

#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.

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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:

Malak Heiny, City Attorney

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.

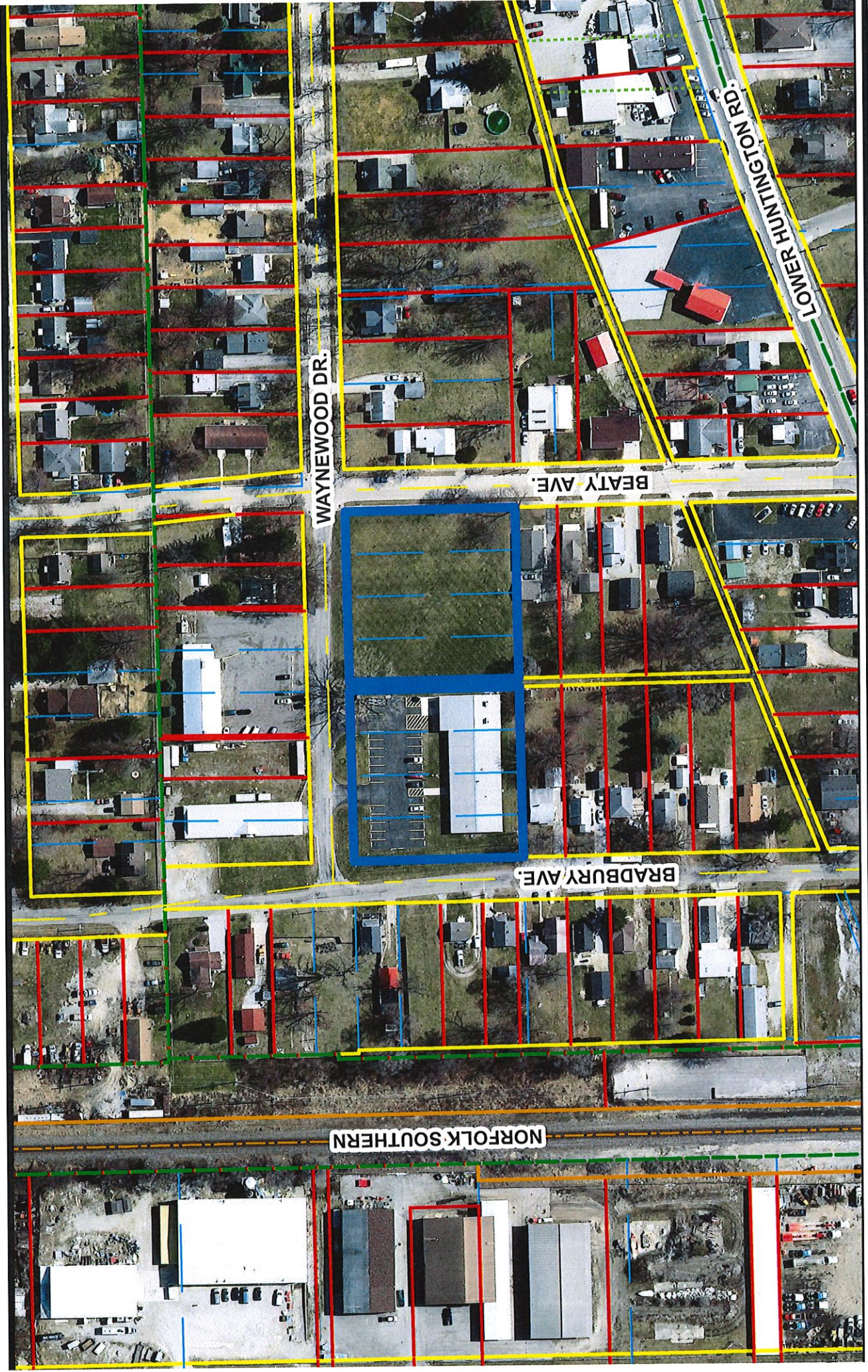
Applicant: Sheet Metal Workers Local 20

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.



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 Date: 5/16/2022

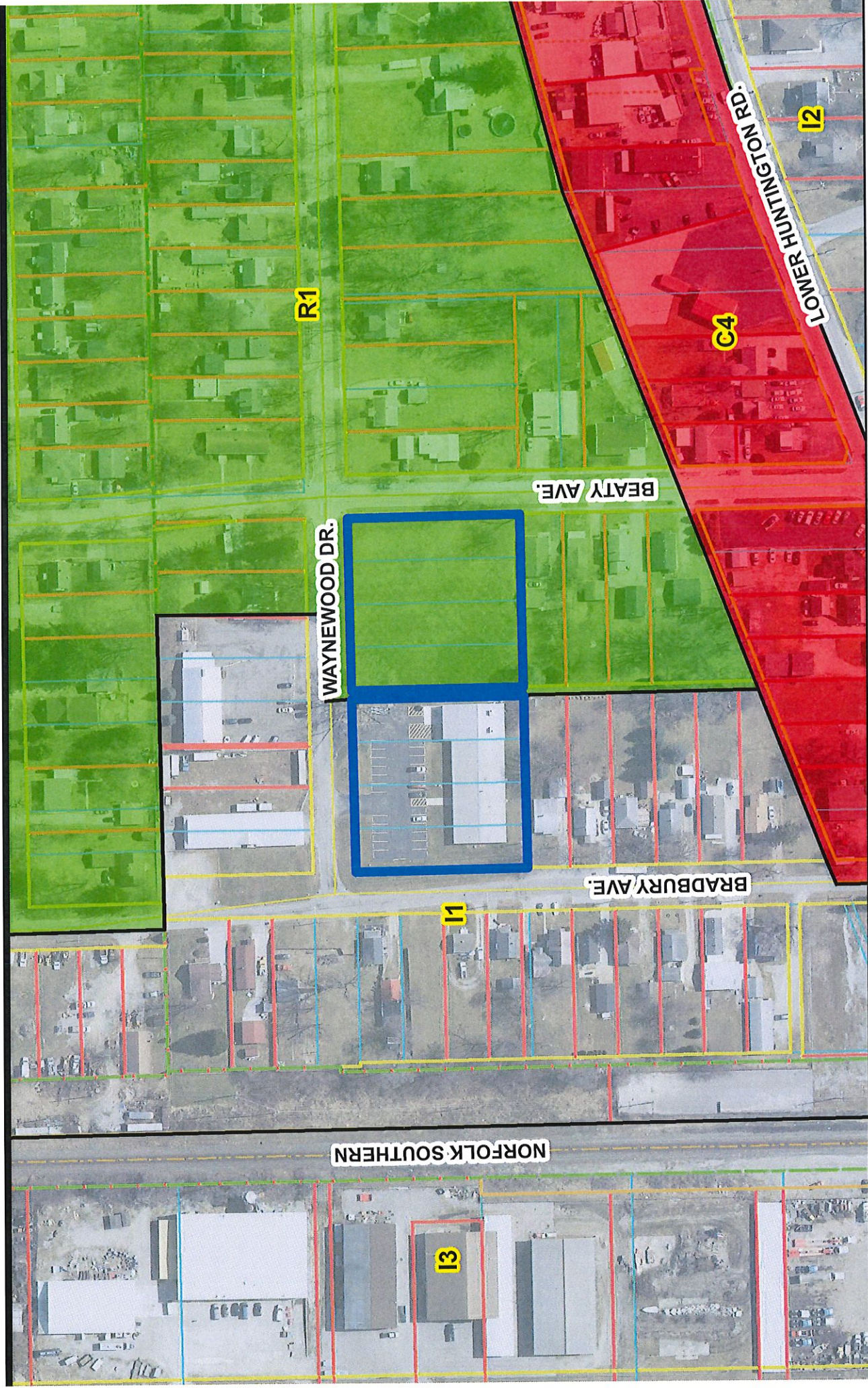


0 250 500 Feet

1 inch = 150 feet

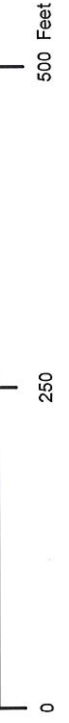


Rezoning Petition REZ-2022-0023 - Sheet Metal Workers Local 20



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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 Rezonings 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) *Daryl E. 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

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 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;

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

FACT SHEET

Case #REZ-2022-0023		Bill # Z-22-05-26	Project Start: June 2022
APPLICANT:	Sheet Metal Workers Local 20		
REQUEST:	To rezone property from R1/Single Family Residential to I1/Limited Industrial to allow for expansion of existing training facility.		
LOCATION:	3019 Waynewood Drive, Southwest corner of its intersection with Beaty Avenue (Section 28 of Wayne Township)		
LAND AREA:	0.96 acres		
PRESENT ZONING:	R1/Single Family Residential		
PROPOSED ZONING:	I1/Limited Industrial		
COUNCIL DISTRICT:	4- Jason Arp		
SPONSOR:	City of Fort Wayne Plan Commission		

June 13, 2022 Public Hearing

- No one spoke in opposition.
- Tom Freistroffer and Don Schmidt were absent.

June 21, 2022 Business Meeting

Plan Commission Recommendation: DO PASS

A motion was made by Rachel Tobin-Smith and seconded by Don Schmidt to return the ordinance with a Do Pass recommendation to Common Council for their final decision.

8-0 MOTION PASSED

- Paul Sauerteig was absent.

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
July 20, 2022

PROJECT SUMMARY

The petitioner requests a rezoning from R1/Single Family Residential to I1/Limited Industrial, to allow for an expansion of the existing Sheet Metal Workers Local 20 Training Facility on Waynewood Drive. The parcel to be rezoned is currently vacant and immediately adjacent to the current building, which was built in 1979.

The subject property is on the edge of a swath of industrial zoning running from Lower Huntington Road and Bradbury Avenue north and westward to Smith Road. Property to the east is generally residential. The existing union training facility has coexisted with the neighborhood since 1979. The rezoning petition only expands the industrial zoning approximately 200 feet to the east.

There is no development plan associated with this rezoning, as expansion of the building would require only administrative site plan review. There is an existing alley located just east of the building. A petition has been filed with the City Clerk to vacate this alley to allow combination of the two parcels.

The proposal could 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;

LU5. Encourage sustainable growth and quality development, revitalization and redevelopment by increasing and enhancing connectivity;

LU6. Encourage carefully planned sustainable growth and coordinated development by encouraging mixed land uses.

LU6.C Encourage the conversion of vacant or underutilized properties into compatible mixed-use development areas.

LU6.D Support carefully planned, coordinated, compatible mixed-use development.

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

PUBLIC HEARING SUMMARY:

Presenter: Pat Hess represents the applicant and presented the request as outlined above. Mr. Hess stated that a neighborhood cookout was held to answer any questions. They met no opposition and agreed to keep up the basketball hoop for the neighborhood kids.

Public Comments:

None

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

Rezoning Petition REZ-2022-0023

APPLICANT:	Sheet Metal Workers Local 20
REQUEST:	To rezone property from R1/Single Family Residential to I1/Limited Industrial to allow for expansion of existing training facility.
LOCATION:	3019 Waynewood Drive, Southwest corner of its intersection with Beaty Avenue (Section 28 of Wayne Township)
LAND AREA:	0.96 acres
PRESENT ZONING:	R1/Single Family Residential
PROPOSED ZONING:	I1/Limited Industrial

The Plan Commission recommends that Rezoning Petition REZ-2022-0023, be returned to Council with a “Do Pass” recommendation after considering the following:

1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The site is near commercial development and will provide infill development using existing infrastructure. The proposal could be supported by the following goals of the Comprehensive Plan:
 - LU3. Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure;
 - LU5. Encourage sustainable growth and quality development, revitalization and redevelopment by increasing and enhancing connectivity;
 - LU6. Encourage carefully planned sustainable growth and coordinated development by encouraging mixed land uses.
 - LU6.C Encourage the conversion of vacant or underutilized properties into compatible mixed-use development areas.
 - LU6.D Support carefully planned, coordinated, compatible mixed-use development.
 - LU8. Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.
2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. Site plan review from staff will ensure a compatible development.
3. Approval is consistent with the preservation of property values in the area. This proposal will allow reinvestment into the property.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Review by City engineering departments indicates that the site can be developed for the proposed uses and adequate infrastructure is available to service the site.

These findings approved by the Fort Wayne Plan Commission on June 20, 2022.



Benjamin J. Roussel
Executive Director
Secretary to the Commission

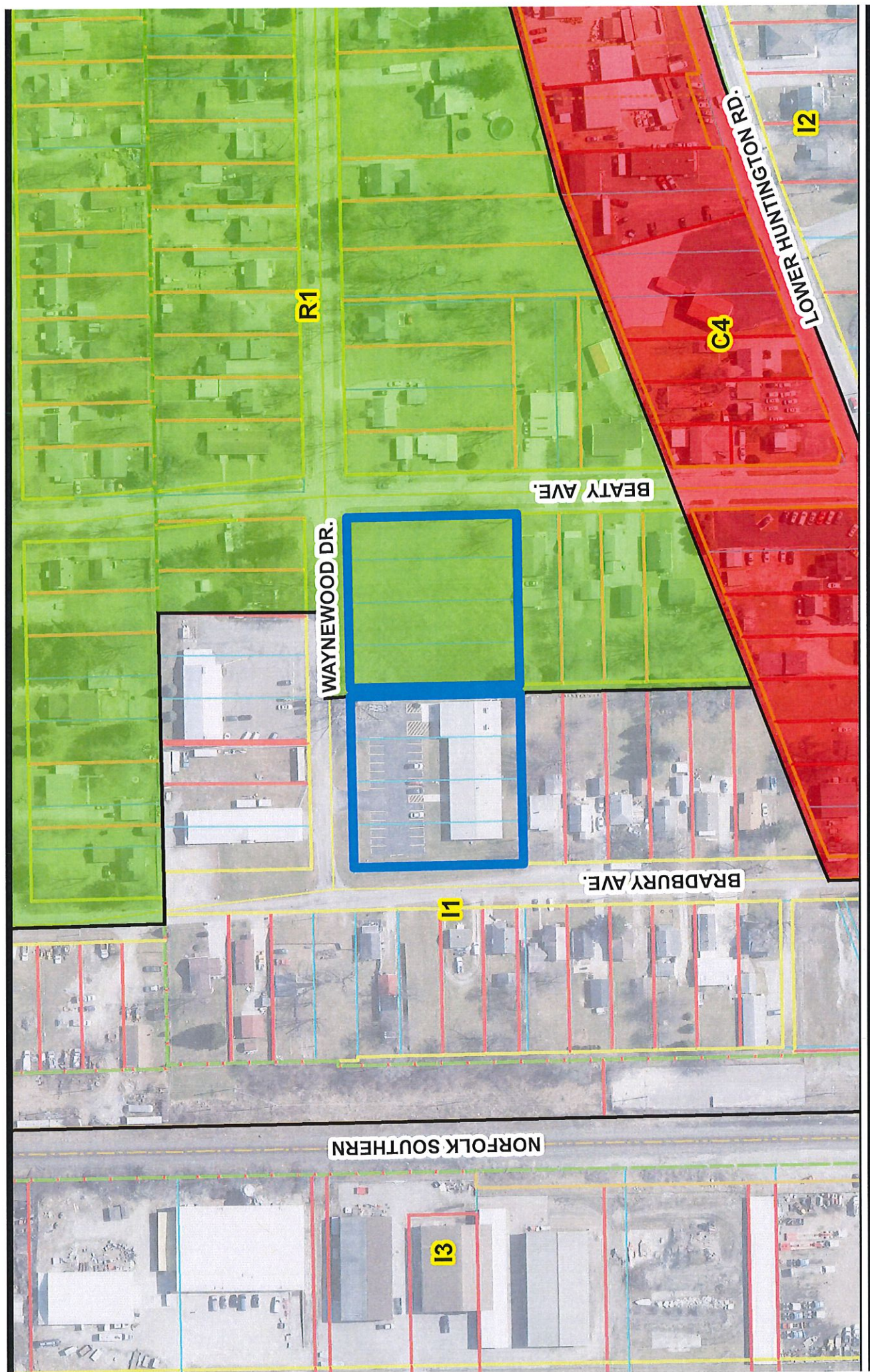


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Flood Insurance Rate Map
NOT TO SCALE

DECLARATION/CERTIFICATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR PERSONS. THIS SURVEY IS THE PROPERTY OF THE BUREAU OF LAND MANAGEMENT, U.S. DEPARTMENT OF THE INTERIOR. NO ORIGINAL OR ELECTRONIC SIGNATURE AND SEAL, FULL PAYMENT OF THE INVOICE, AND COMPLETE WITH ALL PAGES OF SURVEY.

COMMISSION NUMBER: 2235326
CLIENT: DESIGN COLLABORATIVE
DATE OF FIELD WORK: MARCH 2ND, 2022
FIELD WORK COMPLETED: MARCH 3RD, 2022

IN WITNESS WHEREOF, I HEREBY TO PLACE MY HAND
AND SEAL THIS 16TH DAY OF MARCH, 2022.

I ATTEST UNDER THE PENALTIES FOR PERJURY,
THAT I HAVE TAKEN REASONABLE CARE TO
RETRACT EACH FINGERPRINT, RECORDED PLAN,
AND SURVEY INSTRUMENT FROM THE PUBLIC
DOMAIN.

Toed N.

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An aerial photograph showing a residential area. A house with a prominent red roof is visible, along with a blue car parked nearby. The surrounding area appears to be a mix of residential and undeveloped land.

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DUBURY /

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