

1 **#REZ-2022-0061**

2 **BILL NO. Z-22-11-20**

3
4 **ZONING MAP ORDINANCE NO. Z-_____**
5 **AN ORDINANCE amending the City of Fort Wayne**
6 **Zoning Map No. L-14 (Sec. 5 of Saint Joseph Township)**

7 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
8 INDIANA:

9 SECTION 1. That the area described as follows is hereby designated an NC
10 (Neighborhood Center) District under the terms of Chapter 157 Title XV of the Code of the
11 City of Fort Wayne, Indiana:

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

16 BEGINNING ON THE SOUTH LINE OF THE WEST HALF OF SECTION 5, TOWNSHIP 31
17 NORTH, RANGE 13 EAST, ALLEN COUNTY, INDIANA AT THE INTERSECTION WITH THE
18 WEST LINE OF THE BOURIES RESERVE; THENCE SOUTH 88 DEGREES 16 MINUTES 47
19 SECONDS WEST (BEARINGS BASED UPON INDIANA STATE PLANE COORDINATE, EAST
20 ZONE, GRID) ALONG THE NORTH LINE OF THE PLAT OF NORTH POINTE WOODS SECTION
21 II AND THE EXTENSION EASTERLY THEREOF, A DISTANCE OF 900.32 FEET TO THE
22 SOUTHEASTERLY RIGHT OF WAY OF NORTH CLINTON STREET (LEO ROAD, STATE ROAD
23 NO. 1); THENCE NORTH 54 DEGREES 59 MINUTES 14 SECONDS EAST ALONG SAID
24 SOUTHEASTERLY RIGHT OF WAY, A DISTANCE OF 886.28 FEET TO THE WEST LINE OF
25 SAID BOURIES RESERVE; THENCE SOUTH 19 DEGREES 52 MINUTES 20 SECONDS EAST
26 ALONG SAID WEST LINE, A DISTANCE OF 511.97 FEET TO THE POINT OF BEGINNING AND
27 CONTAINING 5.027 ACRES OF LAND, MORE OR LESS.

28 and the symbols of the City of Fort Wayne Zoning Map Nos. R-54 and Q-54 (Secs. 5 and 6
29 of Saint Joseph Township), as established by Section 157.082 of Title XV of the Code of the
30 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.

1
2 SECTION 3. That this Ordinance shall be in full force and effect from and after its
3 passage and approval by the Mayor.
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5 _____
Council Member

6 APPROVED AS TO FORM AND LEGALITY:
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8 _____
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-2022-0061
Bill Number: Z-22-11-20
Council District: 2 - 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 5 acres from R1/Single-Family Residential to NC/Neighborhood Center to allow for a mixture of commercial and residential uses.

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

Reason for Request: To accommodate a mixture of uses across from the new corporate campus of the Tippmann Group and adjacent to the mixed-use development proposed at Arneo.

Applicant: Tippmann Realty Partners, LLC

Property Owner: Banet-Roy Development

Related Petitions: Rezoning Petitions REZ-2022-0059 and REZ-2022-0060 and Primary Development Plan PDP-2022-0044 for the entire North Clinton Campus development

Effect of Passage: Property will be rezoned to the NC/Neighborhood Center zoning district, which will enable a mixed-use development.

Effect of Non-Passage: The property will remain zoned R1, which is developable, but the size of the available R1 property is not feasible for a single-family subdivision. Mixed-use development can take advantage of compact and infill development patterns.

Department of Planning Services
Rezoning Petition Application

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 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.

☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property 8923 North Clinton (Parcel III on the Survey Attached)
Present Zoning R1 Proposed Zoning NC Acreage to be rezoned 5.03
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 and the adjoining property development. Tippmann will construct their corporate campus on the site opposite of the proposed development 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)

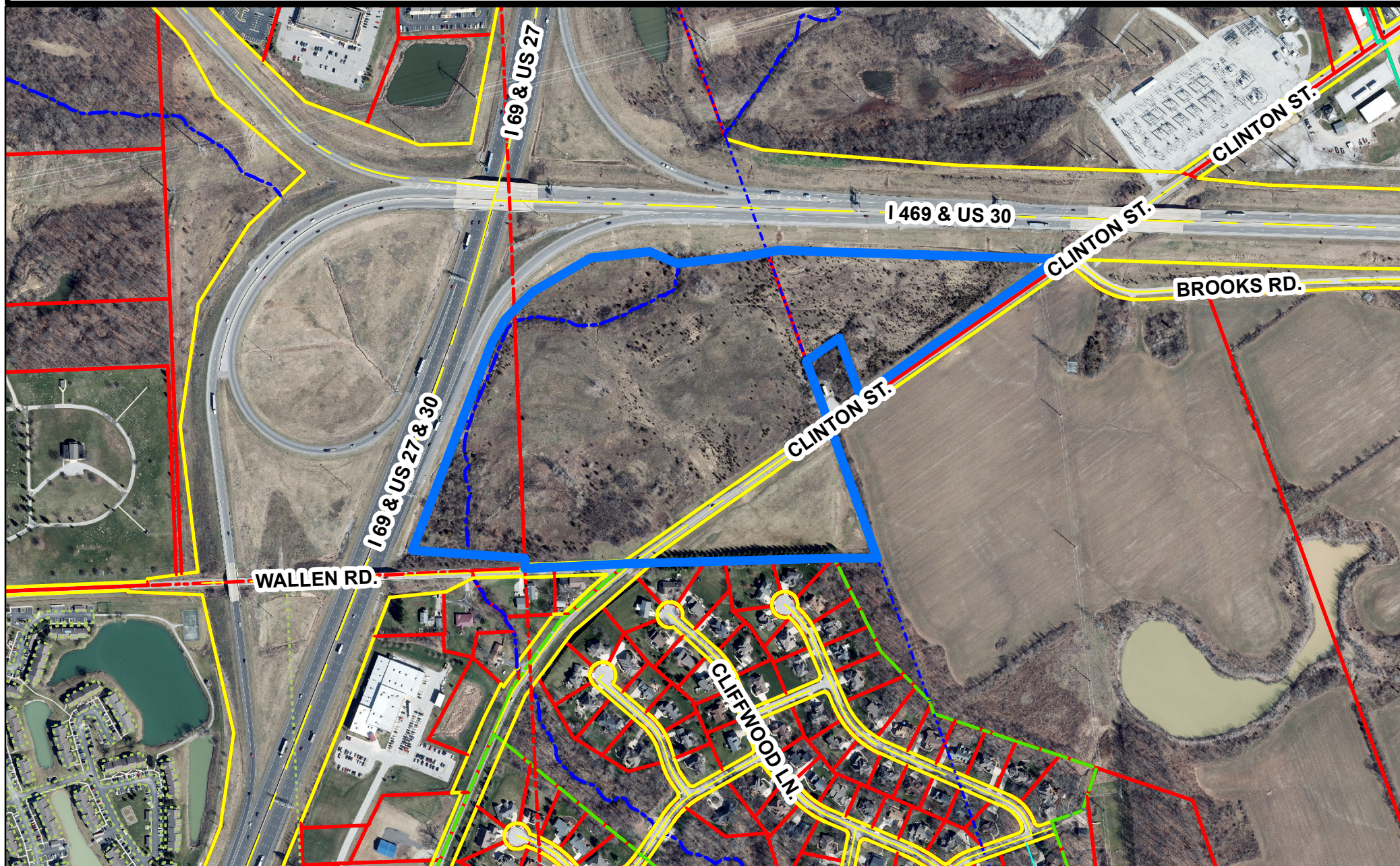
11/1/22
(date)

(printed name of property owner)

(signature of property owner)

(date)

Received	Receipt No.	Hearing Date	Petition No.
<u>11/1/2022</u>	<u>141 908</u>	<u>12/12/2022</u>	<u>RE2-2022-0061</u>



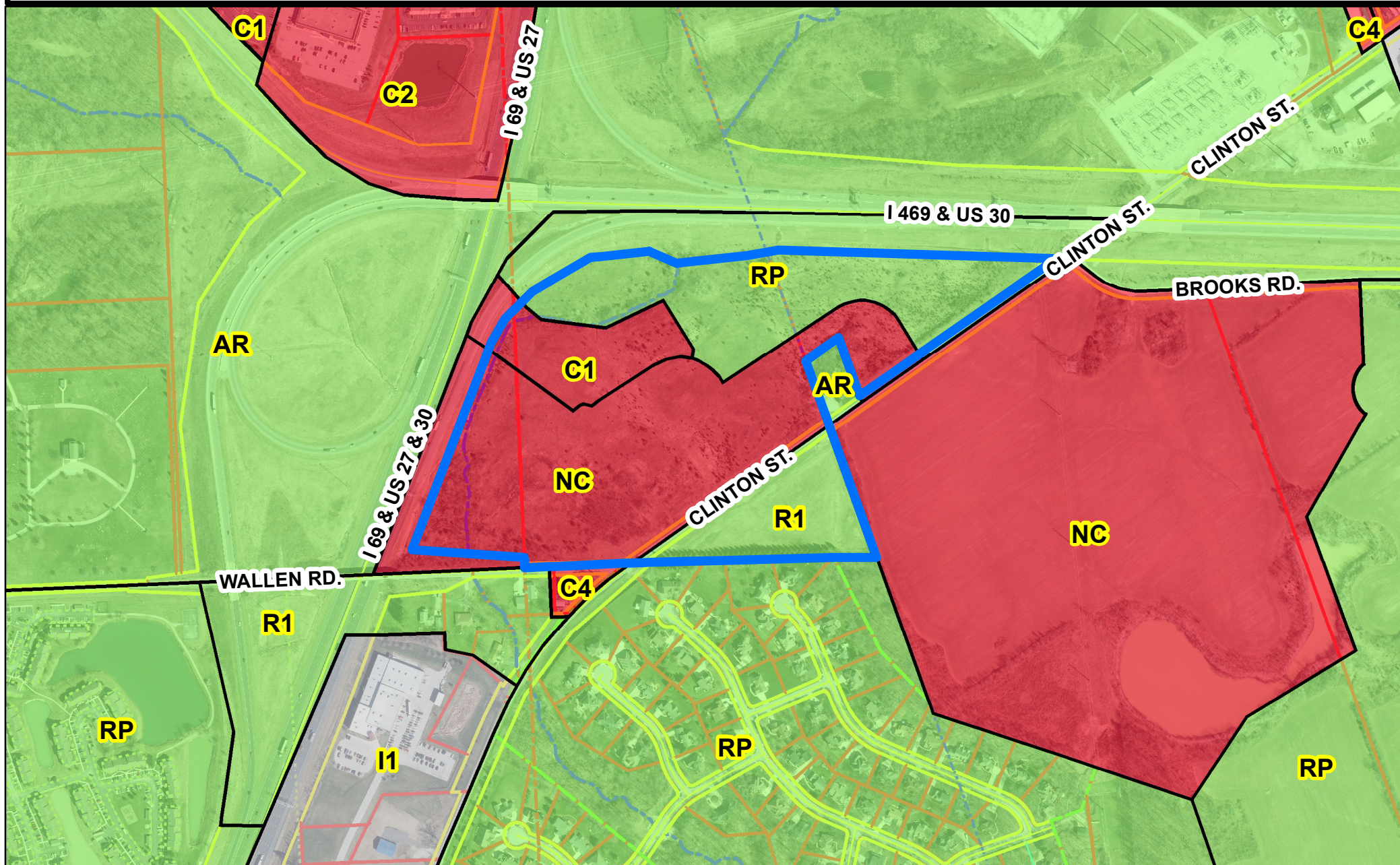
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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



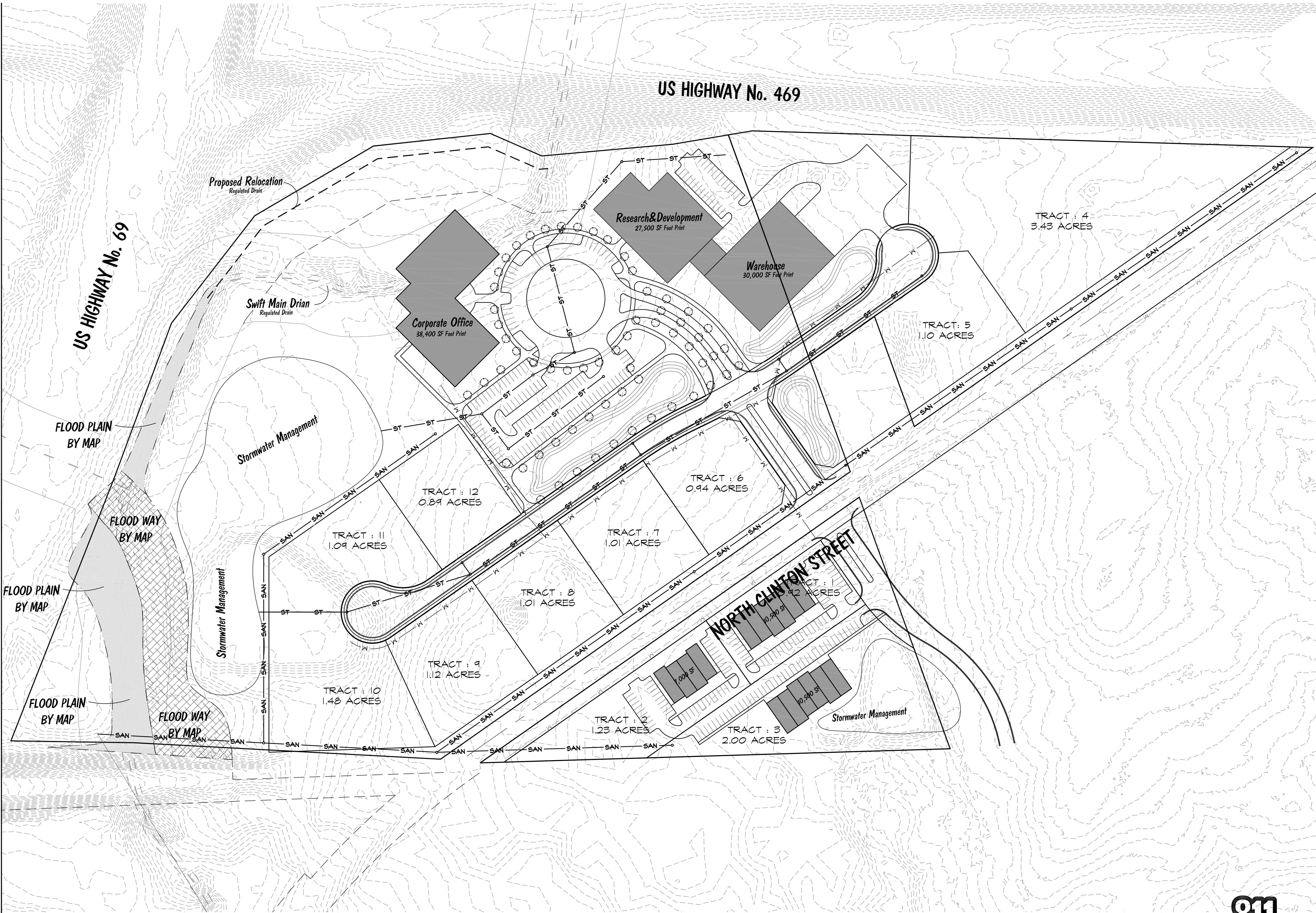
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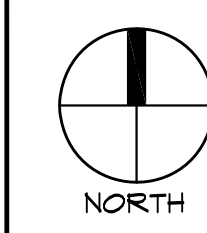
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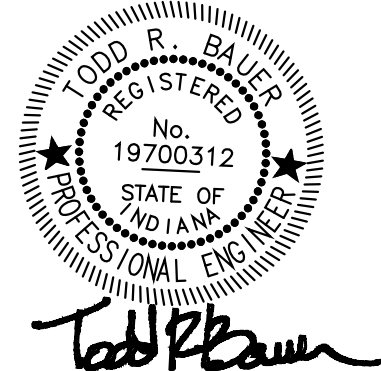
1 inch = 500 feet



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

811
Know what's below.
Call before you dig.

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

PROJECT DEVELOPER:

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

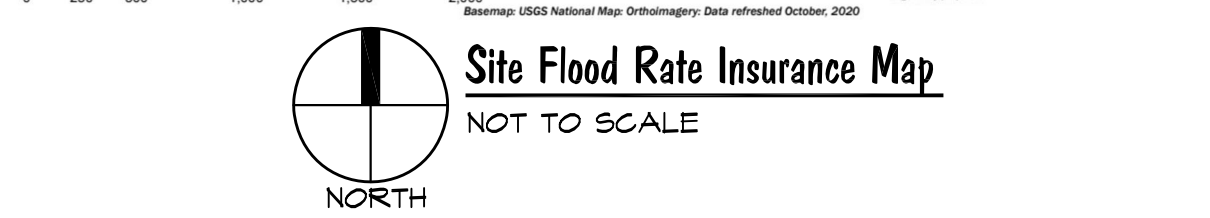
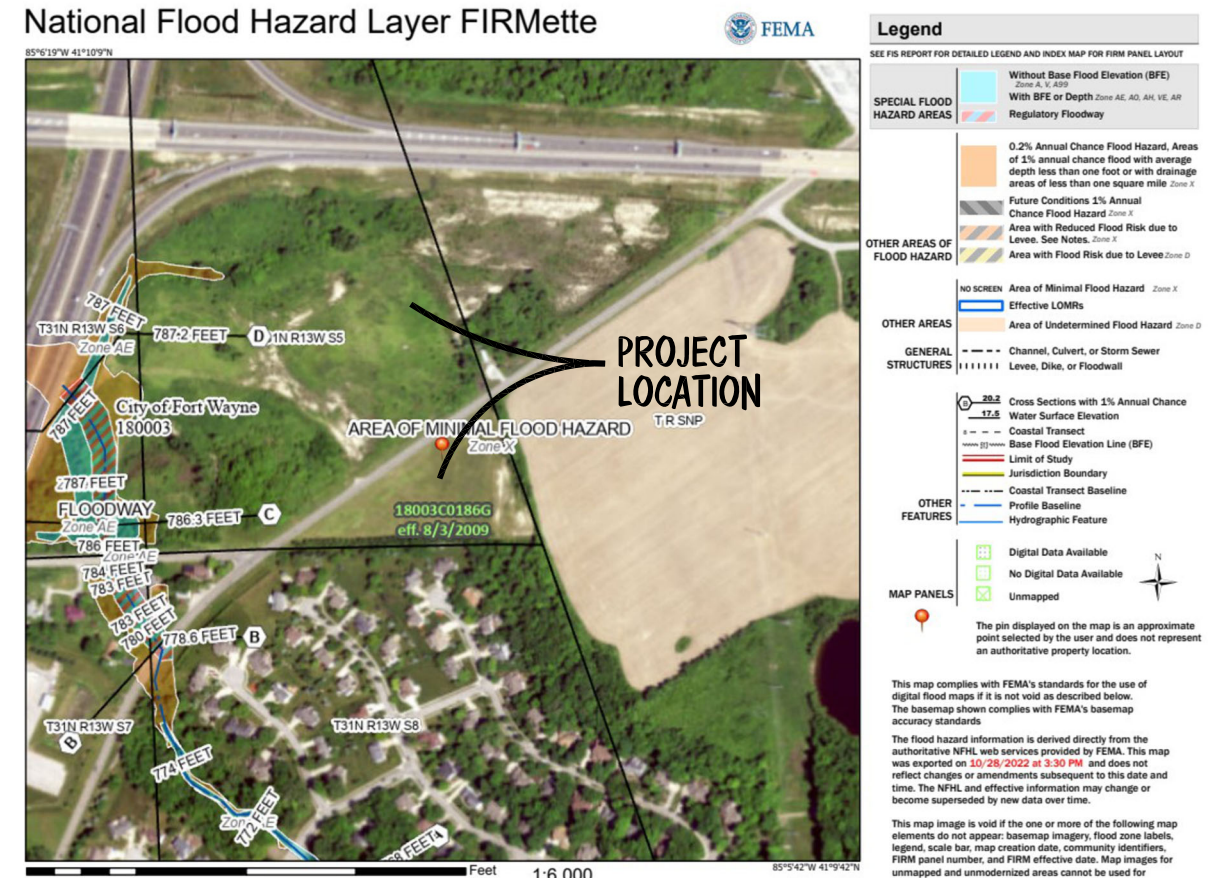
PROJECT CIVIL ENGINEER/SURVEYOR:



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Fort Wayne, Indiana 46825
260.484.9900 phone
260.484.9980 fax
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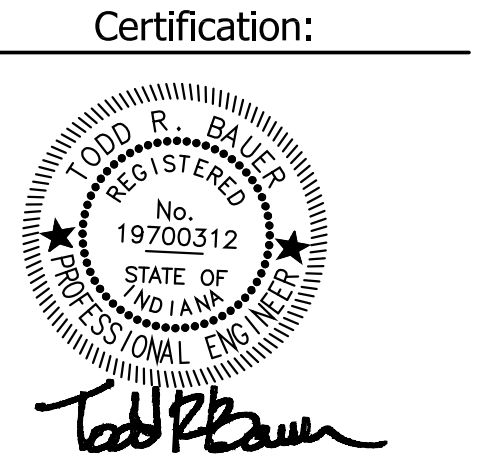
Primary Development Plan For:
North Clinton Campus

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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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	Primary Development Plan
Sheet Number	PD1