

#REZ-2023-0066

BILL NO. Z-24-01-05

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. N-66 (Sec. 33 of Perry 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:

All of a 5.00-acre parcel described in Document #2019029647 and part of a 5.00-acre parcel
described in Document #2010036627, both as found in the Office of the Recorder of Allen
County, Indiana, being part of the Southeast Quarter of the Northeast Quarter of Section
33, Township 32 North, Range 12 East, Allen County, Indiana, and being described as
follows:

Commencing at the Southeast corner of the Southeast Quarter of the Northeast Quarter of
said Section 33; thence South 88 degrees 36 minutes 24 seconds West (based on Indiana
East State Plane Coordinate System (NAD'83)(2011)), along the South line of the Southeast
Quarter of said Northeast Quarter, 664.19 feet (667 feet recorded), to the Southwest
corner of the aforementioned 5.00-acre parcel described in Document #2010036627;
thence North 01 degree 37 minutes 47 seconds West, on the West line of said 5.00-acre
parcel, 50.00 feet to the **Point of Beginning**; thence continuing North 01 degree 37 minutes
47 seconds West, on said West line, 277.10 feet to the Northwest corner of said 5.00-acre
parcel; thence continuing North 01 degree 37 minutes 47 seconds West, on the West line
of said 5.00-acre parcel described in Document #2019029647, a distance of 327.76 feet to
the Northwest corner thereof; thence North 88 degrees 36 minutes 24 seconds East, on the
North line of said 5.00-acre parcel 663.19 feet (664.5 feet recorded) to the Northeast
corner thereof; thence South 01 degree 43 minutes 02 seconds East, on the East line of said
Northeast Quarter, 327.76 feet to the Southeast corner of said 5.00-acre parcel; thence
continuing South 01 degree 43 minutes 02 seconds East, on said East line, 100.00 feet;
thence South 88 degrees 36 minutes 24 seconds West, 125.00 feet; thence South 67
degrees 53 minutes 00 seconds West, 500.50 feet; thence South 88 degrees 36 minutes 24
seconds West, 70.00 feet to the Point of Beginning, containing **7.76 acres**, more or less, and
subject to easements and rights-of-way of record.

TOGETHER WITH: A Surface Drainage Easement also being part of the 5.00-acre parcel
described in Document #2010036627 as found in the Office of the Recorder of Allen

County, Indiana, being part of the Southeast Quarter of the Northeast Quarter of Section 33, Township 32 North, Range 12 East, Allen County, Indiana, and being described as follows:

Commencing at the Southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 33; thence South 88 degrees 36 minutes 24 seconds West (based on Indiana East State Plane Coordinate System (NAD'83)(2011)), along the South line of the Southeast Quarter of said Northeast Quarter, 664.19 feet (667 feet recorded), to the Southwest corner of the aforementioned 5.00-acre parcel; thence North 01 degree 37 minutes 47 seconds West, on the West line of said 5.00-acre parcel, 30.00 feet to the **Point of Beginning**; thence North 88 degrees 36 minutes 24 seconds East, 73.57 feet; thence North 67 degrees 53 minutes 00 seconds East, 145.00 feet; thence South 61 degrees 53 minutes 00 seconds East, 45.53 feet; thence North 67 degrees 53 minutes 00 seconds East, 20.00 feet; thence North 24 degrees 26 minutes 00 seconds East, 50.89 feet; thence North 67 degrees 53 minutes 00 seconds East, 269.42 feet; thence North 88 degrees 36 minutes 24 seconds East, 121.46 feet to a point on the East line of said Northeast Quarter; thence North 01 degree 43 minutes 02 seconds West, on said East line, 20.00 feet; thence South 88 degrees 36 minutes 24 seconds West, 125.00 feet; thence South 67 degrees 53 minutes 00 seconds West, 500.50 feet; thence South 88 degrees 36 minutes 24 seconds West, 70.00 feet to a point on the West line of said 5.00-acre parcel; thence South 01 degree 37 minutes 47 seconds East, on said West line, 20.00 feet to the Point of Beginning, containing **0.36 acres**, more or less, and subject to easements and rights-of-way of record.

and the symbols of the City of Fort Wayne Zoning Map No. N-66 (Sec. 33 of Perry 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-2023-0066
Bill Number: Z-24-01-05
Council District: 2 – Russ Jehl

Introduction Date: January 9, 2024

Plan Commission
Public Hearing Date: January 8, 2024 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 7.76 acres from AR/Low Intensity Residential and C1/Professional Office and Personal Services to BTI/Business Technology and Industrial Park

Location: 11305 Coldwater Road, 440 feet north of its intersection with Valley O Pines Parkway.

Reason for Request: To develop the parcel with a self-storage facility.

Applicant: Heartwood Group, LLC

Property Owners: Heartwood Group, LLC

Related Petitions: Primary Development Plan PDP-2023-0055 – Coldwater Road Self-Storage

Effect of Passage: Property will be rezoned to the BTI/Business Technology and Industrial Park zoning district, which will allow the development of self-storage and warehousing.

Effect of Non-Passage: The property will remain zoned AR and C1. The site can be developed with office-type uses on a portion, and low intensity residential and agricultural on the remainder. Self-storage or warehousing would not be permitted.

Department of Planning Services

Rezoning Petition Application

Applicant
 Applicant Heartwood Group, LLC
 Address P. O. Box 80442
 City Fort Wayne State IN Zip 46898
 Telephone _____ E-mail _____

Property Ownership
 Property Owner Sycamore Pointe Holdings LLC
 Address P. O. Box 25627
 City Fort Wayne State IN Zip 46825
 Telephone _____ E-mail _____

Contact Person
 Contact Person Robert C. Kruger, Esq.
 Address 200 E. Main Street, Suite 1000
 City Fort Wayne State IN Zip 46802
 Telephone 260-426-1300 E-mail rkruger@burtblee.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 11231 & 11305 Coldwater Road Township and Section Perry 091/48
 Present Zoning AR/C1 Proposed Zoning BTI Acreage to be rezoned _____
 Purpose of rezoning (attach additional page if necessary)
Rezoning to BTI to allow for the construction of a storage facility
 Sewer provider Fort Wayne Water provider Fort Wayne

Filing Checklist
Applications will not be accepted unless the following filing requirements are submitted with this application.
☐ Filing fee \$1000.00
☐ Surveys showing area to be rezoned
☐ Legal Description of parcel to be rezoned
☐ Rezoning Criteria (see attached checklist)

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 Fort Wayne and Allen County Plan Commissions 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

By: **Brad Reinking**

(printed name of applicant)

By: **Sycamore Pointe Holdings, LLC**

By: **by Neil Schroeder**

(printed name of property owner)

DocuSigned by:

BRAD REINKING

12/5/2023

(date)

DocuSigned by:

Neil Schroeder

12/5/2023

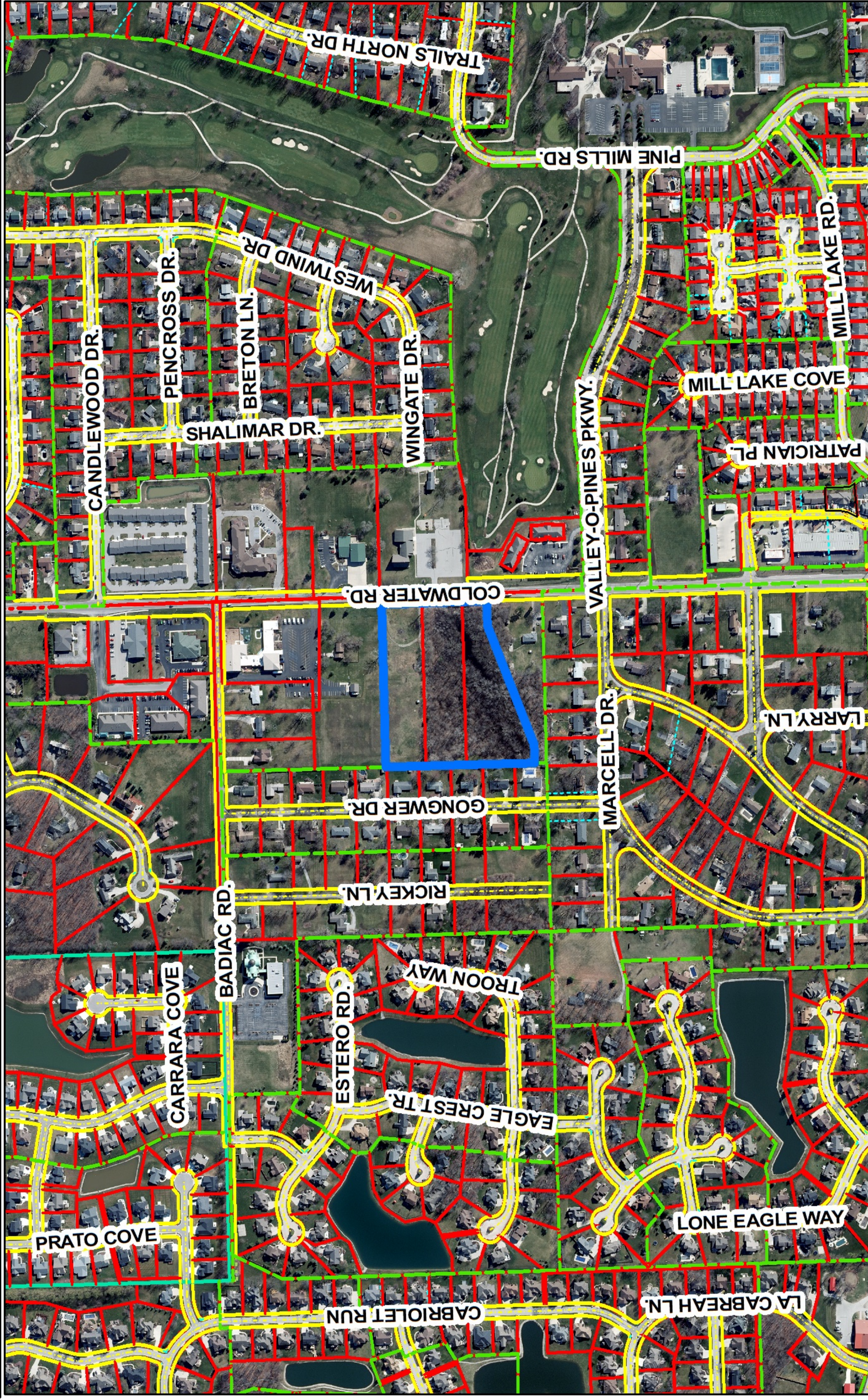
(date)



Received	Receipt No.	Hearing Date	Petition No.
144564	12/5/23	1/8/24	RES-2023-0066

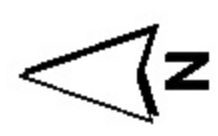
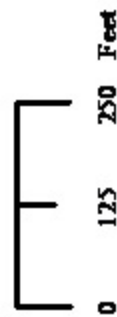
Department of Planning Services • 200 East Berry Suite 150 • Fort Wayne, Indiana • 46802
 Phone (260) 449-7607 • Fax (260) 449-7682 • www.allencounty.us • www.cityoffortwayne.org



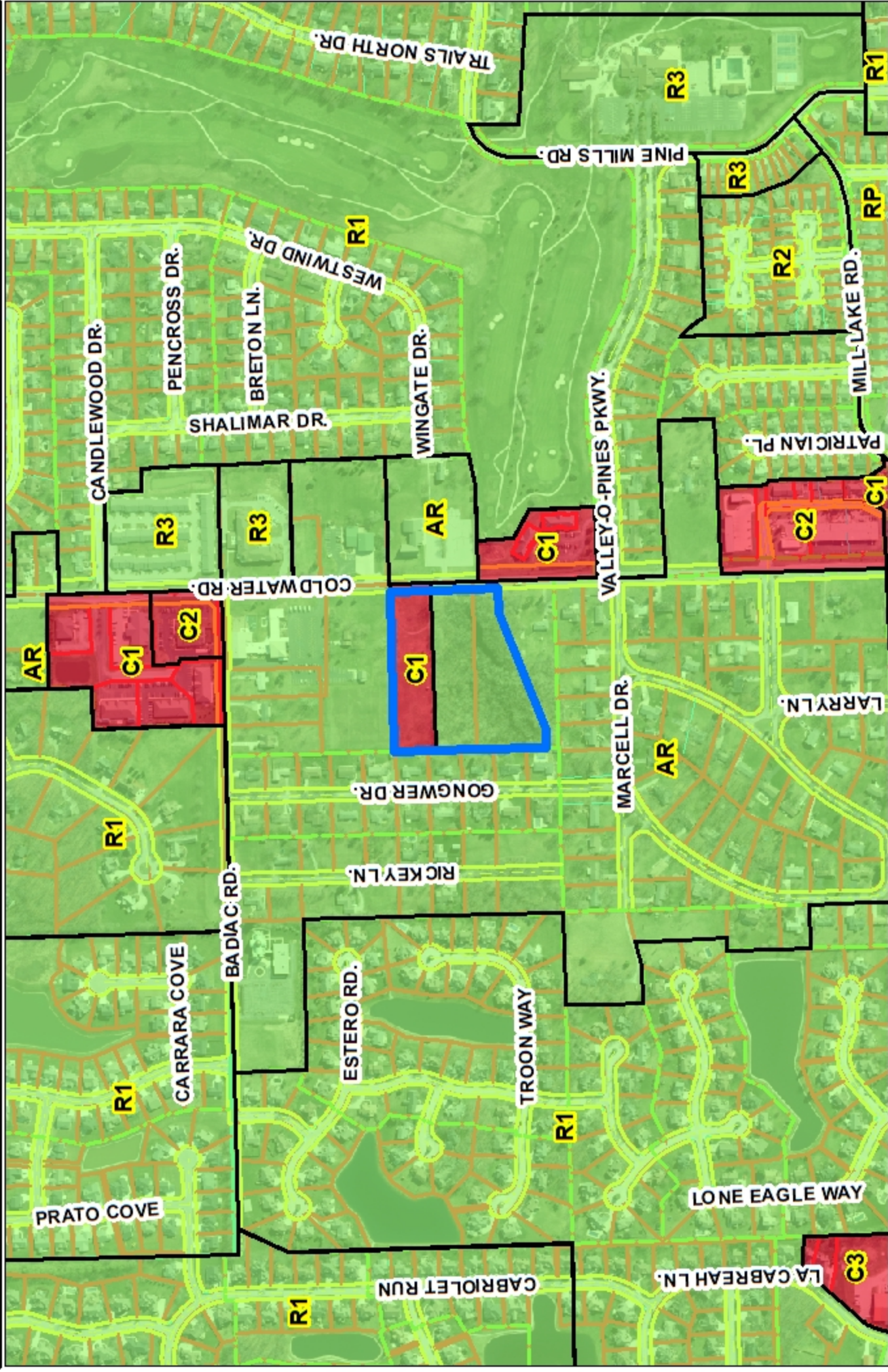


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 12/18/2023



1 inch = 500 feet



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North American Datum 1983
State Plane, Central Zone System, Indiana East
Photos and Contours: Spring 2009
Date: 12/18/2023

OWNER	THE HEARTWOOD GROUP 4175 NEW VISION DR. FORT WAYNE, IN 46845 CONTACT: BRAD REINKING EMAIL: breinking@theheartwoodgroup.com	
	CIVIL ENGINEER & LANDSCAPE ARCHITECT ENGINEERING RESOURCES, INC. 4175 NEW VISION DR. FORT WAYNE, IN 46845 CONTACT: MARK REINHARD EMAIL: mark@eri consulting	
SURVEYOR	GOULDFORD-JORDAN SURVEYING AND DESIGN, INC. 1133 BROADWAY FORT WAYNE, IN 46802 PH: (260) 424-5582 CONTACT: TODD JORDAN EMAIL: todd@gojordanpcan.com	

FLOOD INSURANCE RATE MAP (FIRM): ALLEN COUNTY, INDIANA AND INCORPORATED AREAS FIRM MAP NUMBER: 1803030170G PANEL 170 OF 495 DATED AUGUST 3, 2009 ZONE "X"	
PARKING SUMMARY	
1 SPACE PER 400 SQ. FT. OF OFFICE SPACE	PROPOSED PARKING REQUIRED
400 SF	1
	9

BUILDING INFORMATION	
PROPOSED BUILDING SQUARE FOOTAGE	VARIABLE - SEE PLAN
PROPOSED BUILDING HEIGHT	VARIABLE - SEE PLAN
LOT INFORMATION	
EXISTING ZONING	AR & C1
PROPOSED ZONING	BT1
CURRENT USE	VACANT
PROPOSED USE	STORAGE FACILITY

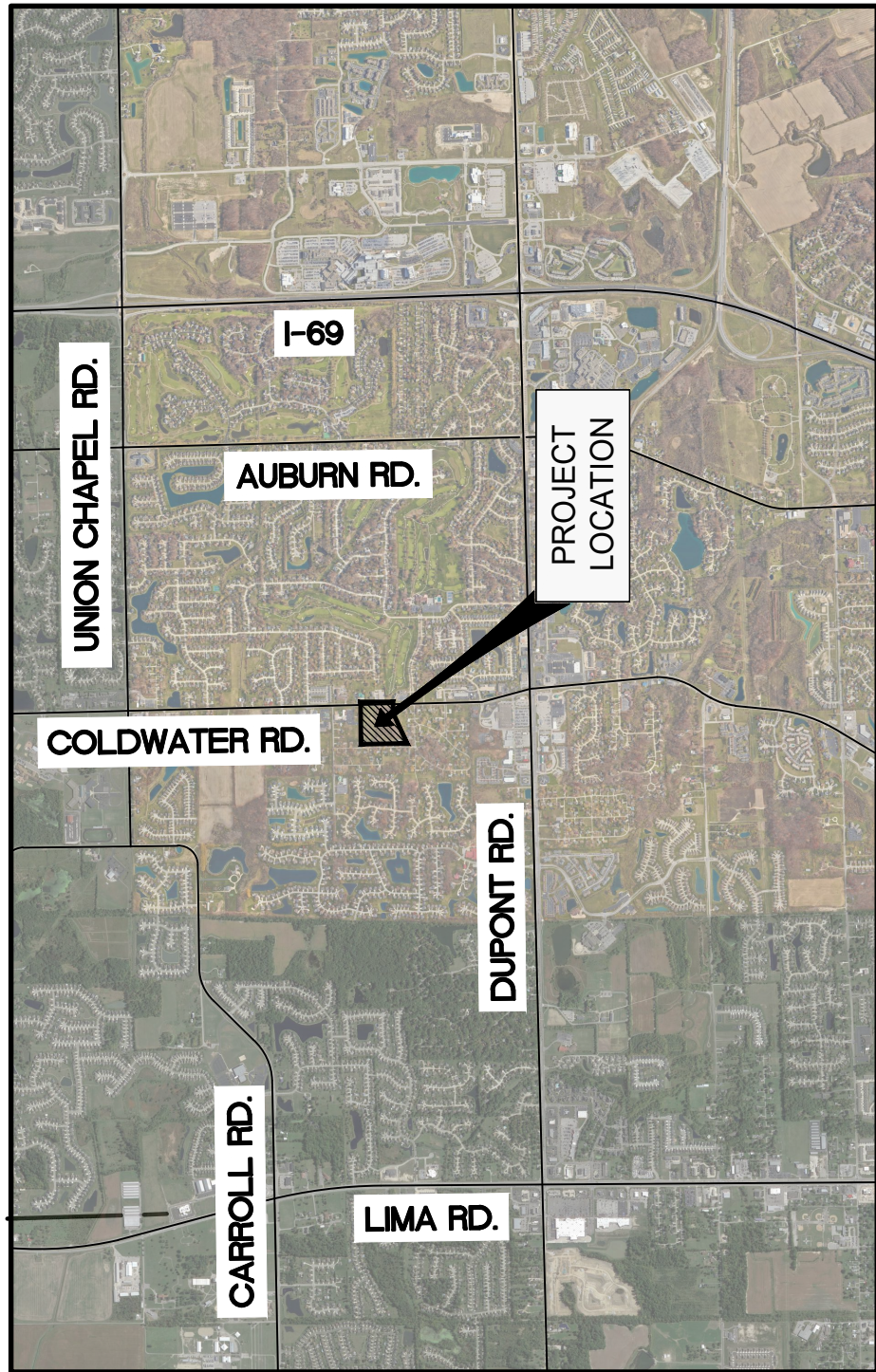


PRIMARY DEVELOPMENT PLAN

SCALE: 1" = 40'



- LAYOUT LEGEND:
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- LANDSCAPE LEGEND:
- DECIDUOUS SHADE TREE
- EVERGREEN TREE
- PROPOSED SHRUB SCREENING
- PROPOSED LEGEND:
- STORM SEWER
- SANITARY SEWER
- WATER LINE



LOCATION MAP

SCALE: NOT TO SCALE



PD1

PLAN

PRIMARY DEVELOPMENT

NO.	DATE	DESCRIPTION
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PRIMARY DEVELOPMENT PLAN

ISSUE DATE: 12.05.2023

ERI PROJECT NUMBER: 5984



The Heartwood Group
Coldwater Rd. Self Storage Development
Wayne, IN 46845

The Heartwood Group
Coldwater Rd. Self Storage Development



12-05-2023

ENGINEERING
RESOURCES, INC.
4175 New Vision Drive, Fort Wayne, IN 46845
PH: (260) 490-1025
www.eri consulting

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