

#REZ-2022-0012
BILL NO. Z-22-04-09

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. N-3 (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:

Doc. 2020011915

Lots I, 2 and 3 of Glencoe Park Addition, more commonly known as 6001 Decatur Road, Fort Wayne,
Allen County, Indiana.

Doc. 2020011581

Lots Numbered 4 and 5 of Glencoe Park Addition to the City of Fort Wayne, according to the plat
thereof, recorded in Plat Record 12, page 28, in the Office of the Recorder of Allen County, Indiana.
(Commonly known as 810 Ventura, Fort Wayne, Indiana)

Doc. 2020011914

PARCEL I:

Lot Number I in Bittersweet Gardens Addition to the City of Fort Wayne, Indiana, as recorded in Plat
Record 8, page 96, EXCEPT the East 310 feet thereof.

ALSO EXCEPTING:

Part of Lot Number I in Bittersweet Gardens Addition to the City of Fort Wayne, as recorded in Plat
Record B, page 96 in the Office of the Recorder of Allen County, Indiana, in particular described as
follows, to-wit:

COMMENCING at the Northwest corner of said Lot Number 1, as defined by an iron pipe found
situated 27 feet normally distant Northeasterly of the centerline of the 18-foot concrete pavement
of the Old Decatur Road, and as situated 324.5 feet Northwesterly (330 feet, Plat) from the South
corner of said Lot Number 1, a distance of 175.6 feet to the Southeast corner (as established) of Lot
Number 5 in Glencoe Park Addition, as recorded in Plat Record 12, page 28; thence Southerly by a
deflection right of 89 degrees 26 minutes on the extension Southerly of the East line of said Lot
Number 5, a distance of 52.0 feet; thence Southwesterly on a line normal to the centerline of the
Old Decatur Road by a deflection right of 61 degrees 52 minutes, a distance of 129.6 feet to the
Southwesterly line of said Lot Number 1; thence Northwesterly on the line aforesaid by a deflection
right of 90 degrees a distance of 130.0 feet to the Point of Beginning.

1 PARCEL II:

2 Part of Lot Number 1 in Bittersweet Gardens Addition to the city of Fort Wayne, as recorded in Plat
3 Record B. page 96 in the Office of the Recorder of Allen County, Indiana, in particular described as
4 follows, to-wit:

5 COMMENCING at the Northwest corner of said Lot Number 1, as defined by an iron pipe found
6 situated 27 feet normally distant Northeasterly of the centerline of the 18-foot concrete pavement
7 of the Old Decatur Road, and as situated 24.5 feet Northwesterly (330 feet, Plat) from the South
8 corner of said Lot Number 1, a distance of 175.6 feet to the Southeast corner (as established) of Lot
9 Number 5 Glencoe Park Addition as recorded in Plat Record 12, page 28; thence Southerly by a
10 deflection right of 89 degrees 26 minutes on the extension Southerly of the East line of said Lot
11 Number 5, a distance of 52.0 feet; thence Southwesterly on a line normal to the centerline of the old
12 Decatur Road by a deflection right of 61 degrees 52 minutes, a distance of 129.6 feet to the
13 Southwesterly line of said Lot Number 1; thence Northwesterly on the line aforesaid by a deflection
14 right of 90 degrees a distance of 330.0 feet to the Point of Beginning.

15 and the symbols of the City of Fort Wayne Zoning Map No. N-3 (Sec. 25 of Wayne
16 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
17 Wayne, Indiana is hereby changed accordingly.

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

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

24 _____
25 Council Member

26 APPROVED AS TO FORM AND LEGALITY:

27 _____
28 Carol T. Helton, City Attorney

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Ordinance Amendment
Case Number: REZ-2022-0012
Bill Number: Z-22-04-09
Council District: 6-Sharon Tucker

Introduction Date: April 12, 2022

Plan Commission
Public Hearing Date: April 11, 2022 (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 from RP/Planned Residential to I2/General Industrial

Location: 6001 Decatur Road

Reason for Request: To permit existing use of construction company and allow for a new office and garage on site.

Applicant: Gleave Properties, LLC

Property Owner: Gleave Properties, LLC

Related Petitions: Primary Development Plan, Gleave Construction

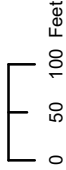
Effect of Passage: Rezoning of the property will bring all existing uses into compliance with the ordinance and allow for reinvestment into the site.

Effect of Non-Passage: The use may remain with the current Board of Zoning Appeals approval. New investment will likely require a new approval from the BZA.



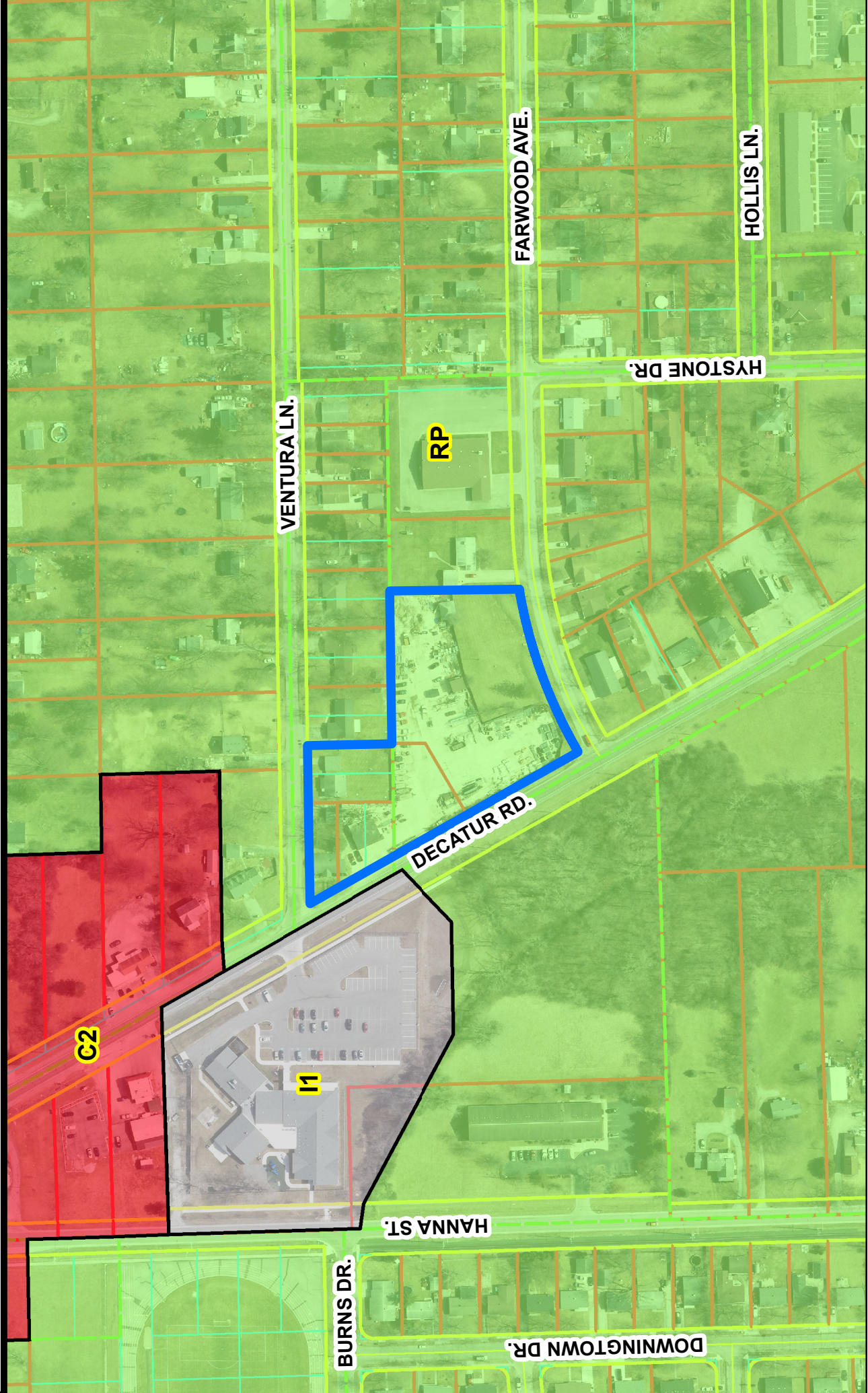
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 3/11/2022



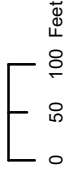
1 inch = 200 feet

REZ-2022-0012 and PDP-2022-0004 - Gleave Construction



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 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 3/1/2022



1 inch = 200 feet

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Gleave Properties, LLC
Address 6031 Decatur Road
City Fort Wayne State IN Zip 46816
Telephone (260) 410-3690 E-mail sethgleave@comcast.net

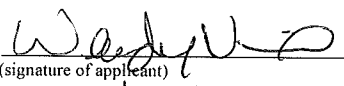
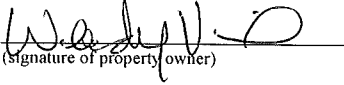
Contact Person
Contact Person Thomas B. Trent, Rothberg Law Firm
Address 505 E. Washington Blvd.
City Fort Wayne State IN Zip 46802
Telephone (260) 422-9454 E-mail ttrent@rothberg.com

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 6001 Decatur Road and 810 Ventura Lane
Present Zoning RP Proposed Zoning I-2 Acreage to be rezoned 2.531
Proposed density N/A units per acre
Township name Wayne Township section # 0025
Purpose of rezoning (attach additional page if necessary) To rezone the subject property from RP/Planned Residential to I-2/General Industrial to facilitate the construction and completion of certain, proposed improvements, including a new office building and storage facility.
Sewer provider City of Fort Wayne Water provider City of Fort Wayne

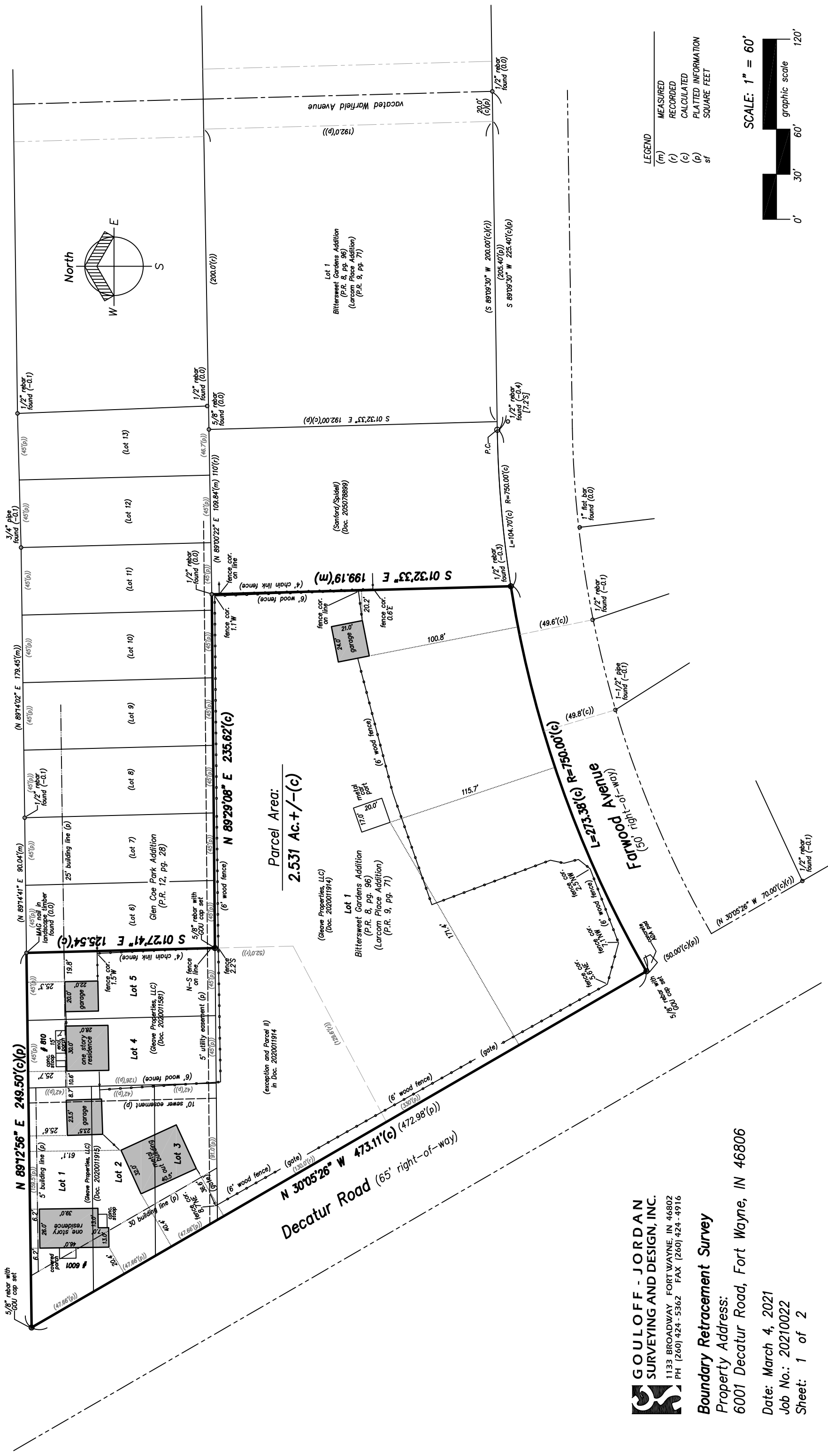
Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements.
☒ Applicable filing fee
☒ Applicable number of surveys showing area to be rezoned (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.

Gleave Properties, LLC		February 24, 2022
(printed name of applicant)	(signature of applicant)	(date)
Gleave Properties, LLC		February 24, 2022
(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>2/28/22</u>	Receipt No. <u>139580</u>	Hearing Date <u>4-11-22</u>	Petition No. <u>RE2- 2022 - 0012</u>
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Ventura Lane (45' right-of-way)

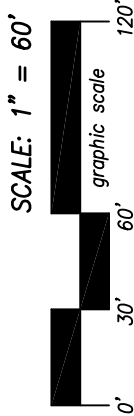


GOULOFF - JORDAN
SURVEYING AND DESIGN, INC.
1133 BROADWAY FORT WAYNE, IN 46802
PH (260) 424-5362 FAX (260) 424-4916

Boundary Retracement Survey
Property Address:
6001 Decatur Road, Fort Wayne, IN 46806

Date: March 4, 2021
Job No.: 20210022
Sheet: 1 of 2

LEGEND	
(m)	MEASURED
(r)	RECORDED
(c)	CALCULATED
(p)	PLATTED INFORMATION
sf	SQUARE FEET



DESCRIPTION

(copied from Doc. 2020011915)

Lots 1, 2 and 3 of Glencoe Park Addition, more commonly known as 6001 Decatur Road, Fort Wayne, Allen County, Indiana.
(copied from Doc. 2020011581)

Lots Numbered 4 and 5 In Glen Coe Park Addition to the City of Fort Wayne, according to the plat thereof, recorded in Plat Record 12, page 28, in the Office of the Recorder of Allen County, Indiana.

(Commonly known as 810 Ventura, Fort Wayne, Indiana)

(copied from Doc. 2020011914)

PARCEL I:

Lot Number 1 in Bittersweet Gardens Addition to the City of Fort Wayne, Indiana, as recorded in Plat Record 8, page 96, EXCEPT the East 310 feet thereof.

ALSO EXCEPTING:

Part of Lot Number 1 in Bittersweet Gardens Addition to the City of Fort Wayne, as recorded in Plat Record 8, page 96 in the Office of the Recorder of Allen County, Indiana, in particular described as follows, to-wit:

COMMENCING at the Northwest corner of said Lot Number 1, as defined by an iron pipe found situated 27 feet normally distant Northeasterly of the centerline of the 18 foot concrete pavement of the Old Decatur Road, and as situated 324.5 feet Northwesterly (330 feet, Plat) from the South corner of said Lot Number 1, a distance of 175.6 feet to the Southeast corner (as established) of Lot Number 5 in Glencoe Park Addition, as recorded in Plat Record 12, page 28; thence Southerly by a deflection right of 89 degrees 26 minutes on the extension Southerly of the East line of said Lot Number 5, a distance of 52.0 feet; thence Southwesterly on a line normal to the centerline of the Old Decatur Road by a deflection right of 61 degrees 52 minutes, a distance of 129.6 feet to the Southwesterly line of said Lot Number 1; thence Northwesterly on the line aforesaid by a deflection right of 90 degrees a distance of 130.0 feet to the Point of Beginning.

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G O U L O F F - J O R D A N
SURVEYING AND DESIGN, INC.
1133 BROADWAY FORT WAYNE, IN 46802
PH (260) 424-5362 FAX (260) 424-4916

Boundary Retracement Survey

Property Address:

6001 Decatur Road, Fort Wayne, IN 46806

Date: March 4, 2021

Job No.: 20210022

Sheet: 2 of 2

SURVEYOR'S REPORT

This report and the accompanying survey plat have been prepared in accordance with Title 865, Article 1, Rule 12, Sec 1-29 and all amendments thereto of the Indiana Administrative Code, which establishes the minimum standards for the practice of land surveying.

Monuments set are 5/8 inch round by 24 inch long steel rebars with yellow plastic caps stamped "GOU LS29500017", and set flush with the ground surface, unless otherwise noted.

Monuments found are noted with an above (x.x) or below (-x.x) ground surface dimension.

PURPOSE: The purpose of this survey is to "retrace" the boundary of the real estate described hereon.

THEORY OF LOCATION:

The lines and corners for this survey were established as depicted on the survey drawing.

The uncertainty in the lines and corners found or established by this survey are as follows:

(A) Availability and condition of reference monuments:

Monuments found are described and depicted on the survey drawing.

Uncertainty created by the location of the monuments found or set on the subject property due to variations in reference monuments (monuments found on the subject property and on adjacent properties) is the difference between "measured" and "platted" or "recorded" angular or distance measurements as depicted on the survey drawing.

The uncertainty for this survey is 7.2 feet+/-.

(B) Occupation or possession lines:

See survey drawing for fence types and locations. Fence ownership is unknown

Uncertainty created as a result of the fence locations depicted hereon is 2.5 feet +/-.

(C) Clarity or ambiguity of the record description and or adjainer's descriptions:

No uncertainty was created.

(D) This survey falls under the classification of a "Suburban" survey. The acceptable relative positional accuracy (random errors in measurements) = 0.13 feet (40 millimeters) plus 100 parts per million as specified in Section 7 of said Rule 12.

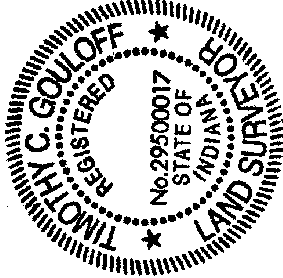
Initial field work for this survey was completed on 03/03/2021.

SURVEYOR'S CERTIFICATION

This survey was performed by, or under the responsible direction of the undersigned registered land surveyor and to the best of said registered land surveyor's knowledge and belief, said survey was executed according to the applicable survey requirements of 865 IAC-1-12-1 thru 29.

DATED THIS 4th DAY OF MARCH, 2021.

Timothy C. Gouloff, R.L.S. 29500017



LEGAL DESCRIPTION

Lots 1, 2 and 3 of Glencoe Park Addition, more commonly known as 6001 Decatur Road, Fort Wayne, Allen County, Indiana.

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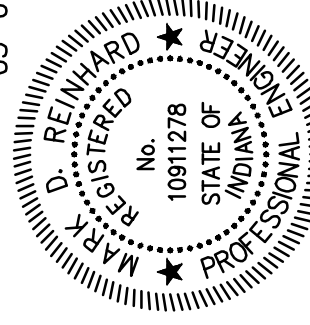
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**ENGINEERING
RESOURCES, INC.**

4175 New Vision Dr., Fort Wayne, IN 46845
Ph: (260) 490-1025 Fax: (260) 490-1026
www.eri consulting



03-01-2022

M. Reinhard



GLEAVE

532 E. HAWTHORNE ST.
FORT WAYNE, INDIANA 46806

**CONSTRUCTION
REZONING**

6031 Decatur Rd

Fort Wayne, IN 46816

OWNER

NATE: GLEAVE PROPERTIES LLC
ADDRESS: 532 E. HAWTHORNE ST. FORT WAYNE, IN 46806
PH: (260) 744-2757
CONTACT: SETH GLEAVE
EMAIL: SETHGLEAVE@CONCST.NET

ENGINEER

ENGINEERING RESOURCES, INC.
4175 NEW VISION DRIVE
FORT WAYNE, IN 46845
PH: (260) 490-1025
FAX: (260) 490-1026
CONTACT: MARK REINHARD
EMAIL: mark@eri consulting

SURVEYOR

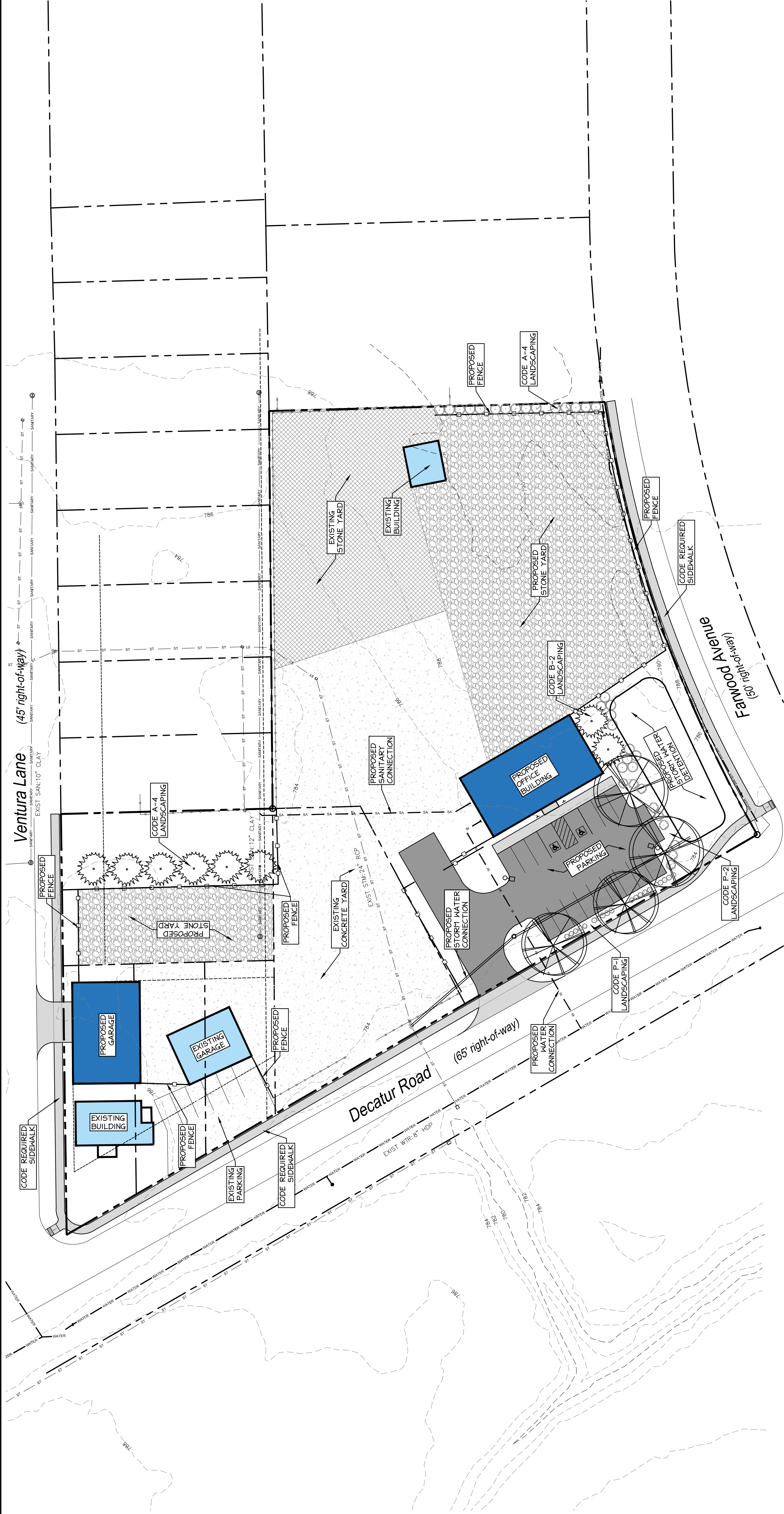
NATE: GOULOFF - JORDAN SURVEYING AND DESIGN
ADDRESS: 1133 BROADWAY FORT WAYNE, IN 46802
PH: (260) 424-5362
FAX: (260) 424-4916
CONTACT: NATE
EMAIL: NATE@JORDANSURVEYING.COM

REVISIONS

DATE	DESCRIPTION
CAD FILE	5281-Primary Development
PLOT DATE	03/01/2022
DRAWN BY	KRD
PLOT SCALE	1"=30'

PRIMARY DEVELOPMENT PLAN

PD1



PRIMARY DEVELOPMENT PLAN

SCALE: 1" = 30'

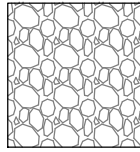
 NORTH

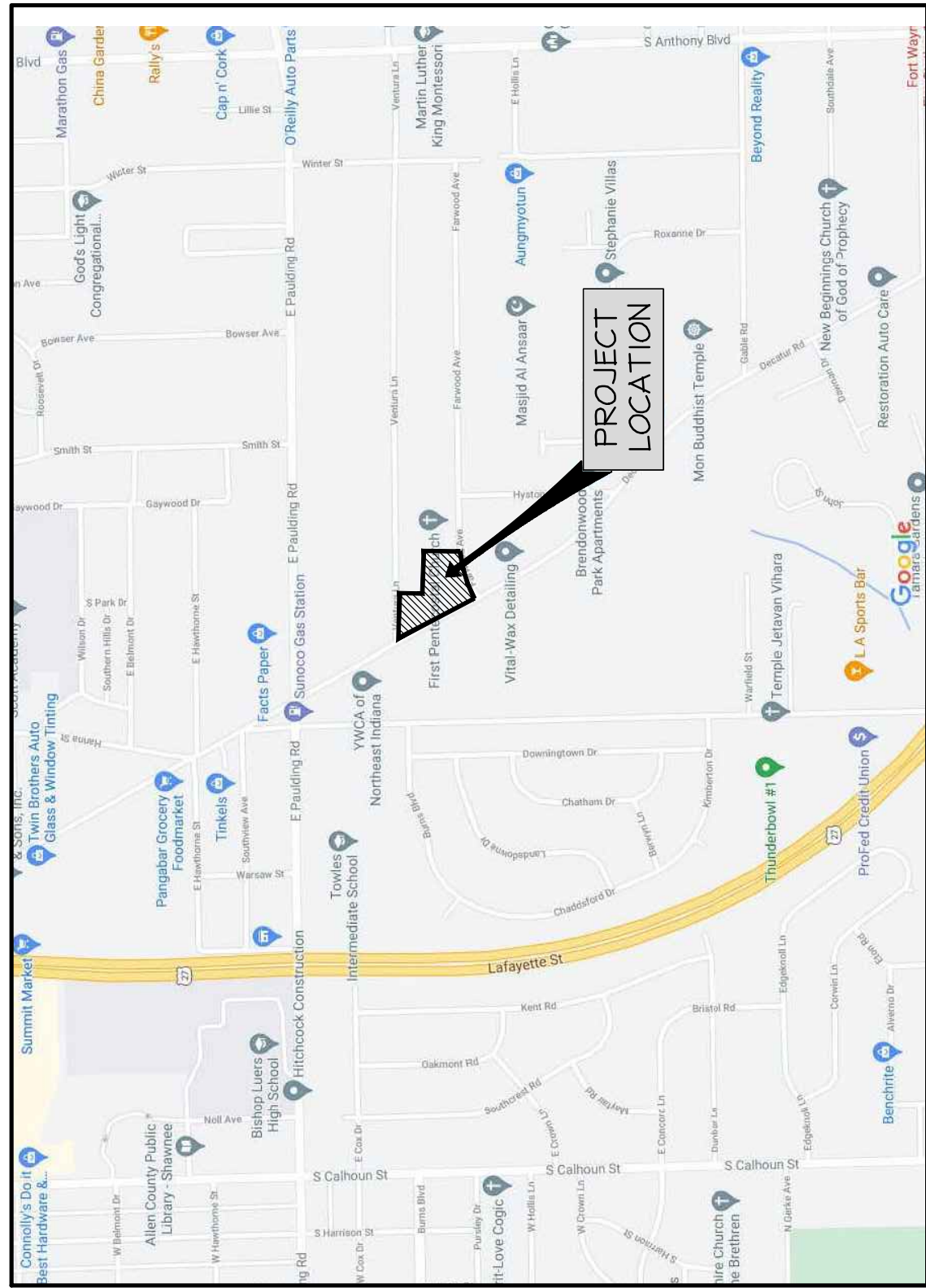
ZONING INFORMATION	
CURRENT ZONE	RF: PLANNED RESIDENTIAL
PROPOSED ZONE	I2: CONSTRUCTION STORAGE AND OFFICE SPACE

FLOOD INSURANCE RATE MAP (FIRM):	
ALLEN COUNTY, INDIANA AND INCORPORATED AREAS	
FIRM MAP NUMBER: 18009C0315G	
DATED MONTH 09/03/2009	
FLOODHAY AREAS IN ZONE X	

PARKING SUMMARY		
1 SPACE PER 400 SQ. FT.	TOTAL PARKING REQUIRED	PROPOSED PARKING COUNT
3000/400 = 8	8 SPACES	23 SPACES

LAYOUT LEGEND:

-  PROPOSED ASPHALT PAVEMENT
-  PROPOSED STONE
-  CONCRETE SIDEWALK AND DRIVES



LOCATION MAP

SCALE: NOT TO SCALE

 NORTH