

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2018-0043
Bill Number: Z-18-08-27
Council District: 5-Geoff Paddock

Introduction Date: August 28, 2018

Plan Commission
Public Hearing Date: September 10, 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 1.55 acres of property from R2/Two Family
Residential to NC/Neighborhood Center

Location: 1411 E. Washington Boulevard

Reason for Request: To redevelop the site with retail, student housing, and parking for Indiana
Tech

Applicant: Indiana Tech

Property Owner: Indiana Tech

Related Petitions: Primary Development Plan, Mixed Use Project

Effect of Passage: Property will be rezoned to the NC/Neighborhood Center district which
will allow the property to be redeveloped with a variety of uses and services,
including retail and housing.

Effect of Non-Passage: The property will remain zoned R2/Two Family Residential. The desired
uses of Indiana Tech will not be permitted, thus not allowing this
redevelopment of the property adjacent to Indiana Tech campus.

1 #REZ-2018-0043

2 BILL NO. Z-18-08-27

3
4 ZONING MAP ORDINANCE NO. Z-_____

5 AN ORDINANCE amending the City of Fort Wayne
6 Zoning Map No. O-06 (Sec. 1 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 NC
10 (Neighborhood Center) District under the terms of Chapter 157 Title XV of the Code of the
11 City of Fort Wayne, Indiana:

12 Document #2014037771

13 Commencing at the South East corner of the Intersection of Wayne and Schick
14 Streets in the City of Fort Wayne; thence running East on Wayne Street 30 feet;
15 thence South parallel to said Schick Street 150 feet to an alley; thence West along the
16 North Line of Said alley 30 feet to Schick Street; thence North 150 feet along the
17 East line of said Schick Street to the place of beginning, being part of the South East
18 1/4 of Section 1, Township 30 North, Range 12 East, in the City of Fort Wayne.

19 Document #2018034101

20 Parcel I

21 Commencing 30 feet East of the South East Corner of the intersection of Wayne and
22 Schick Streets in the City of Fort Wayne; thence East on Wayne Street 30 feet;
23 thence South parallel with Schick Street 150 feet to an alley; thence West along the
24 North line of said alley, 30 feet; North 150 feet to the place of beginning, being part
25 of the Southeast Quarter of Section 1, Township 30 North, Range 12 East, Allen
26 County, Indiana.

27 Parcel II

28 Commencing 60 feet East of the South East corner of the Intersection of Wayne and
29 Schick Streets in the City of Fort Wayne; thence running East on Wayne street, 30
30 feet; thence South parallel with Schick Street, 150 feet to an alley; thence West along
North line of said alley, 30 feet; thence North 150 feet to the place of beginning
being part of the South East Quarter of Section 1, Township 30 North, Range 12
East, Allen County, Indiana.

Document #2013019036

The part of the Southeast quarter of Section 1, Township 30 North, Range 12 East,
Bounded as follows, to wit: Commencing at a point on the South line of Wayne

1 Street 90 feet East of the Southeast corner of Wayne and Schick Streets in the City of
2 Fort Wayne, Indiana; thence East on the South line of Wayne Street 30 feet; thence
3 South parallel with Schick Street 150 feet to the alley; thence West along the North
4 line of Said Alley 30 feet; thence North parallel to Schick Street 150 to the place of
beginning.

5 Document #2011036020

6 Commencing at a point 85 feet West of the intersection of the West line of Hanover
7 street with the South line of Wayne Street with the South line of Wayne Street;
8 thence South parallel with Hanover Street 150 feet; thence West parallel with Wayne
9 Street 41-1/2 feet; Thence North 150 feet to the South line of Wayne Street; thence
East 41-1/2 feet to the place of beginning, being a part of Section 1, Township 30
North, Range 12 East, in the City of Fort Wayne.

10 Document #2018017918

11 Beginning at a point on the West line of Hanover Street, 115 feet South of the South
12 line of Wayne street, in the City of Fort Wayne, Indiana; thence West parallel with
13 the South line of Wayne Street 85 feet; thence South parallel with the West line of
Hanover Street 35 feet to the North line of alley; thence East along the North line of
alley 85 feet to the West line of Hanover Street; thence North on the West line of
Hanover Street 35 feet to the place of beginning.

14 Document #2018034692

15 The East 1/2 of Lot 2 College Second Addition to the City of Fort Wayne, Indiana,
16 according to the recorded plat thereof, recorded in Book 69, pages 432 and 433 of
the Deed Records in Recorder's Office of said Allen County.

17 Also, the parcel in the rear and adjoining the premises above described, hereby
18 conveyed immediately on the North, and which said parcel is described as
19 commencing at the Northwest corner of the East Half of Lot 2 aforesaid; thence
20 running North parallel with Schick Street, 34 feet to the East and West alley; thence
21 East on the South line of said alley 30 feet, more or less, to the East line of the West
22 Half of a piece of ground in the Southeast Quarter of Section 1, Township 30 North,
23 Range 12 East, described in a certain deed recorded in Book 58, page 203 of the
Deed Records in the Recorder's Office of said Allen County; thence South on the
described East line of the North line of Lot 2 aforesaid; thence West along said North
line to the place of beginning. Said parcel being the East 31 1/4 feet of the South 34
feet of the West Half of a piece of ground described in the deed aforesaid, recorded
in Book 58, page 203.

24 Document #2016000328

25 All of that part of Lot 2 in College Park Addition to the City of Fort Wayne and of
26 the Southeast Quarter of Section 1, Township 30 North, Range 12 East, described as
27 follows; Beginning at the North side of Washington Street, 1 1/3 feet West of the
28 Southeast corner of Lot 2 College Second Addition to the City of Fort Wayne;
29 thence running North parallel to the East line of said Lot 3, 150 feet; thence running
30

1 West parallel to Washington Street 56.92 feet; thence running South parallel to the
2 East line of said Lot 3 to Washington Street; thence running East 56.92 feet to the
3 place of beginning.

4 Document #2017012180

5 Parcel I

6 The East one-half (1/2) of Lot Number One (1) College Second Addition to the City
7 of Fort Wayne according to the recorded plat thereof, as recorded in the Office of the
8 Recorder of Allen County, Indiana.

9 ALSO, beginning at the Northeast corner of said Lot Number 1, College Second
10 Addition, thence North 34 feet to an alley; thence West 29 1/2 feet; thence South 34
11 feet to the North line of said Lot 1; thence East to the place of beginning, in the City
12 of Fort Wayne, Allen County, Indiana.

13 Parcel II

14 The West one-half of Lot Number Two (2) in College Second Addition to the City of
15 Fort Wayne, as recorded in Deed Record 69, page 432 in the Office of the Recorder
16 of Allen County, Indiana.

17 ALSO, All of our right, title and interest in and to a strip of land described as
18 follows, to-wit:

19 Commencing at the Northwest corner of Lot 2 in College Second Addition to the
20 City of Fort Wayne, running thence North parallel with Schick Street, 41 feet; thence
21 East parallel with the North line of said College Second Addition 32 1/4 feet; thence
22 South parallel with Schick Street to the Northeast corner of the West Half of Lot 2 of
23 said College Second Addition; thence West to the place of beginning, being a strip of
24 ground 32 1/4 feet East of the West 59 1/2 feet of the South 41 feet of the West Half
25 of a piece of land in Section One (1) Township 30 North, Range 12 East recorded in
26 Deed Record 58, page 293, except the North 7 Feet of said herein described strip
27 heretofore granted for alley purposes.

28 Document #2018020194

29 The West One-half (1/2) of Lot Number One (1), excepting the South 75 feet there
30 of, in College Second Addition to the City of Fort Wayne, in Allen County, Indiana,
according to the recorded plat thereof, together with a portion of an unplatted space
of land lying North of said Lot and by metes and bounds described as follows, to-
wit:

Commencing at the Northwest corner of said Lot in the East line of Schick Street;
thence North on the aforesaid street line 34 feet to the South line of an alley; thence
East on the aforesaid alley line 29.625 feet; thence South and parallel to the aforesaid
street line 34 feet to the mid-point of the North line of said Lot; thence West 29.625
feet to the point of beginning, said unplatted portion above described being in
Section One (1), Township Thirty (30) North, Range Twelve (12) East.

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Document #205085365

The South 75 feet of the West 29.75 feet of Lot 1 College 2nd Addition according to the recorded plat.

Document #203076013

Parcel II

Lot Number 4 and the East 7 and 1/3 feet of Lot Number 3 in College 2nd Addition to the City of Fort Wayne, Allen County, Indiana, ALSO commencing at the northeast corner of Lot 4 College 2nd Addition, thence West 66 feet 7 inches, thence North parallel with Hanover Street, 34 feet to an alley, thence East 66 feet 7 inches to the West line of Hanover Street; thence South 34 feet to the place of beginning, in the City of Fort Wayne, Allen County, Indiana.

and the symbols of the City of Fort Wayne Zoning Map No. O-06 (Sec. 1 of Wayne 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 Indiana Tech
 Address 1600 E. Washington Blvd.
 City Fort Wayne State IN Zip 46803
 Telephone 260-399-2825 E-mail jkroy@indianatech.edu

Contact Person
 Contact Person Patrick R. Hess, Beckman Lawson, LLP
 Address 201 W. Wayne St.
 City Fort Wayne State IN Zip 46802
 Telephone 260-422-0800 E-mail phess@beckmanlawson.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 1411 E. Washington Blvd.
 Present Zoning R2 Proposed Zoning NC Acreage to be rezoned _____
 Proposed density _____ units per acre
 Township name Wayne Township section # 12
 Purpose of rezoning (attach additional page if necessary) To accommodate a retail and campus housing mixed use.
 Sewer provider City Water provider City

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.

Indiana Institute of Technology, Inc. [Signature] 8/2/18
 (printed name of applicant) (signature of applicant) (date)
(Judy K. Roy) Ind. Tech. owner. [Signature] 8/2/18
 (printed name of property owner) (signature of property owner) (date)
 Executive VP Finance/Administration _____ (date)
 (printed name of property owner) (signature of property owner)
 _____ (signature of property owner) (date)

Received	Receipt No.	Hearing Date	Petition No.
8-7-18	127987	9-10-18	REZ-2018 - 0043

EXHIBIT "A"

Google Tech, East Washington Boulevard, Fort Wayne, IN - Google Maps

Page 1 of 18



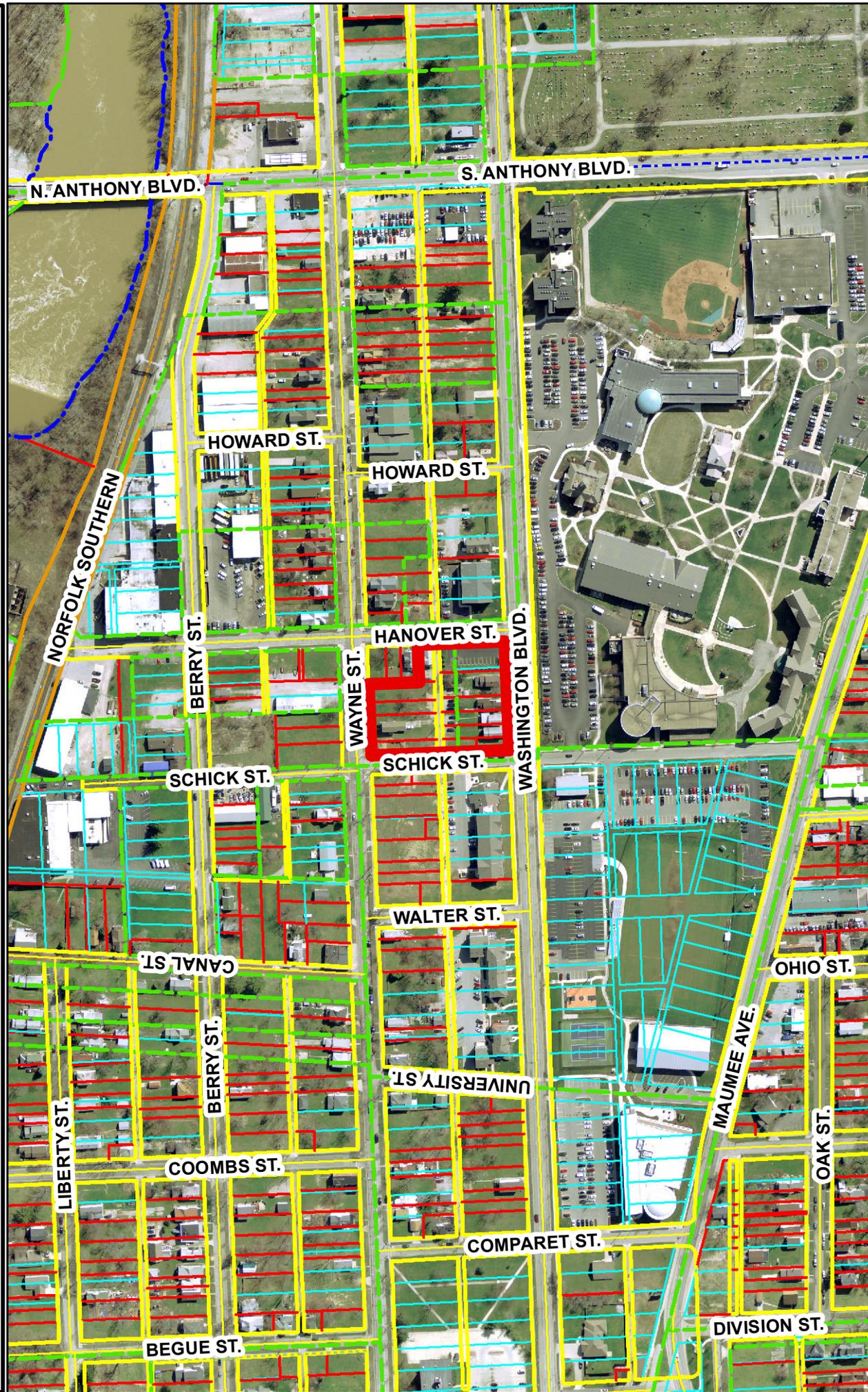
<http://maps.google.com/>

1/6/2012

END OF EXHIBIT "A"



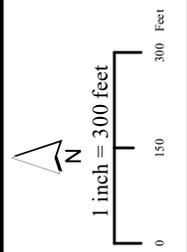
Rezoning Petition REZ-2018-0043 and Primary Development Plan PDP-2018-0034 - Indiana Tech Mixed Use Project



Project Boundaries Represented with Bold Lines are for Representational Purposes Only

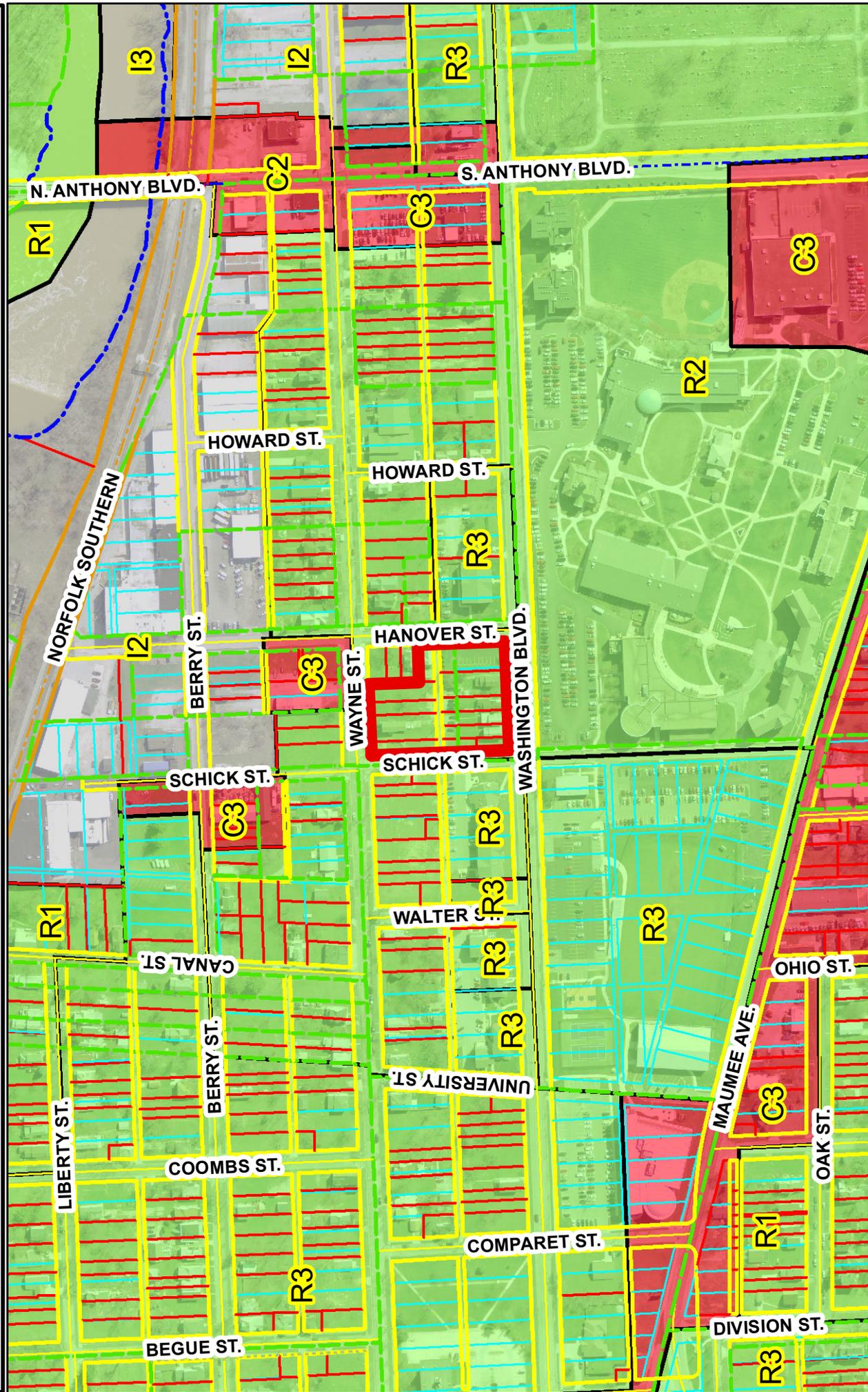
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 Photos and Contours: Spring 2009
 Date: 8/20/2018





Rezoning Petition REZ-2018-0043 and Primary Development Plan PDP-2018-0034 - Indiana Tech Mixed Use Project



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