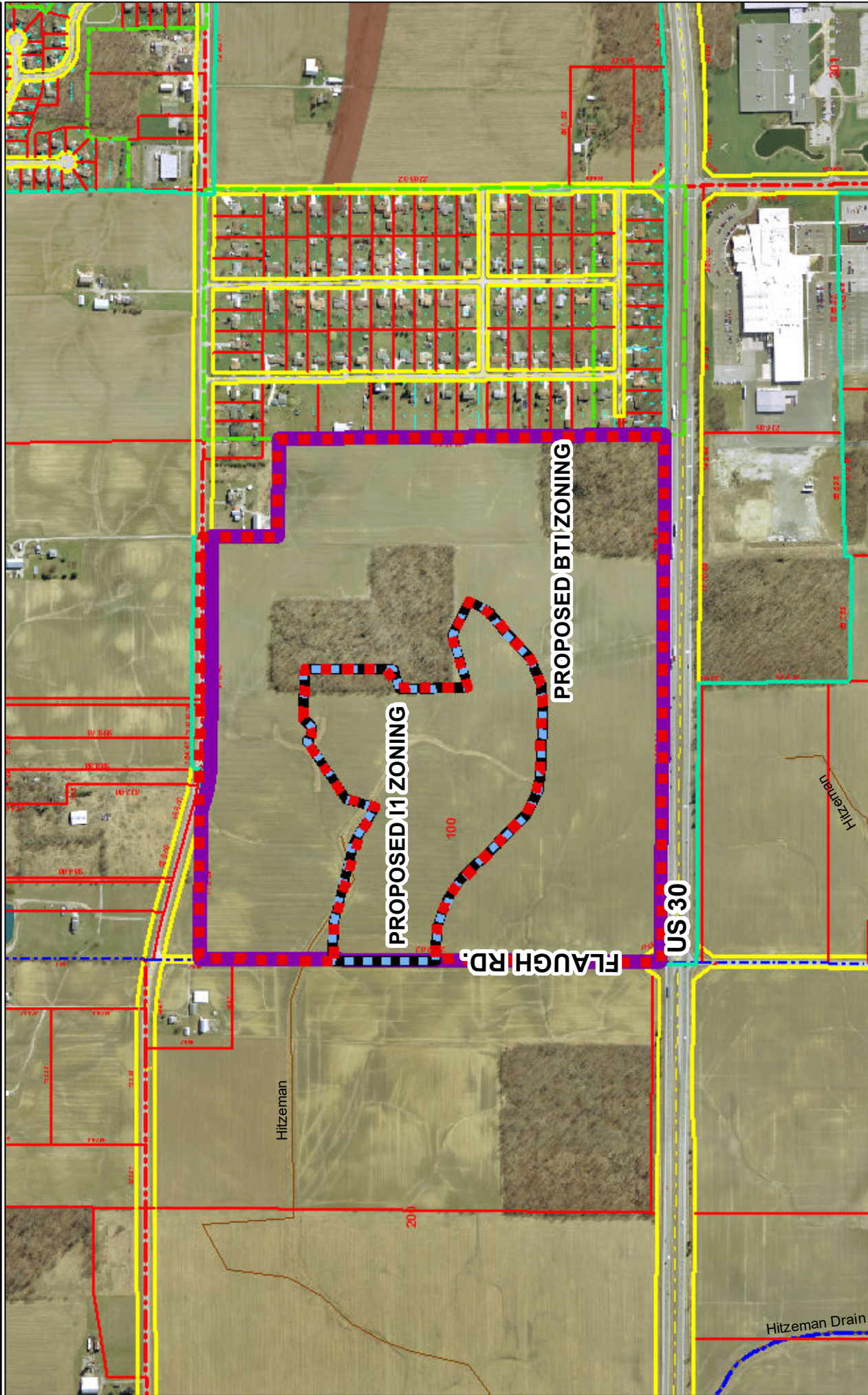
Received 3-5-18	Receipt No. -	Hearing Date 4-9-18	Petition No. REZ-2018-0013
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5-14-18

Revised 5/2/18



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



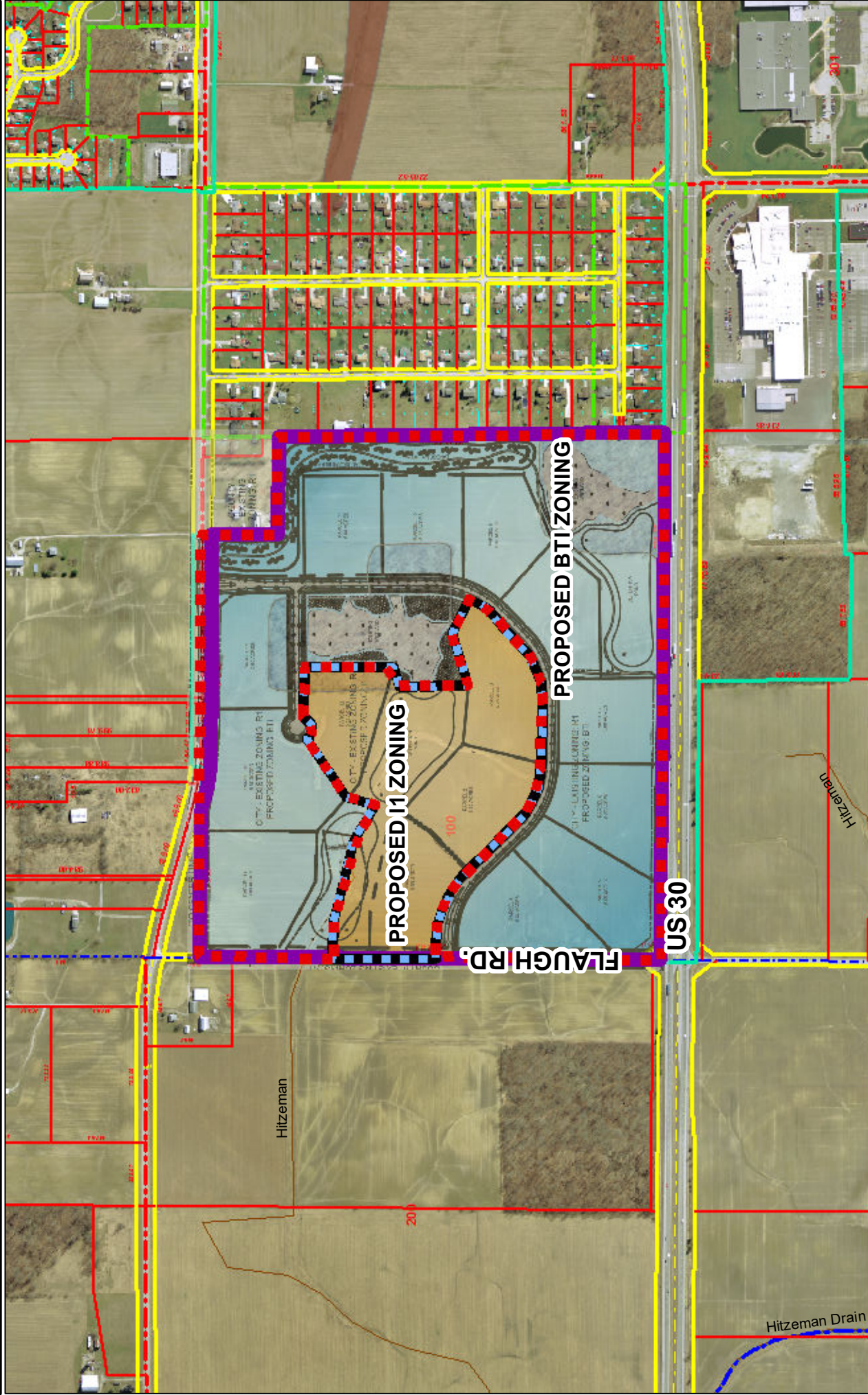
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 5/2/2018

Project Boundaries Represented with Bold Lines are for Representational Purposes Only



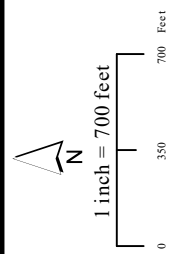
Rezoning Petitions REZ-2018-0012 and REZ-2018-0013 and PDP 2018-0010, U.S. 30 Corporate Park

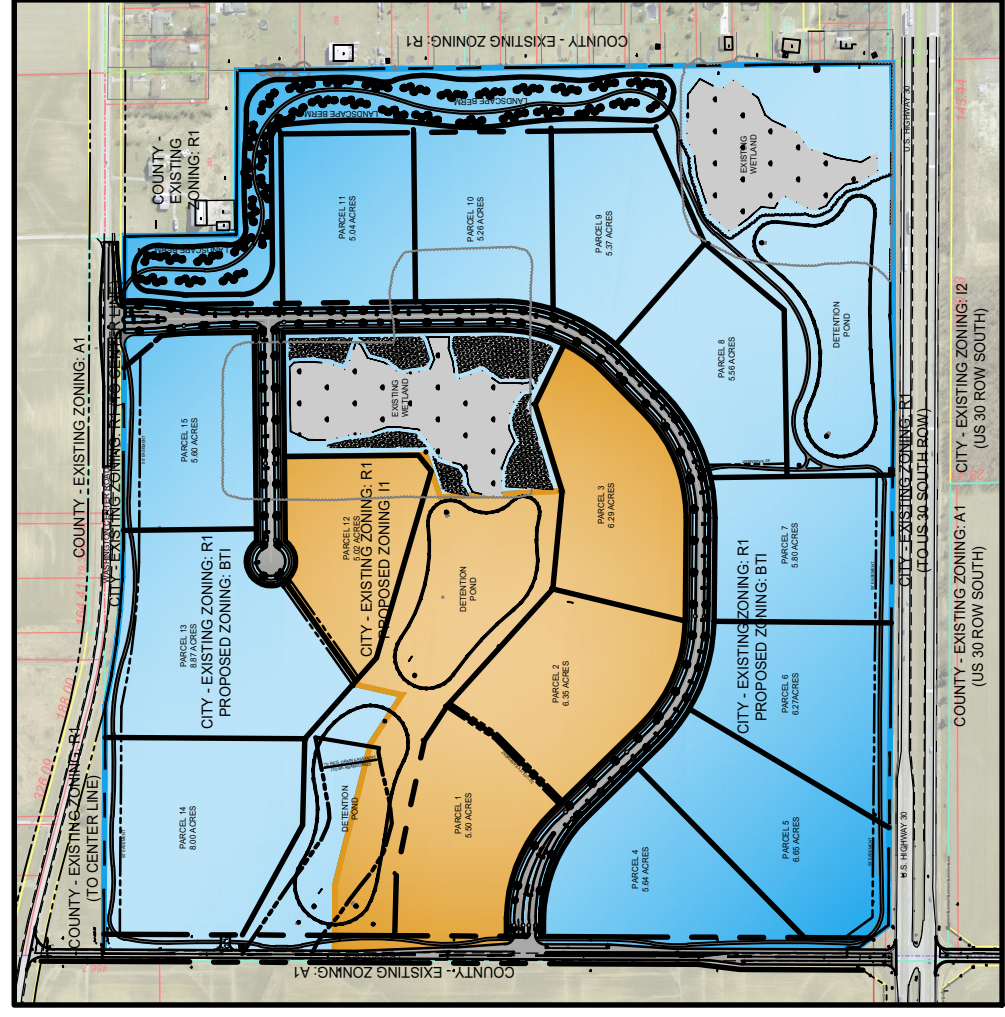


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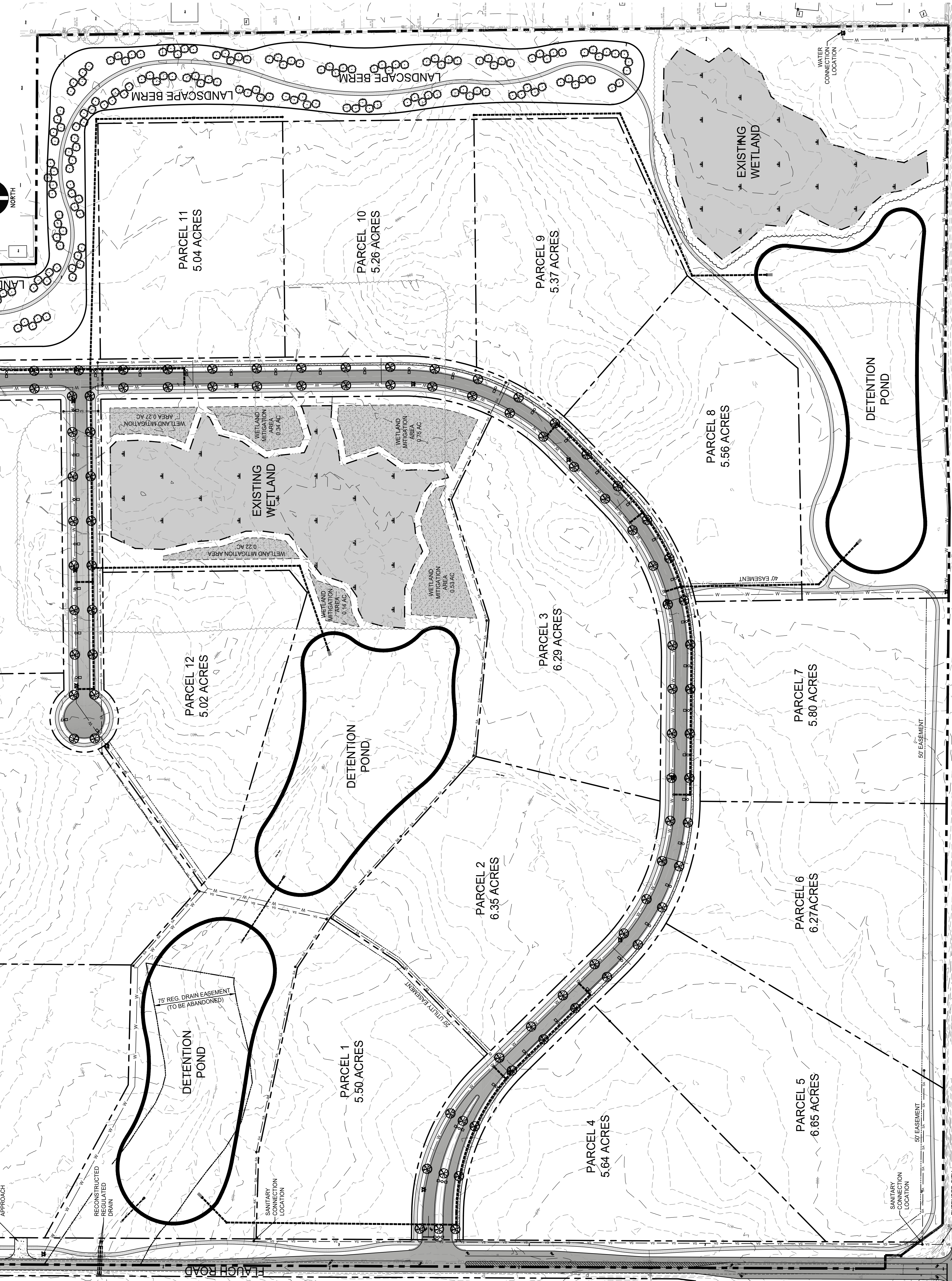
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OWNER		SURVEYOR	
CITY OF FORT WAYNE DEPARTMENT OF REDEVELOPMENT 200 EAST BERRY STREET, SUITE 320 FORT WAYNE, IN 46802 PHONE: (260) 422-9922 CONTACT: NANCY TOWNSEND EMAIL: Nancy.Townsend@cityoffortwayne.org		OFFER AND DAVIS, INC. 200 EAST BERRY STREET, SUITE 318 FORT WAYNE, IN 46802 PHONE: (260) 422-9922 CONTACT: NANCY TOWNSEND EMAIL: ntownsend@offerand.com	
ENGINEER		REDEVELOPMENT COMMISSION	
ENGINEERING RESOURCES, INC. 11020 DEBOLD ROAD FORT WAYNE, IN 46804 PHONE: (260) 451-9740 FAX: (260) 490-1026 EMAIL: mark@ericonsulting.com		CITY OF FORT WAYNE REDEVELOPMENT COMMISSION	
PARCEL INFORMATION		REVISIONS	
CURRENT ZONING	R1	DATE	04/27/2018
PROPOSED ZONING	IT AND B1	DESCRIPTION	Zoning Determination
CURRENT USE	AGRICULTURAL FIELD AND WOODS	REVISIONS	
PROPOSED USE	BUSINESS, TECHNOLOGY, AND INDUSTRIAL PARK WITH COMMON AREAS	VARIES	

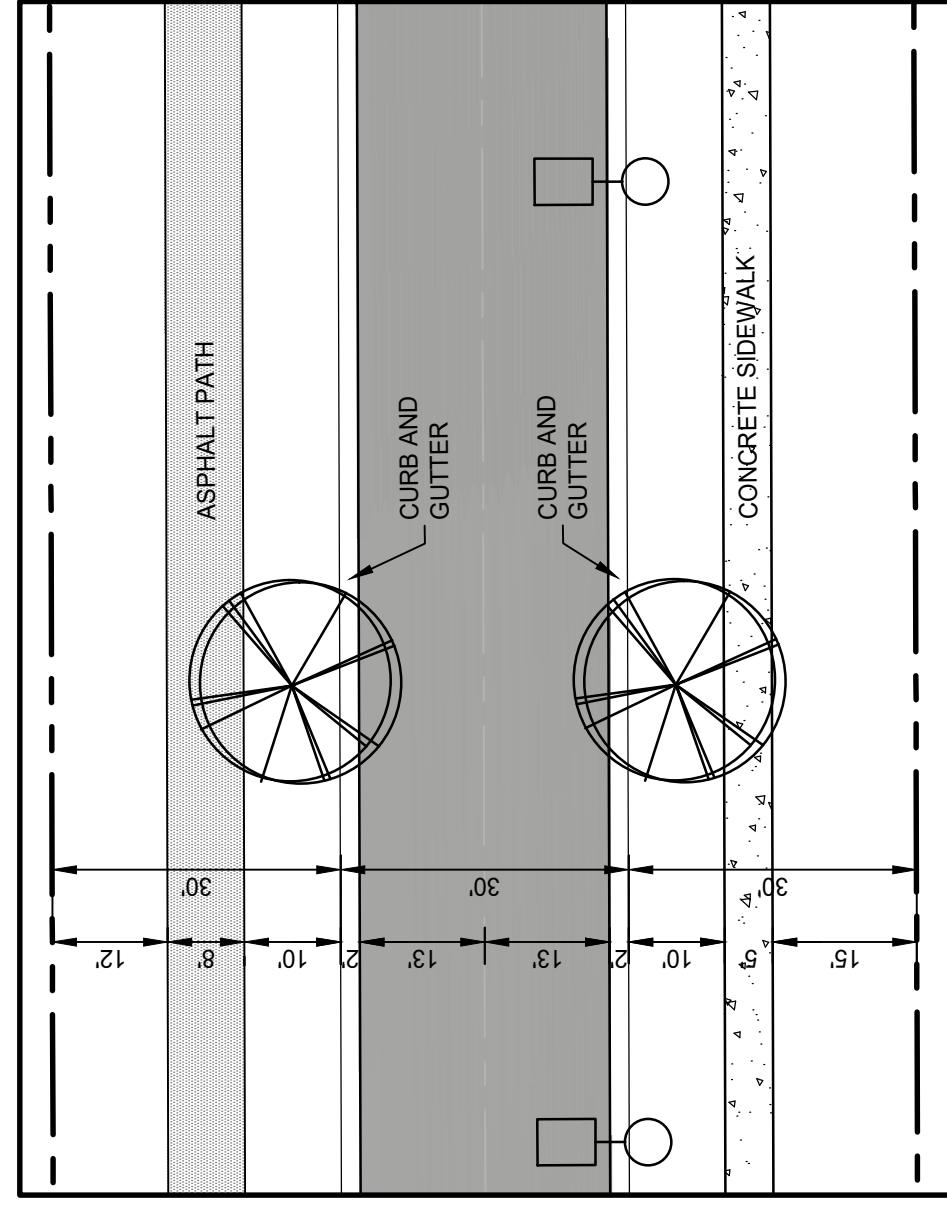
ZONING MAP KEY
SCALE: NOT TO SCALE



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
 - SHADE TREE

- LAYOUT LEGEND:**
- PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE WALK AND PAVEMENT
 - PROPOSED ASPHALT PATH



TYPICAL ROAD LAYOUT
SCALE: 1" = 20'



PRIMARY DEVELOPMENT PLAN
SCALE: 1" = 100'

U.S. HIGHWAY 30

LOCATION MAP
SCALE: NOT TO SCALE

PD1.0
PRIMARY DEVELOPMENT PLAN