

#REZ-2022-0023
BILL NO. Z-22-05-26

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. I-27 (Sec. 28 of Wayne)

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:

LOTS NUMBERED 38 THROUGH 41, INCLUSIVE, ALONG WITH A PORTION OF AN EXISTING
PLATTED ALLEY ALL BEING WITHIN ELZEY'S THIRD ADDITION AS RECORDED WITHIN PLAT
BOOK 11, PAGE 12 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT NUMBER 58 WITHIN ELZEY'S THIRD
ADDITION AS RECORDED IN PLAT BOOK 11, PAGE 12 WITHIN THE OFFICE OF THE
RECORDER OF ALLEN COUNTY, INDIANA, SAID NORTHEAST CORNER BEING THE POINT OF
INTERSECTION OF THE WEST RIGHT OF WAY LINE OF A TEN (10) FOOT PLATTED ALLEY AND
THE SOUTH RIGHT OF WAY LINE OF WAYNEWOOD DRIVE; THENCE NORTH 88 DEGREES 50
MINUTES 45 SECONDS EAST (INDIANA STATE PLANE ZONE EAST COORDINATE BASIS AND
BASIS OF BEARINGS TO FOLLOW) ON AND ALONG THE SOUTH RIGHT OF WAY LINE OF
WAYNEWOOD DRIVE A DISTANCE 209.97 FEET TO THE NORTHEAST CORNER OF LOT
NUMBER 38 WITHIN SAID ELZEY'S THIRD ADDITION, SAID NORTHEAST CORNER BEING THE
POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WAYNEWOOD DRIVE AND
THE WEST RIGHT OF WAY LINE OF BEATY AVENUE; THENCE SOUTH 01 DEGREES 02
MINUTES 18 SECONDS EAST ON AND ALONG THE AFOREMENTIONED WEST RIGHT OF WAY
LINE OF BEATY AVENUE, SAID WEST RIGHT OF WAY LINE BEING COINCIDENT WITH THE
EAST LINE OF SAID LOT NUMBER 38, A DISTANCE OF 199.46 FEET TO THE SOUTHEAST
CORNER OF LOT NUMBER 38 WITHIN SAID ELZEY'S THIRD ADDITION; THENCE SOUTH 88
DEGREES 43 MINUTES 59 SECONDS WEST ON THE SOUTH LINE OF LOTS NUMBER 38
THROUGH 41, INCLUSIVE, AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF
210.38 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF A TEN (10) FOOT PLATTED
ALLEY, SAID POINT BEING THE SOUTHEAST CORNER OF LOT NUMBER 58 WITHIN SAID
ELZEY'S THIRD ADDITION; THENCE NORTH 00 DEGREES 55 MINUTES 13 SECONDS WEST ON
AND ALONG THE WEST RIGHT OF WAY LINE OF A PLATTED TEN (10.00) FOOT ALLEY, SAID
WEST RIGHT OF WAY LINE BEING COINCIDENT WITH THE EAST LINE OF SAID LOT NUMBER
58 WITHIN ELZEY'S THIRD ADDITION, A DISTANCE OF 199.88 FEET TO THE POINT OF
BEGINNING. CONTAINING 0.963 ACRES OF LAND MORE OR LESS AND BEING SUBJECT TO
EASEMENTS AND RIGHTS OF WAY OF RECORD.

and the symbols of the City of Fort Wayne Zoning Map No. I-27 (Sec. 28 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.

1
2 SECTION 2. If a written commitment is a condition of the Plan Commission's
3 recommendation for the adoption of the rezoning, or if a written commitment is modified and
4 approved by the Common Council as part of the zone map amendment, that written
5 commitment is hereby approved and is hereby incorporated by reference.
6

7 SECTION 3. That this Ordinance shall be in full force and effect from and after its
8 passage and approval by the Mayor.
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10 _____
11 Council Member

12 APPROVED AS TO FORM AND LEGALITY:

13 _____
14 Malak Heiny, City Attorney
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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-2022-0023
Bill Number: Z-22-05-26
Council District: 4 – Jason Arp

Introduction Date: May 24, 2022

Plan Commission
Public Hearing Date: June 13, 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 1 acre from R1/Single Family Residential to I1/Limited Industrial

Location: 3019 Waynewood Drive

Reason for Request: To allow for the combination of lots for expansion of an existing training facility.

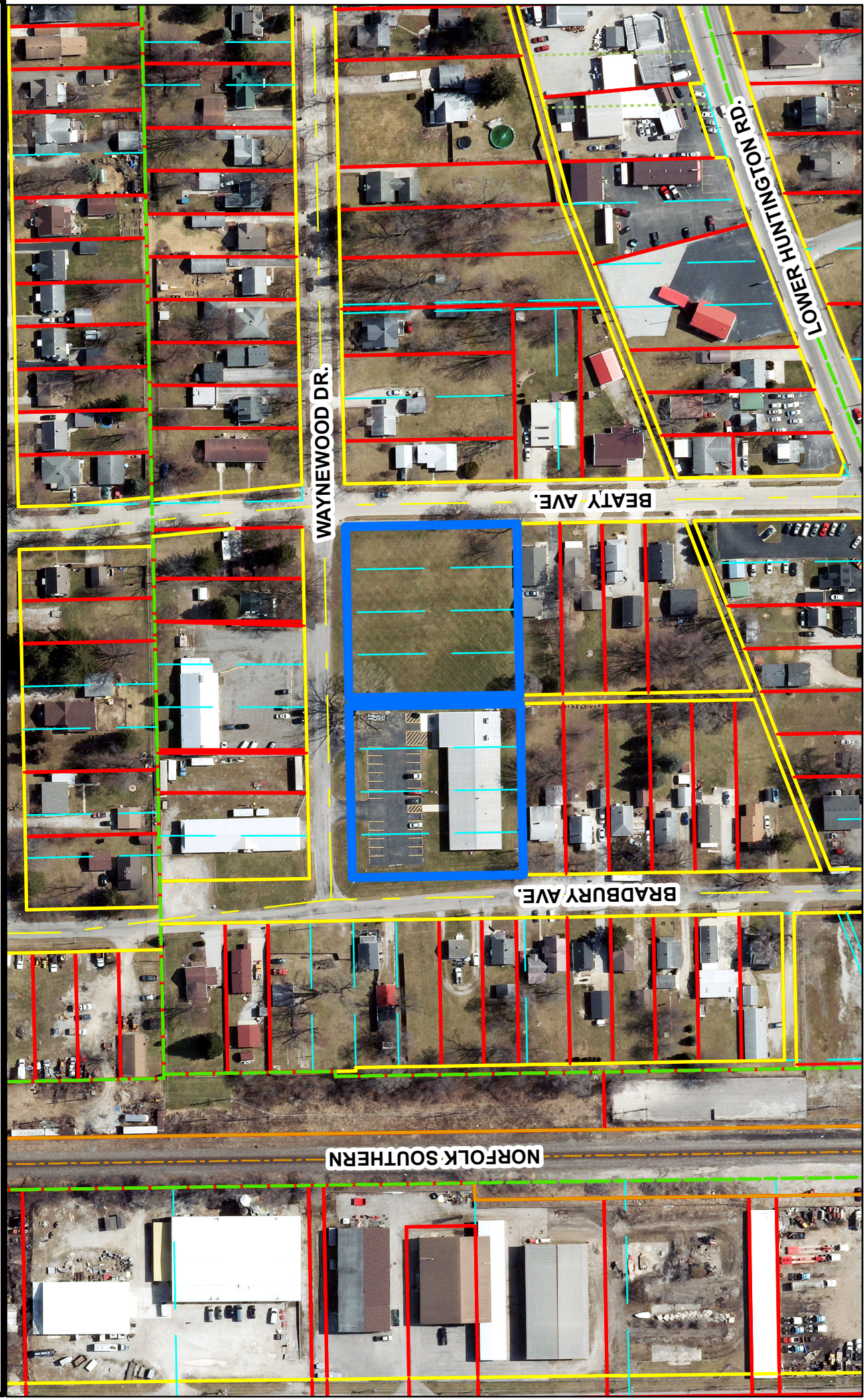
Applicant: Sheet Metal Workers Local 20

Property Owners: Sheet Metal Workers Local 20

Related Petitions: VALY-2022-0003

Effect of Passage: Property will be rezoned to the I1/Limited Industrial zoning district, which will allow the expansion of the existing union training facility.

Effect of Non-Passage: The property will remain zoned for residential purposes. In order to expand their services, the Sheet Metal Workers Local 20 may need to relocate.

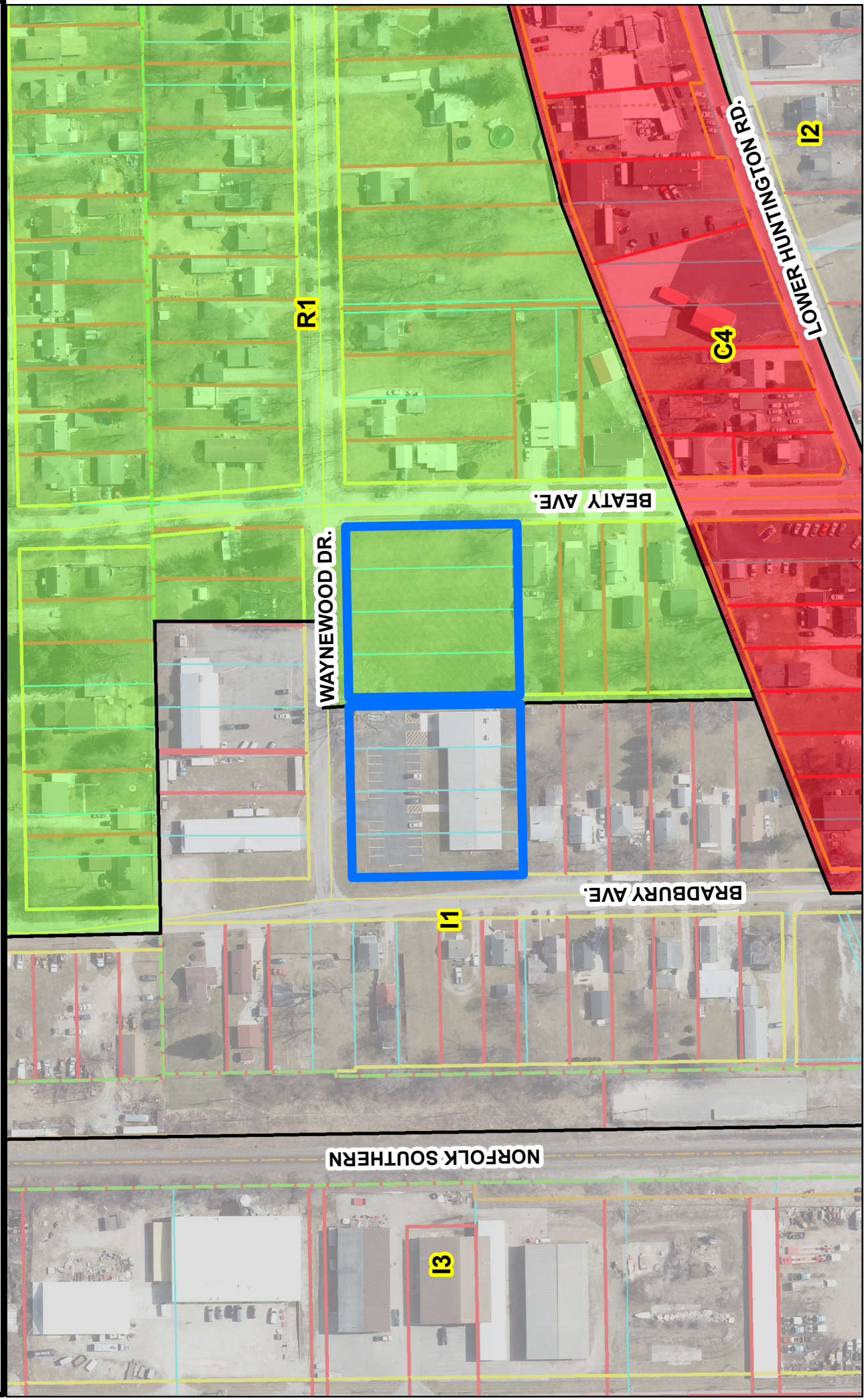


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 5/16/2022

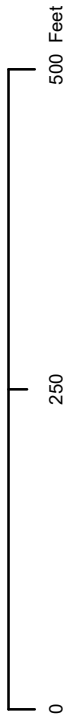


1 inch = 150 feet



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1 inch = 150 feet

Department of Planning Services
Rezoning Petition Application

Applicant Sheet Metal Workers Local 20
Address 3019 Waynewood Dr.
City Fort Wayne State IN Zip 46809-2630
Telephone 260-312-0105 E-mail desterline@smw20.com

Contact Person Patrick R. Hess, Beckman Lawson, LLP
Address 201 W. Wayne St.
City Fort Wayne State IN Zip 46802
Telephone 260-422-0800 E-mail phess@beckmanlawson.com

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

☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property 3019 Waynewood Dr.
Present Zoning 121 Proposed Zoning I1 Acreage to be rezoned 0.96
Proposed density N/A units per acre
Township name Wayne Township section # 28
Purpose of rezoning (attach additional page if necessary) To allow for the expansion of existing training facility for the Sheet Metal Workers Local 20.
Sewer provider City Water provider City

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.

Sheet Metal Workers 20
(printed name of applicant) *Paul Estlin* 5/3/2022
(signature of applicant) (date)

(printed name of property owner) _____ (signature of property owner) _____ (date) _____
Sheet Metal Workers 20
(printed name of property owner) *Jason Benson* 5-3-22
(signature of property owner) (date)

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

Received	Receipt No.	Hearing Date	Petition No.
5-3-22	140136	6-13-22	REZ-2022-0023

SINGLE TRACK L. E. & W. RAILROAD



Res zoning Exhibit

- Monument Legend**
- "A" - 5/8" BY 24" REBAR WITH "FORESIGHT CONSULTING, LLC - BOUNDARY"
 - "B" - SURVEY MARKER NAIL WITH "FORESIGHT CONSULTING, LLC" IDENTIFICATION WASHER
 - "C" - SET
 - "D" - 1/4" REBAR FOUND
 - "E" - 1" PIPE FOUND
 - "F" - 3/8" REBAR FOUND
 - "G" - 3/8" REBAR FOUND
- Annotation Legend**
- "P" - PLATTED DIMENSION
 - "D" - DEED DIMENSION
 - "S" - RECORD SURVEY DIMENSION
 - "DR" - DEED RECORD
 - "DRC" - DEED RECORD CORNER
 - "DCC" - DEED RECORD CORNER
 - "F" - FACE NUMBER
 - "C" - CENTERLINE
 - "V" - INDICATES HEIGHT OR DEPTH OF MONUMENT
 - "W" - MONUMENT WITH TYPE FENCE
 - "CL" - CENTERLINE OF ROADWAY
 - "RW" - RIGHT-OF-WAY LINE
 - "POC" - POINT OF COMMENCEMENT
 - "PCC" - POINT OF COMMENCEMENT
 - "PCC" - POINT OF COMMENCEMENT
 - "OL" - ON LINE



Professional Surveyor's Certification

THE UNDERSIGNED LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF INDIANA, CERTIFIES THAT HE HAS PREPARED THIS REZONING AND ALLEY VACATION EXHIBIT OF THE AREAS REPRESENTED AND SHOWN HEREON, AND THAT HE IS A LICENSED LAND SURVEYOR IN THE STATE OF INDIANA. THIS REZONING AND ALLEY VACATION EXHIBIT IS BASED UPON A BOUNDARY SURVEY COMPLETED BY FORESIGHT CONSULTING, LLC AS COMMISSION NUMBER 223326 DATED MARCH 16TH, 2022 AND CERTIFIED BY TODD R. BAUER, INDIANA PROFESSIONAL SURVEYOR NUMBER 29800007.

COMMISSION NUMBER: 223326
COLLABORATIVE/SHEET METAL UNION
DATE OF FIELD WORK: FEBRUARY 28TH - MARCH 2ND, 2022
DATE OF RECORD: MARCH 2ND, 2022
FIELD WORK COMPLETED: MARCH 2ND, 2022

IN WITNESS WHEREOF, I HERETOIN PLACE MY HAND AND SEAL THIS 3RD DAY OF MAY, 2022.

Commission Number
223326

Date
May 3rd, 2022

Title

Sheet Number
S1.11
SHEET 1 OF 1

Drawing Revisions

Rezoning and Alley Vacation Exhibit for:
Sheet Metal Local 20 Union Hall
Lots 38-41 & 58-61 Elzey's Third Addition
3019 Waynewood Drive, Fort Wayne, Indiana 46819

Rezoning Real Estate Description

LOTS NUMBERED 38 THROUGH 41, INCLUSIVE, ALONG WITH A PORTION OF AN EXISTING PLATTED ALLEY, ALL OF WHICH ARE WITHIN ELZEY'S THIRD ADDITION AS RECORDED WITHIN PLAT BOOK 11, PAGE 12, WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT NUMBER 58 WITHIN ELZEY'S THIRD ADDITION AS RECORDED IN PLAT BOOK 11, PAGE 12, WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, SAID NORTHEAST CORNER BEING THE POINT OF INTERSECTION OF THE WEST RIGHT OF WAY LINE OF A TEN (10) FOOT PLATTED ALLEY AND THE SOUTH RIGHT OF WAY LINE OF WAYNEWOOD DRIVE;

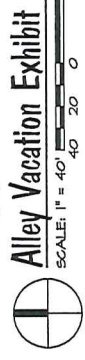
THENCE NORTH 88 DEGREES 50 MINUTES 48 SECONDS EAST (INDIANA STATE PLANE ZONE EAST COORDINATE BASIS AND BASIS OF BEARINGS TO FOLLOW) ON AND ALONG THE SOUTH RIGHT OF WAY LINE OF WAYNEWOOD DRIVE A DISTANCE 204.41 FEET TO THE NORTHEAST CORNER OF LOT NUMBER 58 WITHIN SAID ELZEY'S THIRD ADDITION, SAID NORTHEAST CORNER BEING THE POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WAYNEWOOD DRIVE AND THE WEST RIGHT OF WAY LINE OF BEATY AVENUE;

THENCE SOUTH 01 DEGREES 02 MINUTES 19 SECONDS EAST ON AND ALONG THE AFORESAID CORNER RIGHT OF WAY LINE OF BEATY AVENUE A DISTANCE 194.86 FEET TO THE SOUTHEAST CORNER OF LOT NUMBER 58 WITHIN SAID ELZEY'S THIRD ADDITION;

THENCE SOUTH 88 DEGREES 50 MINUTES 48 SECONDS WEST ON THE SOUTHERLY EXTENSION OF THE SOUTH LINE OF SAID LOT NUMBER 41 A DISTANCE OF TEN (10.00) FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF A TEN (10) FOOT PLATTED ALLEY, SAID POINT BEING THE SOUTHEAST CORNER OF LOT NUMBER 58 WITHIN SAID ELZEY'S THIRD ADDITION;

THENCE NORTH 00 DEGREES 55 MINUTES 19 SECONDS WEST ON AND ALONG THE WEST RIGHT OF WAY LINE OF A PLATTED TEN (10.00) FOOT ALLEY, SAID WEST RIGHT OF WAY LINE BEING COINCIDENT WITH THE EAST LINE OF SAID LOT NUMBER 58 WITHIN ELZEY'S THIRD ADDITION, A DISTANCE OF 194.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.046 ACRES OF LAND MORE OR LESS AND BEING SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.



Alley Vacation Real Estate Description

A PORTION OF AN EXISTING PLATTED ALLEY WITHIN ELZEY'S THIRD ADDITION AS RECORDED WITHIN PLAT BOOK 11, PAGE 12, WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE NORTH 88 DEGREES 50 MINUTES 48 SECONDS EAST (INDIANA STATE PLANE ZONE EAST COORDINATE BASIS AND BASIS OF BEARINGS TO FOLLOW) ON AND ALONG THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF WAYNEWOOD DRIVE A DISTANCE 100.00 FEET TO THE NORTHEAST CORNER OF LOT NUMBER 41 WITHIN SAID ELZEY'S THIRD ADDITION, SAID NORTHEAST CORNER BEING THE SOUTH RIGHT OF WAY LINE OF WAYNEWOOD DRIVE;

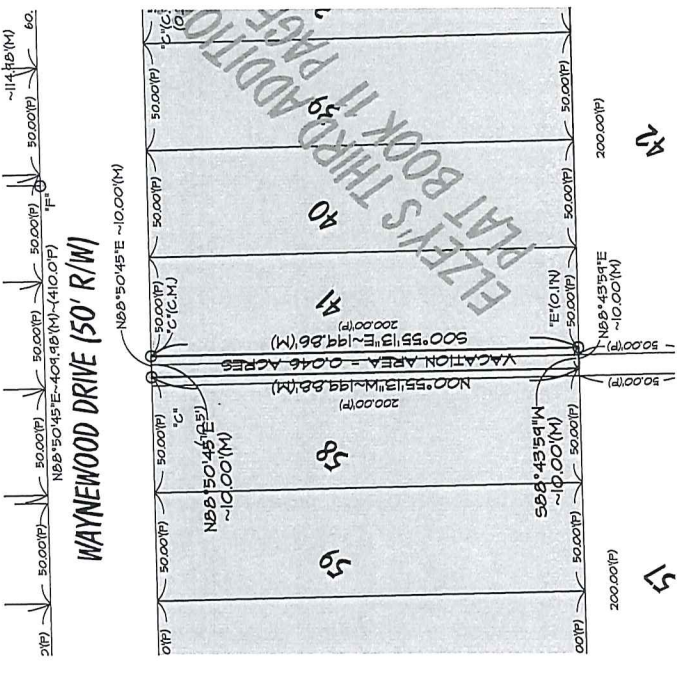
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CONTAINING 0.046 ACRES OF LAND MORE OR LESS AND BEING SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.



Professional Engineers & Surveyors
1910 St. Joe Center Road, Suite #61
Fort Wayne, Indiana 46825
260.484.9900 phone
260.484.9900 fax
www.4site.biz

Performed for:

THE PLAT OF SURVEY INCLUDING BUT NOT LIMITED TO PLAN, MEASUREMENTS, BEARINGS, DISTANCES, AND ANGLES, AND ANY INFORMATION SERVING THE PARTIES TO THIS CONTRACT FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF FORESIGHT CONSULTING, LLC.

ADDITIONALLY, THE SURVEY, CERTIFICATION AND DECLARATIONS MADE HEREON ARE LIMITED TO THE IDENTIFIED PARTIES AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES OR FOR ANY PURPOSES OTHER THAN THE IDENTIFIED PARTIES. THESE CERTIFICATIONS ARE NOT TO BE USED FOR ANY OTHER PURPOSES OR FOR ANY PURPOSES OTHER THAN THE IDENTIFIED PARTIES. THESE CERTIFICATIONS ARE NOT TO BE USED FOR ANY OTHER PURPOSES OR FOR ANY PURPOSES OTHER THAN THE IDENTIFIED PARTIES.

AFTER THE ISSUE DATE OF SURVEY DOCUMENT(S).

EXPERIENCE. INNOVATION. RESULTS.

REZONING REAL ESTATE DESCRIPTION

LOTS NUMBERED 38 THROUGH 41, INCLUSIVE, ALONG WITH A PORTION OF AN EXISTING PLATTED ALLEY ALL BEING WITHIN ELZEY'S THIRD ADDITION AS RECORDED WITHIN PLAT BOOK 11, PAGE 12 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE SOUTH 01 DEGREES 02 MINUTES 18 SECONDS EAST ON AND ALONG THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF BEATY AVENUE, SAID WEST RIGHT OF WAY LINE BEING COINCIDENT WITH THE EAST LINE OF SAID LOT NUMBER 38, A DISTANCE OF 199.46 FEET TO THE SOUTHEAST CORNER OF LOT NUMBER 38 WITHIN SAID ELZEY'S THIRD ADDITION;

THENCE SOUTH 88 DEGREES 43 MINUTES 59 SECONDS WEST ON THE SOUTH LINE OF LOTS NUMBER 38 THROUGH 41, INCLUSIVE, AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 210.38 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF A TEN (10) FOOT PLATTED ALLEY, SAID POINT BEING THE SOUTHEAST CORNER OF LOT NUMBER 58 WITHIN SAID ELZEY'S THIRD ADDITION;

THENCE NORTH 00 DEGREES 55 MINUTES 13 SECONDS WEST ON AND ALONG THE WEST RIGHT OF WAY LINE OF A PLATTED TEN (10.00) FOOT ALLEY, SAID WEST RIGHT OF WAY LINE BEING COINCIDENT WITH THE EAST LINE OF SAID LOT NUMBER 58 WITHIN ELZEY'S THIRD ADDITION, A DISTANCE OF 199.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.963 ACRES OF LAND MORE OR LESS AND BEING SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.