

#REZ-2020-0015

BILL NO. Z-20-05-19

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. N-27 (Sec. 25 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:

Lots Numbered 11, 12, 13, 14, 37 & 38 and part of Lots Numbered 9, 10, 35, 36, 39,
40, 41, 42 and 44 and part of vacated Sylvia Street, all in Home Gardens Addition, as
recorded in Plat Book 8, page 79, in the Office of the Recorder of Allen County,
Indiana, described as follows:

BEGINNING at the Northeast corner of Lot Number 14 in said Home Gardens
Addition; thence South 01 degree 57 minutes 55 seconds East along the West right-
of-way of John Street, a distance of 673.09 feet to a point, bearing North 01 degree
57 minutes 55 seconds East, a distance of 26.92 feet from the Northeast corner of Lot
Number 35 in said Home Gardens Addition; thence South 88 degrees 17 minutes 21
seconds West parallel with the North line of said Lot Number 35, a distance of
308.82 feet; thence South 02 degrees 00 minutes 10 seconds East parallel with the
West line of said Lot Number 35, a distance of 184.31 feet to the Northeasterly right-
of-way line of U.S. 27 (US 27 Project 575(12)); thence North 55 degrees 33 minutes
00 seconds West along said right-of-way line as described in Deed Record 490,
pages 526-527 in the Office of said Recorder, a distance of 170.00 feet; thence North
52 degrees 06 minutes 59 seconds West along said right-of-way line as described in
Deed Record 490, pages 526-527 in the Office of said Recorder, a distance of 50.09
feet; thence North 55 degrees 33 minutes 00 seconds West along said right-of-way
line as described in Deed Record 490, pages 526-527 in the Office of said Recorder,
a distance of 200.00 feet; thence North 52 degrees 41 minutes 15 seconds West along
said right-of-way line as described in Deed Record 490, pages 526-527 in the Office
of said Recorder, a distance of 100.12 feet; thence North 23 degrees 53 minutes 40
seconds West along said right-of-way line as described in Deed Record 490, pages
526-527 in the Office of said Recorder, a distance of 47.64 feet; thence North 23
degrees 34 minutes 42 seconds West along said right-of-way line as described in
Deed Record 490, pages 526-527 in the Office of said Recorder, a distance of 194.08
feet to the Easterly right-of-way line of Hanna Street as described in Deed Record

1 685, pages 256-257 in the Office of said Recorder; thence North 02 degrees 02
2 minutes 25 seconds West along said Easterly line a distance of 119.89 feet to the
3 North line of said Lot Number 9; thence North 88 degrees 17 minutes 21 seconds
4 East along said North line a distance of 398.42 feet to the West line of said Lot
5 Number 13; thence North 02 degrees 00 minutes 10 seconds West along said West
6 line a distance of 200.00 feet to the North line of said Lot Number 14; thence North
7 88 degrees 17 minutes 21 seconds East along said North line a distance of 413.56
8 feet to the Point of Beginning, containing 10.503 acres, more or less.

9 and the symbols of the City of Fort Wayne Zoning Map No. N-27 (Sec. 25 of Wayne
10 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
11 Wayne, Indiana is hereby changed accordingly.

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

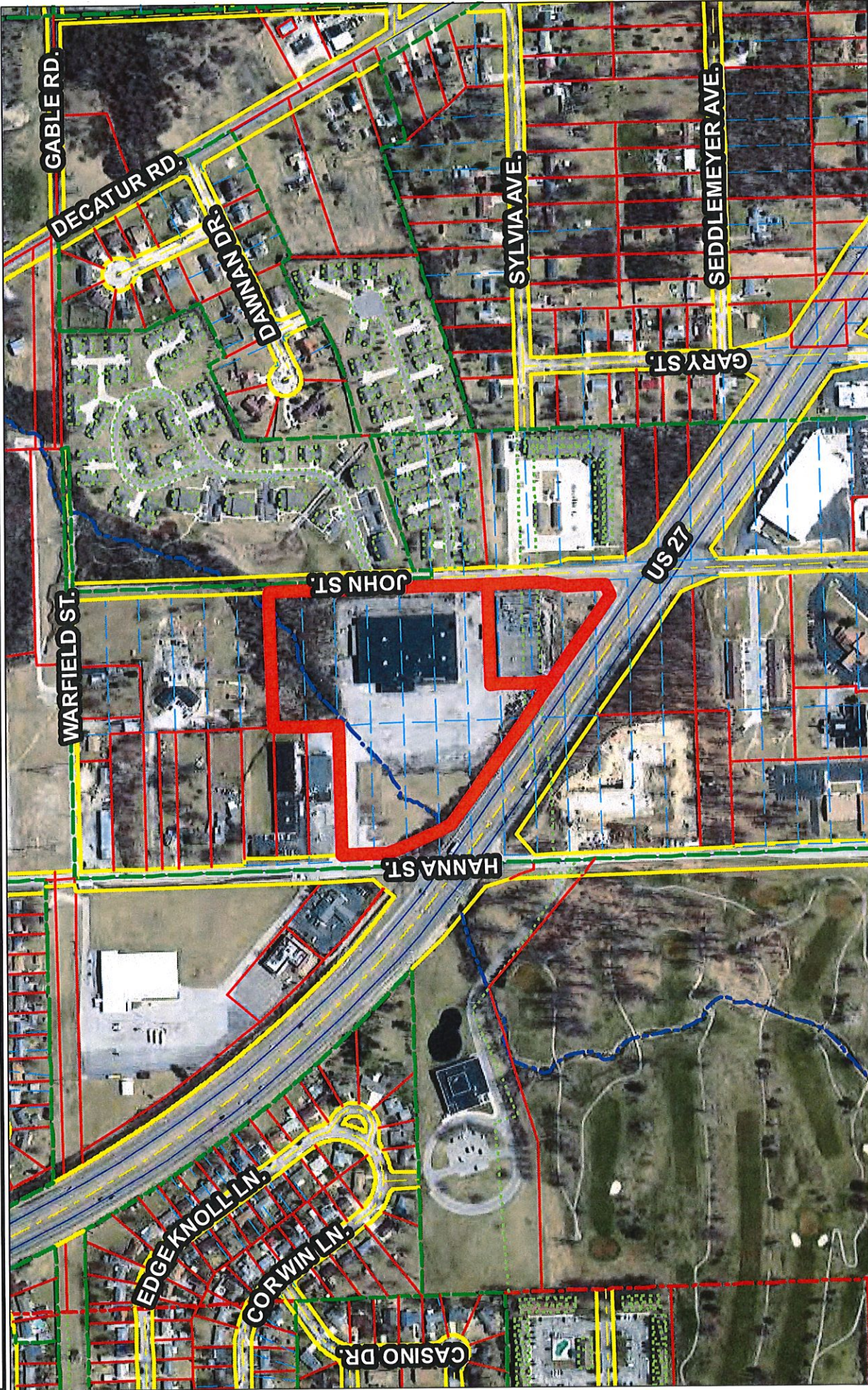
16 SECTION 3. That this Ordinance shall be in full force and effect from and after its
17 passage and approval by the Mayor.

18 _____
19 Council Member

20 APPROVED AS TO FORM AND LEGALITY:

21 _____
22 Carol T. Helton, City Attorney
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Rezoning Petition REZ-2020-0015 and 0016 - 6901 and 6905 S Hanna St



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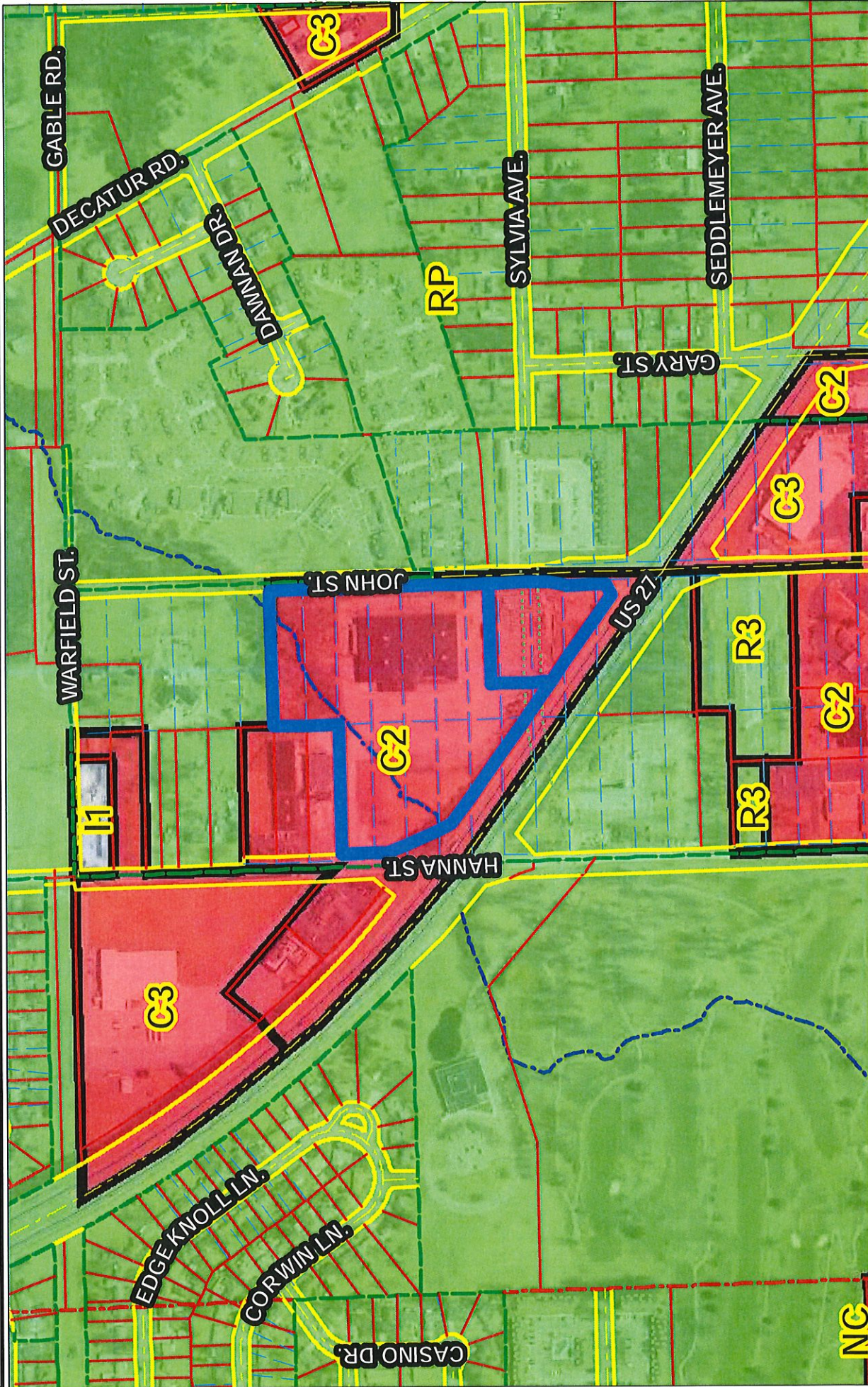
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 Photos and Contours: Spring 2009
 Date: 5/13/2020



1 inch = 400 feet



Rezoning Petition REZ-2020-0015 and 0016 - 6901 and 6905 S Hanna St



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Vendor - 15208

6901

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Qulon Enterprises LLC
 Address P.O. Box 11772
 City Ft. Wayne State IN Zip 46860-1772
 Telephone 260-437-5886 E-mail melissaglaze@quoinent.com

Contact Person
 Contact Person Bruce Watson
 Address 9609 Ardmore Ave.
 City Ft. Wayne State IN Zip 46809
 Telephone 260-918-3718 E-mail bruce_watson@fwmetals.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 6901 S. Hanna St., Ft. Wayne, IN 46816
 Present Zoning C2 Proposed Zoning I2 Acreage to be rezoned 10.52
 Proposed density .095 units/ acre (1 unit total) units per acre
 Township name Wayne Township section # Section 25
 Purpose of rezoning (attach additional page if necessary) Changing use of property from Religious/Commercial to light manufacturing.
 Sewer provider City Utilities Water provider City Utilities

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.

Bruce Watson
 (printed name of applicant)

(signature of applicant)

26 March 2020
 (date)

Melissa Glaze
 (printed name of property owner)

(signature of property owner)

March 26, 2020
 (date)

(printed name of property owner)

(signature of property owner)

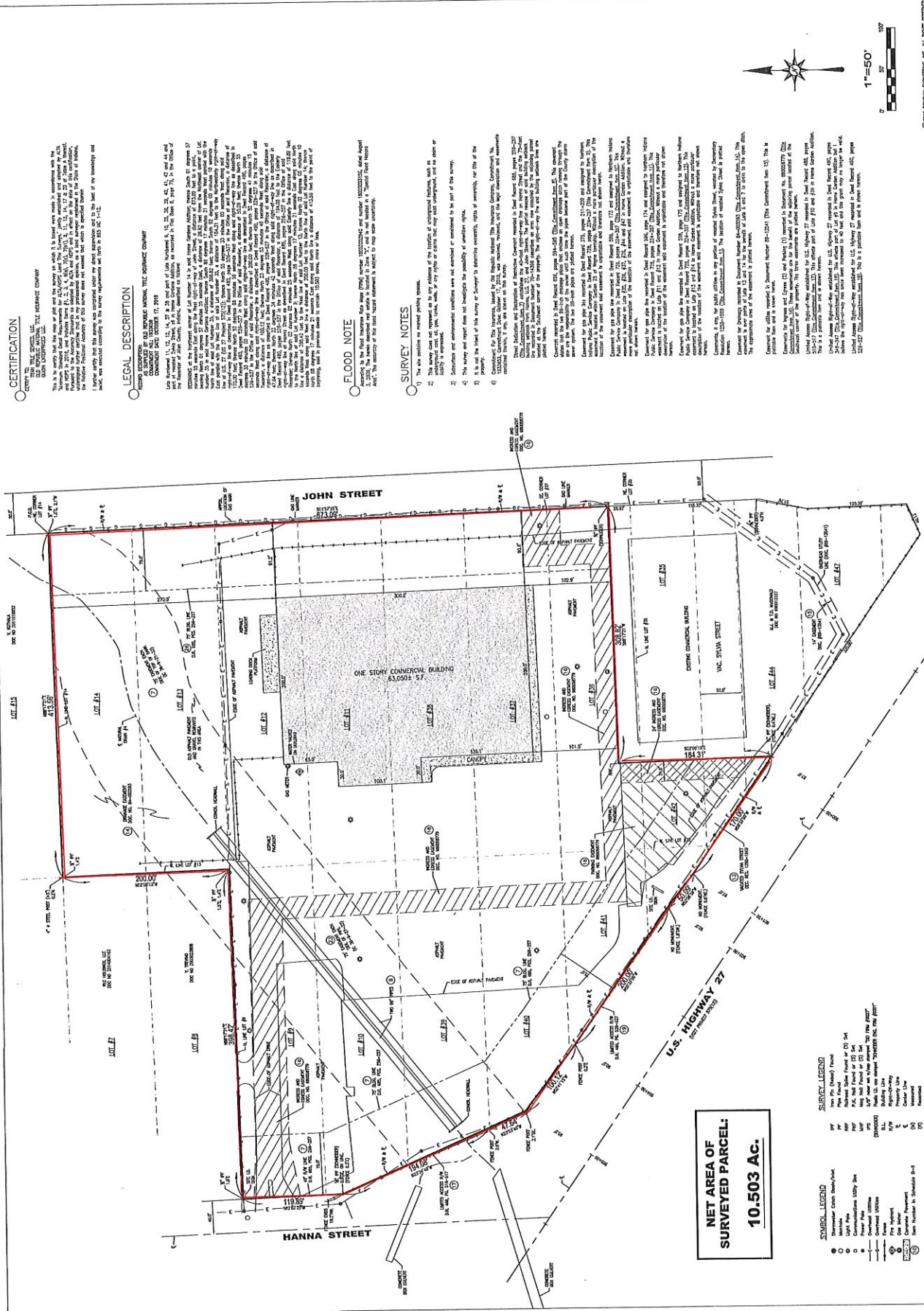
(date)

(printed name of property owner)

(signature of property owner)

(date)

Received <u>4-1-2020</u>	Receipt No. <u>183615</u>	Hearing Date <u>5-11-2020</u>	Petition No. <u>REZ-2020-0015</u>
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FACT SHEET

Case #REZ-2020-0015		Bill # Z-20-05-19	Project Start: May 2020
APPLICANT:	Quion Enterprises, LLC		
REQUEST:	To rezone property from C2/Limited Commercial to I2/General - Industrial.		
LOCATION:	The addresses of the subject property is 6901 South Hanna Street (Section 25 of Wayne Township).		
LAND AREA:	Approximately 10.5 acres		
PRESENT ZONING:	C2/Limited Commercial		
PROPOSED ZONING:	I2/General Industrial		
COUNCIL DISTRICT:	6- Sharon Tucker		
ASSOCIATED PROJECT:	Site redevelopment – Fort Wayne Metals		
SPONSOR:	City of Fort Wayne Plan Commission		

May 27, 2020 Public Hearing

- No one from the public spoke at the hearing.
- Tom Freistroffer, Justin Shurley and Rachel Tobin-Smith were absent.

May 27, 2020 – Business Meeting

Plan Commission Recommendation: DO PASS

A motion was made by Judi Wire and seconded by Paul Sauerteig to return the ordinance with a Do Pass recommendation to Common Council for their final decision.

6-0 MOTION PASSED

- Tom Freistroffer, Justin Shurley and Rachel Tobin-Smith were absent.

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
June 3, 2020

Reviewed by:



Kimberly R. Bowman, AICP
Executive Director
Secretary to the Commission

PROJECT SUMMARY

- The site has been developed with commercial buildings since the late 1960's/early 1970's. The existing buildings have had a variety of uses and now appear to be vacant.

The petitioner is requesting to rezone the two properties, 6901 and 6905 South Hanna, to I2/General Industrial for light manufacturing. The overall development site has two existing buildings: one most recently used as a religious facility and the smaller of the two as warehousing.

The area around the site is a commercial-residential mix. The nearest industrially zoned area of size is located on Hanna, near Decatur Road, except for a small piece of I1/Limited Industrial at Hanna and Warfield. Not all of the uses in the Decatur Road area require industrial zoning, but because of the zoning, there are many outdoor uses that do not meet the ordinance screening or locational standards. On the commercially zoned properties in the area, there is a variety of intensity of uses. Retail is the predominate use at Southtown Centre, where outlots are still being developed. The former Kmart Plaza is being repurposed for storage. The former Target store is in use as a secure data facility. Many commercial properties have changed uses over the years, without attempts to bring the properties into compliance with the ordinance for uses, or development standards. Such is the case with 6905 South Hanna, where materials have been stored or dumped on the parking lot, with no proper screening.

Quoin Enterprises, affiliated with Fort Wayne Metals, intends to use the site and its two buildings for light manufacturing of wire for the medical industry, as well as to train new employees on the equipment.

The property in this proposal has seen many use changes, without much improvement to the property itself. The applicant intends to rehabilitate the existing buildings, repair and remove some paving, improve lighting, and generally clean up the site. Crews have already begun removing years of dumped material on the site. While there is no adjacent industrial zoning, the proposed uses would not intensify the current conditions of the property. A rehabilitated site will be a great improvement to the visual impact on the neighborhood, and occupied buildings will create a safer environment. There is no intent for outdoor storage, which will make a substantial positive impact along the US 27 corridor. The applicant also stated that there will be job opportunities for area residents.

The proposal can be supported by the following goals and policies of the Comprehensive Plan:

LU3. Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure;

LU8. Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.

PUBLIC HEARING SUMMARY:

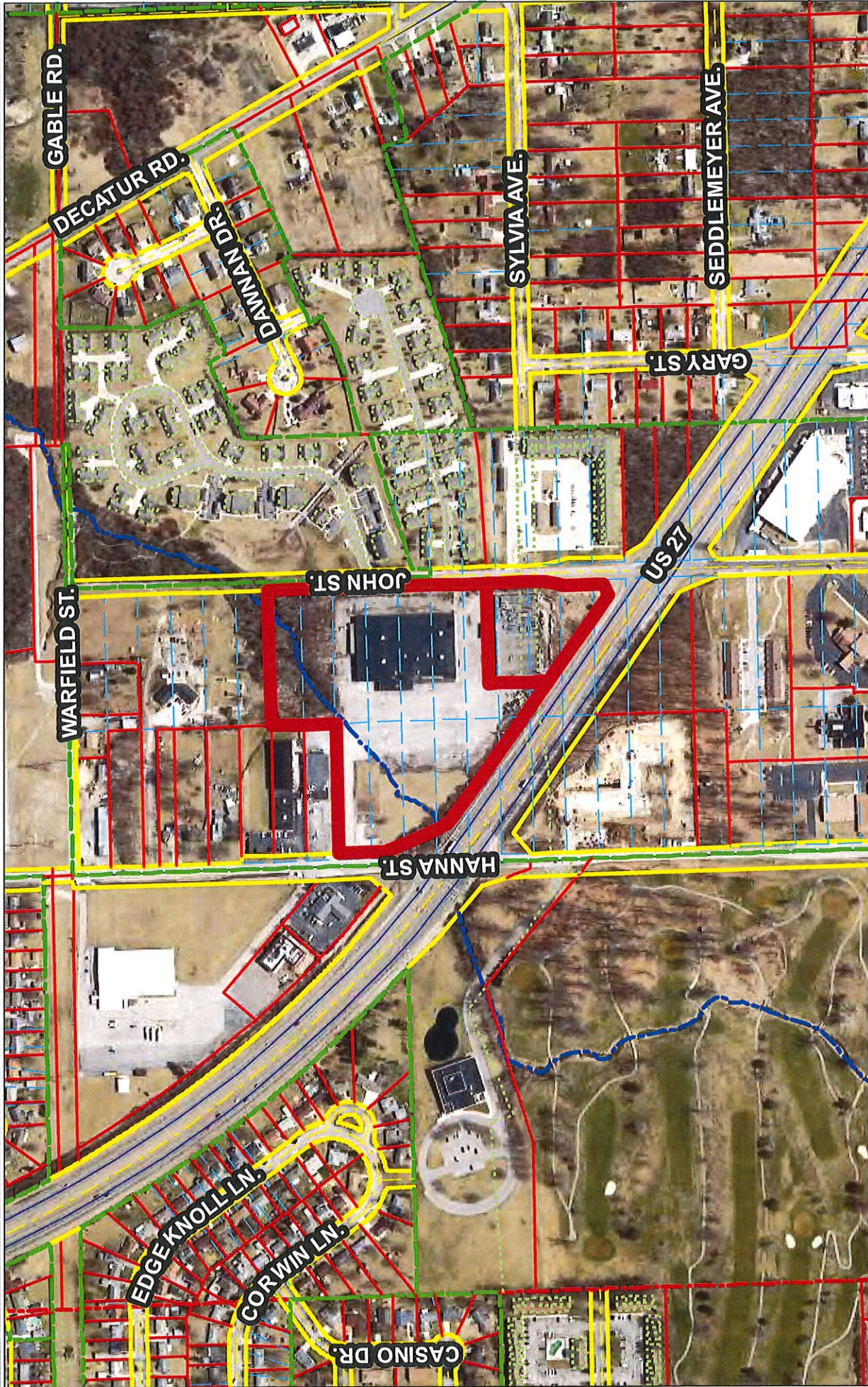
Presenter: Bruce Watson, Fort Wayne Metals, presented the proposal as outlined above. Mr. Watson explained that this training facility will help with employees for Fort Wayne Metals and also with life skills for other future employees in general. They are interested in this site because it has access to Citilink and other transportation options, so they can widen their workforce options and provide more employment opportunities.

Public Comments:

none



Rezoning Petition REZ-2020-0015 and 0016 - 6901 and 6905 S Hanna St



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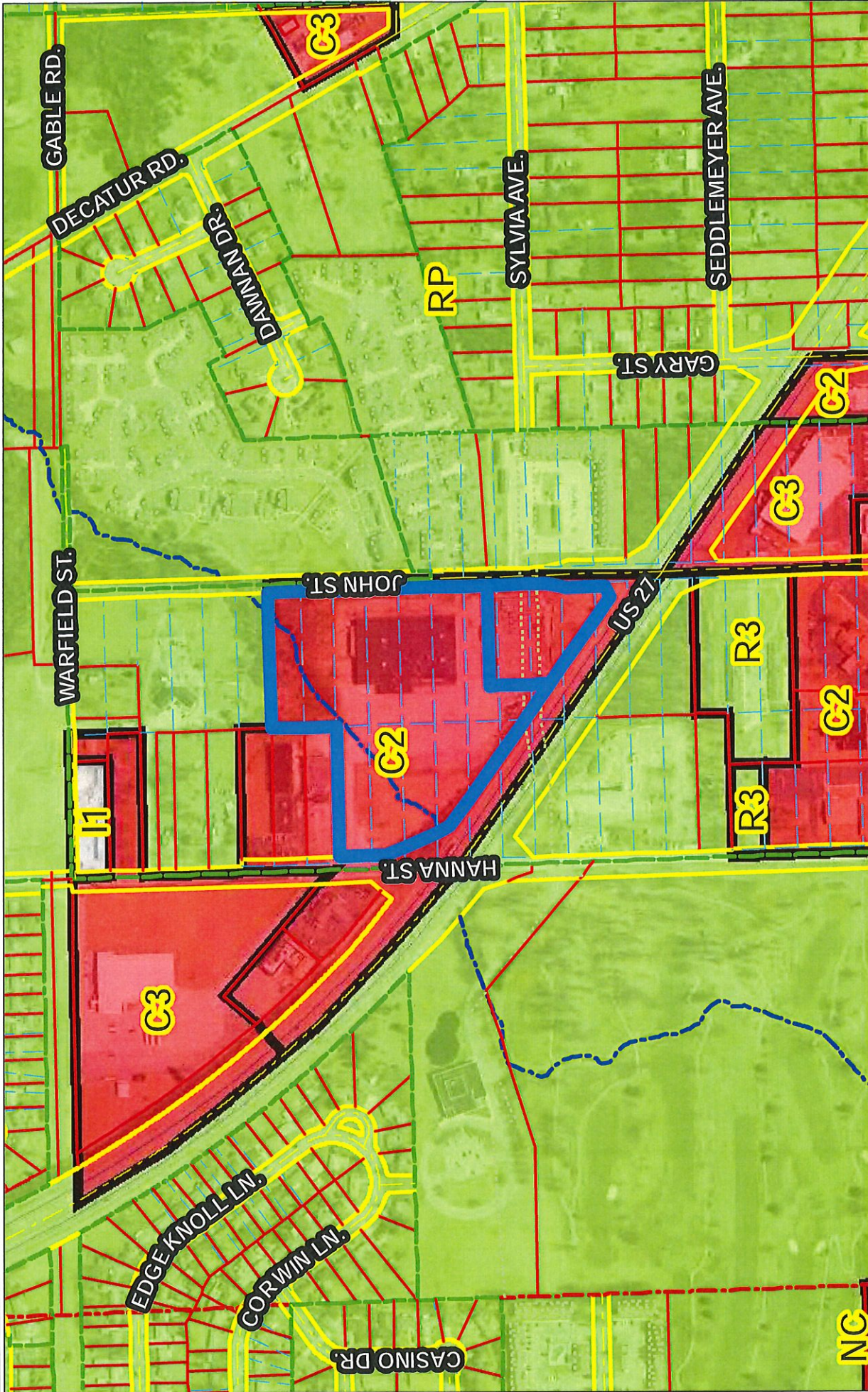


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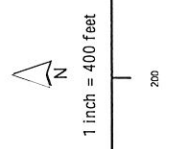


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Rezoning Petition Application**

Applicant
Applicant Quilon Enterprises LLC
Address P.O. Box 11772
City Ft. Wayne State IN Zip 46860-1772
Telephone 260-437-5886 E-mail melissaglaze@quoinent.com

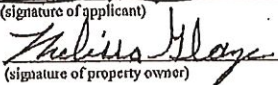
Contact Person
Contact Person Bruce Watson
Address 9609 Ardmore Ave.
City Ft. Wayne State IN Zip 46809
Telephone 260-918-3718 E-mail bruce_watson@fwmetals.com

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Bruce Watson (printed name of applicant)	 (signature of applicant)	26 March 2020 (date)
Melissa Glaze (printed name of property owner)	 (signature of property owner)	March 28, 2020 (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

Received 4-1-2020	Receipt No. 133615	Hearing Date 5-11-2020	Petition No. REZ-2020-0015
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City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2020-0015
Bill Number: Z-20-05-19
Council District: 6-Sharon Tucker

Introduction Date: May 26, 2020

Plan Commission
Public Hearing Date: May 27, 2020 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 10.5 acres from C2/Limited Commercial to
I2/General Industrial.

Location: 6901 South Hanna

Reason for Request: To allow the underutilized property to be redeveloped with indoor light
manufacturing and job training.

Applicant: Quoin Enterprises

Property Owner: Quoin Enterprises

Related Petitions: none

Effect of Passage: Property will be rezoned to the I2/General Industrial district which will
allow the redevelopment of the property.

Effect of Non-Passage: The property will remain zoned for commercial purposes. The proposed
redevelopment will not be permitted.