

#REZ-2023-0012

BILL NO. Z-23-04-13

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. F-06 (Sec. 5 of Wayne 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:

Part of the Fractional Southwest Quarter of Section 5, Township 30 North, Range 12 East,
Allen County, Indiana; together with part of the Lagro Reserve in Township 30 North, Range
12 East, Allen County, Indiana, more particularly described as follows, to wit:

Commencing at the Southwest corner of said Section 5, marked by a cast iron monument;
thence North 00 degrees 27 minutes 49 seconds West (bearings in this description are
based on the INDOT plans for Illinois Road), on and along the West line of said Fractional
Southwest Quarter a distance of 70.00 feet to a #5 rebar at the point of intersection of said
West line with the North right-of-way line of Illinois Road (former State Road #14, Proj. 387
Sec (4) 1963), as established in Deed Record 667, pages 603 and 604, in the Office of the
Recorder of Allen County, Indiana; thence North 00 degrees 27 minutes 49 seconds West,
continuing on and along said West line, a distance of 1003.06 feet to a #4 rebar at the
Northwest corner of a 10.00 acre tract of real estate described in a deed to DeHaven
Holdings, LLC, in Document Number 204011678 in the Office of said Recorder, this being
the true point of beginning; thence North 00 degrees 27 minutes 49 seconds West,
continuing on and along said West line, a distance of 1564.94 feet to the West Quarter
corner of said Section 5, marked by a County witnessed 0.5 inch diameter pipe; thence
South 89 degrees 49 minutes 28 seconds East, a distance of 357.97 feet to a 1 inch diameter
pipe at the point of intersection of said North line with the Southwesterly right-of-way line
of the Pennsylvania Railroad; thence South 72 degrees 13 minutes 15 seconds East, on and
along said Southwesterly right-of-way line, a distance of 146.37 feet to a #4 rebar at the
Northeast corner of a 29.125 acre base tract of real estate described in a deed to Jennifer
DeHaven Bryan in Document Number 2008039129 in the Office of said Recorder; thence
South 00 degrees 26 minutes 57 seconds East, on and along the East line of said 29.125 acre
base tract, a distance of 2513.31 feet to a #5 rebar at the Southeast corner thereof, being a
point on said North right-of-way line of Illinois Road; thence South 89 degrees 33 minutes
00 seconds West, on and along said North right-of-way line, a distance of 59.22 feet to a #4
rebar at the Southeast corner of the said 10.00 acre tract; thence North 00 degrees 30
minutes 08 seconds West, on and along the East line of said 10.00 acre tract, a distance of

1 997.41 feet to a #5 rebar at the Northeast corner thereof; thence South 89 degrees 38
2 minutes 11 seconds West, on and along the North line of said 10.00 acre tract, a distance of
3 436.43 feet to the true point of beginning, containing 19.117 acres of land, subject to all
4 easements of record. This description is based on a survey by Sauer Land Surveying, Inc.,
dated February 11, 2013, and numbered 099-137"A".

5 and the symbols of the City of Fort Wayne Zoning Map No. F-06 (Sec. 5 of Wayne
6 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
7 Wayne, Indiana is hereby changed accordingly.

8
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 _____
Council Member

17
18 APPROVED AS TO FORM AND LEGALITY:

19 _____
20 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-2023-0012
Bill Number: Z-23-04-13
Council District: 4-Jason Arp

Introduction Date: April 25, 2023

Plan Commission
Public Hearing Date: May 8, 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 19.12 acres from C3/General Commercial to I1/Limited Industrial

Location: 5250 Illinois Road

Reason for Request: To allow for a 3 building industrial/business park.

Applicant: Khatri LLC

Property Owner: Khatri LLC

Related Petitions: Primary Development Plan, Hummingbird Business Park

Effect of Passage: Property will be rezoned to the I1/Limited Industrial zoning district, which permits light intensity industrial uses.

Effect of Non-Passage: The property will remain zoned C3/General Commercial which permits a variety of commercial uses.

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Khatri LLC (Rakesh Khatri)
Address 14821 Heron Lake Xing
City Fort Wayne State IN Zip 46814
Telephone 260-432-7612 E-mail rakeshk10@gmail.com

Contact Person
Contact Person Derek Simon, PE (MLS Engineering, LLC)
Address 10060 Bent Creek Blvd
City Fort Wayne State IN Zip 46825
Telephone 260-489-8571 x2 E-mail derek@mlswebsite.us

All staff correspondence will be sent only to the designated contact person.

Derek Simon: derek@mlswebsite.us Brett Miller: brett@mlswebsite.us

Request
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property Illinois Rd, Fort Wayne, IN 46804
Present Zoning C3 Proposed Zoning I1 Acreage to be rezoned 19.117 AC
Proposed density 3 units / 19.117 ac = 0.157 units per acre
Township name Wayne Township section # 5
Purpose of rezoning (attach additional page if necessary) _____
This petition is requesting to rezone property from C3 (General Commercial) to
I1 (Limited Industrial).
Sewer provider City of Fort Wayne Water provider City of Fort Wayne

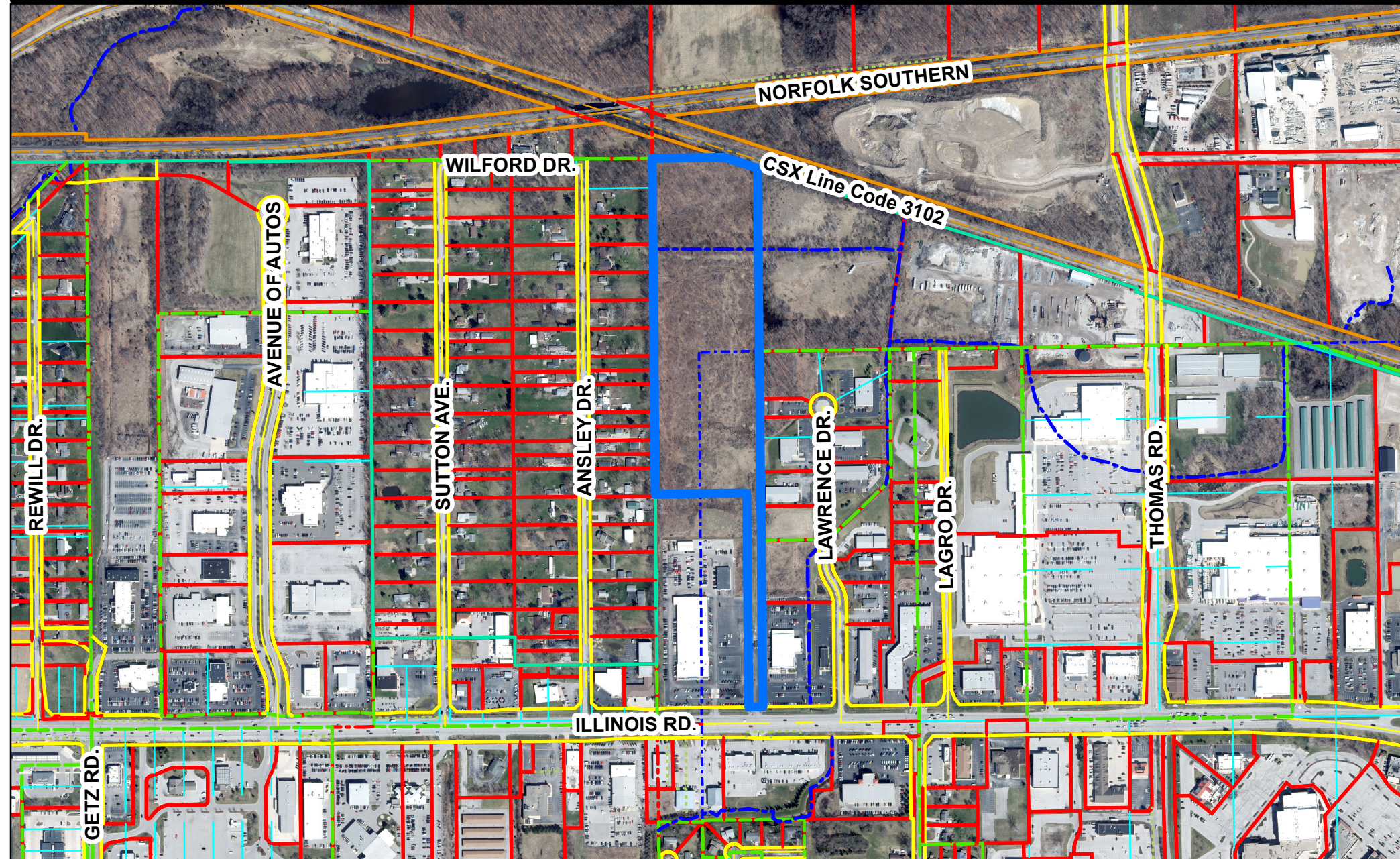
Filing Requirements
*Applications will not be accepted unless the following filing requirements are submitted with this application.
Please refer to checklist for applicable filing fees and plan/survey submittal requirements.*

- ☒ 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.

<u>RAKESH KHATRI</u> (printed name of applicant)	<u>Rakesh Khatri</u> (signature of applicant)	<u>3/28/23</u> (date)
<u>RAKESH KHATRI</u> (printed name of property owner)	<u>Rakesh Khatri</u> (signature of property owner)	<u>3/28/23</u> (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

Received <u>3-29-23</u>	Receipt No. <u>142824</u>	Hearing Date <u>5-8-23</u>	Petition No. <u>REZ-2023-0012</u>
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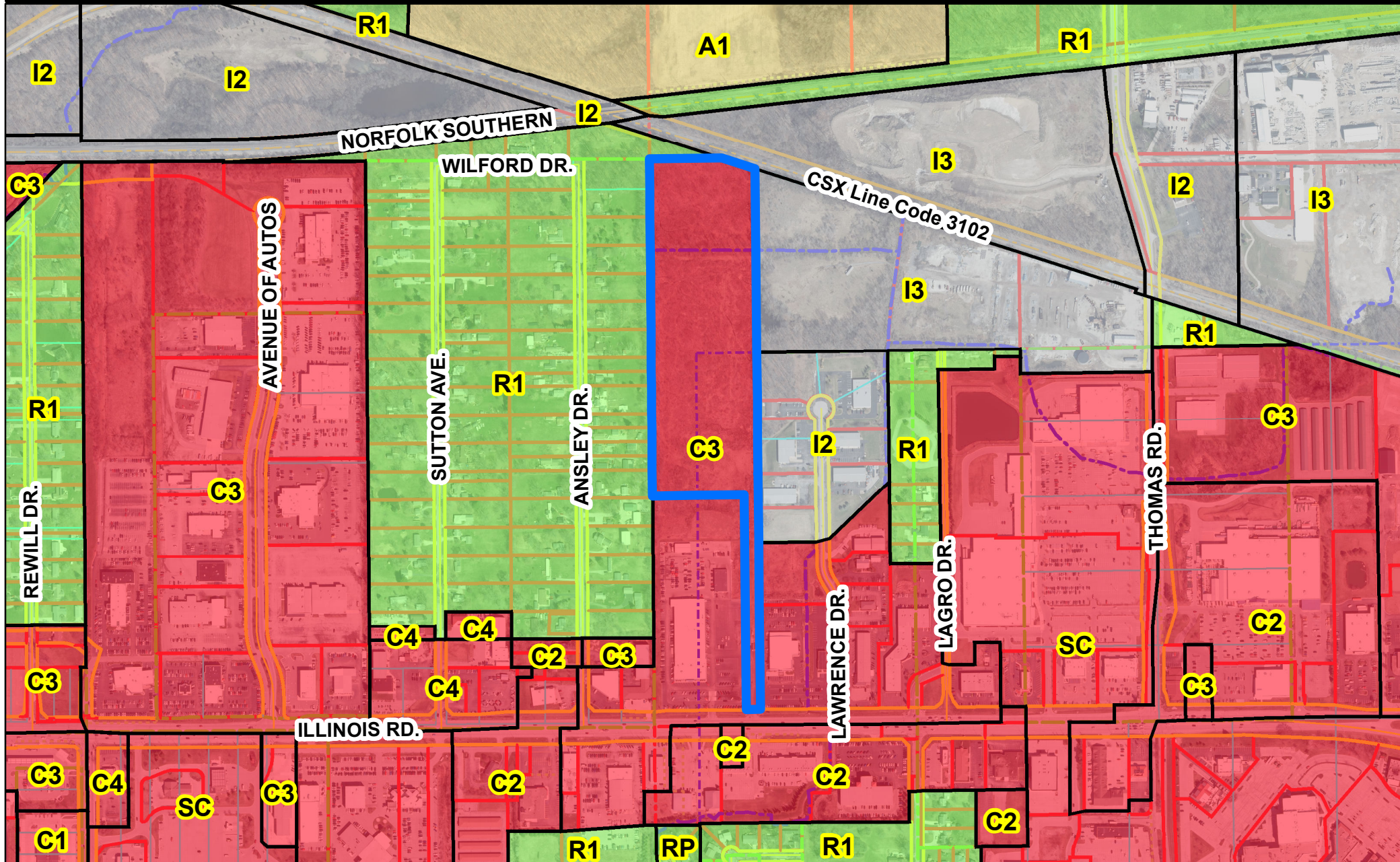
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 4/12/2023

0 500 1,000 Feet



1 inch = 600 feet



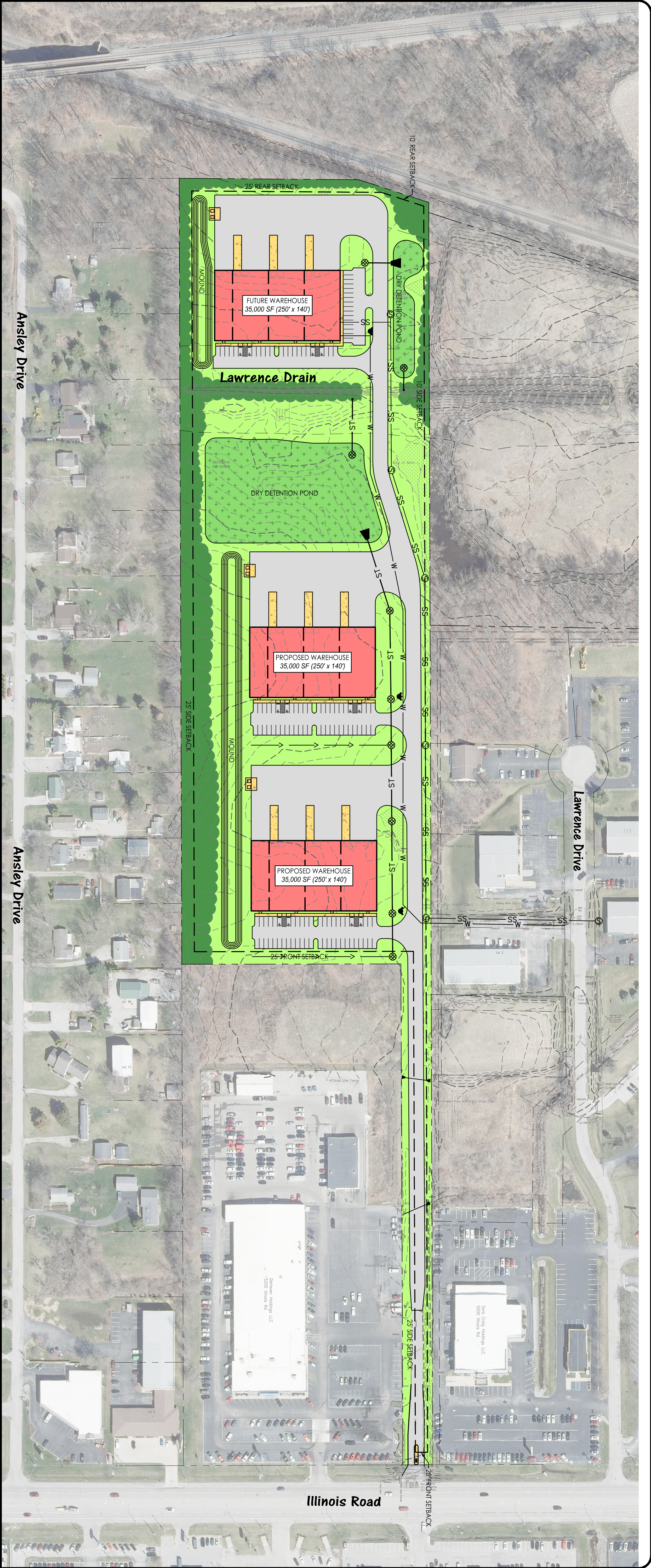
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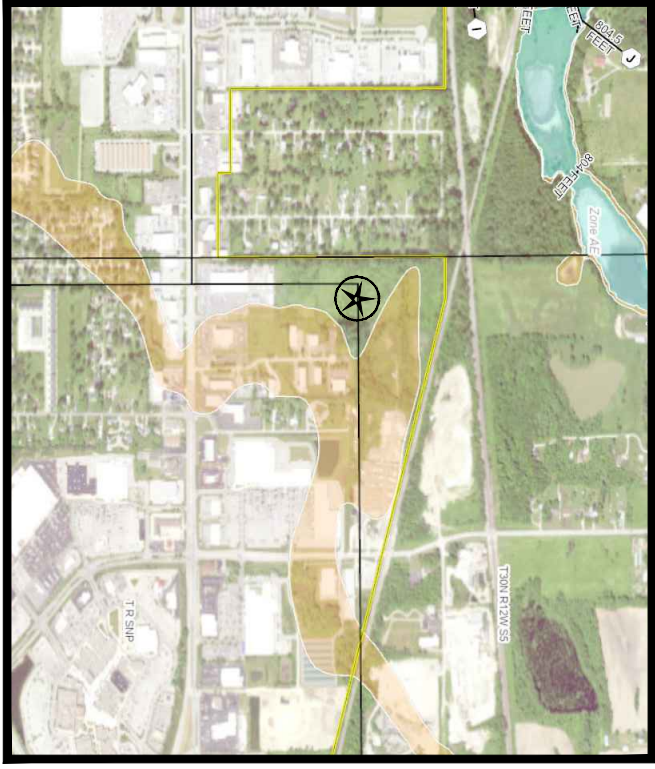


1 inch = 600 feet

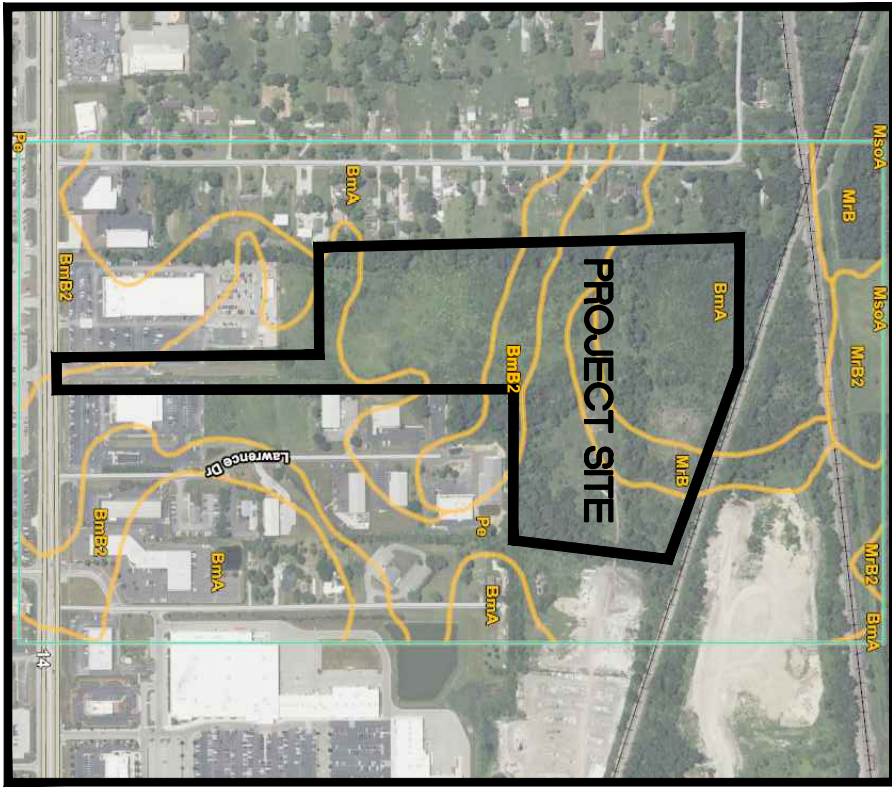


PROJECT SUMMARY

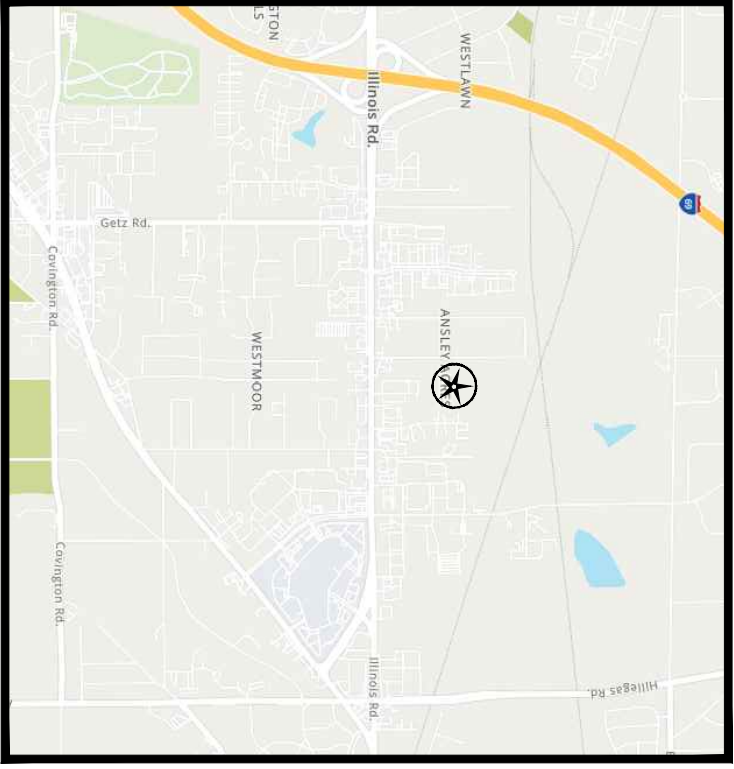
PARCEL ADDRESS:	TUNOS ROAD, FORT WAYNE, IN 46804	TOTAL LOT ACREAGE:	19.116 ACRES
TOWNSHIP NAME:	WAYNE	TOTAL LOT IMPERVIOUS SURFACE:	8.631 ACRES
TOWNSHIP SECTION:	5	TOTAL LOT COVERAGE:	(8.631 / 19.116 AC.) 100 = 45% LOT COVERAGE
EST. CONSTRUCTION START DATE:	AUGUST 2023	PARKING REQUIREMENTS:	INDUSTRIAL = 1 SPACE PER 1,000 SQ. FT. = 105 SPACES
EST. CONSTRUCTION END DATE:	AUGUST 2025	PARKING PROVIDED:	12 ADA SPACES + 128 STANDARD SPACES = 140 SPACES
CURRENT ZONING CLASSIFICATION:	C3 (GENERAL COMMERCIAL)	LANDSCAPING:	SEE SHEET PDP-2 FOR LANDSCAPE PLAN SHOWING BUFFER YARDS AND MINIMUM PLANTINGS PER ORDNANCE REQUIREMENTS.
PROPOSED ZONING CLASSIFICATION:	I1 (LIMITED INDUSTRIAL)	SITE LIGHTING:	SITE LIGHTING WILL BE DESIGNED TO COMPLY WITH THE ZONING ORDNANCE AND SUBMITTED TO DRS FOR REVIEW AND PERMITTING DURING THE SECONDARY DEVELOPMENT PLAN PROCESS.
CURRENT USE:	UNDEVELOPED	SIGNAGE:	SIGNAGE WILL BE DESIGNED COMPLY WITH THE ZONING ORDNANCE AND SUBMITTED TO DRS FOR REVIEW AND PERMITTING DURING THE SECONDARY DEVELOPMENT PLAN PROCESS.
PROPOSED USE:	INDUSTRIAL WAREHOUSING	GARBAGE COLLECTION:	DUMPSTER ENCLOSURES
NUMBER OF BUILDINGS:	(3) INDUSTRIAL WAREHOUSE BUILDINGS	SANITARY UTILITY SERVICE:	CITY OF FORT WAYNE
TOTAL BUILDING FOOTPRINT:	(3) X 35,000 SQ. FT. = 105,000 SQ. FT.	WATER UTILITY SERVICE:	CITY OF FORT WAYNE
BUILDING HEIGHT:	MAXIMUM HEIGHT = 40 FEET	STORMWATER OUTLET:	DRY DETENTION PONDS WITH OUTLET TO LAWRENCE DRAIN
NUMBER OF TENANTS:	(9) 10,000 SQ. FT. UNITS + (3) 5,000 SQ. FT. UNITS = 12 TENANTS		



⊛ - PROJECT SITE
FLOOD INSURANCE RATE MAP (FIRM)
NOT TO SCALE
AUGUST 3, 2009 / MAP# 18003C0286C



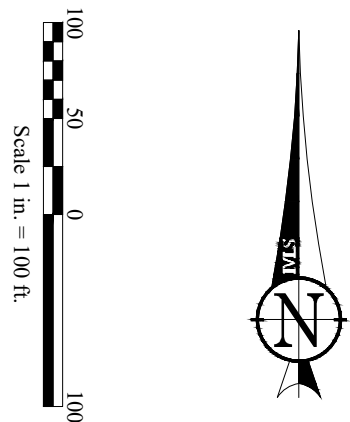
ALLEN COUNTY SOIL SURVEY MAP
NOT TO SCALE



⊛ - PROJECT SITE
PROJECT SITE VICINITY MAP
NOT TO SCALE

PROPOSED FEATURES LEGEND

	= BUILDING
	= ASPHALT PAVEMENT
	= CONCRETE SIDEWALK / PAVEMENT
	= DRY DETENTION POND
	= GRASS
	= EXISTING TREES LEFT UNDISTURBED
	EXISTING PROPERTY / RIGHT-OF-WAY LINE
	EXISTING UTILITY EASEMENT
	BUILDING SETBACK LINE
	STORM PIPE AND PIPE END SECTION
	SANITARY PIPE
	WATER PIPE



Derek J. Simon, PE
Professional Engineer
No. 19150016
State of Indiana

MLS Engineering
ENGINEERING YOUR TOMORROW...TODAY
Fort Wayne Office
10060 Bent Creek Boulevard
Fort Wayne, IN 46825
Phone: (260) 489-8571
www.mlswebsite.us
Monroe Office
221 Tower Drive
Monroe, IN 46772
Phone: (260) 692-6166

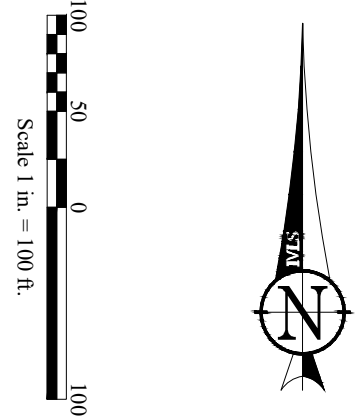
PREPARED FOR:
Khatiri LLC
14821 Heron Lake Xing
Fort Wayne, IN 46814
(260) 432-7612

REVISIONS:	

Hummingbird Business Park
Illinois Road
Fort Wayne, Indiana 46804
Primary Development Plan
Site Plan

Date: 03-28-2023
Design By: ABN
Checked By: DJT
Project No.: 13082420.22
Sheet Number

PDP-1



PROPOSED FEATURES LEGEND

- BUILDING FOOTPRINT
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK / PAVEMENT
- DRY DETENTION POND
- GRASS
- EXISTING TREES LEFT UNDISTURBED
- BUILDING SETBACK LINE
- SHADE TREE
- EVERGREEN TREE
- LARGE SHRUB

DEREK J. SIMON, P.E.

REGISTERED PROFESSIONAL ENGINEER

NO. 16130016

STATE OF INDIANA

DEREK J. SIMON, P.E.

DEREK J. SIMON, P.E.

The undersigned, being duly sworn, deposes and says that he is the duly licensed Professional Engineer of the State of Indiana, and that he is the author of the design and construction documents herein, and that he is not aware of any falsification of the same.

By my hand, firm, or corporation for any of the purposes aforesaid, this 28th day of March, 2023.

MLS Engineering, LLC. The above said has been prepared in connection with this project.

MLS Engineering

ENGINEERING YOUR TOMORROW...TODAY

Fort Wayne Office

10060 Bent Creek Boulevard

Fort Wayne, IN 46825

Phone: (260) 489-8571

Monroe Office

221 Tower Drive

Monroe, IN 46772

Phone: (260) 692-6166

www.mlswebsite.us

PREPARED FOR:
Khatiri LLC
14821 Heron Lake Xing
Fort Wayne, IN 46814
(260) 432-7612

REVISIONS:	

Hummingbird Business Park
Illinois Road
Fort Wayne, Indiana 46804
Primary Development Plan
Landscape Plan

Date: 03-28-2023
Design By: ABN
Checked By: DJS
Project No: 13082420.22
Sheet Number

PDP-2