

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2018-0048
Bill Number: Z-18-11-01
Council District: 3-Tom Didier

Introduction Date: November 13, 2018

Plan Commission
Public Hearing Date: November 5, 2018 (not heard by Council)

Next Council Action: Ordinance will return to Council after recommendation by the
Plan Commission (on or after November 19, 2018)

Synopsis of Ordinance: To rezone approximately 1.11 acres of property from RP/Planned Residential
to I1/Limited Industrial

Location: 5833 Homewood Drive, also the 300 block of East Washington Center Road.

Reason for Request: To allow for a 3-building self-storage development.

Applicant: Barry Knoll, LLC

Property Owner: Pony Express Investments, LLC

Related Petitions: Primary Development Plan, Washington Center Self Storage

Effect of Passage: Property will be rezoned to the I1/Limited Industrial district with a
Written Commitment to restrict certain uses. Property may develop with
a self-storage facility.

Effect of Non-Passage: The property will remain zoned RP/Planned Residential and may develop
with single-family, two-family or multiple-family uses.

1 **#REZ-2018-0048**

2 **BILL NO. Z-18-11-01**

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

5 **AN ORDINANCE amending the City of Fort Wayne**
6 **Zoning Map No. M-34 (Sec. 23 of Washington 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 I1 (Limited
10 Industrial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
11 Wayne, Indiana:

12 Document Number 2017061756:

13 The West 60 feet of the following described parcel, to-wit:
14 Lot Numbered Two (2) of the unrecorded plat of Homewood Addition in Allen
 County, Indiana, and more particularly described as follows:

15 Beginning at a point on the North line of Section Twenty-three (23) in Township
16 Thirty-one (31) North, Range Twelve (12) East at its intersection with the East right
17 of way line of the Lake Shore and Michigan Southern Railroad proceed South along
18 said right of way line a distance of One Hundred Ninety (190) feet; thence parallel to
19 said North line of said Section, a distance of One Hundred Sixty (160) feet; thence
20 North parallel to said Railroad right of way line, a distance of One Hundred Ninety
 (190) feet to a point on the North line of said Section Twenty-three (23); thence West
 along said North line of said Section Twenty-three (23), a distance of One Hundred
 Sixty (160) feet to the point of beginning, containing in all 0.7 acres, more or less.

21 EXCEPT that portion dedicated to the City of Fort Wayne by Document Number 75-
22 12669, described as follows:

23 Commencing at a point on the North line of the West half of the Northeast Quarter of
24 Section 23, Township 31 North, Range 12 East, at the East right-of-way line of the
25 Old Lake Shore and Michigan Southern Railroad; thence East along the North line of
26 said Section 23, a distance of 334.5 feet; thence South 45 feet parallel with the
27 railroad right-of-way; thence West 334.5 feet parallel with the North line of said
28 Section 23; thence North along the East right-of-way of the railroad 45 feet to the
29 point of beginning.
30

1 TOGETHER WITH

2 Document Number 2017061757:

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4 County, Indiana, and more particularly described as follows:

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7 of way line of the Lake Shore and Michigan Southern Railroad proceed South along
8 said right of way line a distance of One Hundred Ninety (190) feet; thence parallel to
9 said North line of said Section, a distance of One Hundred Sixty (160) feet; thence
10 North parallel to said Railroad right of way line, a distance of One Hundred Ninety
11 (190) feet to a point on the North line of said Section Twenty-three (23); thence West
12 along said North line of said Section Twenty-three (23), a distance of One Hundred
13 Sixty (160) feet to the point of beginning, containing in all 0.7 acres, more or less,
14 EXCEPTING THEREFROM the West 60 feet thereof.

15 ALSO EXCEPT that portion dedicated to the City of Fort Wayne by Document
16 Number 75-12669, described as follows:

17 Commencing at a point on the North line of the West half of the Northeast Quarter of
18 Section 23, Township 31 North, Range 12 East, at the East right-of-way line of the
19 Old Lake Shore and Michigan Southern Railroad; thence East along the North line of
20 said Section 23, a distance of 334.5 feet; thence South 45 feet parallel with the
21 railroad right-of-way; thence West 334.5 feet parallel with the North line of said
22 Section 23; thence North along the East right-of-way of the railroad 45 feet to the
23 point of beginning.

24 TOGETHER WITH

25 Document Number 2017061755:

26 Lot Numbered One (1) of the unrecorded plat of Homewood Addition in Allen
27 County, Indiana, and more particularly described as follows:

28 Beginning at a point on the North line of Section Twenty-three (23) in Township
29 Thirty-one (31) North, Range Twelve (12) East at its intersection with the East right
30 of way line of the Lake Shore and Michigan Southern Railroad; thence East along
the North line of said Section Twenty-three (23), a distance of One Hundred Sixty
(160) feet to the point of beginning; thence South parallel to said Railroad right of
way, a distance of One Hundred Ninety (190) feet; thence East and parallel to said
North line of Section Twenty-three (23), a distance of 174.5 feet to a point on the
center line of Homewood Drive; thence North parallel to the said Railroad right of
way line, a distance of One Hundred Ninety (190) feet; thence West on said North
line of Section Twenty-three (23), a distance of One Hundred Seventy-four and five
tenths (174.5) feet to the point of beginning, containing in all 0.76 acres, more or
less, EXCEPTING THEREFROM the East 95 feet thereof.

1
2 ALSO EXCEPT that portion dedicated to the City of Fort Wayne by Document
3 Number 75-12669, described as follows:

4 Commencing at a point on the North line of the West half of the Northeast Quarter of
5 Section 23, Township 31 North, Range 12 East, at the East right-of-way line of the
6 Old Lake Shore and Michigan Southern Railroad; thence East along the North line of
7 said Section 23, a distance of 334.5 feet; thence South 45 feet parallel with the
8 railroad right-of-way; thence West 334.5 feet parallel with the North line of said
9 Section 23; thence North along the East right-of-way of the railroad 45 feet to the
10 point of beginning.

11 TOGETHER WITH

12 Document Number 2017061758:

13 The East 95 feet of the following described parcel, to-wit:

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15 County, Indiana, and more particularly described as follows:

16 Beginning at a point on the North line of Section Twenty-three (23) in Township
17 Thirty-one (31) North, Range Twelve (12) East at its intersection with the East right
18 of way line of the Lake Shore and Michigan Southern Railroad; thence East along
19 the North line of said Section Twenty-three (23), a distance of One Hundred Sixty
20 (160) feet to the point of beginning; thence South parallel to said Railroad right of
21 way, a distance of One Hundred Ninety (190) feet; thence East and parallel to said
22 North line of Section Twenty-three (23), a distance of 174.5 feet to a point on the
23 center line of Homewood Drive; thence North parallel to the said Railroad right of
24 way line, a distance of One Hundred Ninety (190) feet; thence West on said North
25 line of Section Twenty-three (23) , a distance of One Hundred Seventy-four and five
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29 12669, described as follows:

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said Section 23, a distance of 334.5 feet; thence South 45 feet parallel with the
railroad right-of-way; thence West 334.5 feet parallel with the North line of said
Section 23; thence North along the East right-of-way of the railroad 45 feet to the
point of beginning.

and the symbols of the City of Fort Wayne Zoning Map No. M-34 (Sec. 23 of Washington

1 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
2 Wayne, Indiana is hereby changed accordingly.

3
4 SECTION 2. If a written commitment is a condition of the Plan Commission's
5 recommendation for the adoption of the rezoning, or if a written commitment is modified and
6 approved by the Common Council as part of the zone map amendment, that written
7 commitment is hereby approved and is hereby incorporated by reference.

8
9 SECTION 3. That this Ordinance shall be in full force and effect from and after its
10 passage and approval by the Mayor.

11
12 _____
13 Council Member

14 APPROVED AS TO FORM AND LEGALITY:

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16 _____
17 Carol T. Helton, City Attorney
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**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Barry Knoll, LLC. - Kelli Kline
Address P.O. Box 8169
City Fort Wayne State IN Zip 46898
Telephone 260-410-2974 E-mail Kelliptygrl@gmail.com

Contact Person
Contact Person Graham Lewis
Address 10060 Bent Creek Boulevard
City Fort Wayne State IN Zip 46825
Telephone 260-489-8571 E-mail graham@mlswebsite.us

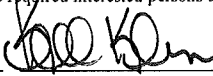
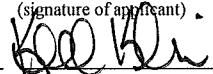
All staff correspondence will be sent only to the designated contact person.

Request
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property Lot 1 & 2 of unrecorded Homewood Addition Plat, Doc# 2017061756, 2017061757, 2017061755, 2017061758
Present Zoning RP Proposed Zoning I1 Acreage to be rezoned 1.113
Proposed density N/A units per acre
Township name Washington Township section # 23
Purpose of rezoning (attach additional page if necessary) The applicant is rezoning the property for proposed use of Self Storage buildings. See Primary Development Plan.
Sewer provider City of Fort Wayne Water provider City of Fort Wayne

SB32
~~SB32~~
Homewood 2

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

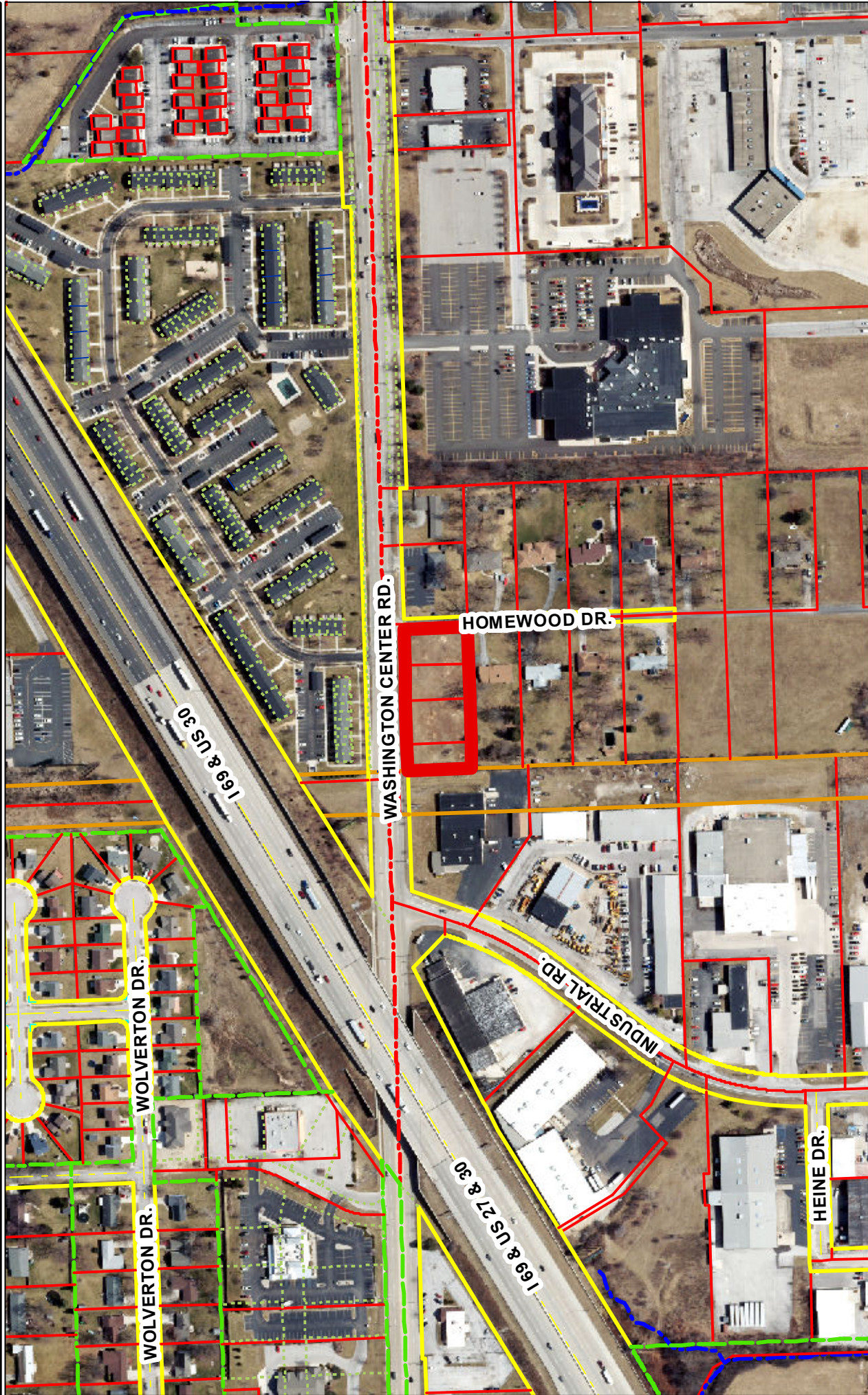
I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures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

Kelli Kline		10-02-18
(printed name of applicant)	(signature of applicant)	(date)
Kelli Kline		10-02-18
(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	Receipt No.	Hearing Date	Petition No.
10-2-18	1285404	11/2/18 5	202-2018-0048



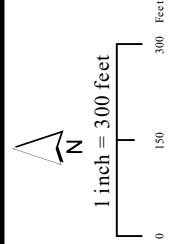
Rezoning Petition REZ-2018-0048 and Primary Development Plan PDP-2018-0041 - Washington Center Road Self Storage

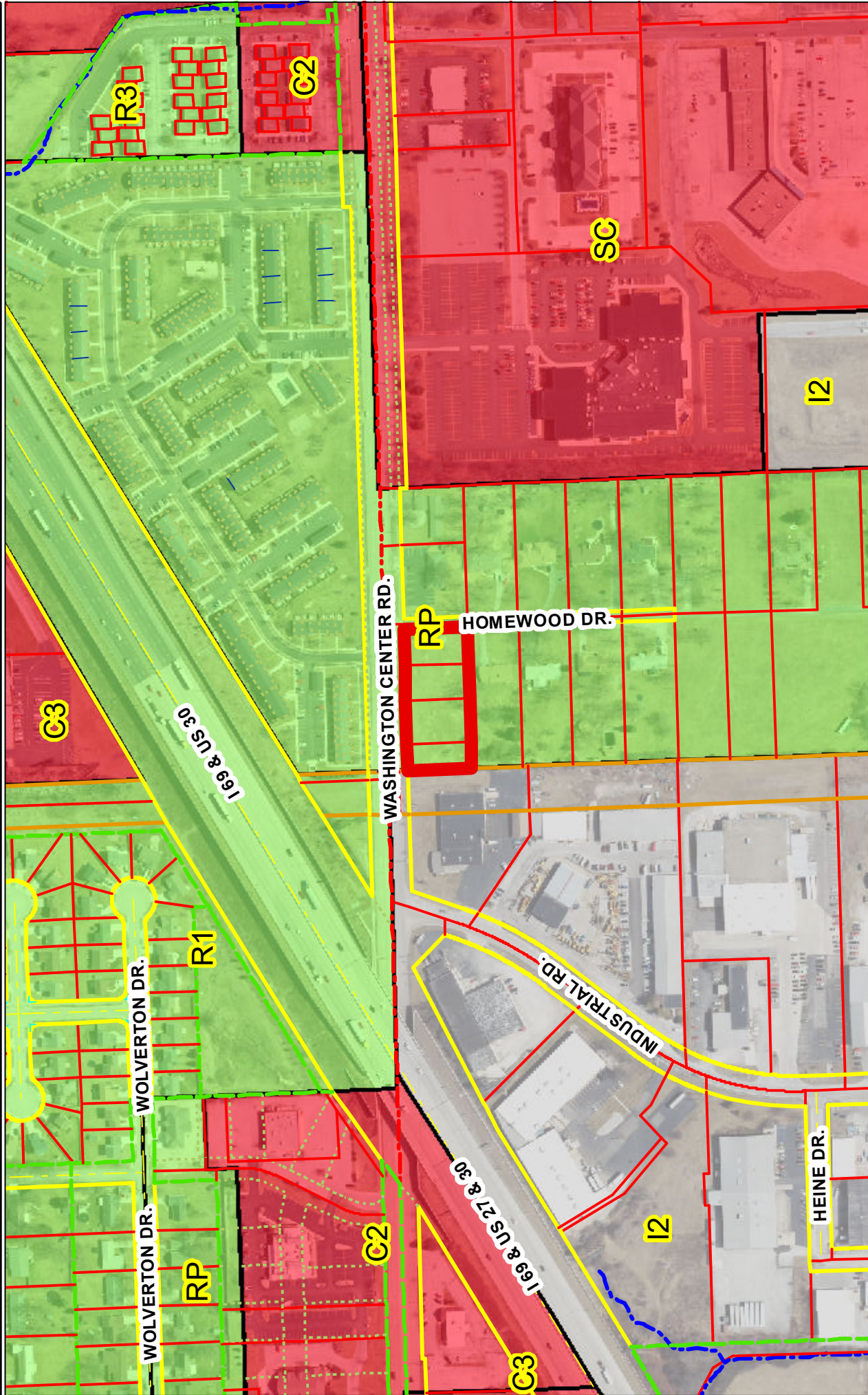


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 10/25/2018

Project Boundaries Represented with Bold Lines are for Representational Purposes Only

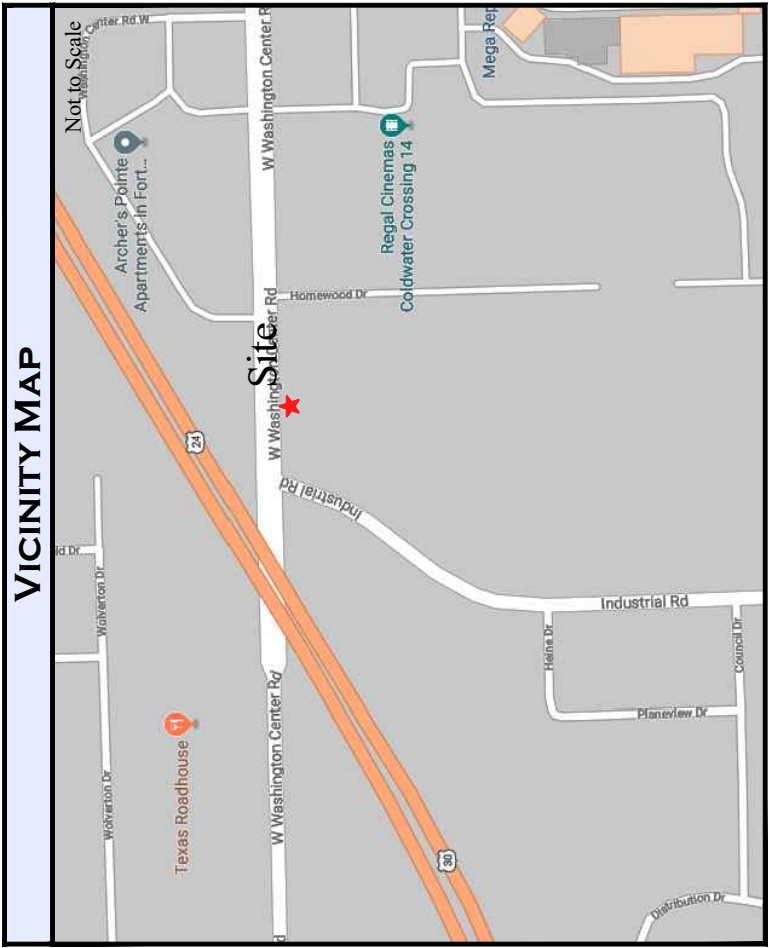




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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 10/25/2018

Project Boundaries Represented with Bold Lines are for Representational Purposes Only



RECORD DESCRIPTION

Document Number 2017061756
The West 60 feet of the following described parcel, to-wit:
Lot Numbered Two (2) of the unrecorded plat of Homewood Addition in Allen County, Indiana, and more particularly described as follows:
Beginning at a point on the North line of Section Twenty-three (23) in Township Thirty-one (31) North, Range Twelve (12) East at its intersection with the East right of way line of the Lake Shore and Michigan Southern Railroad; thence East along said right of way line a distance of One Hundred Sixty (160) feet; thence North parallel to said North line of said Section, a distance of One Hundred Sixty (160) feet; thence North parallel to said Railroad right of way line, a distance of One Hundred Ninety (190) feet to a point on the North line of said Section Twenty-three (23); thence West along said North line of said Section Twenty-three (23), a distance of One Hundred Sixty (160) feet to the point of beginning, containing in all 0.7 acres, more or less.
EXCEPT that portion dedicated to the City of Fort Wayne by Document Number 75-12669, described as follows:
Commencing at a point on the North line of the West half of the Northeast Quarter of Section 23, Township 31 North, Range 12 East, at the East right-of-way line of the Old Lake Shore and Michigan Southern Railroad; thence East along the North line of said Section 23, a distance of 334.5 feet; thence South 45 feet parallel with the railroad right-of-way; thence West 334.5 feet parallel with the North line of said Section 23; thence North along the East right-of-way of the railroad 45 feet to the point of beginning.

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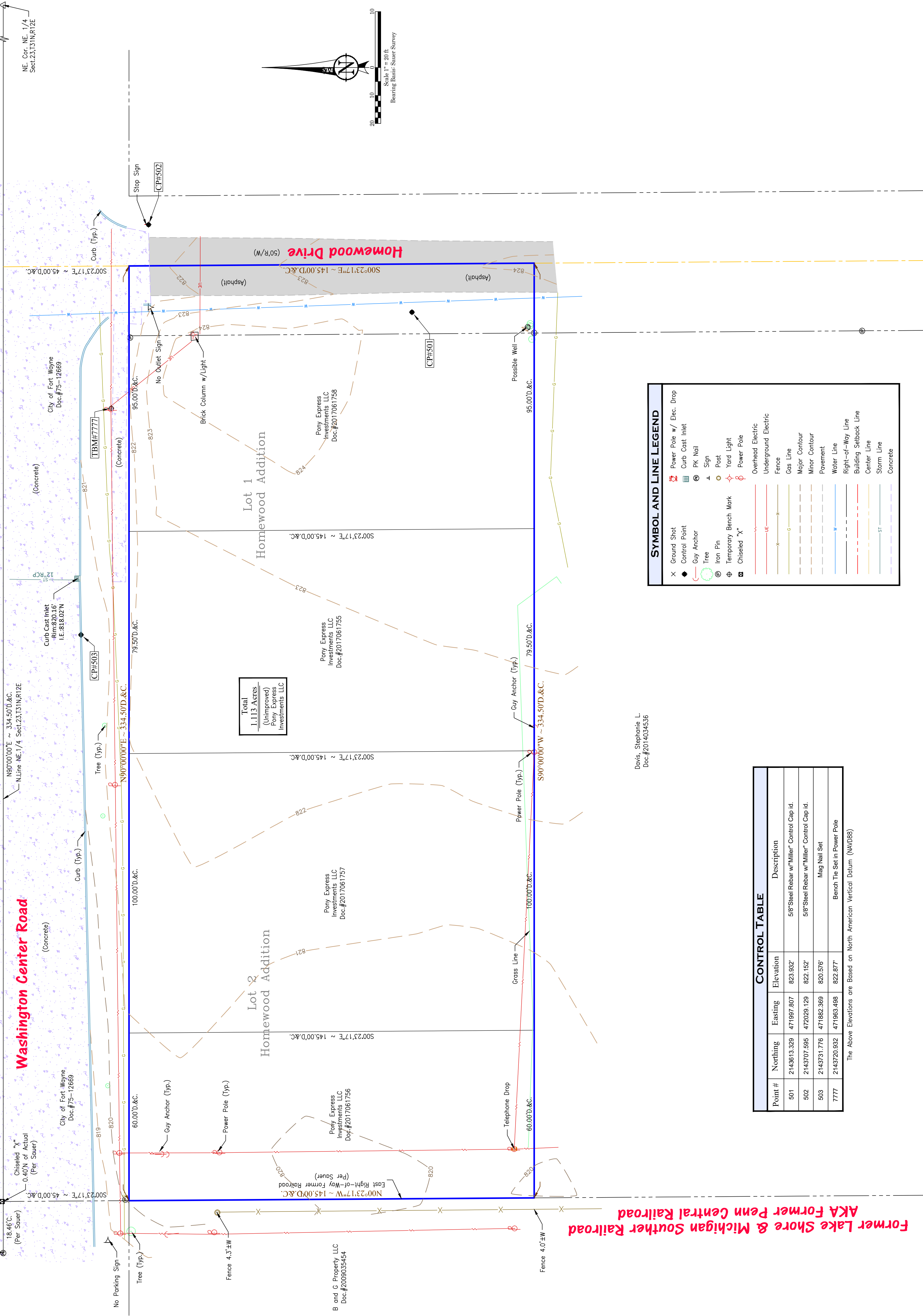
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SURVEY COMPLETED BY:

Corporate Office
221 Tower Drive
Fort Wayne, IN 46825
Phone: (260) 692-6166
www.mlwwebatc.us

Fort Wayne Office
10000 Bent Creek Blvd.
Fort Wayne, IN 46825
Phone: (260) 489-8571

Miller Land Surveying, Inc. MLS
Brett R. Miller, P.S. No.LS20300059
Robert J. Minner, P.S. No.LS20400028
Precision and Professionalism is where we draw the line.



SYMBOL AND LINE LEGEND	
X	Ground Stake
●	Control Point
◆	Curb Gas Inlet
○	PK Nail
▲	Sign
△	Post
⊕	Iron Pin
⊗	Temporary Bench Mark
⊠	Chiseled "X"
—	Power Pole w/ Elec. Drop
—	Curb Gas Inlet
—	PK Nail
—	Sign
—	Post
—	Iron Pin
—	Yard Light
—	Power Pole
—	Overhead Electric
—	Underground Electric
—	Fences
—	Gas Line
—	Major Contour
—	Minor Contour
—	Pavement
—	Water Line
—	Right-of-Way Line
—	Building Setback Line
—	Center Line
—	Storm Line
—	Concrete

NOTES

Location and sizes of underground utilities are shown from best available record drawings and/or field markings. Utility lines shown hereon are approximate and intended for reference only. Call Indiana Underground Plant Protection Services (IUPPS) at 1-800-362-5544 for field marked location of utilities prior to any excavation.

- Indiana Underground Plant Protection Services (IUPPS) Locate Number For This Project: 1809204842, 1809204857

Elevations are based upon a INCGORS (Indiana Continuously Operating Reference Station Network) Indiana East Datum - North American Vertical Datum (NAVDS8).

This survey is not and shall not be constructed to be, an ALTA/NSPS Land Title Survey, Boundary Survey, Route Survey, or Land Surveyor's Location Report of the subject tract. The contracted scope of services were limited to providing a topographic survey of the subject site for the purposes of civil engineering design and construction documents.

The locations and dimensions of all building structures on the face of the survey (if applicable) are not intended for structural design.

FLOOD PLAIN CERTIFICATION

This property is within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as defined by the FIRMA (Flood Insurance Rate Map) for the City of Fort Wayne, Indiana, Community No. 180003, Panel No. 0169G, dated August 3, 2009.

CERTIFICATION

I Brett R. Miller certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana; that to the best of my knowledge, information and belief all information shown hereon is true and accurate.

Brett R. Miller
Brett R. Miller, P.S. 20300059

Reference Survey
Survey No. 090424
Date: April 6, 2009

C1.0
Sheet Number

RECEIVED
Brett R. Miller, P.S.
No. LS20300059
STATE OF INDIANA
LAND SURVEYOR

The concepts, plans, designs, points, details, etc., shown on this drawing are the property of Miller Land Surveying, Inc. and are intended for use on the project described herein. No part of this drawing, including designs, plans, details, etc., shall be used by any other person or entity without the written consent of Miller Land Surveying, Inc. The user shall be permitted to make copies of this drawing for personal use only, provided that the user agrees to maintain the same in connection with this project.

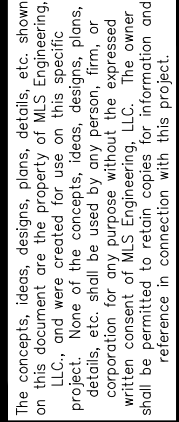
MLS Engineering
Engineering Your Tomorrow... Today
www.mlwwebatc.us
Brett R. Miller, P.S. No.LS20300059
Phone: (260) 692-6166
Brett R. Miller, P.S. No.LS20300059
Phone: (260) 489-8571
Fort Wayne Office
217 Airport North
Fort Wayne, IN 46825
Office Park
PO Box 8169
Fort Wayne, IN 46898

PREPARED FOR:
Pony Express Investments LLC
PO Box 8169
Office Park
Fort Wayne, IN 46898

REVISIONS:

Pony Express Investments LLC
Washington Twp. Sect. 23, T31N, R12E
Allen County, Fort Wayne, IN
TOPOGRAPHIC SURVEY

Date: September 27, 2018
Drawn By: CAM
CHK'd By: BRM
Project No.: 18094779
Sheet Number



Monroe Office
221 Tower Drive
Monroe, IN 46772
Phone: (260) 692-6166

nylineer
Meeting Your Tomorrow... Today
www.mlswebsite.us
Brett R. Miller, PLS No.LS20300059
Darrin S. Good, PE No.19800345
PL

WEST

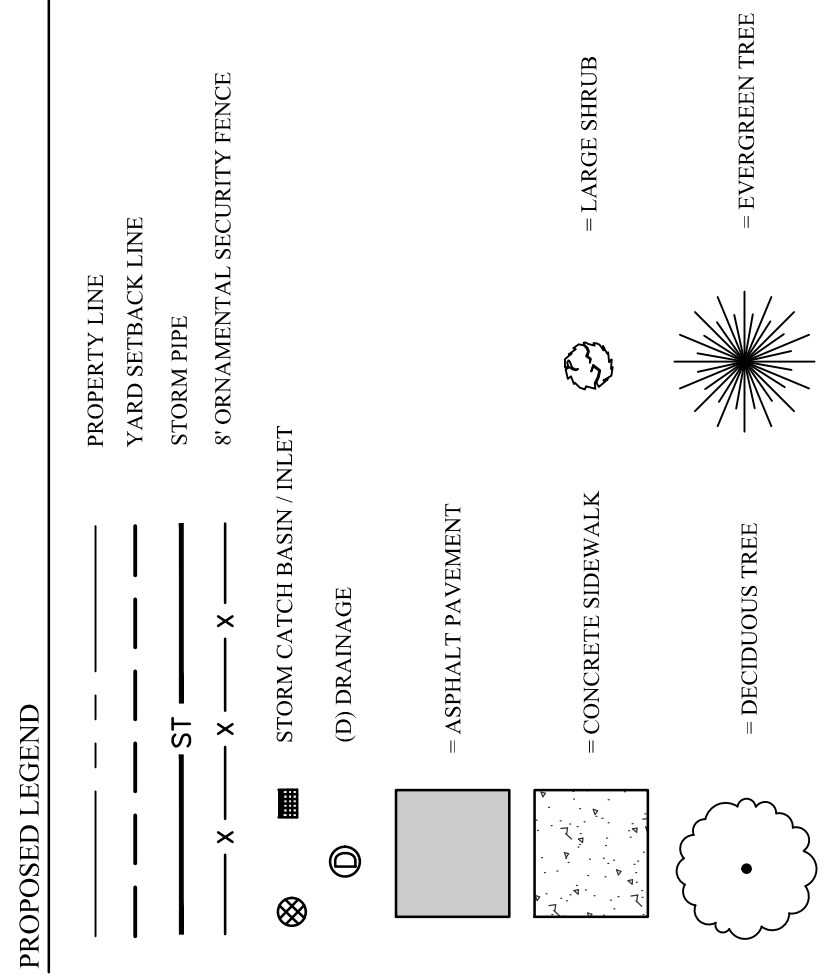
PREPARED FOR:
Barry Knoll, LLC
P.O. Box 8169
Fort Wayne, IN 46898

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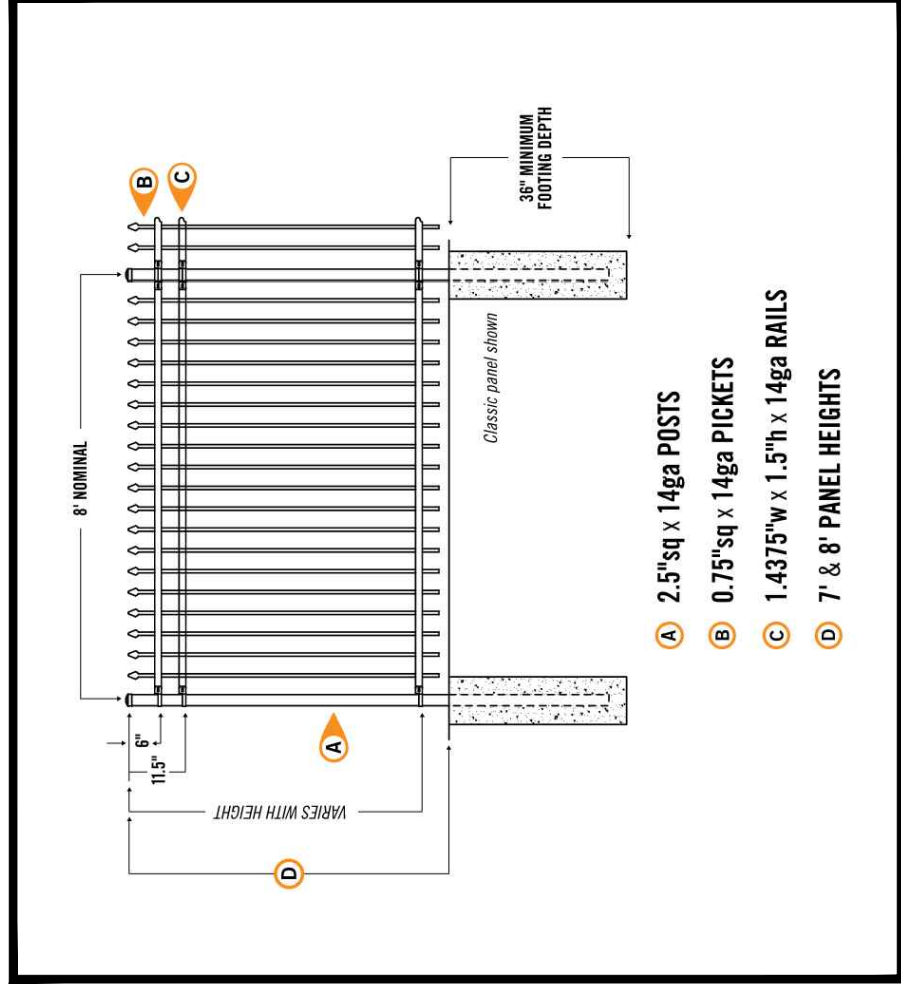
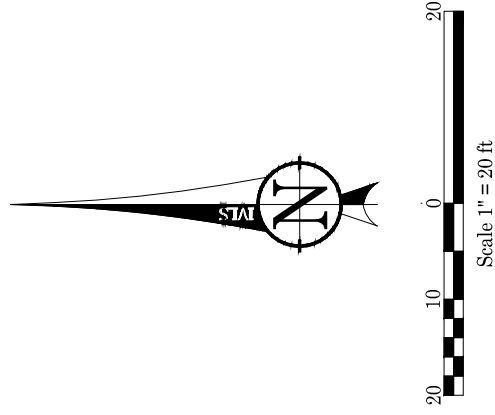
Washington Center Self Storage Washington Twp. Sec. 23, T31N, R12E Fort Wayne, IN	Primary Development Plan	Site Plan
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Date : 11-1-18
Design By: GML
Chk'd By : DSG
Project No.: 18094779
Sheet Number

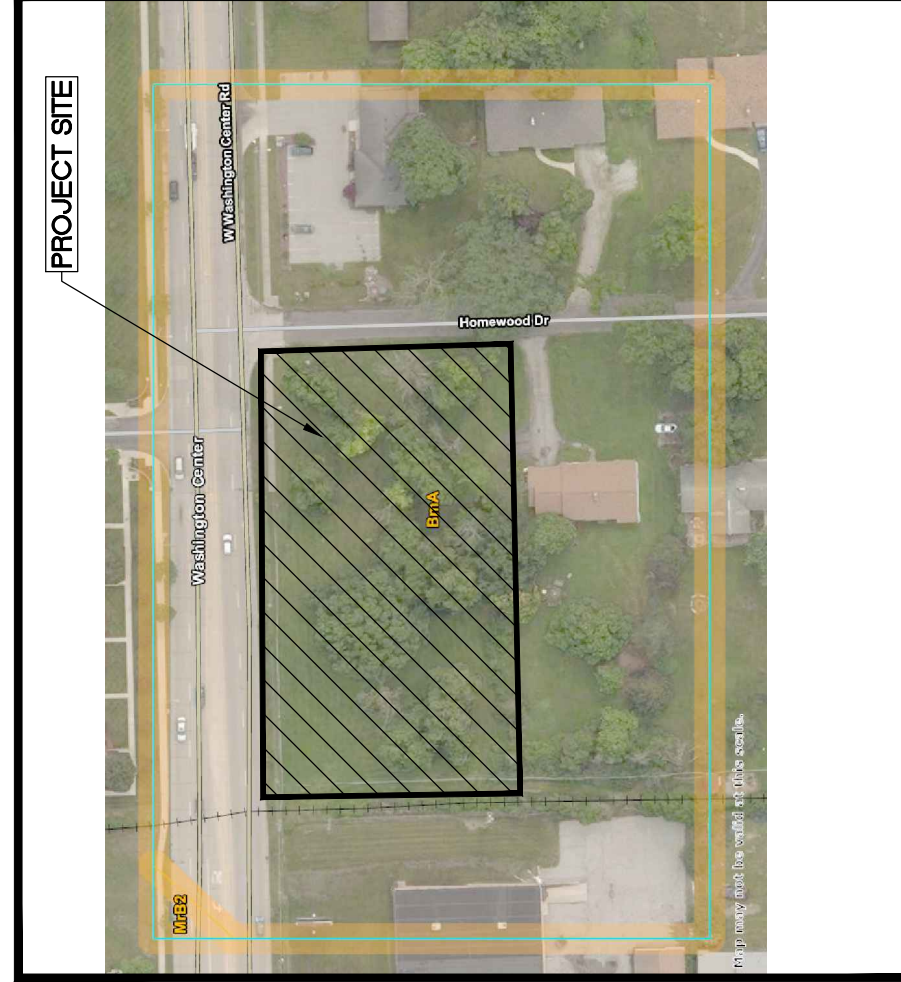
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PROJECT SUMMARY	
PARCEL ADDRESS:	LOT 1 & 2 OF UNRECORDED HOWEWOOD ADD PLAT
TOWNSHIP NAME:	WASHINGTON TOWNSHIP
TOWNSHIP SECTION:	SECTION 23, 131 N. R 12 E
CONSTRUCTION START DATE:	APRIL 1, 2019
CONSTRUCTION END DATE:	MARCH 1, 2020
PROPOSED ZONING CLASSIFICATION:	I1 - LIMITED INDUSTRIAL
PROPOSED USE:	SELF STORAGE
NUMBER OF BUILDINGS:	3 BUILDINGS (SEE PLAN)
BUILDING GROSS FLOOR AREA (SF):	13,675 SF.
TOTAL LOT ACREAGE (AC):	1.113± ACRES
TOTAL LOT COVERAGE (AC):	0.67 ACRES (60% IMPERVIOUS)
SANITARY UTILITY SERVICE:	CITY OF FORT WAYNE
WATER UTILITY SERVICE:	CITY OF FORT WAYNE
STORMWATER OUTLET:	MUNICIPAL STORM SEWER
SITE LIGHTING:	SITE LIGHTING WILL BE DESIGNED PER ORDINANCE AND SUBMITTED FOR REVIEW DURING SECONDARY DEVELOPMENT PLAN PROCESS.

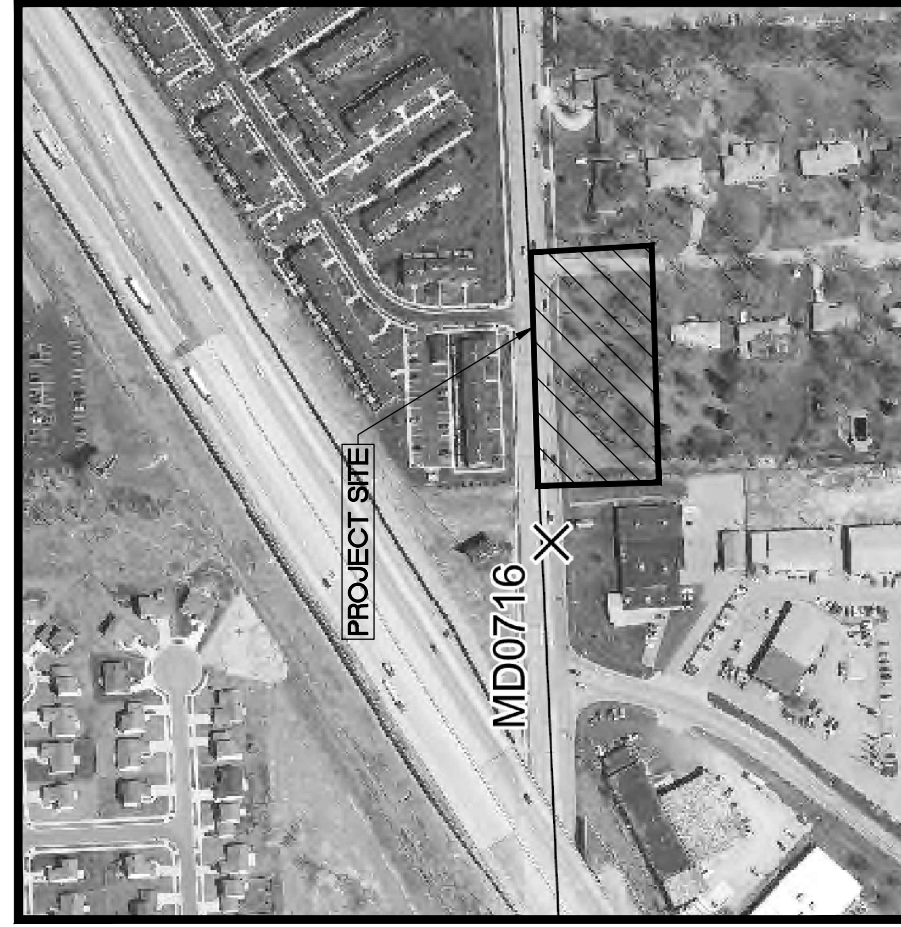


8' TALL ORNAMENTAL SECURITY FENCE
NOT TO SCALE

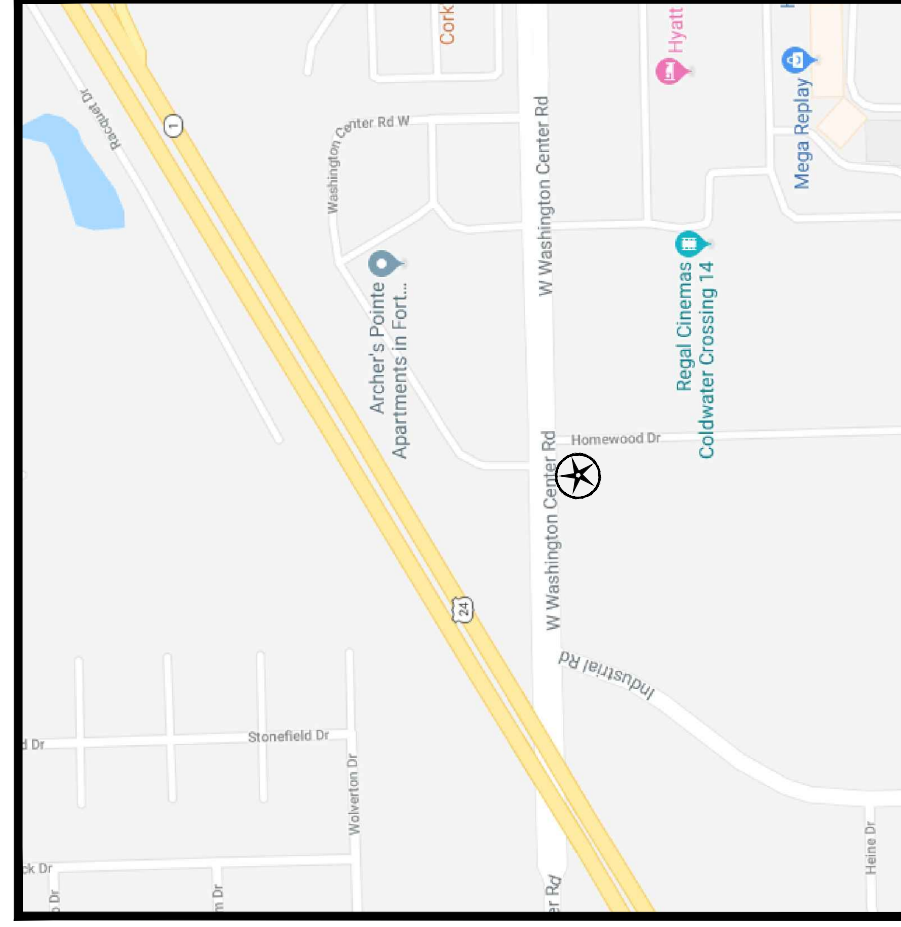


ALLEN COUNTY SOIL SURVEY MAP

NOT TO SCALE



FLOOD INSURANCE RATE MAP (FIRM)
AUGUST 3, 2009 / MAP# 18003C0160G
NOT TO SCALE



 = PROJECT SITE
PROJECT SITE VICINITY MAP
 NOT TO SCALE

