

#REZ-2022-0041

BILL NO. Z-22-07-23

ZONING MAP ORDINANCE NO. Z-\_\_\_\_\_

**AN ORDINANCE amending the City of Fort Wayne  
Zoning Map No. CC-27 (Sec. 27 of Aboite 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 a BTI  
(Business, Technology and Industrial Park) District under the terms of Chapter 157 Title XV  
of the Code of the City of Fort Wayne, Indiana:

LEGAL DESCRIPTION - from Document #206048453

Part of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 27, Township 30 North,  
Range 11 East, Allen County, Indiana being more particularly described as follows,  
to-wit:

Commencing at a point on the North line of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of  
Section 27, Township 30 North, Range 11 East, said point being situated 610.1 feet  
West of the Northeast corner of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section  
27; thence continuing West along the North line of the Southwest  $\frac{1}{4}$  of the Southwest  
 $\frac{1}{4}$  of said Section 27, a distance of 114.0 feet; thence South along the East line of the  
West 8.98 chains of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said section 27, a  
distance of 773.5 feet to a point on the North R/W line of the Upper Huntington  
Road as presently established; thence Northeasterly along the North R/W line of said  
road a distance of 118.3 feet; thence North parallel to the East line of the West 8.98  
chains of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said section 27, a distance of 744.5  
feet to the point of beginning, containing 1.99 acres of land, more or less.

Together with:

A part of the West 8.98 chains of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 27,  
Township 30 North, Range 11 East, Allen County, Indiana, lying North of the Upper  
Huntington Road, being described as follows:

Commencing at a point on the East line of the West 8.98 chains of the Southwest  $\frac{1}{4}$   
of the Southwest  $\frac{1}{4}$  of said Section 27, said point being situated 592.68 feet East of  
and 514.5 feet South of the Northwest corner of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$   
of said section; thence West parallel to the North line of the Southwest  $\frac{1}{4}$  of the  
Southwest  $\frac{1}{4}$  of said section a distance of 146.0 feet; thence South parallel to the East  
line of the West 8.98 chains a distance of 298.0 feet to a point on the North R/W line

1 of the Upper Huntington Road; thence Northeasterly along the North R/W line of  
2 said road a distance of 151.0 feet to a point of intersection with the East line of the  
3 West 8.98 chains; thence North along the preceding line a distance of 259.0 feet to  
4 the point of beginning, containing 0.93 of an acre of land more or less.

5 LEGAL DESCRIPTION - from Document #2010034035

6 The South 220.5 feet of the North 367.5 feet of the West 8.98 chains (592.68 feet) of  
7 the Southwest Quarter of the Southwest Quarter of Section 27, Township 30 North,  
8 Range 11 East, Allen County, Indiana.

9 Excepting therefrom that portion of the above described real estate conveyed to the  
10 County of Allen by Warranty Deed recorded as Document Number 86-20640, more  
11 particularly described as follows:

12 A part of the Southwest Quarter of Section 27, Township 30 North, Range 11 East,  
13 Allen County, Indiana, more particularly described as follows:

14 Commencing at the Northwest corner of the said Southwest Quarter of Section 27;  
15 thence South 01 degrees 16 minutes 00 seconds East (all bearings in this description  
16 are based on the West line of the said Southwest Quarter having an assumed bearing  
17 of North 01 degree 16 minutes 00 seconds West) on and along the West line of the  
18 said Southwest Quarter of Section 27, a distance of 1,467.40 feet to the point of  
19 beginning; thence North 89 degrees 56 minutes 00 seconds East distance of 35.01  
20 feet; thence South 01 degree 16 minutes 00 seconds East a distance of 220.50 feet;  
21 thence South 89 degrees 56 minutes 00 seconds West a distance of 35.01 feet to the  
22 West line of the said Southwest Quarter of Section 27; thence North 01 degree 16  
23 minutes 00 seconds West on and along the West line of the said Southwest Quarter  
24 of Section 27, a distance of 220.50 feet to the point of beginning, and containing 0.18  
25 acre more or less of which 0.13 acre more or less is presently being used as public  
26 right-of-way.

27 and the symbols of the City of Fort Wayne Zoning Map No. CC-27 (Sec. 27 of Aboite  
28 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort  
29 Wayne, Indiana is hereby changed accordingly.

30 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-2022-0041  
Bill Number: Z-22-07-23  
Council District: 4-Jason Arp

---

Introduction Date: July 26, 2022

Plan Commission  
Public Hearing Date: August 8, 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 5.74 acres from AR/Low Intensity Residential to BTI/Business, Technology and Industrial Park.

Location: 10728 W US 24 and 7021 Homestead Road

Reason for Request: To allow for the construction of seven mini storage units.

Applicant: 8018 LLC

Property Owner: Mark Beckstedt

---

Related Petitions: Primary Development Plan, Southwest Storage

---

Effect of Passage: Property will be rezoned to the BTI/Business, Technology and Industrial Park district, which will allow for mini storage, as well as other permitted low intensity industrial development.

Effect of Non-Passage: The property will remain zoned AR/Low Intensity Residential, which would not permit any commercial or industrial uses, but would allow the continuation of single family homes and low-intensity agricultural uses.



**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
Applicant 8018 LLC  
Address 315 LANE 650B SNOW LAKE  
City FREMONT State INDIANA Zip 46737  
Telephone 260-413-7079 E-mail 1469ab@gmail.com

**Contact Person**  
Contact Person MICHAEL J. HOFFMAN, ESQ. (#33860-02) of BEERS MALLERS, LLP  
Address 110 WEST BERRY STREET, SUITE 1100  
City FORT WAYNE State INDIANA Zip 46802  
Telephone 260-426-9706 E-mail mjhoffman@beersmallers.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 10726 US 24 WEST, FORT WAYNE, IN 46804 and 7021 HOMESTEAD ROAD, FORT WAYNE, IN 46804  
Present Zoning AR Proposed Zoning BTI Acreage to be rezoned 5.74  
Proposed density 7 STORAGE BUILDINGS units per acre  
Township name ABOITE Township section # 27  
Purpose of rezoning (attach additional page if necessary) TO PROVIDE APPROPRIATE ZONING FOR A STORAGE UNIT DEVELOPMENT.  
Sewer provider N/A Water provider N/A

**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.

8018 LLC by: MARK H. BECKSTEDT, its Member  
(printed name of applicant)

(signature of applicant)

(date) 6-30-22

8018 LLC by: MARK H. BECKSTEDT, its Member  
(printed name of property owner)

(signature of property owner)

(date) 6-30-22

MARK H. BECKSTEDT  
(printed name of property owner)

(signature of property owner)

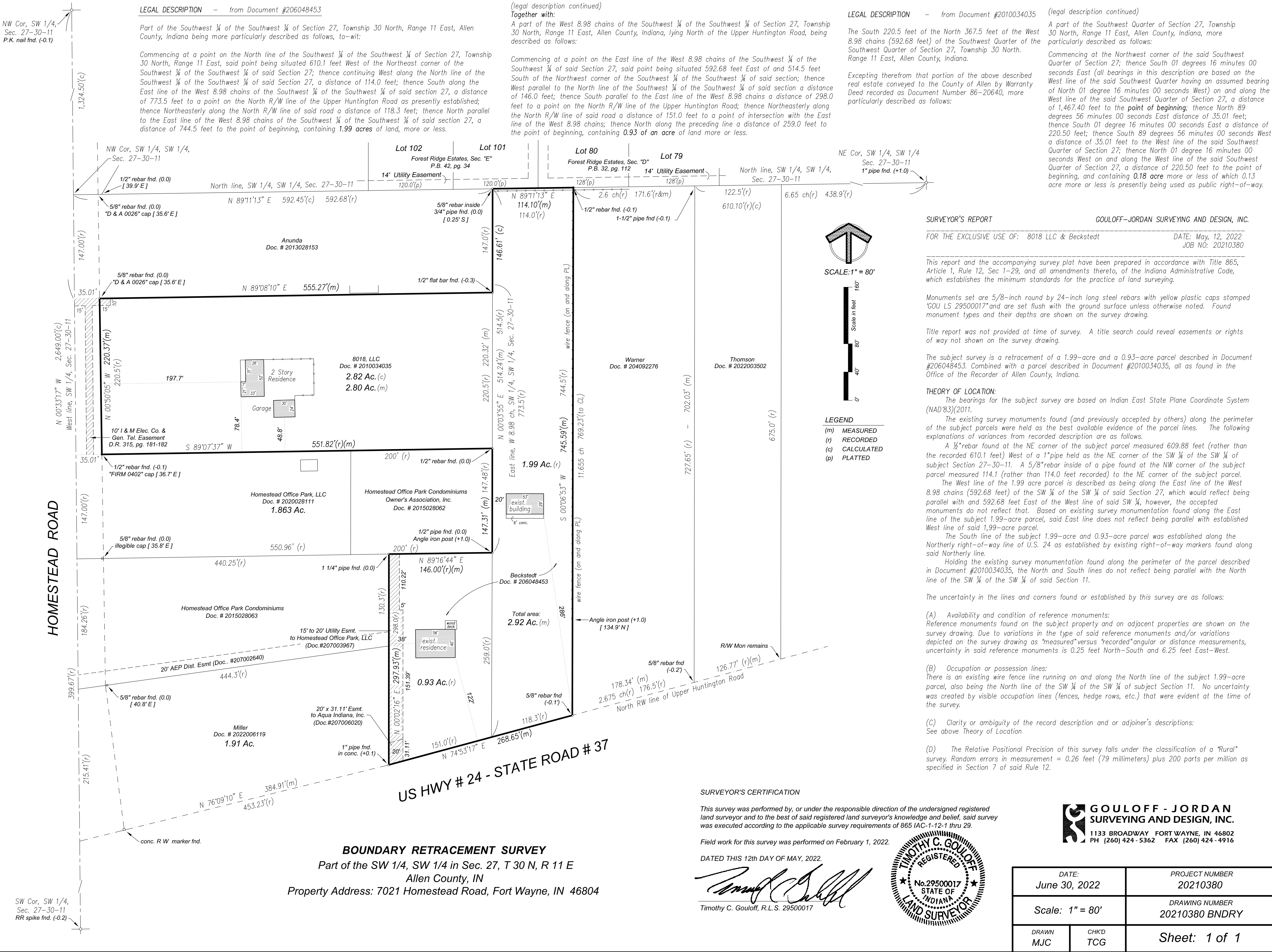
(date) 6-30-22

(printed name of property owner)

(signature of property owner)

(date)

| Received      | Receipt No.   | Hearing Date   | Petition No.         |
|---------------|---------------|----------------|----------------------|
| <u>7-5-22</u> | <u>140009</u> | <u>8-11-22</u> | <u>REZ-2022-0041</u> |





LEGAL DESCRIPTION - from Document #206048453

Part of the Southwest 1/4 of the Southwest 1/4 of Section 27, Township 30 North, Range 11 East, Allen County, Indiana being more particularly described as follows, to-wit:

Commencing at a point on the North line of the Southwest 1/4 of the Southwest 1/4 of Section 27, Township 30 North, Range 11 East, said point being situated 610.1 feet West of the Northeast corner of the Southwest 1/4 of said Section 27, thence continuing West along the North line of the Southwest 1/4 of said Section 27, a distance of 114.0 feet; thence South along the East line of the West 8.98 chains of the Southwest 1/4 of the Southwest 1/4 of said section 27, a distance of 773.5 feet to a point on the North R/W line of the Upper Huntington Road as presently established; thence Northeast along the North R/W line of said road a distance of 118.3 feet; thence North parallel to the East line of the West 8.98 chains of the Southwest 1/4 of the Southwest 1/4 of said section 27, a distance of 744.5 feet to the point of beginning, containing 1.99 acres of land, more or less.

Together with:

A part of the West 8.98 chains of the Southwest 1/4 of the Southwest 1/4 of Section 27, Township 30 North, Range 11 East, Allen County, Indiana, lying North of the Upper Huntington Road, being described as follows:

Commencing at a point on the East line of the West 8.98 chains of the Southwest 1/4 of the Southwest 1/4 of said Section 27, said point being situated 592.68 feet East of and 514.5 feet South of the Northwest corner of the Southwest 1/4 of said section; thence West parallel to the North line of the Southwest 1/4 of the Southwest 1/4 of said section a distance of 146.0 feet; thence South parallel to the East line of the West 8.98 chains a distance of 298.0 feet to a point on the North R/W line of the Upper Huntington Road; thence Northeast along the North R/W line of said road a distance of 151.0 feet to a point of intersection with the East line of the West 8.98 chains; thence North along the preceding line a distance of 259.0 feet to the point of beginning, containing 0.93 of an acre of land more or less.

LEGAL DESCRIPTION - from Document #2010034035

The South 220.5 feet of the North 367.5 feet of the West 8.98 chains (592.68 feet) of the Southwest Quarter of the Southwest Quarter of Section 27, Township 30 North, Range 11 East, Allen County, Indiana.

Excepting therefrom that portion of the above described real estate conveyed to the County of Allen by Warranty Deed recorded as Document Number 86-20640, more particularly described as follows:

A part of the Southwest Quarter of Section 27, Township 30 North, Range 11 East, Allen County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the said Southwest Quarter of Section 27; thence South 01 degrees 16 minutes 00 seconds East (all bearings in this description are based on the West line of the said Southwest Quarter having an assumed bearing of North 01 degree 16 minutes 00 seconds West) on and along the West line of the said Southwest Quarter of Section 27, a distance of 1,467.40 feet to the point of beginning; thence North 89 degrees 56 minutes 00 seconds East distance of 35.01 feet; thence South 01 degree 16 minutes 00 seconds East a distance of 220.50 feet; thence South 89 degrees 56 minutes 00 seconds West a distance of 35.01 feet to the West line of the said Southwest Quarter of Section 27; thence North 01 degree 16 minutes 00 seconds West on and along the West line of the said Southwest Quarter of Section 27, a distance of 220.50 feet to the point of beginning, and containing 0.18 acre more or less of which 0.13 acre more or less is presently being used as public right-of-way.

#### DEVELOPMENT NOTES:

EXISTING ZONING: AR  
PROPOSED ZONING FOR SELF STORAGE: BTI  
MINIMUM PARKING: 1 / 400 SF OF OFFICE

#### SETBACKS:

- FRONT: 50'
- SIDE / REAR ADJACENT TO RESIDENTIAL ZONING: 30' (IF LESS THAN 30' HEIGHT)
- REQUIRED BUFFERING
  - \* BUILDINGS: 20' WIDTH (CODE B-2)
  - \* DRIVES: 10' WIDTH (CODE A-1)
  - \* OUTDOOR ACTIVITY: 25' WIDTH (CODE A-3)  
A LOADING AREA IS CONSIDERED "OUTDOOR ACTIVITY".

DOOR ACCESS TO SELF STORAGE UNITS ARE PROPOSED TO BE SCREENED AS OUTDOOR ACTIVITY WITH CODE A-3 BUFFERING.

#### ALL SITE LIGHTING IS TO BE:

Exterior Lighting will be by building mounted lights except where proposed pole lights are shown.

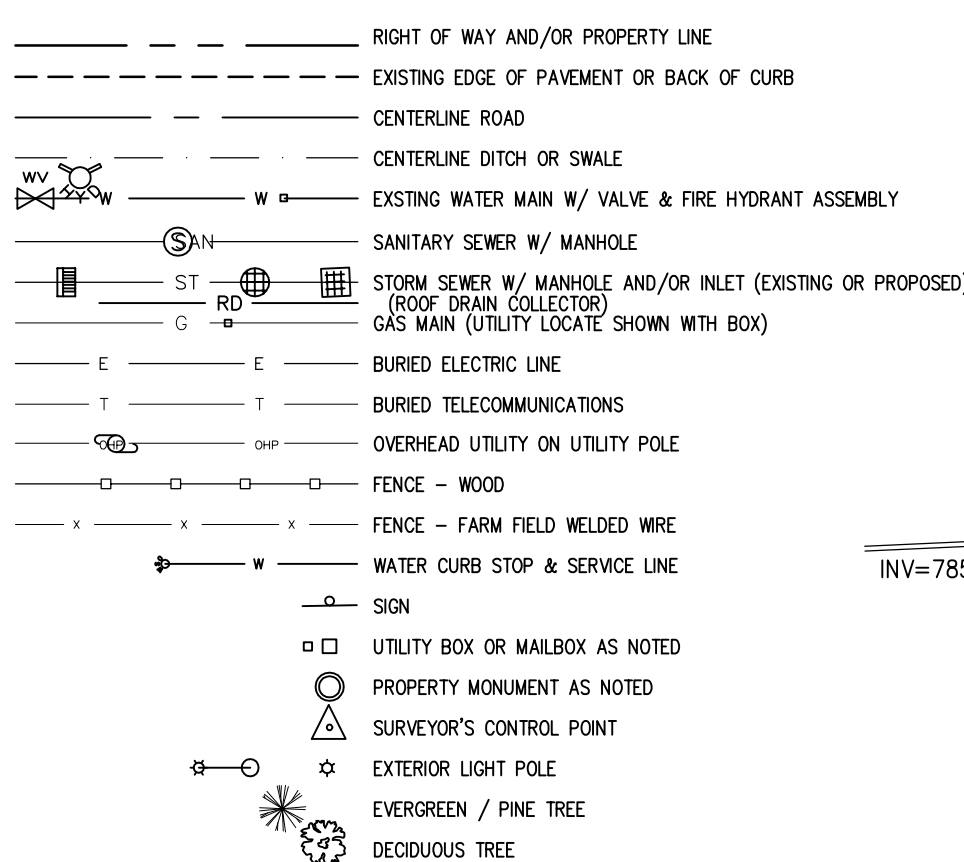
All exterior light fixtures are to be fully shielded cut-off fixtures that are downward directed. Secondary Plans will include a Photometric plan showing that all light has zero foot candles at the property.

#### BUILDING SUMMARY: 71,160 sf

Buildings 1, 2, 3: 33,560 sf  
Proposed to be heated storage with limited doors to corridors to access storage units from indoors.  
Building #2 could include a limited number of overhead doors to access heated car storage units.

Buildings 4, 5, 6, 7: 37,600 sf  
Proposed as unheated storage units. With overhead doors accessing storage units on both sides of the buildings. The loading and unloading of those units via the overhead doors are assumed to be "outdoor activities". And the buffering is proposed to meet requirements for that.

#### LINE & SYMBOL LEGEND

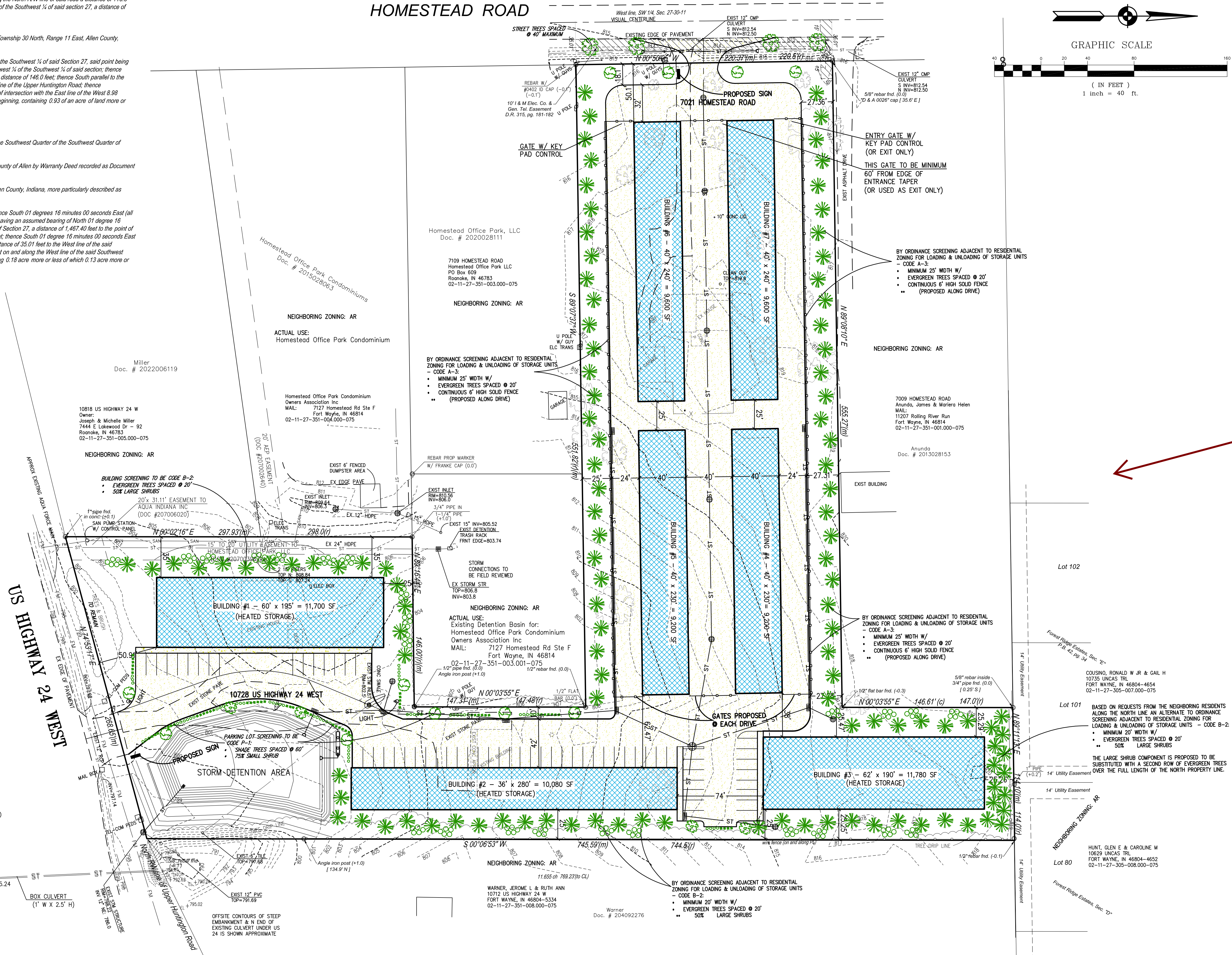


RKT OPERATIONS LLC  
10930 US 24 WEST  
EXISTING ZONING: C4

MICHAEL & GERALDINE ABELE  
7120 HOMESTEAD ROAD  
EXISTING ZONING: C4

WES LTD INC.  
7114 HOMESTEAD ROAD  
EXISTING ZONING: I2

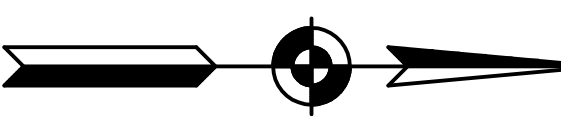
## HOMESTEAD ROAD



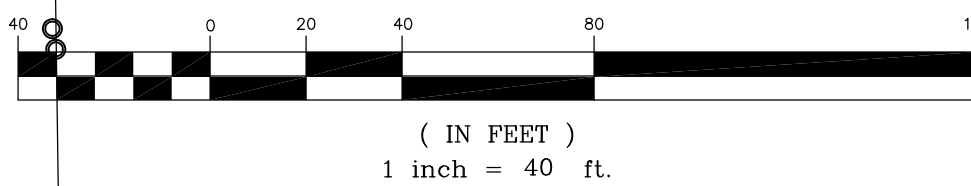
BOUNDARY & TOPOGRAPHIC DATA BY:  
SURVEYOR:



GOULOFF - JORDAN  
SURVEYING AND DESIGN, INC.  
1133 BROADWAY FORT WAYNE, IN 46802  
PH (260) 424-5362 FAX (260) 424-4916  
JOB NUMBER: 20200169



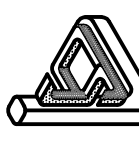
GRAPHIC SCALE



OWNER:  
8018 LLC  
MARK BECKSTEDT / ADAM  
BECKSTEDT MEMBERS  
315 LANE 650B SNOW LAKE  
FREMONT, IN 46737

**SOUTHWEST STORAGE**  
10728 US HIGHWAY 24 W & 7021 HOMESTEAD RD  
FORT WAYNE, INDIANA

LOUGHEED & ASSOCIATES, INC.  
CONSULTING ENVIRONMENTAL & CIVIL ENGINEERS  
1017 SOUTH HADLEY ROAD \*\* FORT WAYNE, INDIANA 46804  
(260) 432-3665 FAX 436-0224



DRAWN BY:  
KRM

DATE:  
JUNE 30, 2022

TITLE:  
PRIMARY  
DEVELOPMENT PLAN

SHEET

1

SCALE:  
1"=40'











