

#REZ-2022-0059

BILL NO. Z-22-11-18

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map Nos. R-54 and Q-54 (Sec. 5 and 6 of Saint Joseph 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:

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 6 AND A PART OF
THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5 IN TOWNSHIP 31 NORTH,
RANGE 13 EAST, ALLEN COUNTY, INDIANA BEING FURTHER A PORTION OF THAT
PROPERTY DESCRIBED IN DOCUMENT NUMBER 960005245 WITHIN THE OFFICE OF THE
RECORDER OF ALLEN COUNTY, INDIANA IN PARTICULAR DESCRIBED AS FOLLOWS:

TO ARRIVE AT THE POINT OF BEGINNING, COMMENCE AT AN I-BEAM POST AT THE
INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5 AND
THE WEST LINE OF THE BOURIES RESERVE; THENCE SOUTH 19 DEGREES 54 MINUTES 45
SECONDS EAST (BEARINGS BASED UPON INDIANA STATE PLANE COORDINATE, EAST
ZONE, GRID), A DISTANCE OF 1489.58 FEET TO THE POINT OF BEGINNING INITIALLY
REFERRED TO AS SITUATED ON THE SOUTH LINE OF AN 11.802 ACRE RIGHT OF WAY
PARCEL FOR INTERSTATE HIGHWAY NO. 469 BEING DESCRIBED IN DOCUMENT NUMBER
94-043253 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA;
THENCE NORTH 80 DEGREES 23 MINUTES 59 SECONDS EAST ALONG THE SAID SOUTH
RIGHT OF WAY, A DISTANCE OF 46.19 FEET; THENCE SOUTH 88 DEGREES 18 MINUTES
03 SECONDS EAST AND CONTINUING ALONG SAID SOUTH RIGHT OF WAY, A DISTANCE
OF 1073.95 FEET TO THE NORTHWESTERLY RIGHT OF WAY OF NORTH CLINTON STREET
(LEO ROAD, STATE ROAD NO. 1); THENCE SOUTH 54 DEGREES 59 MINUTES 49 SECONDS
WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY, A DISTANCE OF 931.23 FEET TO
THE SOUTHEASTERLY CORNER OF A 0.8609 ACRE PARCEL DESCRIBED IN DOCUMENT
NUMBER 87-035762 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY,
INDIANA; THENCE NORTH 19 DEGREES 54 MINUTES 45 SECONDS WEST ALONG THE
EAST LINE OF SAID 0.8609 ACRES, A DISTANCE OF 224.10 FEET TO THE NORTHEAST
CORNER THEREOF; THENCE SOUTH 54 DEGREES 55 MINUTES 37 SECONDS WEST ALONG
THE NORTH LINE OF SAID 0.8609 ACRES, A DISTANCE OF 150.00 FEET TO THE
NORTHWEST CORNER THEREOF; THENCE NORTH 35 DEGREES 04 MINUTES 23 SECONDS
WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 54 DEGREES 55 MINUTES 37
SECONDS WEST, A DISTANCE OF 30.00 FEET TO A POINT OF CURVE; THENCE
SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF
1225.00 FEET, AN ARC DISTANCE OF 208.75 FEET, THE CHORD OF WHICH BEARS SOUTH
59 DEGREES 48 MINUTES 32 SECONDS WEST, 208.50 FEET TO A POINT OF REVERSE
CURVE; THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A

RADIUS OF 775.00 FEET, AN ARC DISTANCE OF 131.14 FEET, THE CHORD OF WHICH BEARS SOUTH 59 DEGREES 50 MINUTES 35 SECONDS WEST, 130.99 FEET TO A POINT OF TANGENCY; THENCE SOUTH 54 DEGREES 59 MINUTES 43 SECONDS WEST, A DISTANCE OF 252.85 FEET; THENCE NORTH 35 DEGREES 00 MINUTES 17 SECONDS WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 54 DEGREES 59 MINUTES 43 SECONDS WEST, A DISTANCE OF 442.55 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 339.60 FEET TO THE NORTH LINE OF A 14.986 ACRE RIGHT OF WAY PARCEL DESCRIBED IN DOCUMENT NUMBER 93-048576;

THENCE ALONG THE BOUNDARY OF SAID 14.986 ACRES ALONG THE FOLLOWING TEN (10) COURSES, COMPRISING THE RIGHTS OF WAY OF NORTH CLINTON STREET (LEO ROAD/STATE ROAD NO. 1, AND INTERSTATE HIGHWAYS NOS 69 AND 469:

THENCE NORTH 86 DEGREES 55 MINUTES 52 SECONDS WEST, A DISTANCE OF 259.42 FEET; THENCE NORTH 89 DEGREES 08 MINUTES 37 SECONDS WEST, A DISTANCE OF 235.04 FEET; THENCE NORTH 21 DEGREES 27 MINUTES 19 SECONDS EAST, A DISTANCE OF 543.03 FEET; THENCE NORTH 20 DEGREES 18 MINUTES 07 SECONDS EAST, A DISTANCE OF 313.49 FEET; THENCE NORTH 37 DEGREES 46 MINUTES 11 SECONDS EAST, A DISTANCE OF 260.20 FEET; THENCE NORTH 59 DEGREES 36 MINUTES 31 SECONDS EAST, A DISTANCE OF 263.69 FEET; THENCE NORTH 83 DEGREES 51 MINUTES 21 SECONDS EAST, A DISTANCE OF 224.95 FEET; THENCE SOUTH 66 DEGREES 27 MINUTES 31 SECONDS EAST, A DISTANCE OF 107.70 FEET; THENCE NORTH 84 DEGREE3S 53 MINUTES 50 SECONDS EAST, A DISTANCE OF 251.79 FEET; THENCE NORTH 80 DEGREES 25 MINUTES 48 SECONDS EAST, A DISTANCE OF 107.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.323 ACRES OF LAND, MORE OR LESS.

and the symbols of the City of Fort Wayne Zoning Map Nos. R-54 and Q-54 (Secs. 5 and 6 of Saint Joseph Township), as established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is hereby changed accordingly.

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-2022-0059
Bill Number: Z-22-11-18
Council District: 2 – Russ Jehl

Introduction Date: November 22, 2022

Plan Commission
Public Hearing Date: December 12, 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 27.32 acres from NC/Neighborhood Center, C1/Professional Offices and Personal Services, and RP/Planned Residential to BTI/Business, Technology, and Industrial Park to develop a new corporate campus and development parcels

Location: The west side of the 8900 block of North Clinton Street

Reason for Request: To accommodate the planned development of the Tippmann Group, which is planning to build their corporate campus on the site as well as develop the remainder of the site

Applicant: Tippmann Realty Partners, LLC

Property Owner: Banet-Roy Development

Related Petitions: Rezoning Petitions REZ-2022-0060 and REZ-2022-0061 and Primary Development Plan PDP-2022-0044 for the entire North Clinton Campus development

Effect of Passage: Property will be rezoned to the BTI/Business, Technology, and Industrial Park zoning district, which will enable the development of the new Tippmann campus.

Effect of Non-Passage: The property will remain zoned a patchwork of various residential and commercial zoning districts, all of which are developable but would not meet the needs for the desired investment.

Department of Planning Services
Rezoning Petition Application

Applicant
Applicant Tippmann Realty Partners, LLC
Address 9009 Coldwater Road
City Fort Wayne State IN Zip 46825
Telephone (260) 469-5446 E-mail jwharton@tippmannngroup.com

Contact Person
Contact Person Joe Wharton
Address 9009 Coldwater Road
City Fort Wayne State IN Zip 46825
Telephone (260) 469-5446 E-mail jwharton@tippmannngroup.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 8923 North Clinton (Parcel I on the Survey Attached)
Present Zoning NC,C1,RP Proposed Zoning BTI Acreage to be rezoned 27.32
Proposed density See Survey and Development Plan units per acre
Township name St. Joseph Township section # _____
Purpose of rezoning (attach additional page if necessary) The rezoning is necessary to accommodate the planned development of the Tippmann Group which is planning to build their corporate campus on the site along with the development of the remaining site.
Sewer provider City of Ft. Wayne Water provider City of Ft. 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.

Tippmann Realty Partners, LLC
(printed name of applicant)

(signature of applicant)

11/1/22
(date)

(printed name of property owner)

(signature of property owner)

(date)

Banet-Roy Development Company, LLC
(printed name of property owner)

(signature of property owner)

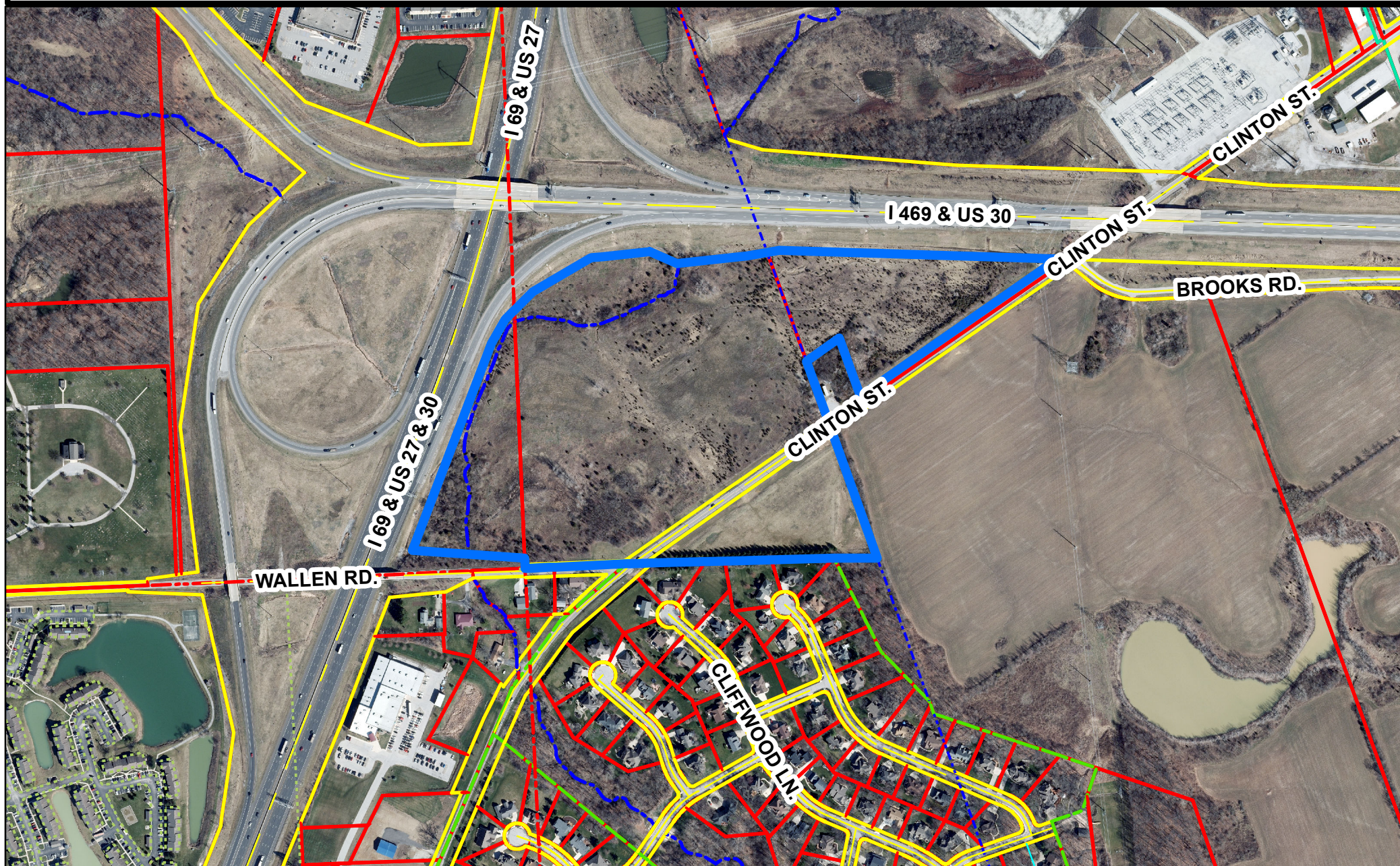
11/1/22
(date)

(printed name of property owner)

(signature of property owner)

(date)

Received	Receipt No.	Hearing Date	Petition No.
<u>11/1/22</u>	<u>141911</u>	<u>12/12/22</u>	<u>REZ-2022-0059</u>



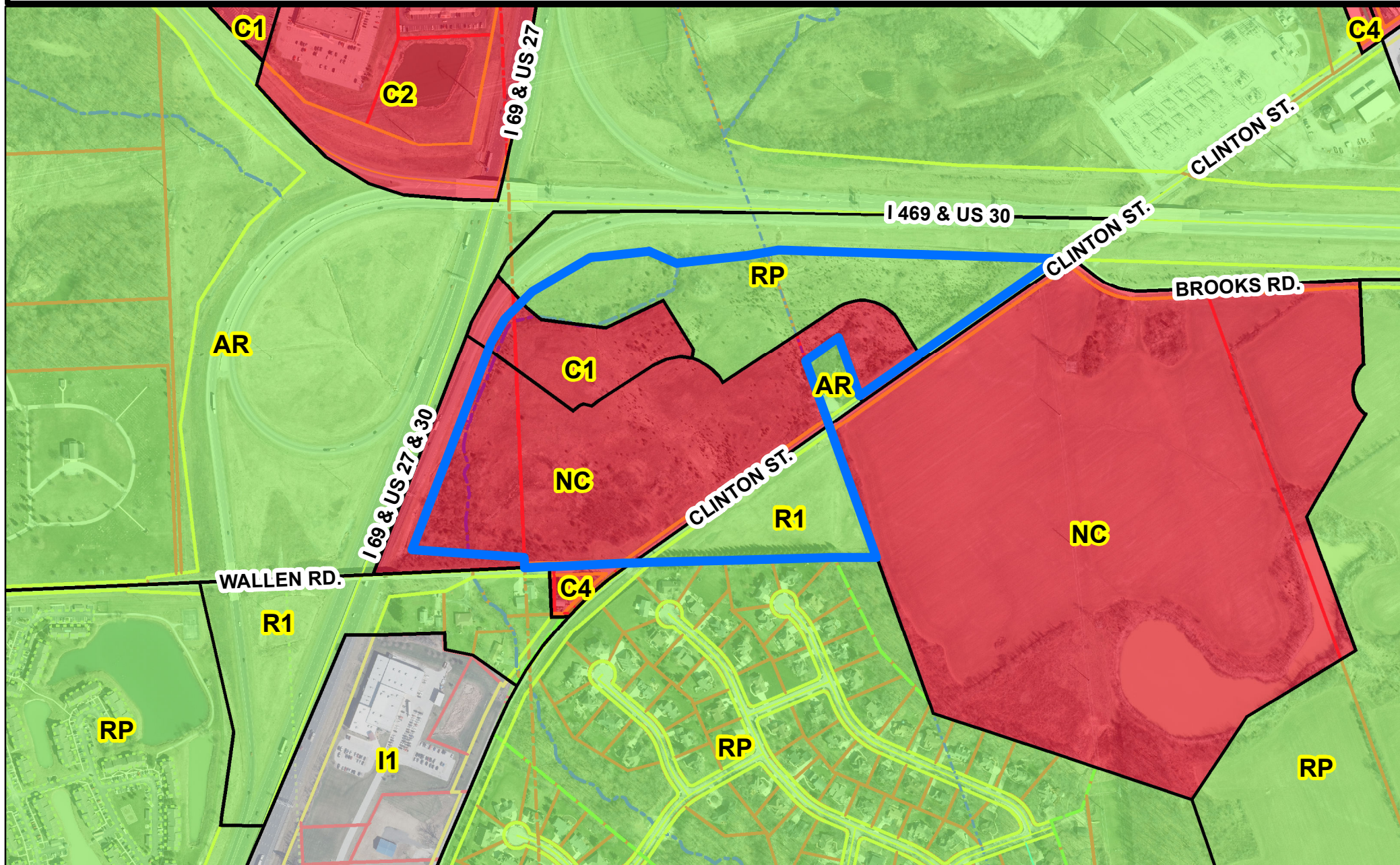
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 11/16/2022

0 125 250 Feet



1 inch = 500 feet



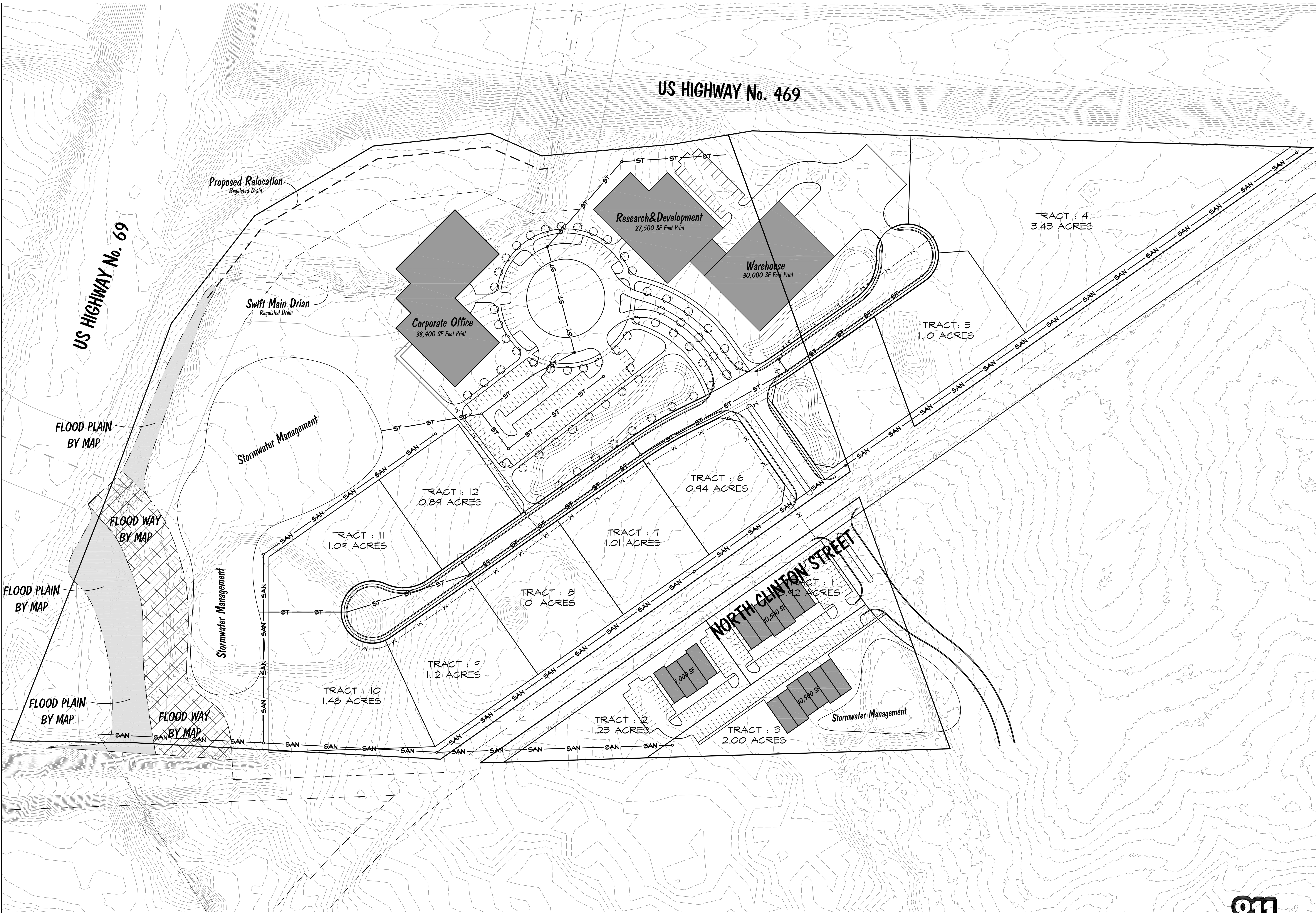
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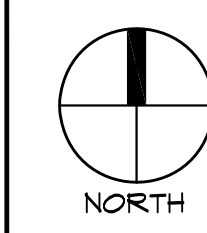
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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 11/16/2022

0 125 250 Feet



1 inch = 500 feet



 **Primary Development Plan**
Scale: 1" = 80'

811
Know what's below.
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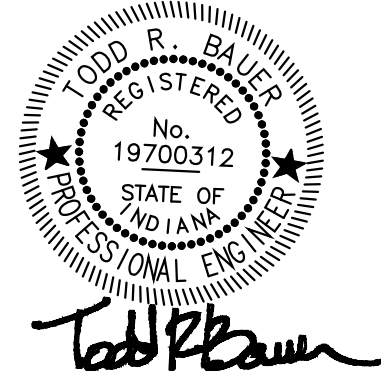
ForeSight Consulting, LLC

Professional Engineers & Surveyors

1910 St. Joe Center Road, Suite #61
Fort Wayne, Indiana 46825
260.484.9900 phone
260.484.9980 fax
www.4site.biz



Certification:



Todd Plasm

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Performed for:

Primary Development Plan For:

North Clinton Campus

8923 North Clinton Street, Fort Wayne, Indiana 46825

Drawing Revisions

Commission Number

223445

Date

October 31st, 2022

Title

Sheet Number

PD2

EXPERIENCE. INNOVATION. RESULTS.

PROJECT DEVELOPER:

Tippmann Group
9009 Coldwater Road,
Fort Wayne, Indiana 46825
260.490.3000 phone

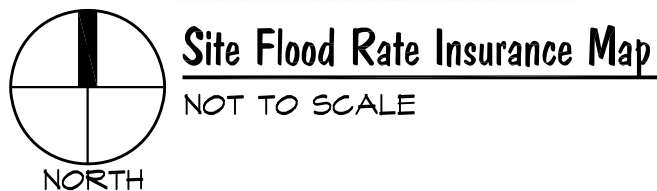
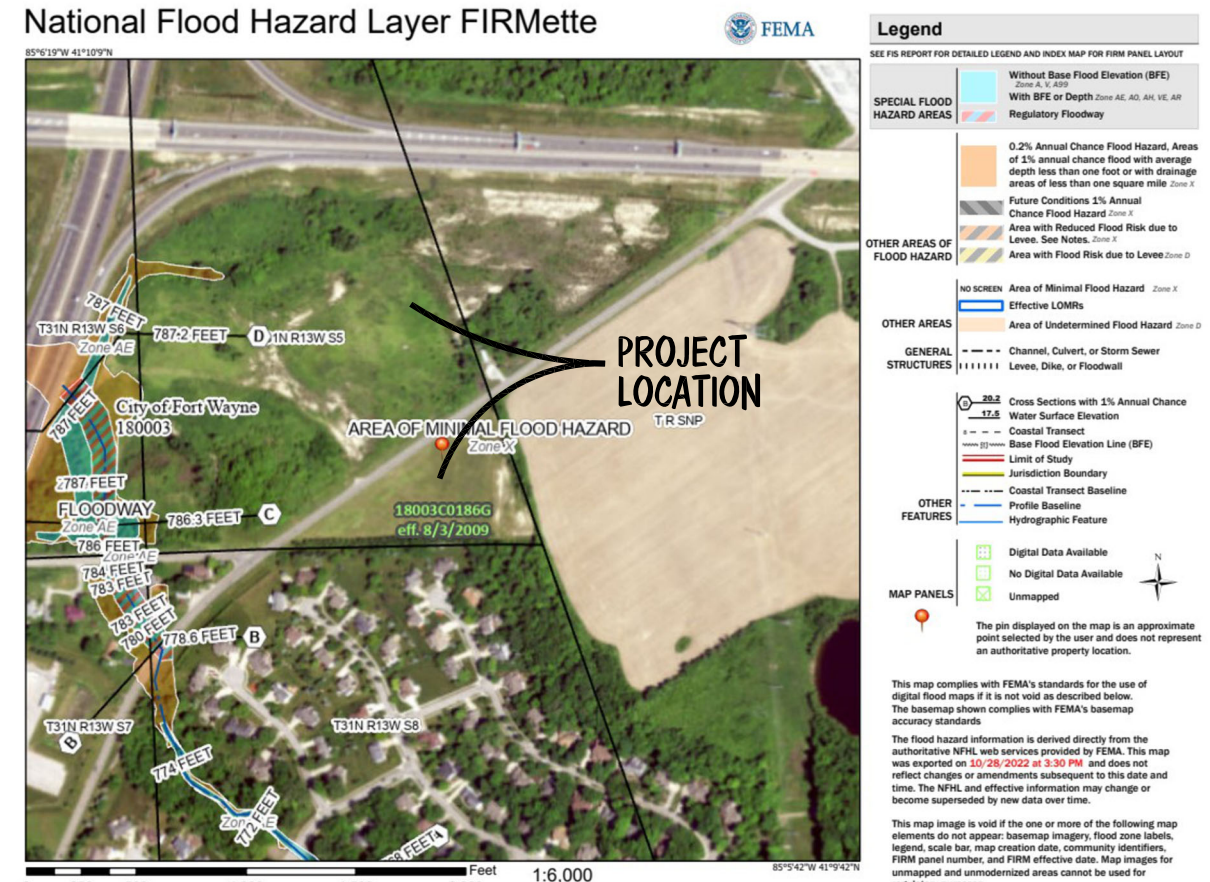
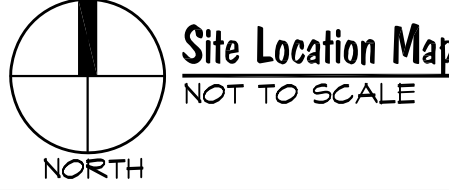
PROJECT CIVIL ENGINEER/SURVEYOR:



ForeSight Consulting, LLC
1910 Saint Joe Center Road, Suite 61
Fort Wayne, Indiana 46825
260.484.9900 phone
260.484.9980 fax
www.4site.biz

Primary Development Plan For: North Clinton Campus

8923 North Clinton Street, Fort Wayne, Indiana 46825



Existing Utility Provider Information

Water Service	City of Fort Wayne
Sanitary Sewer Service	City of Fort Wayne
Electric	American Electric Power
Gas	NIPSCO

Contact Information

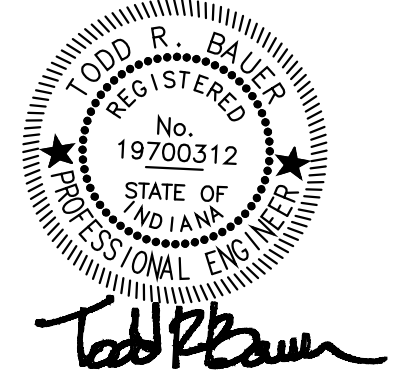
City of Fort Wayne Department of Land Use Management-Michelle Wood	260-427-1129
City of Fort Wayne Fire Department-Jeremy Elder	260-427-1168
City of Fort Wayne New Water and Sewer Engineering-Carolyn Bokern	260-427-1161
City of Fort Wayne Sewer Engineering Department-Lisa Ramos	260-427-5064
City of Fort Wayne Stormwater Engineering Department-Patrick Joley	260-427-5064
City of Fort Wayne Water Engineering Department-Rick Seals	260-427-5064
City of Fort Wayne Traffic Engineering Department-Kyle Winling	260-427-1172
American Electric Power-Karen Palmer	260-408-1863
Verizon-Amy Heitzman	260-461-3325
NIPSCO-Mike Pruitt	260-439-1408
Comcast-Dawn Leonhardt	765-449-3811

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Primary Development Plan For:

North Clinton Campus

8923 North Clinton Street, Fort Wayne, Indiana 46825

Drawing Revisions

Commission Number
223445

Date
October 31st, 2022

Title
Primary Development Plan

Sheet Number

PD1



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