

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2019-0020
Bill Number: Z-19-04-16
Council District: 2-Russ Jehl

Introduction Date: April 23, 2019

Plan Commission
Public Hearing Date: May 6, 2019 (not heard by Council)

Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance: To rezone approximately 2.5 acres of property from R1-Single Family Residential to C1-Professional Office and Personal Services.

Location: 11305 Coldwater Road

Reason for Request: To rezone property to C1/Professional Offices and Personal Services to permit a 2-building office development.

Applicant: Sycamore Pointe Holdings, LLC

Property Owner: Thomas and Tammy Jackson

Related Petitions: Primary Development Plan, Coldwater Pointe Offices

Effect of Passage: Property will be rezoned to the C1-Professional Office and Personal Services which will allow office uses.

Effect of Non-Passage: The property will remain zoned R1-Single Family Residential and can be developed with single family uses.

#REZ-2019-0020

BILL NO. Z-19-04-16

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. N-66 (Sec. 33 of Perry 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 C1
(Professional Office and Personal Services) District under the terms of Chapter 157 Title XV
of the Code of the City of Fort Wayne, Indiana:

Five acres of land in the Southeast Quarter of the Northeast Quarter of Section 33,
Township 32 North, Range 12 East, Allen County, Indiana, being more particularly
described as follows:

COMMENCING at a point in the East line of the Southeast Quarter of the Northeast
Quarter of said Section 33, said point being 327.1 feet North of the East Quarter
corner of said Section 33; thence West and parallel with the South line of the
Southeast Quarter of the Northeast Quarter of said Section 33, a distance of 664.5
feet; thence North a distance of 327.76 feet; thence East a distance of 664.5 feet to
the East line of the Southeast Quarter of the Northeast Quarter of said Section 33;
thence South along the East line of the Southeast Quarter of the Northeast Quarter of
said Section 33, a distance of 327.76 feet to the place of beginning, containing 5
acres of land, more or less.

EXCEPT:

Part of Section 33, Township 32 North, Range 12 East, Allen County, Indiana, more
particularly described as follows, to-wit:

COMMENCING at a point on the East line of the Southeast Quarter of the Northeast
Quarter of said Section 33, said point being 327.1 feet North of the East Quarter
corner of said Section 33; thence West and parallel with the South line of the
Southeast Quarter of the Northeast Quarter of said Section 33, a distance of 664.5
feet; thence North a distance of 163.88 feet; thence East a distance of 664.5 feet to
the East line of the Southeast Quarter of the Northeast Quarter of said Section 33;
thence South along the East line of the Southeast Quarter of the Northeast Quarter of
said Section 33, a distance of 163.88 feet to the point of beginning, containing 2 1/2
acres of land, more or less.

1
2 and the symbols of the City of Fort Wayne Zoning Map No. N-66 (Sec. 33 of Perry
3 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
4 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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17 _____
18 Carol T. Helton, City Attorney
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**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Sycamore Pointe Holdings, LLC
Address P.O. Box 25627
City Fort Wayne State IN Zip 46825-0627
Telephone 260-750-0716 E-mail nschro7103@yahoo.com

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 11305 Coldwater Road
Present Zoning AR Proposed Zoning C1 Acreage to be rezoned 2.5
Proposed density N/A units per acre
Township name Perry Township section # 33
Purpose of rezoning (attach additional page if necessary) To permit a suburban office development.

Sewer provider City of Fort Wayne Water provider City of Fort Wayne

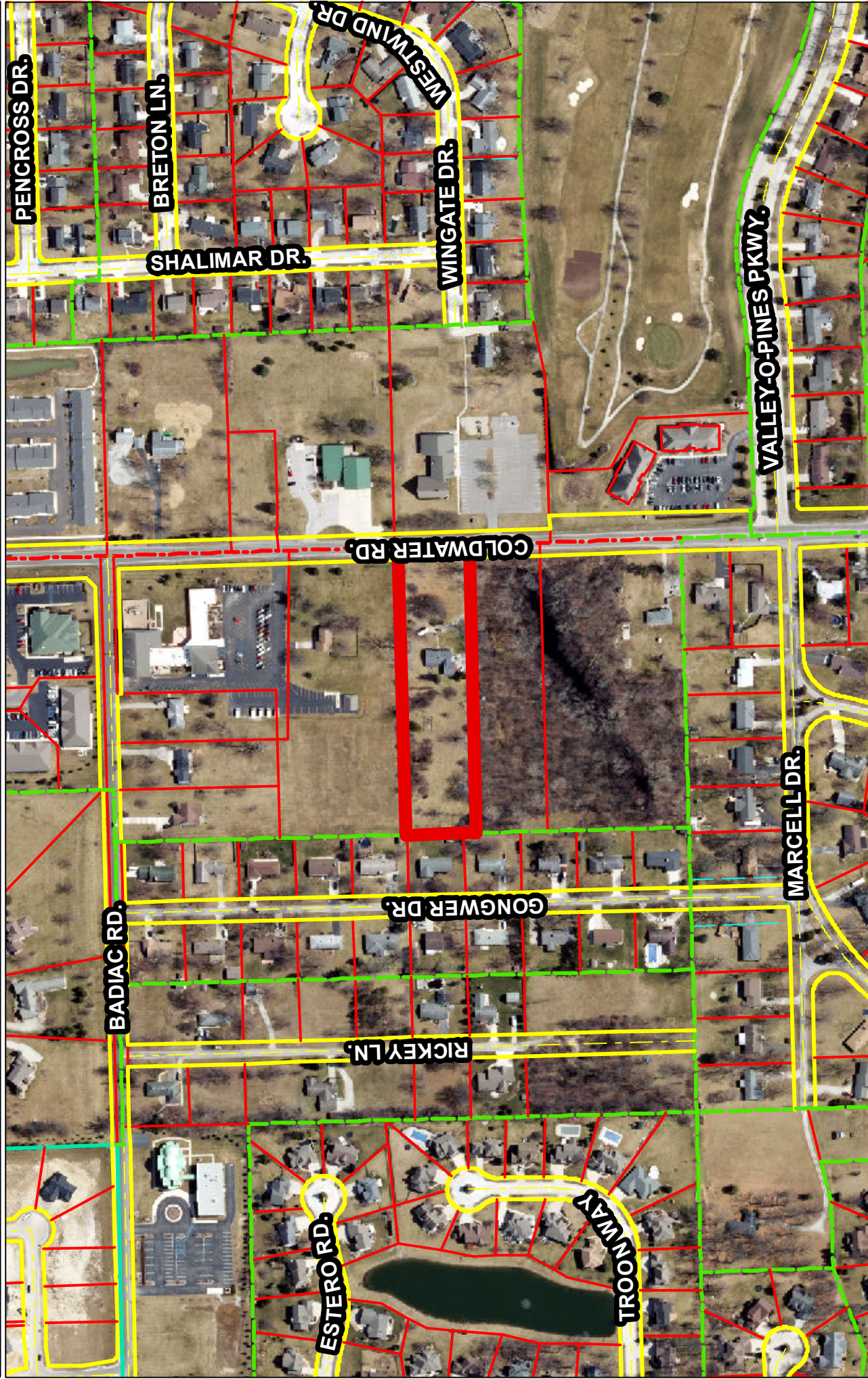
Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements.
☐ Applicable filing fee
☐ Applicable number of surveys showing area to be rezoned (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 \$0.83 per notice and a public notice fee of \$50.00 per Indiana code.

Sycamore Pointe Holdings, LLC (Nell Schroeder)
(printed name of applicant) _____ (signature of applicant) _____ (date) _____
Thomas Jackson _____ (signature of property owner) _____ (date) _____
Tammy Jackson _____ (signature of property owner) _____ (date) _____

(printed name of property owner) _____ (signature of property owner) _____ (date) _____

Received	Receipt No.	Hearing Date	Petition No.
4-2-2019	129914	5-6-2019	REZ-2019-0020



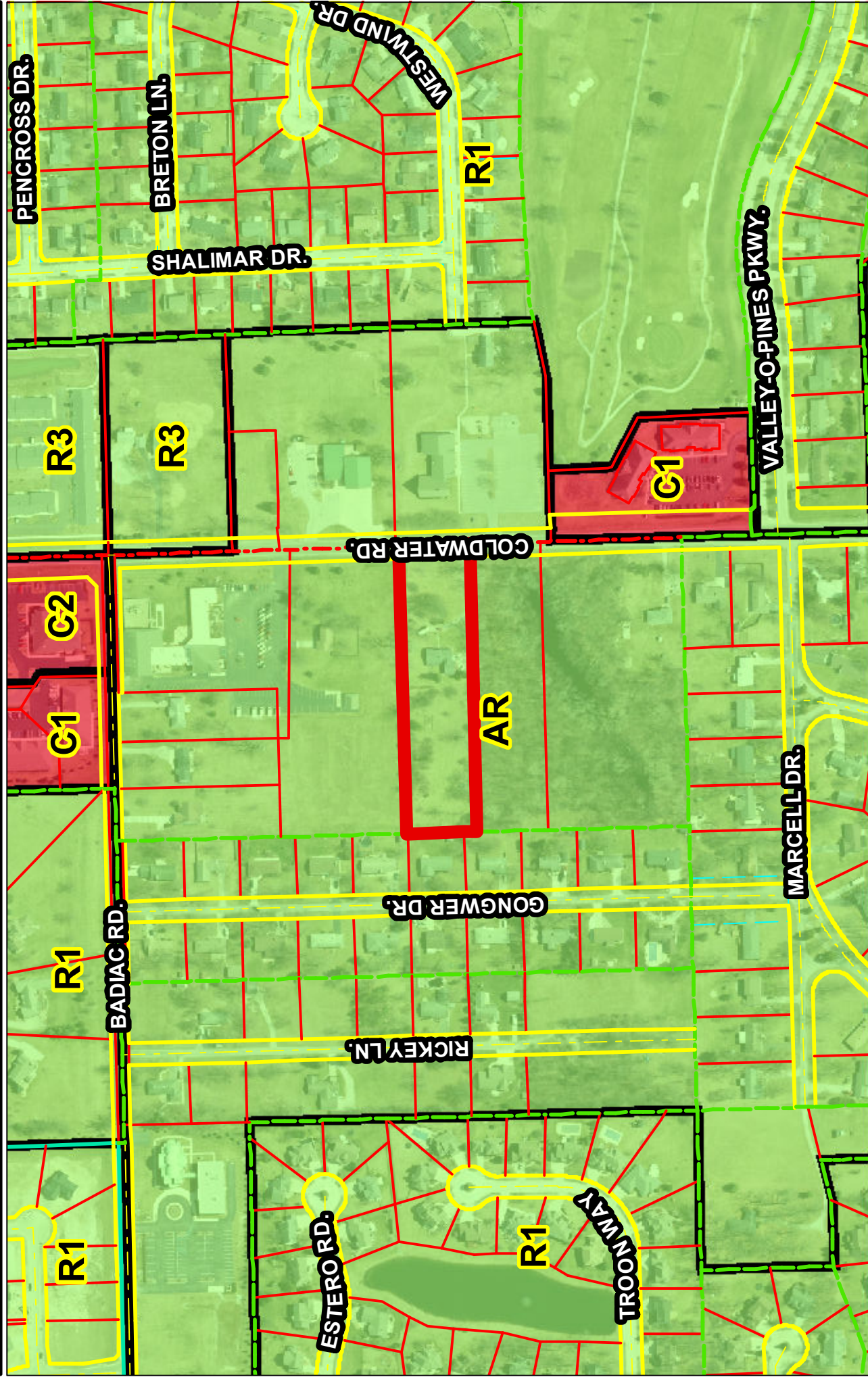
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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 4/17/2019



1 inch = 300 feet



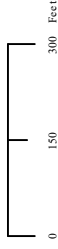


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1 inch = 300 feet





ILLUMINATED MONUMENT SIGN

PROPOSED
OFFICE BUILDING
280' X 50'
(±14,000 SQ. FT.)

PROPOSED DRY
DETENTION BASIN

PROPOSED
OFFICE BUILDING
280' X 50'
(±14,000 SQ. FT.)

PROPOSED DRY
DETENTION BASIN

DUMPSTER ENCLOSURE

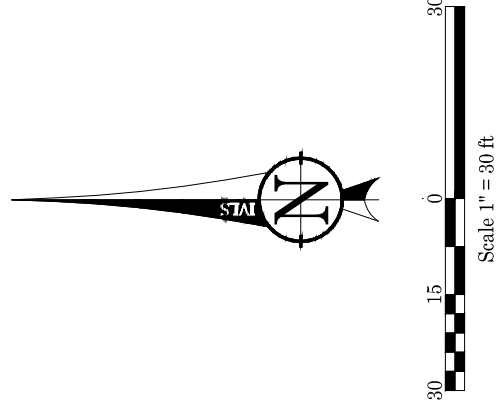
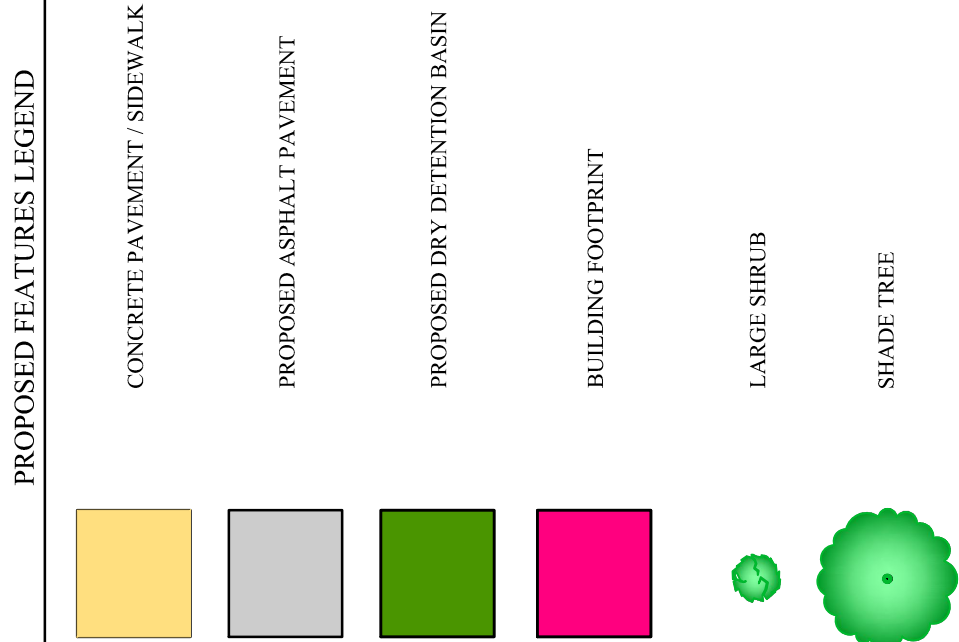
NO LANDSCAPING PER DESIGN STANDARD VARIANCE

NO LANDSCAPING PER DESIGN STANDARD VARIANCE

B-1 LANDSCAPE
FENCE IN LIEU OF
SHADE TREES WITH SHRUBS

P-2 LANDSCAPE
FENCE IN LIEU OF
SHADE TREES WITH SHRUBS

P-1 LANDSCAPE
SHADE TREES WITH SHRUBS



REVISIONS:

PREPARED FOR:
Sycamore Pointe Holdings
Neil Schroeder
P.O. Box 25267
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(260)-750-0716

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MLS
Engineering

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Munroe, IN 46772
Phone: (260) 692-6166

Coldwater Pointe
11305 Coldwater Rd
Fort Wayne, IN 46845
Site Development Plans
Landscape Plan

Date: 04-02-19
Drawn By: CW
Chk'd By: DS
Project No.: 19039038
Sheet Number

NO. 19039038
STATE OF INDIANA
LANDSCAPE ARCHITECT
Derek J. Simon, PE

Derek J. Simon, PE

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Agency Review - April 2, 2019

PDP-2

