

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2019-0058
Bill Number: Z-19-09-08
Council District: 3-Tom Didier

Introduction Date: September 24, 2019

Plan Commission
Public Hearing Date: October 7, 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 0.64 acres from R1/Single Family Residential to I2/General Industrial.

Location: South of 2020 Kelsey Court

Reason for Request: To allow for a new warehouse and office.

Applicant: Witwer Construction, Inc.

Property Owner: Witwer Construction, Inc.

Related Petitions: Primary Development Plan, Plumber's Supply

Effect of Passage: Property will be rezoned to the I2/General Industrial zoning district. A portion of the lot in the industrial park is still zoned residential. The rezoning will allow for the construction of a new plumbing supply warehouse and office.

Effect of Non-Passage: This portion of the property will remain zoned R1/Single Family Residential, which will inhibit construction of the remaining industrial property.

#REZ-2019-0058

BILL NO. Z-19-09-08

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. J-38 (Sec. 15 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 I2
(General Industrial) District under the terms of Chapter 157 Title XV of the Code of the City
of Fort Wayne, Indiana:

Record Description – Doc.#2015001372

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 31 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, MORE
PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE CENTER OF SAID SECTION 15; THENCE SOUTH 89
DEGREES 10 MINUTES WEST (BEARINGS IN THIS DESCRIPTION ARE BASED ON
THE INDIANA DEPARTMENT OF HIGHWAYS BEARINGS FOR STATE ROAD NO.
3) ON AND ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, BEING
WITHIN THE RIGHT-OF-WAY OF LUDWIG ROAD, A DISTANCE OF 1324.90 FEET
TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID SOUTHWEST
QUARTER; THENCE SOUTH 02 DEGREES 35 MINUTES 38 SECONDS EAST,
CONTINUING ON AND ALONG SAID WEST LINE, A DISTANCE OF 263.46 FEET
TO A 5/8 INCH ROD FOUND; THENCE NORTH 88 DEGREES 25 MINUTES 30
SECONDS EAST, A DISTANCE OF 321.29 FEET TO A 5/8 INCH ROD FOUND;
THENCE NORTH 05 DEGREES 30 MINUTES 01 SECONDS WEST, A DISTANCE OF
256.79 FEET TO A 5/8 INCH ROD ON THE SOUTHERLY RIGHT-OF-WAY LINE OF
KELSEY COURT; THENCE NORTHWESTERLY, ON AND ALONG SAID RIGHT-OF-
WAY LINE AS DEFINED BY A REGULAR CUL-DE-SAC CURVE TO THE RIGHT,
NOT TANGENT TO THE LAST COURSE, HAVING A RADIUS OF 60.0 FEET, AN
ARC DISTANCE OF 85.32 FEET, BEING SUBTENDED BY A LONG CHORD HAVING
A LENGTH OF 78.31 FEET AND A BEARING OF NORTH 54 DEGREES 45 MINUTES
49 SECONDS WEST TO A 5/8 INCH ROD SET; THENCE SOUTH 75 DEGREES 58
MINUTES 24 SECONDS WEST, A DISTANCE OF 67.72 FEET TO A 5/8 INCH ROD
FOUND; THENCE SOUTH 74 DEGREES 45 MINUTES 33 SECONDS WEST, A
DISTANCE OF 100.00 FEET TO A 5/8 INCH ROD SET; THENCE SOUTH 87
DEGREES 24 MINUTES 22 SECONDS WEST, A DISTANCE OF 82.43 FEET TO THE
TRUE POINT OF BEGINNING, CONTAINING 1.988 ACRES OF LAND.

1 and the symbols of the City of Fort Wayne Zoning Map No. J-38 (Sec. 15 Washington
2 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
3 Wayne, Indiana is hereby changed accordingly.
4

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

10 SECTION 3. That this Ordinance shall be in full force and effect from and after its
11 passage and approval by the Mayor.
12

13 _____
14 Council Member

15 APPROVED AS TO FORM AND LEGALITY:

16 _____
17 Carol T. Helton, City Attorney
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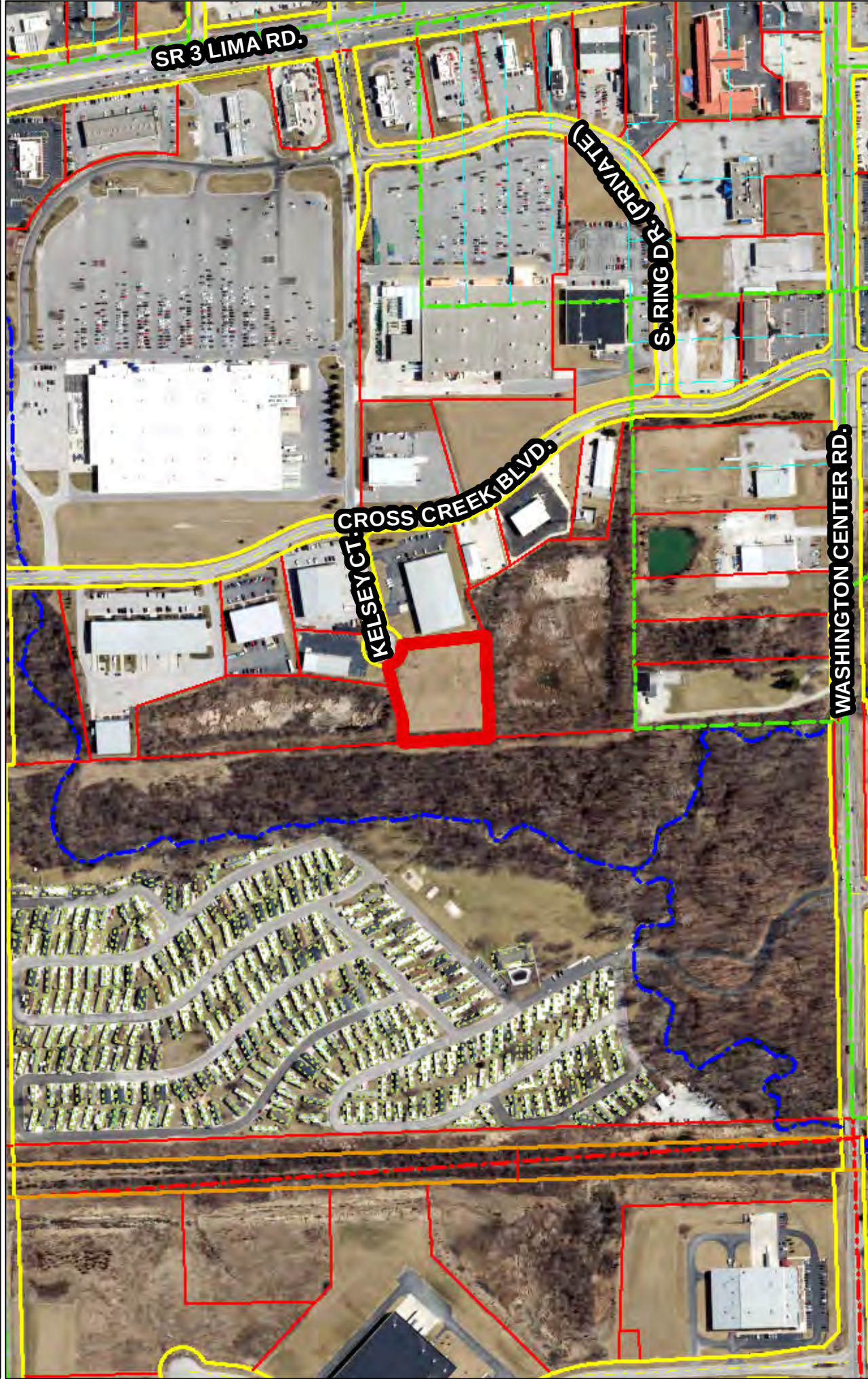
Applicant	Applicant <u>Witwer Construction, Inc.</u>		
	Address <u>3636 Adams Center Rd</u>		
	City <u>Fort Wayne</u>	State <u>IN</u>	Zip <u>46806</u>
	Telephone <u>(260) 420-4113</u>	E-mail <u>kwitwer@witwerconstruction.com</u>	

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

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.

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.

Received 9/2/19	Receipt No. 131776	Hearing Date 10/7/19	Petition No. REZ-299-0058
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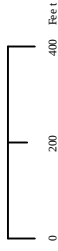


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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 9/10/2019

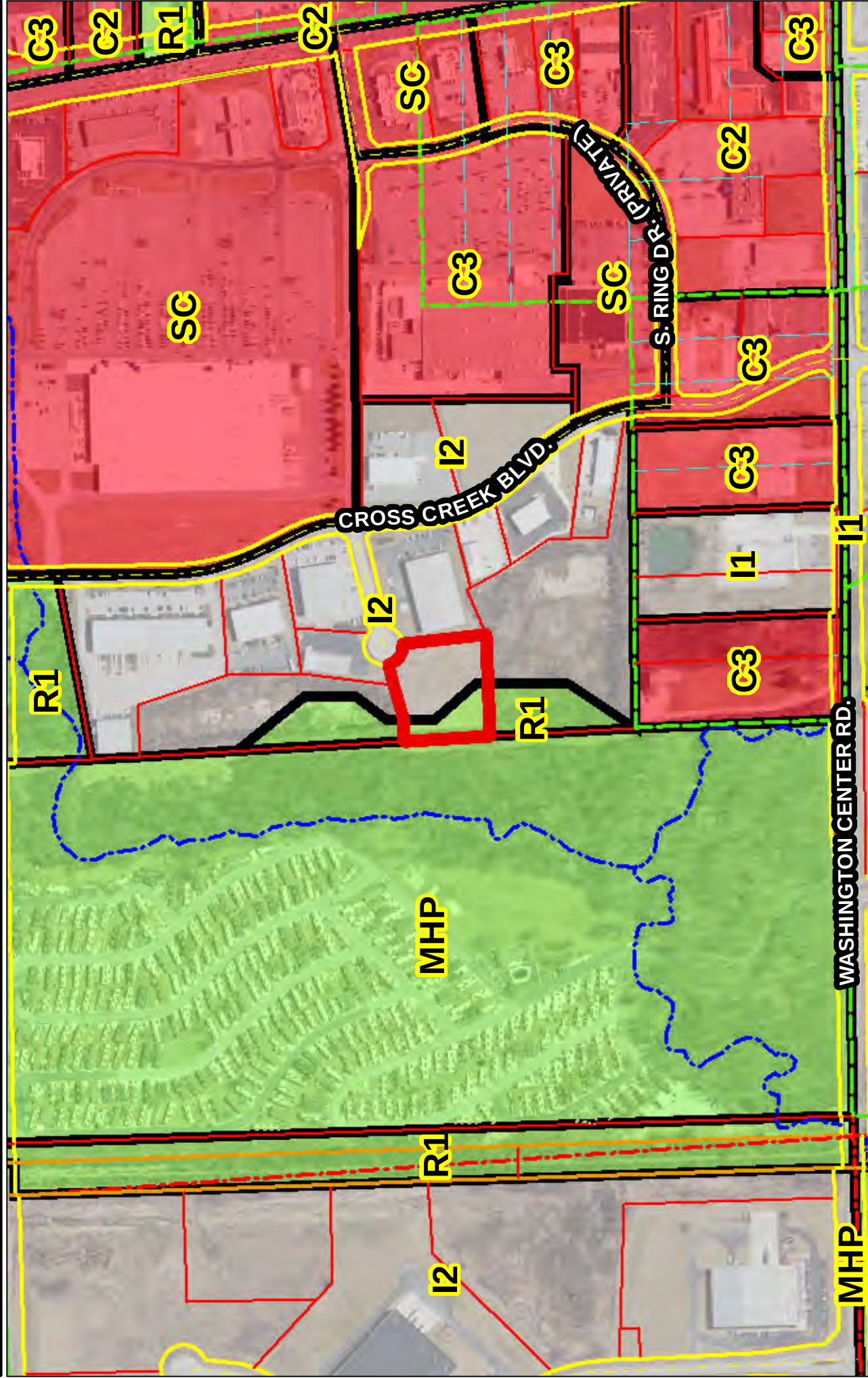


1 inch = 400 feet





Rezoning Petition REZ-2019-0058 and Primary Development Plan PDP-2019-0046 - Plumbers Supply

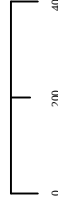


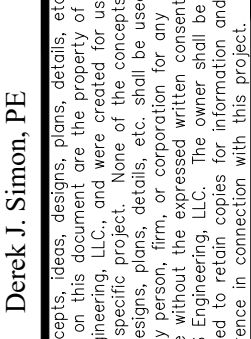
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ENGINEERING YOUR TOMORROW

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PREPARED FOR:
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3636 Adams Center Road
Fort Wayne, IN 46806
(260) 420-4113

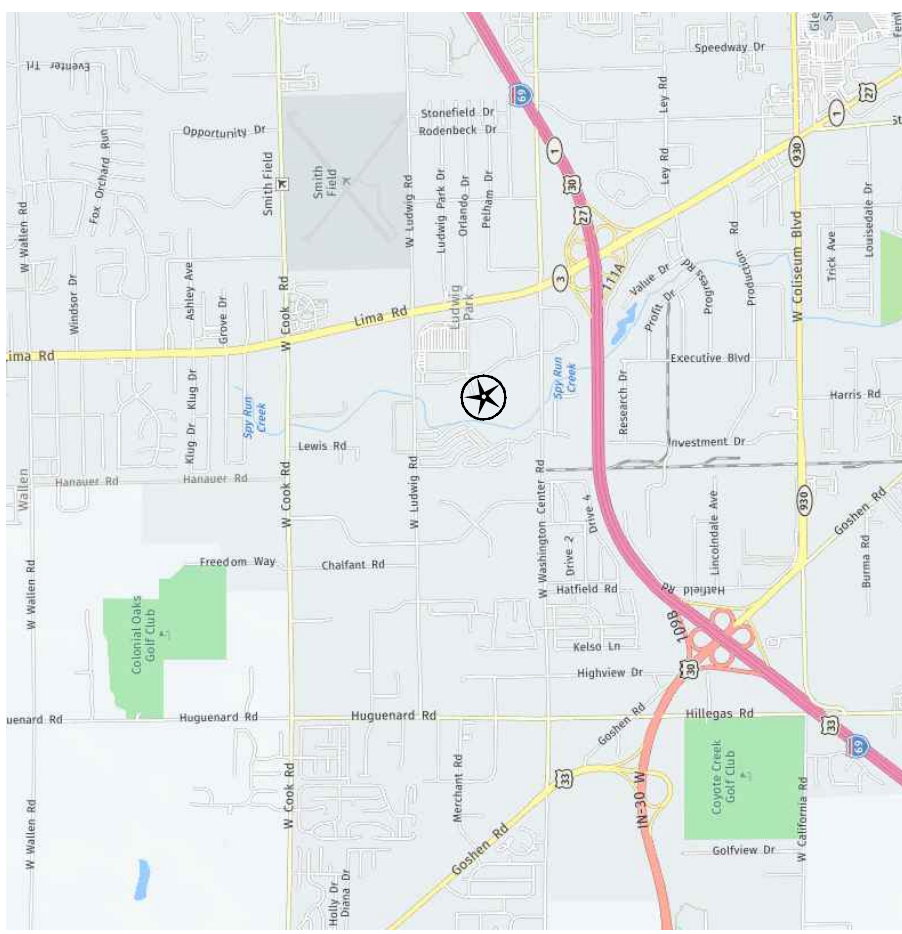
REVISIONS:

Plumbers Supply Co.	Fort Wayne, IN 46818	Site Development Plan	Primary Development Plan
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Date : 09-03-19
Design By: CAW
Chk'd By : DS/BM
Project No.: 19085226
Sheet Number

PP-1

Agency Review - September 3rd, 2019



⊗ = PROJECT SITE
PROJECT SITE VICINITY MAP
NOT TO SCALE



ALLEN COUNTY SOIL SURVEY MAP
NOT TO SCALE



FLOOD INSURANCE RATE MAP (FIRM)
 NOT TO SCALE AUGUST 3, 2009 / MAP# 18003C0170G

PROJECT SUMMARY	
PARCEL ADDRESS:	KELSEY COURT, FORT WAYNE, IN 46818
TOWNSHIP NAME:	WASHINGTON TOWNSHIP
TOWNSHIP SECTION:	SECTION 15, T 31 N, R 12 E
CONSTRUCTION START DATE:	OCTOBER, 2019
CONSTRUCTION END DATE:	APRIL 30, 2021
ZONING CLASSIFICATION:	R1-SINGLE FAMILY RESIDENTIAL (2)-GENERAL INDUSTRIAL; PROPOSED 02
PROPOSED USE:	WAREHOUSE AND OFFICE
NUMBER OF BUILDINGS:	(1) 1-STORY BUILDING
BUILDING GROSS FLOOR AREA (SF):	(1) 25,190 SQ. FT.
TOTAL LOT ACREAGE (AC):	1.99+ ACRES
TOTAL LOT COVERAGE (AC):	1.39 ACRES (70% IMPERVIOUS)
PARKING REQUIREMENT:	1 PER EMPLOYEE AT LARGEST SHIFT
PARKING REQUIRED:	7
PARKING PROVIDED:	14
SANITARY UTILITY SERVICE:	CITY OF FORT WAYNE
WATER UTILITY SERVICE:	CITY OF FORT WAYNE
STORMWATER OUTLET:	REGIONAL 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 SIGNS WILL BE DESIGNED TO COMPLY WITH THE ZONING ORDINANCE AND SUBMITTED TO DPS FOR REVIEW AND PERMITTING DURING THE SECONDARY DEVELOPMENT PLAN PROCESS.

