

#REZ-2023-0005

BILL NO. Z-23-02-37

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. I-30 (Sec. 21 of Washington 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 an I1 (Limited
Industrial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
Wayne, Indiana:

Document Number 2018063987

Part of the Southwest Quarter of the Southeast Quarter of Section 21, Township 31
North, Range 12 East, more particularly described as follows, to wit: Beginning at
the intersection of the West line of said Southwest Quarter of said Southeast Quarter
of said Section and the centerline of U.S. Routes Numbered 30 and 33 (Goshen
Road) as now established; thence North on the West line of said Southwest Quarter
of said Southeast Quarter of said Section, a distance of 259.5 feet; thence East a
distance of 410.92 feet; thence South a distance of 253 feet; thence West making an
interior angle of 90 degrees, a distance of 192 feet; thence to the left with a
deflection angle of 74 degrees 37 minutes, a distance of 213.5 feet to the center line
of said U.S. Routes Numbered 30 and 33; thence Northwesterly along the center line
of said highway a distance of 262.5 feet to the place of beginning.

ALSO

Part of the Southwest Quarter of the Southeast Quarter of Section 21, Township 31
North, Range 12 East, more particularly described as follows:
Commencing at the intersection of the West line of the said Southwest Quarter of the
Southeast Quarter with the centerline of U.S. Highway 30; thence North on the West
line of said Southwest Quarter of the Southeast Quarter 259.5 feet to the place of
beginning; thence East 410.92 feet; thence North 150.0 feet; thence West 410.92
feet; thence South with the West line of said Southwest Quarter of the Southeast
Quarter 150.0 feet to the place of beginning.

ALSO, the South 120 feet of Lots Numbered 149 and 150 in Lincolnale a
Subdivision of Lots 1 to 44 inclusive in Elmer E. Gandy's Subdivision, an Addition
to the city of Fort Wayne, according to the plat thereof, recorded in Plat Record 12,
page 32, in the Office of the Recorder of Allen County, Indiana.

EXCEPTING therefrom that part acquired for road rights-of-way purposes.
More commonly described as follows:

Part of the Northwest Quarter of Section 21, Township 31 North, Range 12 East of the Second Principal Meridian, Washington Township in Allen County, Indiana, together with Part of Lots Numbered 149 and 150 of Lincolndale Subdivision of Lots 1 to 44 inclusive in Elmer E. Gandy's Subdivision to the City of Fort Wayne, Allen County, Indiana, based on an original survey by Brett R. Miller, Indiana Professional Surveyor Number 20300059 of Miller Land Surveying, Inc., Survey No. 23016770, dated January 19, 2023, and being more particularly described as follows:
Commencing at the Northeast corner of Lot Number 150 in Lincolndale Subdivision, said point being referenced by a 5/8" steel rebar with a "D+A" identification cap; thence South 02 degrees 02 minutes 44 seconds East (Indiana Geospatial Coordinate System - Allen County bearing and basis of bearings to follow), a distance of 260.10 feet (260.24 feet deed) along the East line of said Lot Number 150, and the West line of an existing 10.56 acre tract as described in Document Number 2017009350 in the Office of the Recorder of Allen County, Indiana to a 5/8" steel rebar with a "Miller Firm #0095" identification cap at the POINT OF BEGINNING of the herein described tract; thence South 02 degrees 02 minutes 44 seconds East, a distance of 119.93 feet (120.00 feet deed), along the East line of said Lot Number 150 and the West line of said 10.56 acre tract to a 5/8" steel rebar with a "Sauer" identification cap on the South line of said 10.56 acre tract; thence North 88 degrees 07 minutes 58 seconds East, a distance of 2.03 feet (deed) along said South line to a 5/8" steel rebar with a "Sauer" identification cap on the West line of said 10.56 acre tract; thence South 01 degrees 17 minutes 46 seconds East, a distance of 144.86 feet (deed) continuing along said West line to a 5/8" steel rebar with a "Sauer" identification cap; thence South 02 degrees 05 minutes 54 seconds East, a distance of 259.85 feet (deed), continuing along said West line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap on the North line of an existing 0.573 acre tract as described in Document Number 2018045249 in the Office of said Recorder; thence South 88 degrees 46 minutes 50 seconds West, a distance of 192.00 feet (deed) along said North line to the West line of said 0.573 acre tract, said point being referenced by a 1/2" steel rebar 0.24 feet West; thence South 14 degrees 27 minutes 58 seconds West, a distance of 22.11 feet (deed), along said West line to a 1/2" steel rebar on the Easterly right-of-way line of Hatfield Road; thence North 43 degrees 45 minutes 25 seconds West, a distance of 201.50 feet, along said Easterly right-of-way line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap; thence North 23 degrees 38 minutes 05 seconds West, a distance of 124.40 feet, continuing along said Easterly right-of-way line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap; thence North 04 degrees 11 minutes 14 seconds West, a distance of 158.11 feet, continuing along said Easterly right-of-way line to a 2" angle iron post on the South line of Lot Number 148 in said plat of Lincolndale Subdivision; thence North 88 degrees 36 minutes 00 seconds East, a distance of 178.92 feet (plat), along said South line to a 2" angle iron post on the East line of said Lot Number 148; thence North 01 degrees 26 minutes 59 seconds West, a distance of 119.79 feet (120.00 feet deed), along said East line to a 5/8" steel rebar with a "Miller Firm

1 #0095” identification cap on the South line of an existing tract described in
2 Document Number 2019027211 in the Office of said Recorder; thence North 87
3 degrees 37 minutes 00 seconds East, a distance of 203.49 feet (200.00 feet deed),
4 along said South line to the Point of Beginning. Containing 3.705 acres, more or less.
5 Subject to easements of record.

6 and the symbols of the City of Fort Wayne Zoning Map No. I-30 (Sec. 21 of Washington
7 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
8 Wayne, Indiana is hereby changed accordingly.

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

13
14 SECTION 3. That this Ordinance shall be in full force and effect from and after its
15 passage and approval by the Mayor.

16
17 _____
Council Member

18 APPROVED AS TO FORM AND LEGALITY:

19
20 _____
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-2023-0005
Bill Number: Z-23-02-37
Council District: 3 – Tom Didier

Introduction Date: February 28, 2023

Plan Commission
Public Hearing Date: March 13, 2023 (not heard by Council)

Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance: To rezone approximately 3.70 acres from C4/Intensive Commercial and R1/Single Family Residential to I1/Limited Industrial

Location: East side of the 4600-4700 blocks of Hatfield Road

Reason for Request: To develop the parcel with a three-unit warehouse building.

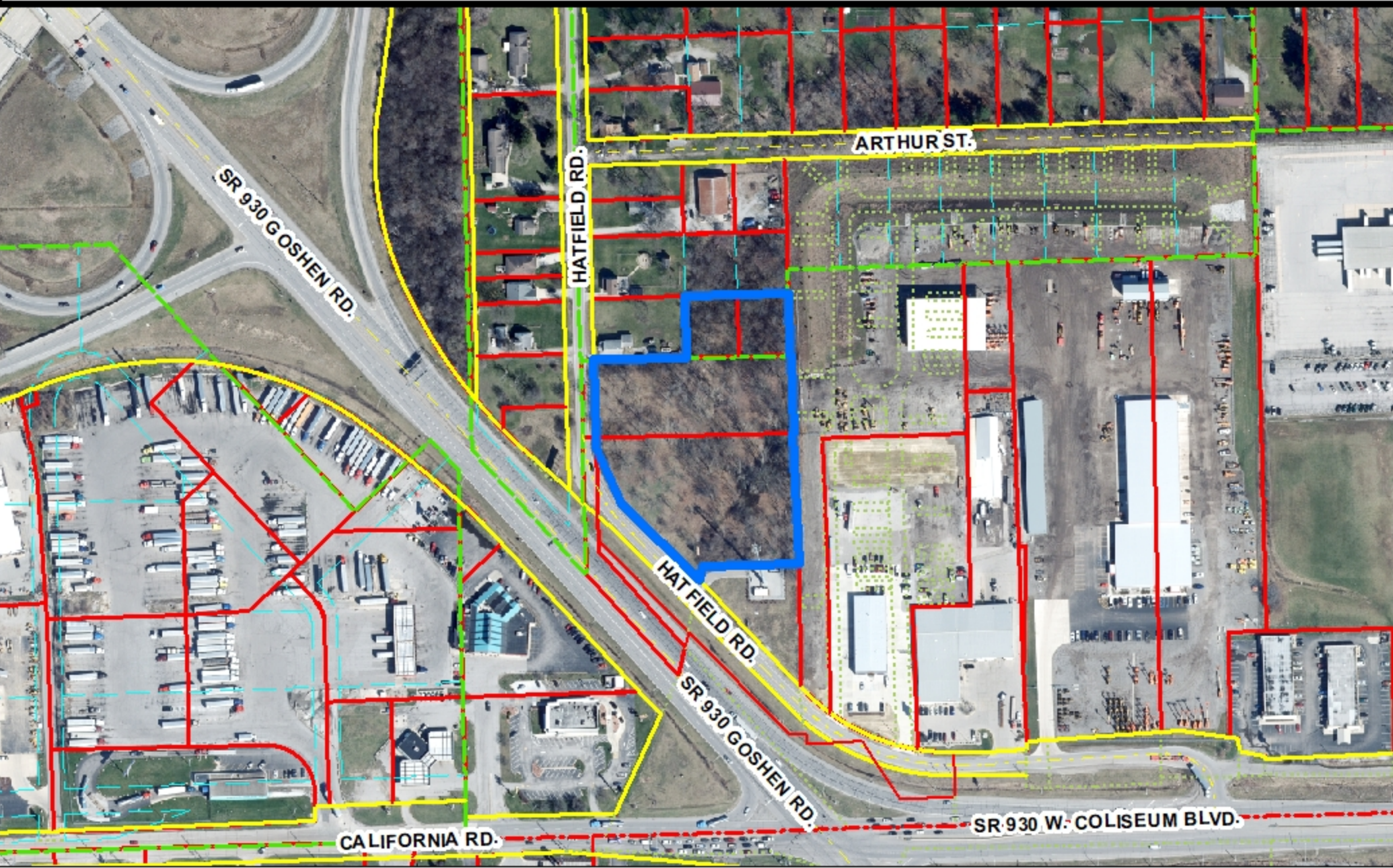
Applicant: Razz Logistics and Wholesale, LLC

Property Owners: VRC Properties, LLC

Related Petitions: PDP-2023-0005 – Hatfield Road Warehouse

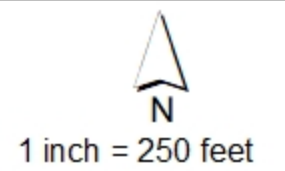
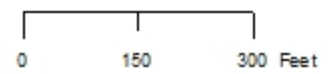
Effect of Passage: Property will be rezoned to the I1/Limited Industrial zoning district, which will allow the development of a warehouse, and stormwater detention (on the current R1 portion).

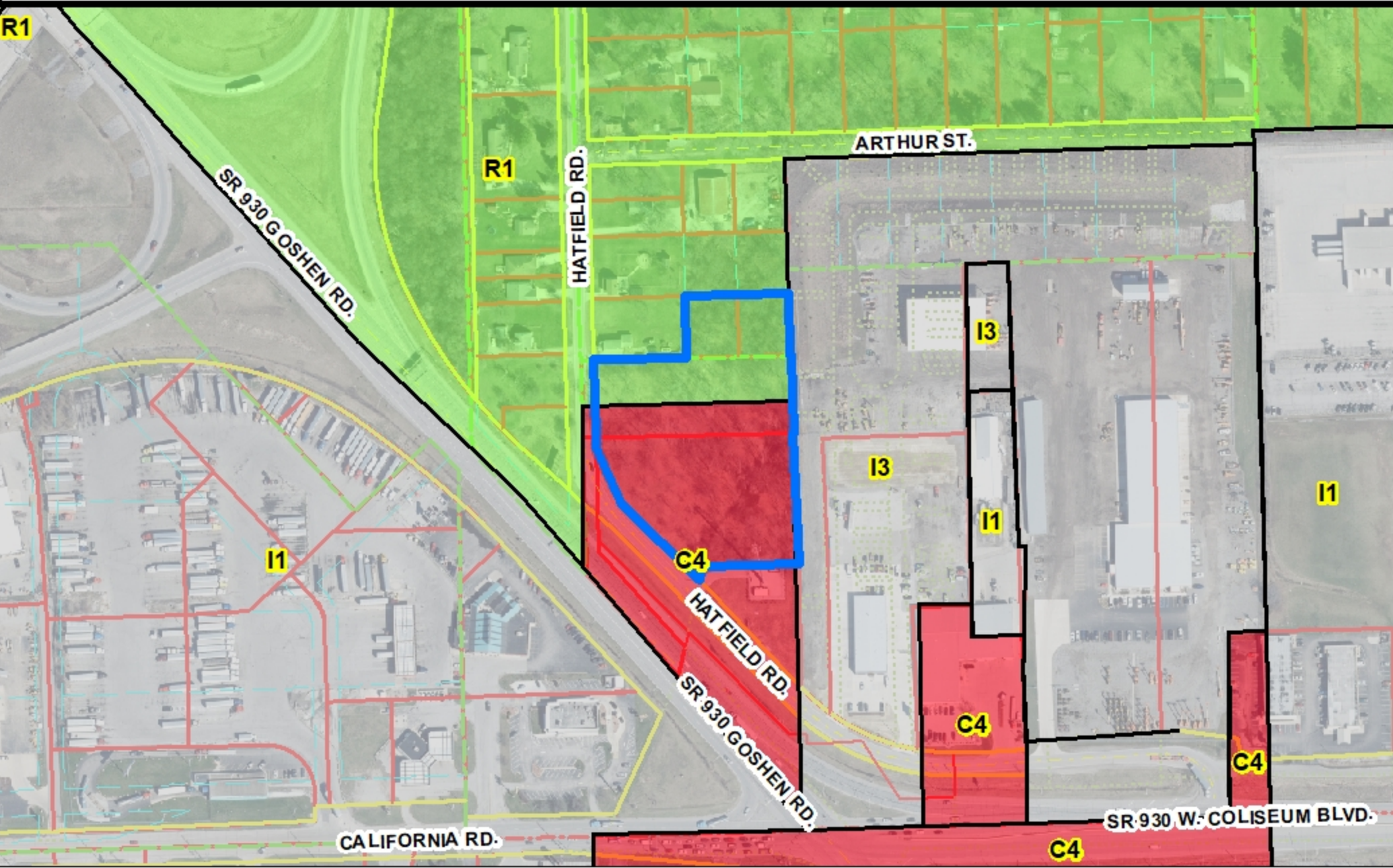
Effect of Non-Passage: The property will remain zoned C4/Intensive Commercial and R1/Single Family Residential. The C4 zoning would support the warehouse, but also allows use more intensive than those permitted in I1/limited industrial.



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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 2/22/2023





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