

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2019-0043
Bill Number: Z-19-06-20
Council District: 4-Jason Arp

Introduction Date: June 25, 2019

Plan Commission
Public Hearing Date: July 8, 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 7.5 acres from RP/Multiple Family Residential to I1/Limited Industrial.

Location: 3511 Engle Road

Reason for Request: To construct a warehouse addition and stormwater detention for the Sabert facility.

Applicant: STN Holdings, LLC

Property Owner: STN Holdings, LLC

Related Petitions: Primary Development Plan, Sabert Engle Road

Effect of Passage: Property will be rezoned to the I1/Limited Industrial zoning district, which will allow the building expansion and detention.

Effect of Non-Passage: The property will remain zoned for residential uses only.

#REZ-2019-0043

BILL NO. Z-19-06-20

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. H-15 (Sec. 21 of Wayne 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 Quarter of Section 29, Township 30 North, Range 12 East of the
Second Principal Meridian, Wayne Township in Allen County, Indiana, based on an
original survey by Brett R. Miller, Indiana Professional Surveyor Number 20300059
of Miller Land Surveying, Inc., Survey No. 19014956, dated March 1, 2019, and
being more particularly described as follows:

Commencing at Harrison Marker marking the Northwest corner of said Northwest
Quarter; thence South 02 degrees 31 minutes 00 seconds East (Indiana East State
Plane Coordinate System, 1983 bearing and basis of bearings to follow), a distance
of 2156.56 feet along the West line of said Northwest Quarter and within the right-
of-way of Ardmore Road to a point on the South line of an existing tract of land
described in Document Number 203097180 in the Office of the Recorders in Allen
County, Indiana; thence North 88 degrees 48 minutes 33 seconds East, a distance of
440.12 feet along said South line to a 5/8" steel rebar with a "Miller" identification
cap set at the POINT OF BEGINNING of the herein described tract; thence North 02
degrees 31 minutes 00 seconds West, a distance of 394.74 feet to a 5/8" steel rebar
with a "Miller" identification cap set on the South line of Earth Industrial Park
Section II as described in Plat Book 37 Page 98 in the Office of the Recorders in
Allen County, Indiana; thence North 88 degrees 48 minutes 05 seconds East, a
distance of 831.21 feet along said South line to a point on the West line of an
existing 0.5 acre tract of land as described in Document Number 2016069057 in the
Office of the Recorders in Allen County, Indiana, said point being referenced by a
5/8" steel rebar with a "Hofer-Davis" identification cap found 0.16 feet North;
thence South 02 degrees 19 minutes 42 seconds East, a distance of 394.82 feet
(394.78 feet Deed) along said West line to a point on the South line of said
Document Number 203097180, said point being referenced by a 5/8" steel rebar with

1 a "Hofer-Davis" identification cap found 0.36 feet North; thence South 88 degrees
2 48 minutes 33 seconds West, a distance of 829.92 feet along said South line to the
3 Point of Beginning. Containing 7.526 Acres, more or less. Subject to easements of
4 record.

5 and the symbols of the City of Fort Wayne Zoning Map No. H-15 (Sec. 21 of Wayne
6 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
7 Wayne, Indiana is hereby changed accordingly.

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

13
14 SECTION 3. That this Ordinance shall be in full force and effect from and after its
15 passage and approval by the Mayor.

16
17 _____
Council Member

18 APPROVED AS TO FORM AND LEGALITY:

19
20 _____
21 Carol T. Helton, City Attorney
22
23
24
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27
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30

Applicant STN Realty Holdings, LLC
Address 2288 Main Street Extension
City Sayreville State NJ Zip 08872
Telephone (732) 261-6438 E-mail RKarabinchak@sabert.com

Contact Person	Contact Person	Cody Ward		
	Address	10060 Bent Creek Boulevard		
	City	Fort Wayne	State	IN
	Zip	46825		
	Telephone	(260) 489-8571	E-mail	cody@mlswebsite.us

Request

☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction

Address of the property 3511 Engle Rd, Fort Wayne, IN 46809

Present Zoning RP Proposed Zoning I1 Acreage to be rezoned 7.526

Proposed density N/A units per acre

Township name Wayne Township section # 21

Purpose of rezoning (attach additional page if necessary) Proposed building addition.

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

Filing Requirements

Applicants will not be accepted unless the following filing requirements are submitted with the application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements.

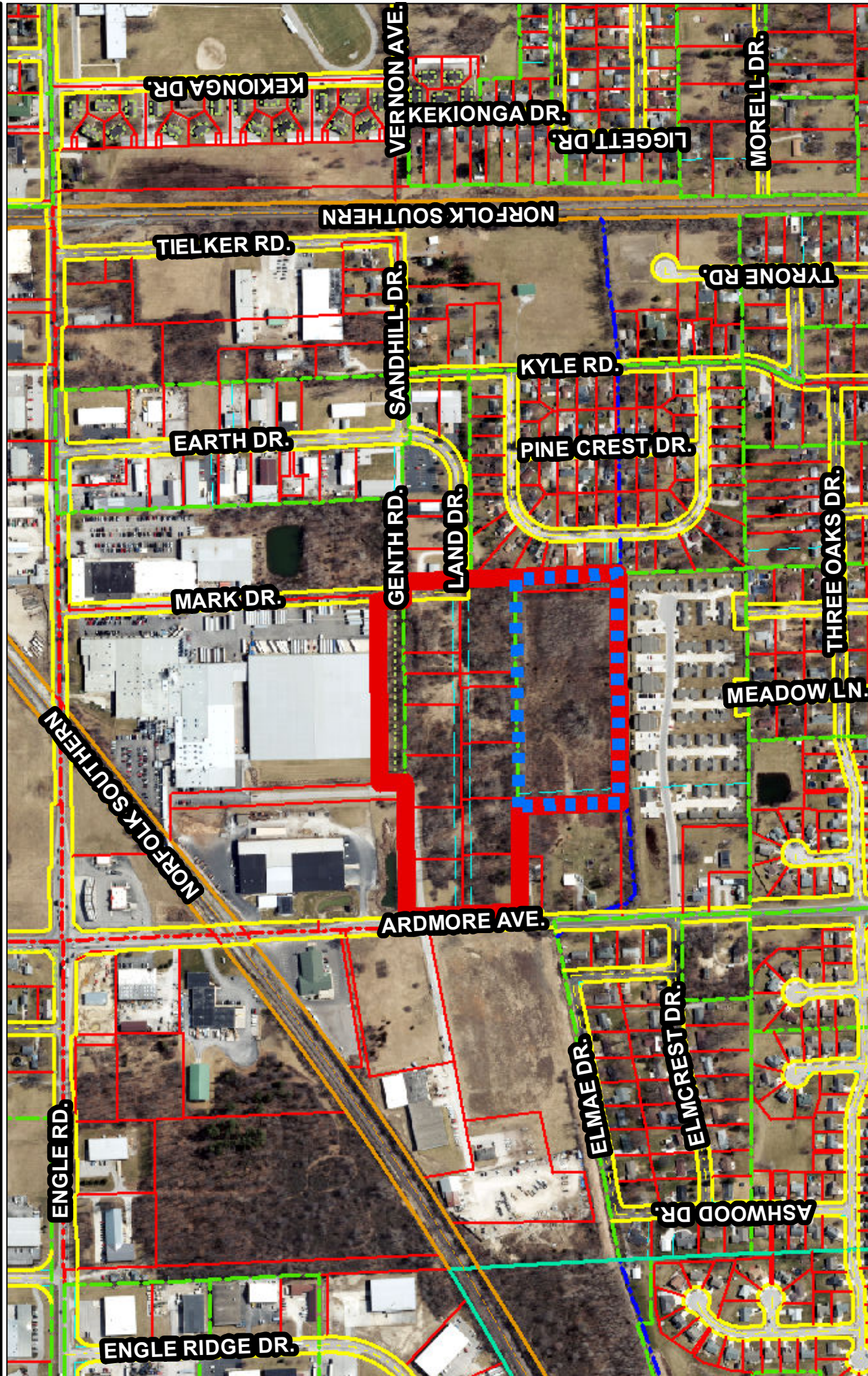
- ☒ Applicable filing fee
- ☒ Applicable number of surveys showing area to be rezoned (plans must be folded)
- ☒ Legal Description of parcel to be rezoned
- ☐ Rezoning Questionnaire (original and 10 copies) County Rezoning Only

Robert Karabinchak		6/4/19
(printed name of applicant)	(signature of applicant)	(date)
(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)

Department of Planning Services • 200 East Berry Street • Suite 150 • Fort Wayne, Indiana • 46802
Phone (260) 449-7607 • Fax (260) 449-7682 • www.allencounty.us/dps

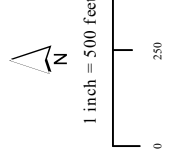


Rezoning Petition REZ-2019-0043 and Primary Development Plan PDP-2019-0036 - Sabert Engle Road



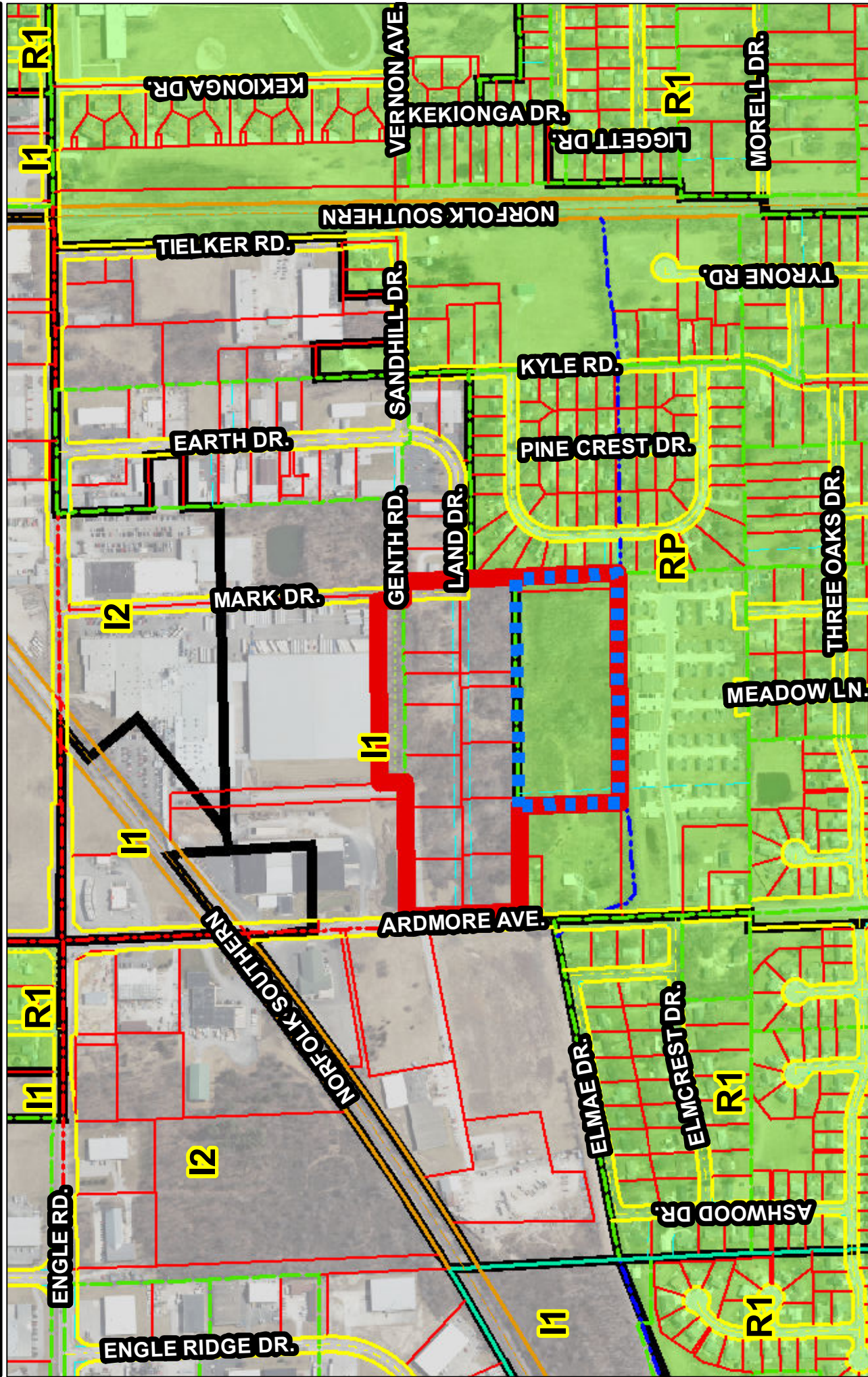
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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 6/17/2019





Rezoning Petition REZ-2019-0043 and Primary Development Plan PDP-2019-0036 - Sabert Engle Road



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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 6/17/2019



1 inch = 500 feet



NO
REVISIONS
RECORDED
STATE OF
INDIANA
ENGINEER
Derek J. Simon, PE

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3511 Engle Road
Fort Wayne, IN 46809
(260) 747-3149

REVISIONS:

3511 Engle Road, Fort Wayne, IN 46809

Site Improvement Plan

Site Plan

Date: 06/04/19
Drawn By: J'S
Checked By: BRW/DJS
Project No.: 19065093
Sheet Number

PDP-1

PROJECT SUMMARY	
PARCEL ADDRESS:	3511 ENGLE RD, FORT WAYNE IN 46809
TOWNSHIP NAME:	WAYNE TOWNSHIP
TOWNSHIP SECTION:	SECTION 21, T 30 N, R 12 E
CONSTRUCTION START DATE:	MAY 01, 2020
CONSTRUCTION END DATE:	MAY 29, 2021
ZONING CLASSIFICATION:	RP-PLANNED RESIDENTIAL; PROPOSED I1
PROPOSED USE:	INDUSTRIAL FACTORY
NUMBER OF BUILDINGS:	(1) 1-STORY BUILDING
BUILDING GROSS FLOOR AREA (GFA):	(1) 289,664 SQ. FT.
TOTAL LOT ACREAGE (AC):	40.17+ ACRES
TOTAL LOT COVERAGE (AC):	1.48+ ACRES (3.7% IMPERVIOUS)
PARKING REQUIREMENT:	N/A
PARKING PROVIDED:	N/A
SANITARY UTILITY SERVICE:	CITY OF FORT WAYNE
WATER UTILITY SERVICE:	CITY OF FORT WAYNE
STORMWATER OUTLET:	ON-SITE DETENTION TO CITY OF FORT WAYNE STORMWATER SYSTEM
PROPOSED SITE LIGHTING:	PROPOSED SITE LIGHTING WILL BE DESIGNED TO COMPLY WITH THE ZONING ORDINANCE AND SUBMITTED TO DPS FOR REVIEW AND PERMITTING DURING THE SECONDARY DEVELOPMENT PLAN PROCESS.
PROPOSED SIGNAGE:	PROPOSED SIGN(S) WILL BE DESIGNED TO COMPLY WITH THE ZONING ORDINANCE AND SUBMITTED TO DPS FOR REVIEW AND PERMITTING DURING THE SECONDARY DEVELOPMENT PLAN PROCESS.

PROPOSED LEGEND

—

PROPERTY LINE

RIGHT OF WAY (60')

BUILDING SETBACK LINE (25')

STORM PIPE

SANITARY PIPE

⊗

STORM CATCH BASIN / INLET

⊙

(D) DRAINAGE / (S) SANITARY MANHOLE

⌋

WATER VALVE / FIRE HYDRANT ASSEMBLY

⌋

POST INDICATOR VALVE

⊗

FIRE DEPARTMENT CONNECTION

■

ASPHALT PAVEMENT

■

CONCRETE PAVEMENT

■

DRY DETENTION BASIN

■

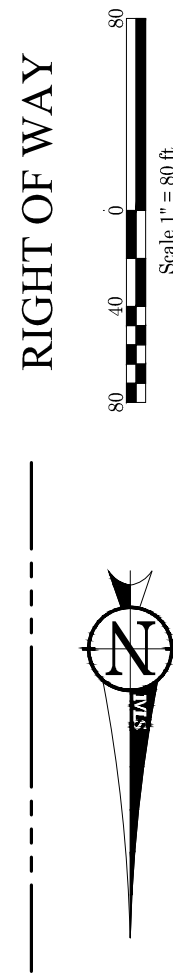
WETLAND

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PROPOSED FEATURES LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- EXISTING LANDSCAPE TO REMAIN IN PLACE
- GRASS
- PROPOSED DETENTION POND
- BUILDING FOOTPRINT



RIGHT OF WAY

3511 Engle Road, Fort Wayne, IN 46809
Site Improvement Plan
Landscape Plan



Date : 06/04/19
Drawn By: JS
Chk'd By: BRW/DJS
Project No.: 19065093
Sheet Number

PDP-2

REVISIONS:

PREPARED FOR:
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