

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2019-0075
Bill Number: Z-19-11-18
Council District: 4-Jason Arp

Introduction Date: November 26, 2019

Plan Commission
Public Hearing Date: December 9, 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 21.6 acres from C1/Professional Office and Personal Services and C2/Limited Commercial to I2/General Industrial.

Location: 4000 block of Lower Huntington Road, SW corner of Lower Huntington and Ardmore Avenue.

Reason for Request: To allow the development of a 6-tract industrial park.

Applicant: Caspian Group, LLC

Property Owner: Andrew Brooks/Caspian Group, LLC

Related Petitions: Primary Development Plan, Ardmore Plaza

Effect of Passage: Property will be rezoned to the I2/General Industrial district which will allow a variety of medium to low intensity industrial uses.

Effect of Non-Passage: The property will remain zoned C1 and C2 and may develop with those permitted commercial uses.

#REZ-2019-0075

BILL NO. Z-19-11-18

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. G-31 (Sec. 32 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 I2
(General Industrial) District under the terms of Chapter 157 Title XV of the Code of the City
of Fort Wayne, Indiana:

Part of Lot Number 1 in the Subdivision of the Northeast Quarter of Section 32,
Township 30 North, Range 12 East, as recorded in Deed Record J, page 568, Allen
County, Indiana, based on an original survey by Joseph R. Herendeen, Indiana
Professional Surveyor Number 20900190 of Sauer Land Surveying, Inc., Survey No.
ARD-001, dated October 2, 2019, and being more particularly described as follows,
to-wit:

Commencing at the East Quarter corner of said Section 32, being marked by a #5
rebar; thence North 89 degrees 39 minutes 46 seconds West (survey bearing of North
89 degrees 01 minutes 35 seconds West for the North line of the Northeast Quarter
used as the basis of all bearings in this description), on and along the South line of
said Northeast Quarter, a distance of 162.03 feet to a #5 rebar at the point of
intersection of said South line with the Westerly right-of-way line of Ardmore
Avenue, as described in Document Number 205068805 in the Office of the Recorder
of Allen County, Indiana; thence North 00 degrees 06 minutes 55 seconds East, on
and along said Westerly right-of-way line, a distance of 638.77 feet to a #5 rebar at a
Northeast corner of a 26.479 acre tract of real estate described in a deed to Ridge
Holdings, LLC, in Document Number 2008052549 in the Office of the Recorder of
Allen County, Indiana, this being the true point of beginning; thence North 00
degrees 06 minutes 55 seconds East, continuing on and along said westerly right-of-
way line, a distance of 525.78 feet to a #5 rebar at the point of curvature of a tangent
circular curve to the left having a radius of 18522.32 feet; thence Northerly,
continuing on and along said Westerly right-of-way line, as defined by the arc of said
curve, an arc distance of 578.48 feet, being subtended by a long chord having a
length of 578.46 feet and a bearing of North 00 degrees 46 minutes 46 seconds West
to a #5 rebar; thence North 01 degrees 40 minutes 27 seconds West, continuing on
and along said Westerly right-of-way line and tangent to said curve, a distance of

730.14 feet to a #5 rebar; thence North 06 degrees 07 minutes 31 seconds West, continuing on and along said Westerly right-of-way line, a distance of 46.33 feet to a #5 rebar; thence North 43 degrees 42 minutes 26 seconds West, continuing on and along said Westerly right-of-way line, a distance of 56.02 feet to a #5 rebar; thence North 88 degrees 56 minutes 20 seconds West, on and along the Southerly right-of-way line of Lower Huntington Road, a distance of 634.48 feet to the point of intersection of said Southerly right-of-way line with the West line of Lot Number 1 in the Subdivision of the Northeast Quarter of Section 32, Township 30 North, Range 12 East, as recorded in Deed Record J, page 568 in the Office of said Recorder; thence South 00 degrees 21 minutes 00 seconds West, on and along said West line, a distance of 694.63 feet to a #5 rebar at a North corner of said 26.479 acre tract; thence North 89 degrees 19 minutes 00 seconds East, on and along a North line of said 26.479 acre tract, a distance of 168.14 feet to a #5 rebar; thence South 00 degrees 00 minutes 00 seconds West, on and along an East line of said 26.479 acre tract, a distance of 121.42 feet to a #5 rebar; thence South 26 degrees 28 minutes 00 seconds East, continuing on and along said East line, a distance of 120.08 feet to a #5 rebar; thence South 70 degrees 45 minutes 00 seconds East, on and along a North line of said 26.479 acre tract, a distance of 164.30 feet to a #5 rebar; thence South 00 degrees 00 minutes 00 seconds West, on and along an East line of said 26.479 acre tract, a distance of 368.81 feet to a #5 rebar; thence South 25 degrees 11 minutes 00 seconds West, continuing on and along said East line, a distance of 135.20 feet to a #5 rebar; thence South 00 degrees 00 minutes 00 seconds West, continuing on and along said East line, a distance of 141.70 feet to a #5 rebar; thence South 23 degrees 14 minutes 00 seconds East, continuing on and along said East line, a distance of 352.35 feet to a #5 rebar; thence North 90 degrees 00 minutes 00 seconds East, on and along a North line of said 26.479 acre tract, a distance of 252.19 feet to the true point of beginning, containing 21.577 acres of land, and subject to all easements of record.

and the symbols of the City of Fort Wayne Zoning Map No. G-31 (Sec. 32 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 Caspian Group, LLC
Address P.O. Box 9015
City Fort Wayne State IN Zip 46809
Telephone (260) 478-1990 E-mail _____

Contact Person
Contact Person Mike Thomas
Address 9601 Coldwater Road
City Fort Wayne State IN Zip 46825
Telephone (260) 489-2000 E-mail mthomas@mikethomasrealtor.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 4000 Block of Lower Huntington Road
Present Zoning C1, C2 & R1 Proposed Zoning I2 Acreage to be rezoned 21.577 acres
Proposed density _____ units per acre
Township name Wayne Township section # 32
Purpose of rezoning (attach additional page if necessary) _____
To permit the plan of a 6 lot industrial site

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 \$0.85 per notice and a public notice fee of \$50.00 per Indiana code.

x Andrew F. Brooks / Caspian [Signature] 11/4/19
(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)

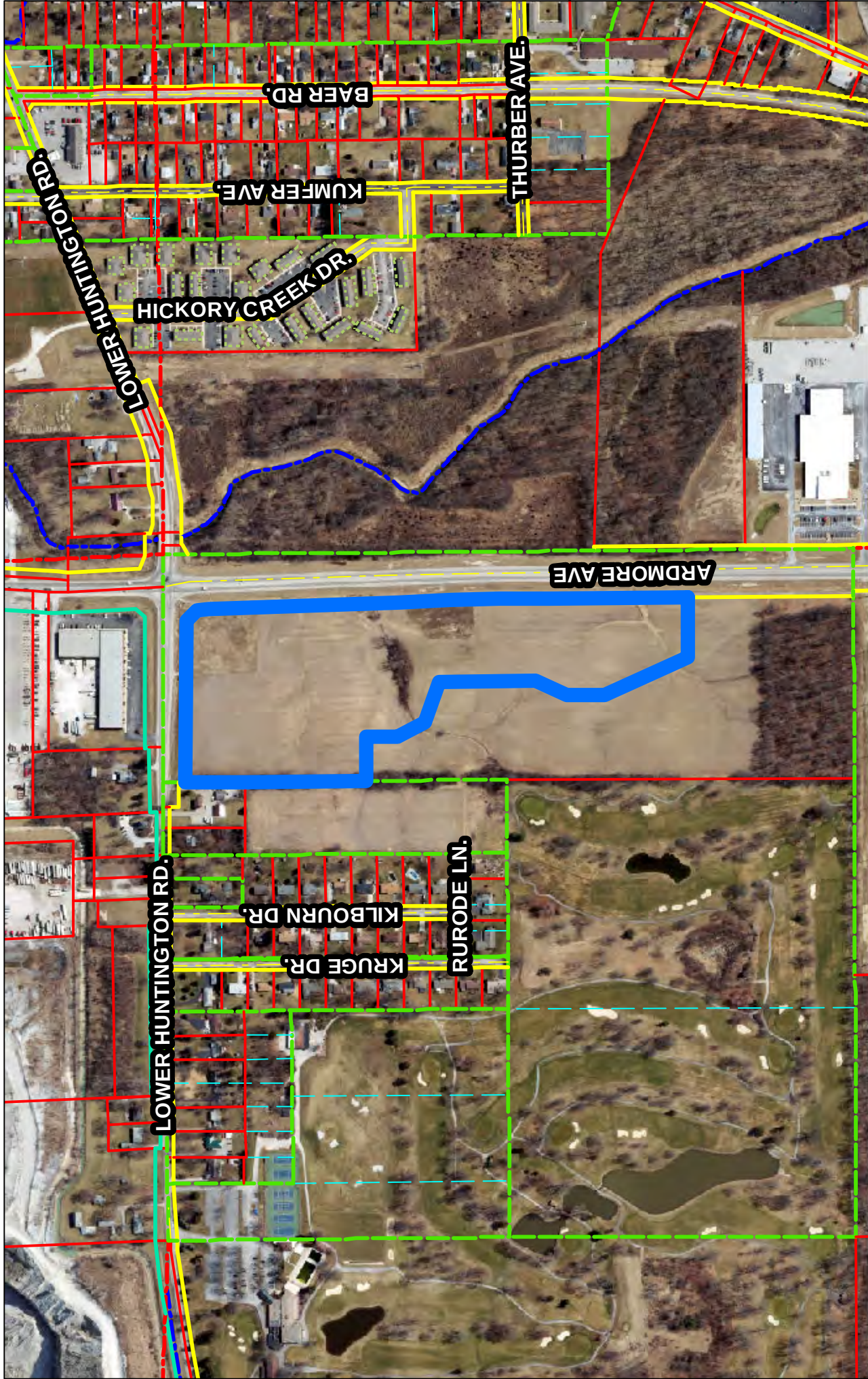
(printed name of property owner) (signature of property owner) (date)

Received <u>11-5-19</u>	Receipt No. <u>132545</u>	Hearing Date <u>12-4-19</u>	Petition No. <u>RE2-2019-0075</u>
----------------------------	------------------------------	--------------------------------	--------------------------------------

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



Rezoning Petition REZ-2019-0075 and Primary Development Plan PDP-2019-0063 - Ardmore Plaza

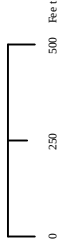


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 11/13/2019

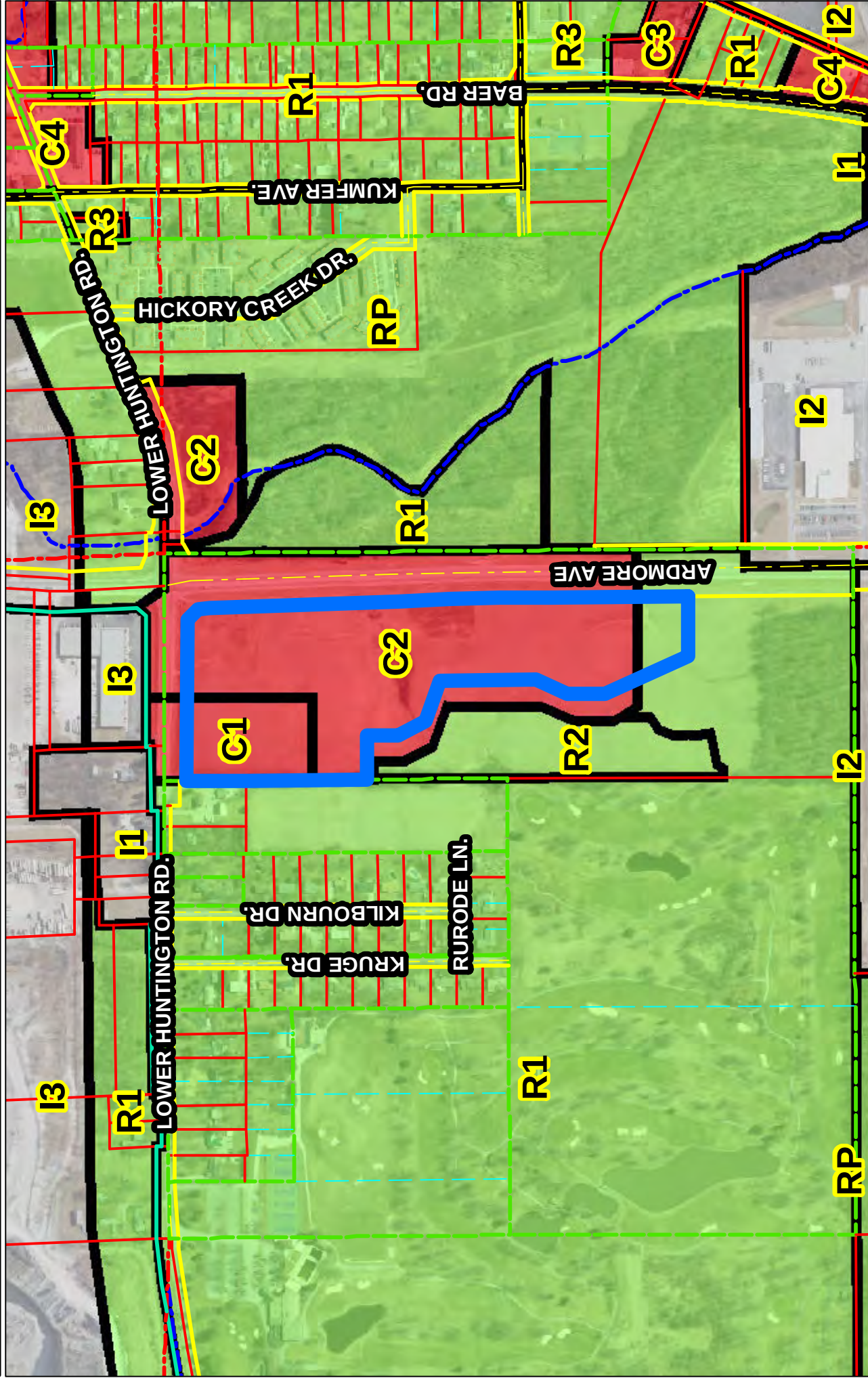


1 inch = 500 feet





Rezoning Petition REZ-2019-0075 and Primary Development Plan PDP-2019-0063 - Ardmore Plaza

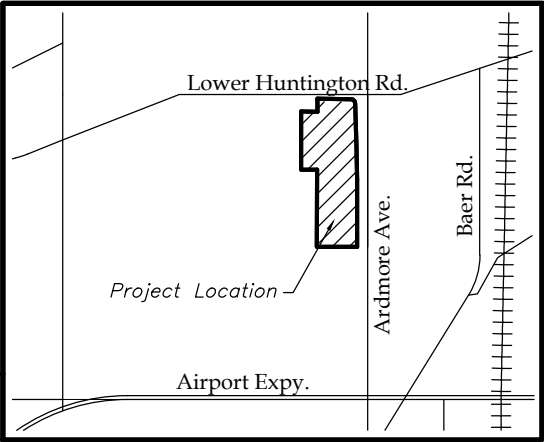


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 11/13/2019



1 inch = 500 feet



Location Map

Symbol Legend

- Inset
- Manhole
- Fire Hydrant
- Proposed Lake
- Proposed Street Light
- Proposed Sanitary Sewer
- Proposed Storm Sewer
- Proposed Water Lines
- Existing Sanitary Sewer
- Existing Storm Sewer
- Existing Water Lines

Amended Primary Development Plan of:

ARDMORE PLAZA

Developer:
Caspian Group, LLC
6525 Ardmore Avenue
Fort Wayne, IN 46809
Tel: (260) 478-1990

Engineer:
Civil Engineering Services
8121 Union Chapel Road
Fort Wayne, IN 46845
Tel: 260/627-2791

Surveyor - Planner:
Sauer Land Surveying, Inc.
14033 Illinois Road, Suite C
Fort Wayne, IN 46814
Tel: 260/469-3300

Current Zoning: C1, C2 & R1

Utility Providers

Gas: NIPSCO (800) 464-7726
Water: City of Fort Wayne (260) 427-1160
Sanitary: City of Fort Wayne (260) 427-1160
Electric: American Electric Power (800) 311-4634
Telephone: Frontier (877) 600-1572
Cable TV: Comcast (260) 456-9000

Beginning Benchmark:
INDOT CORS Base Station RCTM0009, located at INDOT Fort Wayne,
5333 Hatfield Road, Fort Wayne, IN
Base Station Elev.=863.76

All datum shown hereon is NAVD'88.

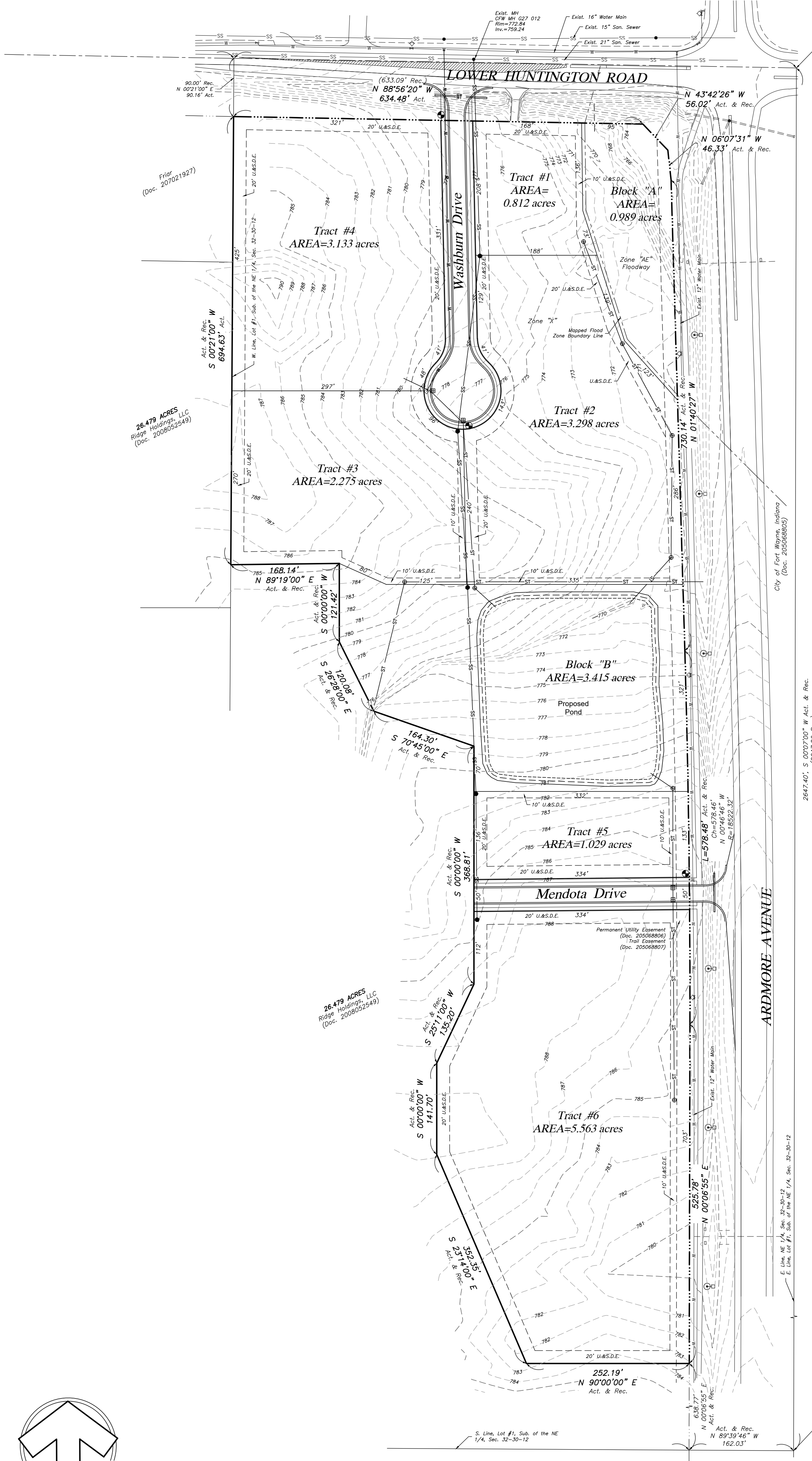
Landscaping Note:
Street trees shall be installed along public road right-of-ways at 50-foot intervals.
Tree species shall be of a 'columnar' variety.

Proposed Utility Note:
Proposed Utility Sizes to be determined upon final engineering plans.

DESCRIPTION:

Part of Lot Number 1 in the Subdivision of the Northeast Quarter of Section 32, Township 30 North, Range 12 East, as recorded in Deed Record J, page 568, Allen County, Indiana, based on an original survey by Joseph R. Herenden, Indiana Professional Surveyor Number 20900190 of Sauer Land Surveying, Inc., Survey No. ARD-001, dated October 2, 2019, and being more particularly described as follows, to-wit:

Commencing at the East Quarter corner of said Section 32, being marked by a #5 rebar; thence North 89 degrees 39 minutes 46 seconds West (survey bearing of North 89 degrees 01 minutes 35 seconds West for the North line of the Northeast Quarter used as the basis of all bearings in this description), on and along the South line of said Northeast Quarter, a distance of 162.03 feet to a #5 rebar at the point of intersection of said South line with the Westerly right-of-way line of Ardmore Avenue, as described in Document Number 205068805 in the Office of the Recorder of Allen County, Indiana; thence North 00 degrees 06 minutes 55 seconds East, on and along said Westerly right-of-way line, a distance of 638.77 feet to a #5 rebar at a Northeast corner of a 26.479 acre tract of real estate described in a deed to Ridge Holdings, LLC, in Document Number 2008052549 in the Office of the Recorder of Allen County, Indiana, this being the true point of beginning; thence North 00 degrees 06 minutes 55 seconds East, continuing on and along said westerly right-of-way line, a distance of 525.78 feet to the point of curvature of a tangent circular curve to the left having a radius of 18522.32 feet; thence Northerly, continuing on and along said Westerly right-of-way line, as defined by the arc of said curve, an arc distance of 578.48 feet, being subtended by a long chord having a length of 578.46 feet and a bearing of North 00 degrees 46 minutes 46 seconds West to a #5 rebar; thence North 01 degrees 40 minutes 27 seconds West, continuing on and along said Westerly right-of-way line and tangent to said curve, a distance of 730.14 feet to a #5 rebar; thence North 06 degrees 07 minutes 31 seconds West, continuing on and along said Westerly right-of-way line, a distance of 46.33 feet to a #5 rebar; thence North 43 degrees 42 minutes 26 seconds West, continuing on and along said Westerly right-of-way line, a distance of 56.02 feet to a #5 rebar; thence North 88 degrees 56 minutes 20 seconds West, on and along the Southerly right-of-way line of Lower Huntington Road, a distance of 634.48 feet to the point of intersection of said Southerly right-of-way line with the West line of Lot Number 1 in the Subdivision of the Northeast Quarter of Section 32, Township 30 North, Range 12 East, as recorded in Deed Record J, page 568 in the Office of said Recorder; thence South 00 degrees 21 minutes 00 seconds West, on and along said West line, a distance of 694.63 feet to a #5 rebar at a North corner of said 26.479 acre tract; thence North 89 degrees 19 minutes 00 seconds East, on and along a North line of said 26.479 acre tract, a distance of 168.14 feet to a #5 rebar; thence South 00 degrees 00 minutes 00 seconds West, on and along an East line of said 26.479 acre tract, a distance of 121.42 feet to a #5 rebar; thence South 26 degrees 28 minutes 00 seconds East, continuing on and along said East line, a distance of 120.08 feet to a #5 rebar; thence South 70 degrees 45 minutes 00 seconds East, on and along a North line of said 26.479 acre tract, a distance of 164.30 feet to a #5 rebar; thence South 00 degrees 00 minutes 00 seconds West, on and along an East line of said 26.479 acre tract, a distance of 368.81 feet to a #5 rebar; thence South 25 degrees 11 minutes 00 seconds West, continuing on and along said East line, a distance of 135.20 feet to a #5 rebar; thence South 00 degrees 00 minutes 00 seconds West, continuing on and along said East line, a distance of 141.70 feet to a #5 rebar; thence South 23 degrees 14 minutes 00 seconds East, continuing on and along said East line, a distance of 352.35 feet to a #5 rebar; thence North 90 degrees 00 minutes 00 seconds East, on and along a North line of said 26.479 acre tract, a distance of 252.19 feet to the true point of beginning, containing 21.577 acres of land, and subject to all easements of record.



SCALE IN FEET:

0 100 200

Original Map Scale: 1"=100'
Date: November 4, 2019