

#REZ 2024 0017

BILL NO. Z-24-04-27

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. Q-62 (Sec. 35 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:

LEGAL DESCRIPTION:

Part of the Southwest Quarter of Section 35, Township 32 North, Range 12 East of
the Second Principal Meridian, Perry Township in Allen County, Indiana, based on
an original survey by Brett R. Miller, Indiana Professional Surveyor Number
20300059 of Miller Land Surveying, Inc., Survey No. 18064651, dated January 8th,
2024 and being more particularly described as follows:

Commencing at the Southwest corner of said Southwest Quarter; thence North 88
degrees 05 minutes 27 seconds East (GPS grid bearing and basis of bearings to
follow), a distance of 2070.20 feet (Deed) along the South line of said Southwest
Quarter and within the right-of-way of Dupont Road; thence North 00 degrees 40
minutes 03 seconds West, a distance of 50.00 feet (Deed) to the South line of an
existing 0.005 acre tract described in Document Number 94-040498 in the Office of
the Recorder of Allen County, Indiana; thence North 82 degrees 30 minutes 09
seconds East, a distance of 24.42 feet (24.50 feet Deed) along said South line to the
East line of said 0.005 acre tract; thence North 04 degrees 24 minutes 56 seconds
West, a distance of 6.76 feet (6.67 feet Deed) along said East line to a 5/8" rebar
with a "D&A" identification cap on the East line of an existing tract described in
Document Number 2008046669 in the Office of the Recorder of Allen County,
Indiana; thence continuing North 04 degrees 24 minutes 56 seconds West, a distance
of 94.17 feet (Deed) along said East line to a Mag Nail with a "D&A" identification
ring; thence North 00 degrees 30 minutes 14 seconds West, a distance of 36.50
(Deed) feet along said East line to a Mag Nail with a "D&A" identification ring;
thence North 17 degrees 05 minutes 11 seconds East, a distance of 62.73 feet (Deed)
along said East line; thence North 00 degrees 40 minutes 03 seconds West, a distance
of 198.20 feet along said East line to a 5/8" steel rebar with a "CEC" identification
cap on the North line of an existing 1.871 acre tract described in Document Number
2016019727 in the Office of said Recorder, said point being the POINT OF
BEGINNING of the herein described tract; thence continuing North 00 degrees 40
minutes 03 seconds West, a distance of 189.00 feet along said East line to the South
line of said Document Number 2008046669, said point being referenced by a 5/8"

1 steel rebar 0.23 feet West; thence North 89 degrees 25 minutes 57 seconds East, a
2 distance of 470.14 feet along said South line and along the South line of an existing
3 1.844 acre tract described in Document Number 2020052474 in the Office of said
4 Recorder to the West line of an existing 0.481 acre tract described in Document
5 Number 94-061424 in the Office of said Recorder, said point being referenced by a
6 5/8" steel rebar with a "CEC" identification cap 0.41 feet North and 0.21 feet West;
7 thence South 17 degrees 46 minutes 06 seconds West, a distance of 183.31 feet along
8 said West line to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095"
9 identification cap; thence South 89 degrees 25 minutes 57 seconds West, a distance
10 of 56.53 feet to a 5/8" steel rebar with a "Miller Land Surveying Firm
11 #0095" identification cap; thence South 00 degrees 14 minutes 51 seconds West, a
12 distance of 15.00 feet to a 5/8" steel rebar with a "Miller Land Surveying Firm
13 #0095" identification cap on the North line of said 1.871 acre tract described in
14 Document Number 2016019727 in the Office of said Recorder; thence South 89
15 degrees 25 minutes 57 seconds West, a distance of 355.38 feet along said North line
16 to the Point of Beginning. Containing 1.884 acres, more or less. Subject to easements
17 of record.

18 and the symbols of the City of Fort Wayne Zoning Map No. Q-62 (Sec. 35 of Perry
19 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
20 Wayne, Indiana is hereby changed accordingly.

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

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

27 _____
28 Council Member

29 APPROVED AS TO FORM AND LEGALITY:

30 _____
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-2024-0017
Bill Number: Z-24-04-27
Council District: 2 – Russ Jehl

Introduction Date: April 23, 2024

Plan Commission
Public Hearing Date: May 13, 2024 (not heard by Council)

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

Synopsis of Ordinance: To rezone property from C2/Limited Commercial to BTI/Business, Technology, and Industrial Park

Location: 2925 E Dupont Road, 800 feet east of its intersection with Longwood Drive (Section 35 of Perry Township)

Reason for Request: To permit a primary development plan for a self-storage development.

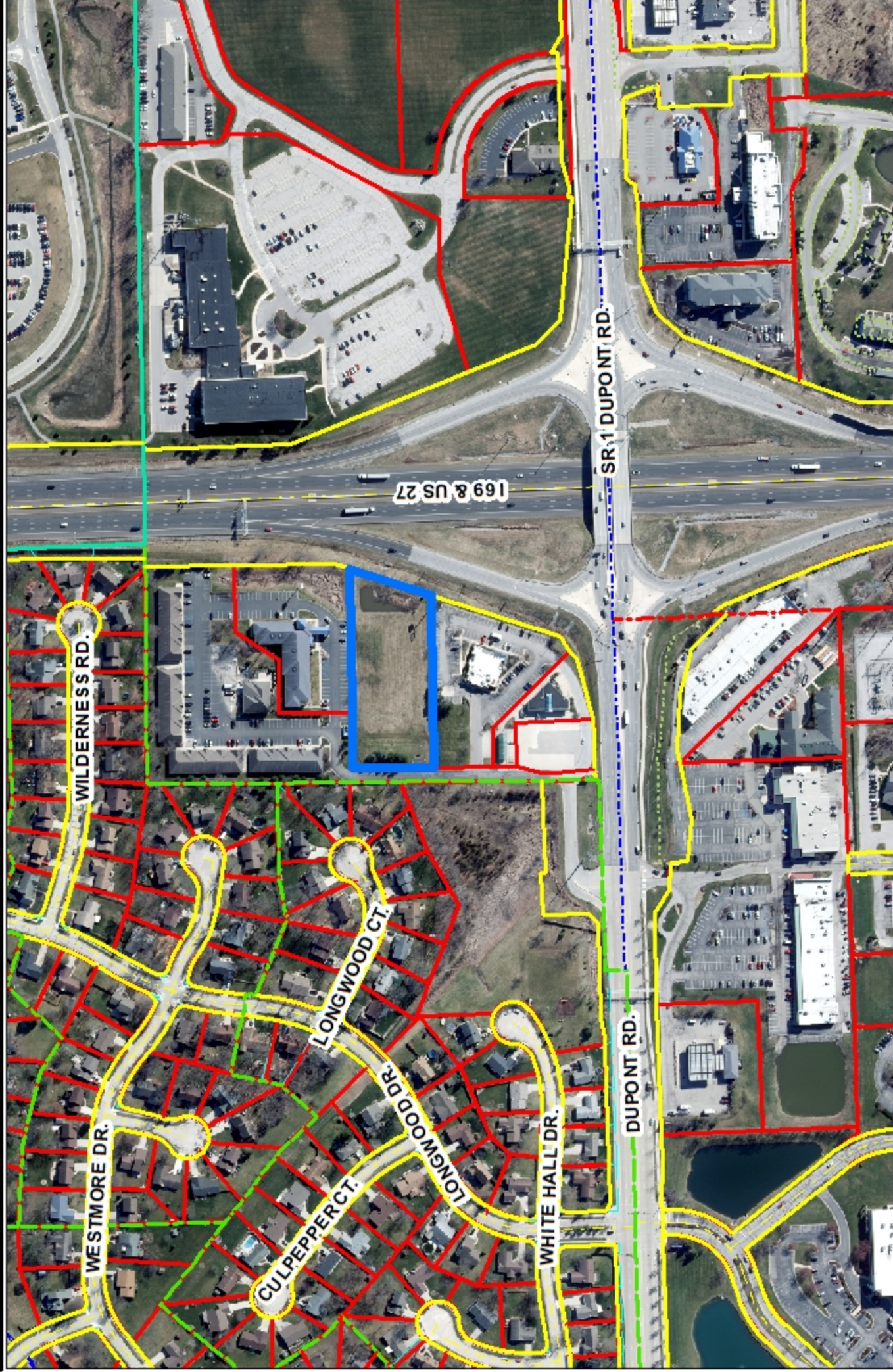
Applicant: Premiere Storage, LLC

Property Owner: J & J Realty Co

Related Petitions: Primary Development Plan – 2925 E Dupont Road Self Storage

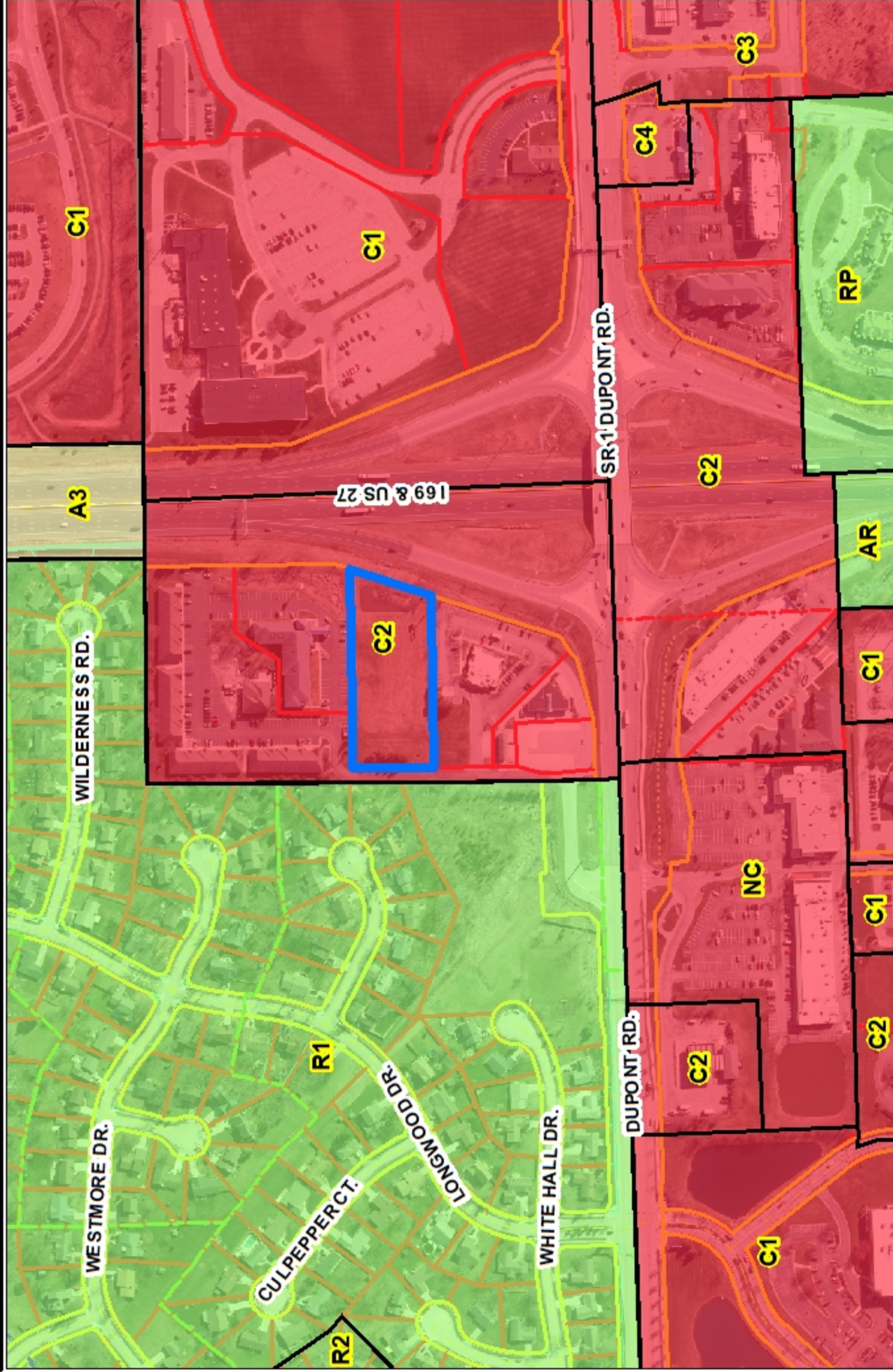
Effect of Passage: Property will be rezoned to the BTI/Business, Technology, and Industrial Park zoning district, which will allow for a self-storage development.

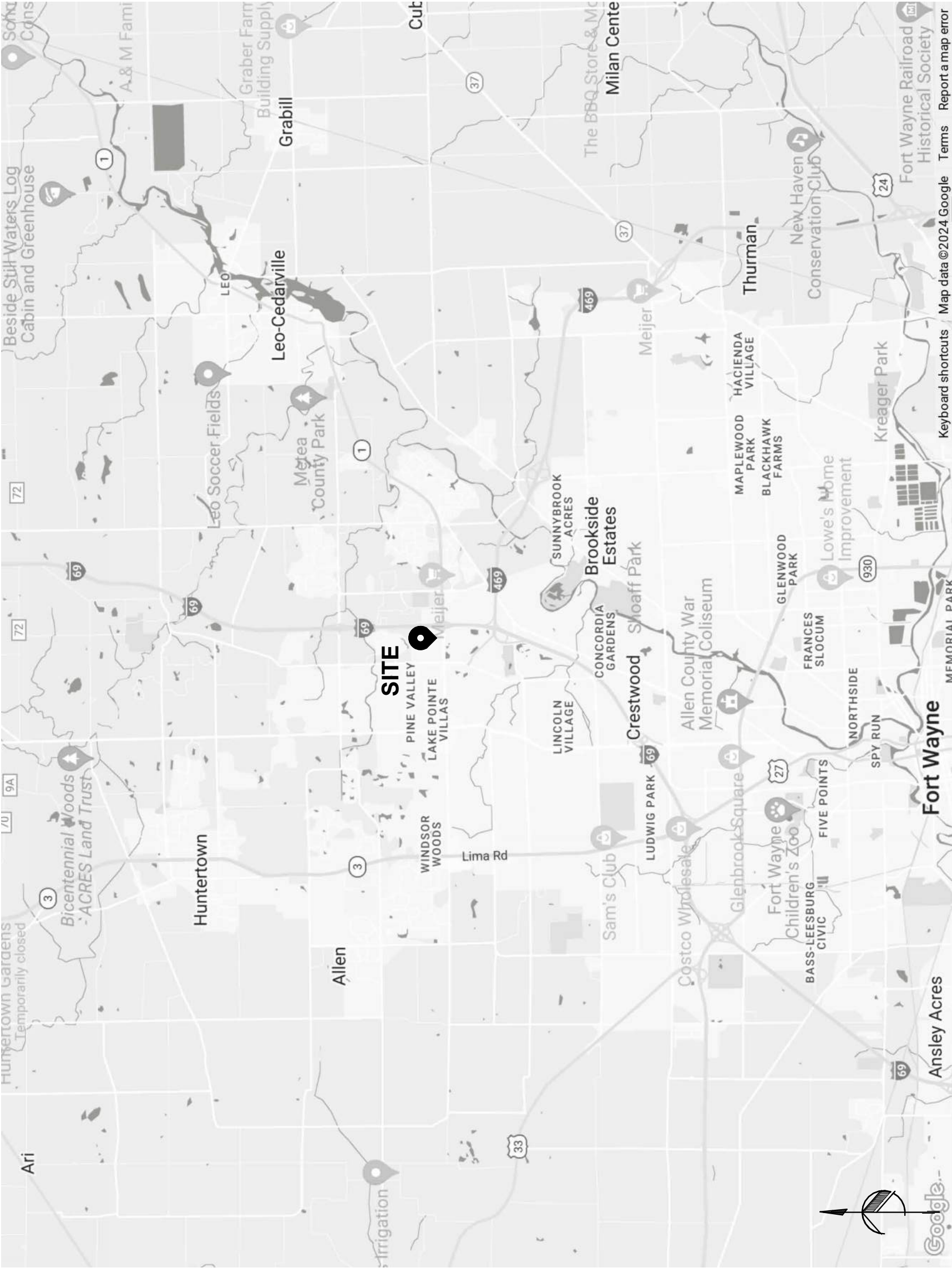
Effect of Non-Passage: The property will remain zoned C2/Limited Commercial which does not permit a self-storage development. The site will continue with existing uses, and may be redeveloped with areas for moderate intensity business, community, office, personal service, and limited retail uses, along with certain residential facilities.



1 inch = 300 feet







PROJECT INFORMATION	
PROJECT NAME:	PREMIRE FORT WAYNE
JURISDICTION:	FORT WAYNE, IN
ADDRESS:	BEN BARRON LANE, MONCKS CORNER, SC
PARCEL ID #:	02-02-35-380-003.000-091
ZONE:	BTI
EXISTING USE:	VACANT
PROPSD USE:	SELF-STORAGE
SITE ACREAGE:	± 1.89 ACRES
PROPOSED GSF:	+/- 111,968 GSF
SETBACKS:	FRONT: 50' SIDE: 25' REAR: 25' MIN. LOT SIZE: NONE MIN. LOT FRONTAGE: N/A MAX. BLDG. HEIGHT 40'
PROVIDED PARKING:	20 SPACES
DESCRIPTION:	THIS PACKAGE CONTAINS A PROPOSED STORAGE FACILITY IN FORT WAYNE, IN PARCEL ID: 162-00-01-039
DEVELOPMENT TEAM:	
S3 PARTNERS:	BARRY SHERMAN
HAUSER ARCHITECTS:	CURTIS KOLDEWAY

FORT WAYNE STORAGE

00 - COVER SHEET

2024_0401





FORT WAYNE STORAGE

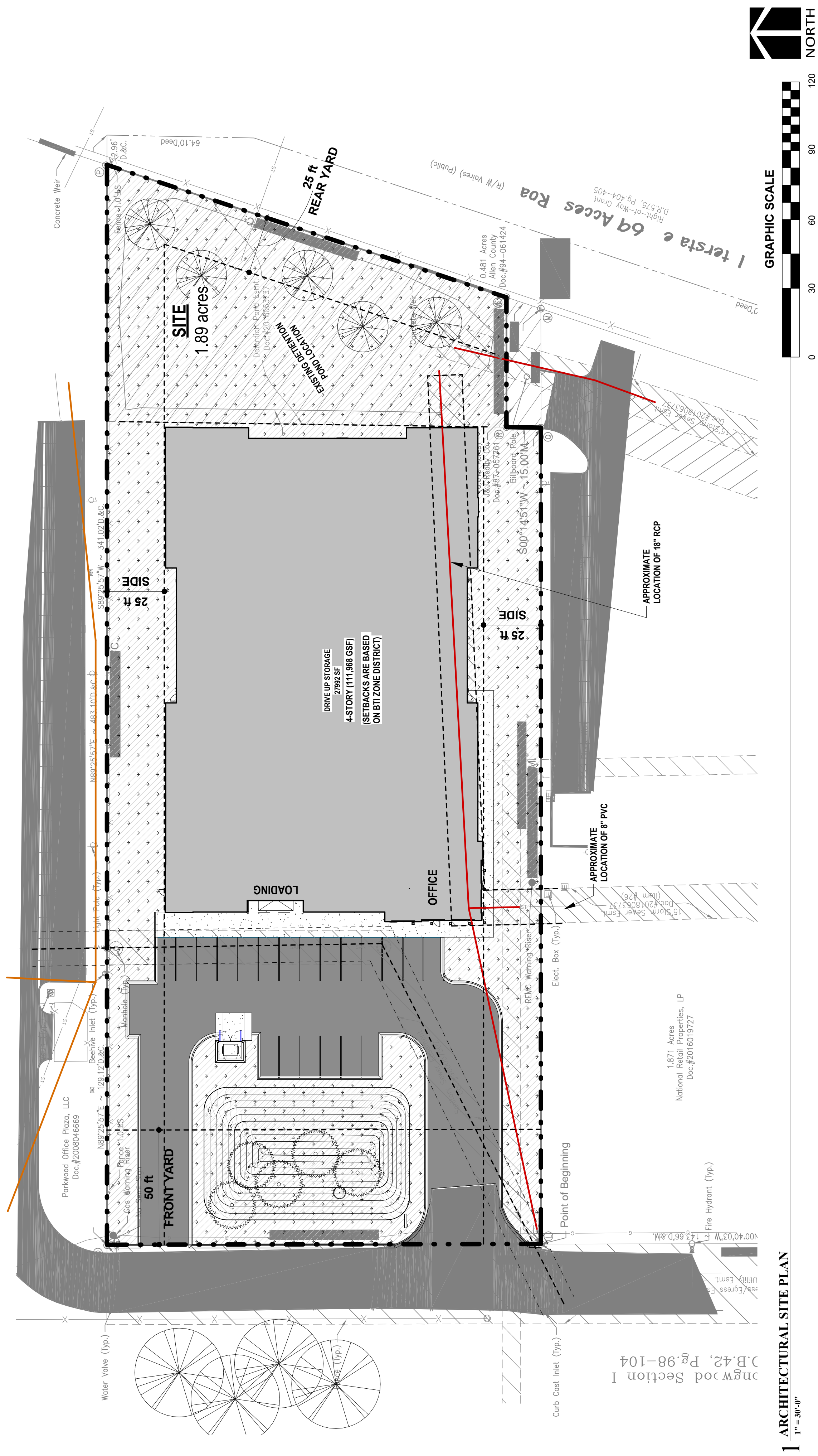
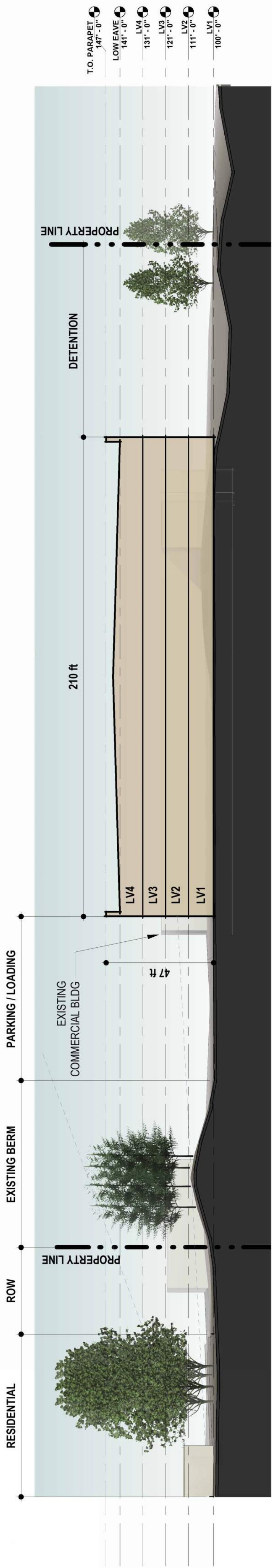
01 - AERIAL

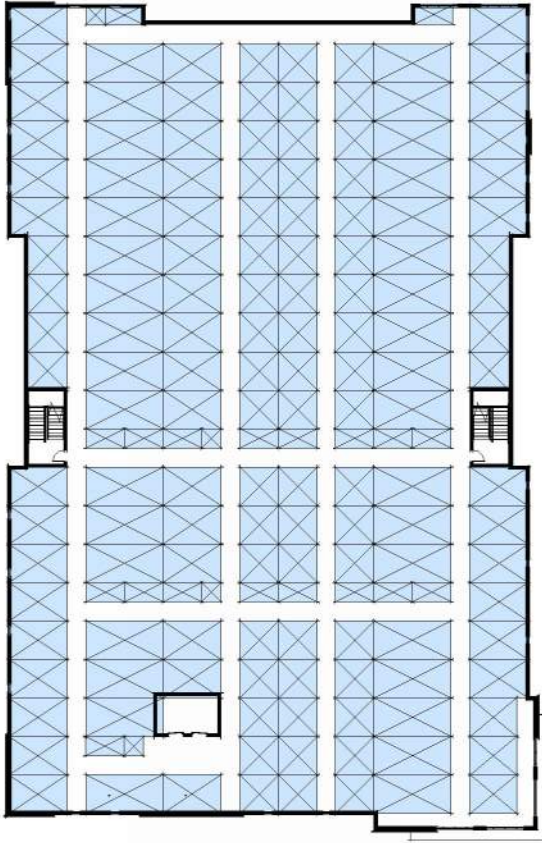
2024_0401



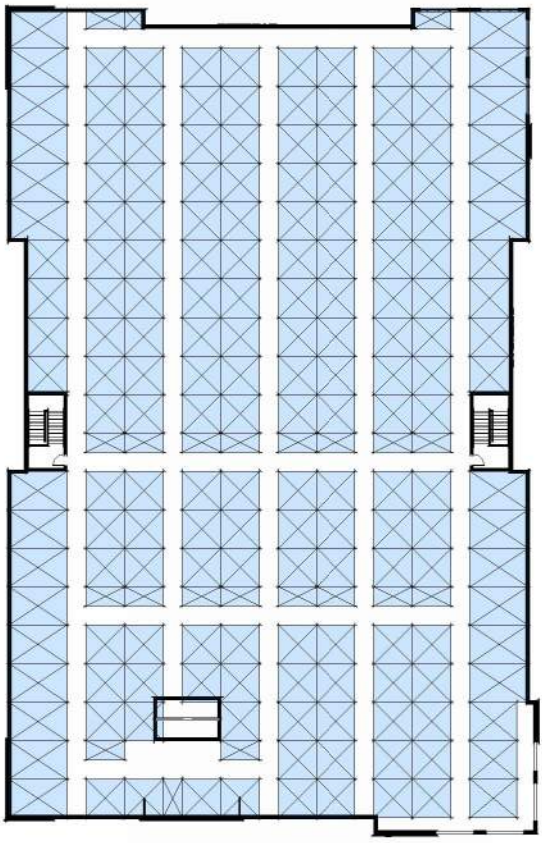
experience
delivers
success



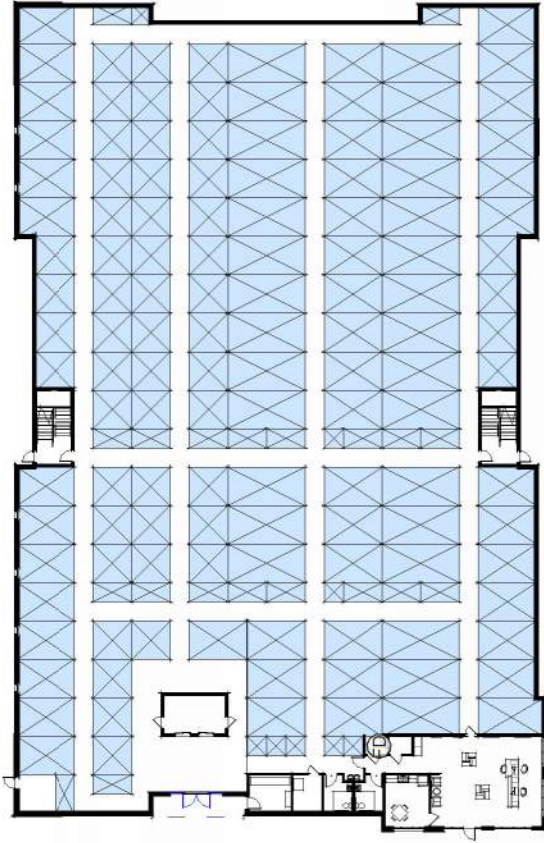
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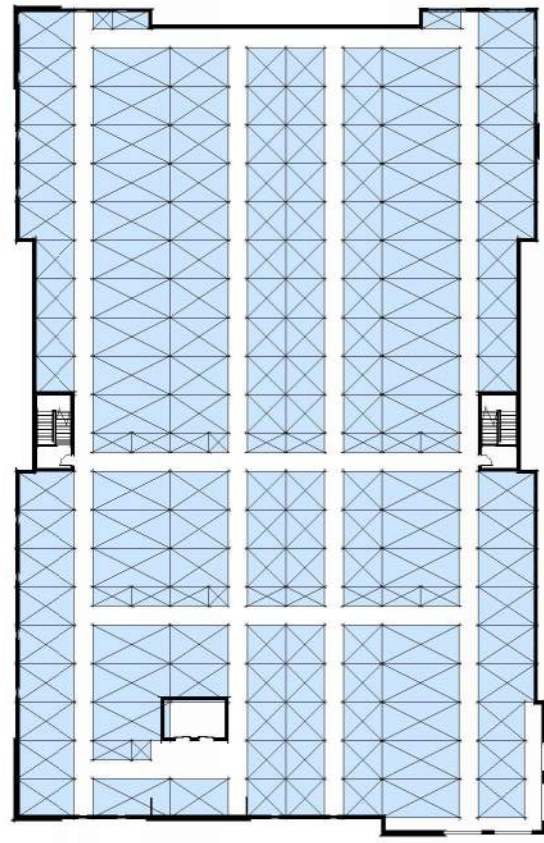
2 LV2 CONCEPTUAL FLOOR PLAN
1" = 50'-0"



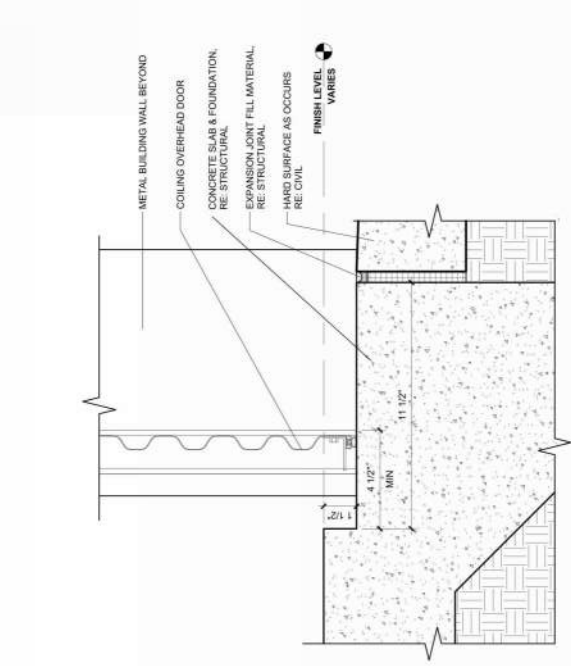
4 LV4 CONCEPTUAL FLOOR PLAN
1" = 50'-0"



1 LV1 CONCEPTUAL FLOOR PLAN
1" = 50'-0"



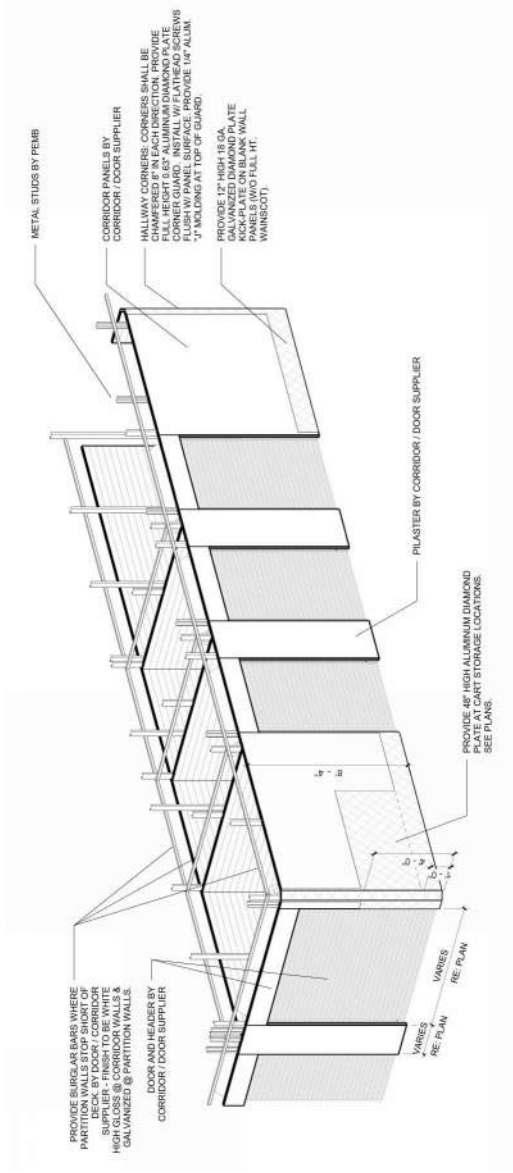
3 LV3 CONCEPTUAL FLOOR PLAN
1" = 50'-0"



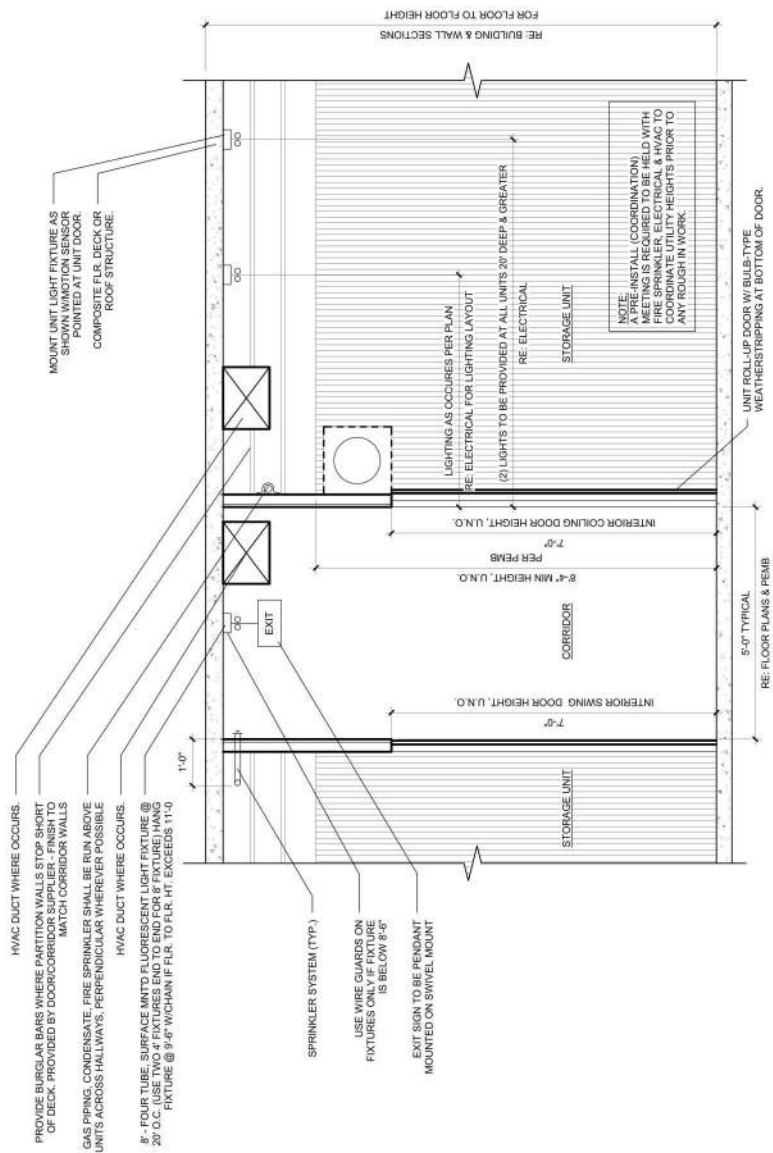
OVERHEAD DOOR THRESHOLD @ SLAB RAIN LIP

FORT WAYNE STORAGE

04 - DETAILS AND FEATURES



TYPICAL INTERIOR DOOR / CORRIDOR PACKAGE



TYPICAL SECTION AT INTERIOR UNIT/CORRIDOR





FORT WAYNE STORAGE

05 - PERSPECTIVES

2024_0401



experience
delivers
success



HAUSER
ARCHITECTS



FORT WAYNE STORAGE

06 - PERSPECTIVES

2024_0401



experience
delivers
success



A R C H I T E C T S



FORT WAYNE STORAGE

07 - PERSPECTIVES

2024_0401



PREMIERE
STORAGE



experience
delivers
success



HAUSER
ARCHITECTS



FORT WAYNE STORAGE

08 - PERSPECTIVES

2024_0401



experience
delivers
success



HAUSER
ARCHITECTS



FORT WAYNE STORAGE

09 - PERSPECTIVES

2024_0401





FORT WAYNE STORAGE

10 - PERSPECTIVES

2024_0401





FORT WAYNE STORAGE

11 - PERSPECTIVES

2024_0401



PREMIERE
STORAGE



HAUSER
ARCHITECTS



FORT WAYNE STORAGE

12 - PERSPECTIVES

2024_0401



experience
delivers
success



HAUSER
ARCHITECTS

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Premiere Storage LLC
Address 4609 33rd Ave S, Ste. 400
City Fargo State ND Zip 58104
Telephone _____ E-mail _____

Property Ownership
Property Owner J & J Realty Co.
Address 1800 Magnavox Way
City Fort Wayne State Indiana Zip 46804
Telephone _____ E-mail _____

Contact Person
Contact Person Robert C. Kruger, Esq.
Address 200 E. Main Street
City Fort Wayne State Indiana 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 2935 E. Dupont Road Township and Section _____
Present Zoning C2 Proposed Zoning BT1 Acreage to be rezoned _____
Purpose of rezoning (attach additional page if necessary) Applicant requests that the Property be re-zoned from C2 to BT1 to accommodate the development of a storage facility on the Property.
Sewer provider _____ Water provider _____

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: ION KUNCEL
(printed name of applicant)

[Signature]
(signature of applicant)

4/1/2024
(date)

By: _____
(printed name of property owner)

(signature of property owner)

(date)



Received	Receipt No.	Hearing Date	Petition No.
4-2-24	145731	5-13-24	

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



REZ-2024-0017

10/19/87

MAIL TAX BILLS TO:
4600 W. Jefferson Blvd.
Ft. Wayne, IN 46804

TAX KEY NO:

87-057761

WARRANTY DEED

THIS INDENTURE WITNESSETH, that RICHARD D. PENEWIT and SUSAN E. PENEWIT, husband and wife, each being over the age of eighteen (18) years, of Cheboygan County in the State of Michigan, CONVEY AND WARRANT to J & J REALTY CO., an Indiana General Partnership, of Allen County in the State of Indiana for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Allen County, in the State of Indiana:

A parcel of land located in the Southwest One-quarter of Section 35, Township 32 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

COMMENCING at the Southwest corner of said Section 35; thence North 88 degrees 45 minutes 30 seconds East along the centerline of Dupont Road a distance of 2070.2 feet; thence North 0 degrees 00 minutes East a distance of 50.0 feet to a concrete right-of-way monument at the Northerly right-of-way of said Dupont Road; thence North 83 degrees 03 minutes East along said right-of-way line a distance of 101.0 feet; thence continuing along said right-of-way line North 88 degrees 10 minutes East a distance of 38.7 feet to the Point of Beginning of the herein described tract. Beginning at the above described point; thence North 0 degrees 26 minutes 54 seconds East a distance of 185.65 feet; thence North 89 degrees 33 minutes 06 seconds West a distance of 103.43 feet; thence North 0 degrees 00 minutes East a distance of 387.20 feet; thence South 89 degrees 54 minutes East a distance of 483.10 feet; thence South 1 degree 13 minutes 45 seconds West (South 0 degrees 18 minutes East deed) a distance of 64.10 feet to a point on the Westerly right-of-way of Interstate Highway No. 69; thence South 18 degrees 27 minutes West along said Westerly right-of-way a distance of 463.0 feet; thence still along said highway right-of-way South 48 degrees 11 minutes West a distance of 95.50 feet to the Northerly right-of-way of Dupont Road; thence South 88 degrees 10 minutes West along said Dupont Road right-of-way a distance of 161.30 feet to the Point of Beginning. Parcel contains 4.86 acres, more or less and is subject to any pertinent easements of record. Access to the aforescribed tract is over and across the following described 30 foot wide ingress-egress easement. Commencing at the Southwest corner of Section 35, Township 32 North, Range 12 East, Allen County, Indiana; thence North 88 degrees 45 minutes 30 seconds East along the centerline of Dupont Road a distance of 2070.2 feet; thence North 0 degrees 00 minutes East a distance of 50.0 feet to a concrete right-of-way monument at the Northerly right-of-way line of said Dupont Road; thence North 83 degrees 03 minutes East along said right-of-way line a distance of 24.5 feet to the Point of Beginning of the herein described 30 foot wide ingress-egress easement. Beginning at the above described point; thence continuing along said right-of-way line North 83 degrees 03 minutes East a distance of 76.50 feet; thence still along said right-of-way line North 88 degrees 10 minutes East a distance of 38.70 feet; thence North 0 degrees 26 minutes 54 seconds East a distance of 30.02 feet; thence South 88 degrees 10 minutes West a distance of 41.24 feet; thence South 83 degrees 00 minutes West a distance of 76.13 feet; thence South 3 degrees 40 minutes 51 seconds East a distance of 30.05 feet to the Point of Beginning. Easement contains 0.08 acres, more or less.

Subject to the second installment of real estate taxes for the year 1986, due and payable in November 1987, and all subsequent real estate taxes, all zoning laws and ordinances, building, use and occupancy restrictions, building lines, easements, rights-of-way, encumbrances, covenants and conditions of record.

Dated this 22nd day of October, 1987.

(Richard D. Penewit)
(Richard D. Penewit)

(Susan E. Penewit)
(Susan E. Penewit)

STATE OF MICHIGAN }
COUNTY OF CHEBOYGAN } SS:

Before me, a Notary Public in and for said County and State this 22 day of October, 1987, personally appeared RICHARD D. PENEWIT and SUSAN E. PENEWIT, husband and wife, each being over the age of eighteen (18) years, and acknowledged the execution of the foregoing Deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

I am a resident of
Cheboygan County, Michigan
and my
commission expires:

Aug 4, 1991.

Phyllis M Brandt

Notary Public

INSTRUMENT V 11101

This instrument prepared by Charles R. Cogdell of the law firm of Livingston Dildine Haynie & Yoder, 1400 One Summit Square, Fort Wayne, IN 46802.

87 NOV 18 PM 2:55
ALLEN COUNTY RECORDER
John E. Sisk

NOV 18 1987
DULY ENTERED FOR TAXATION

John E. Sisk
AUDITOR OF ALLEN COUNTY

87057761

**REZONING QUESTIONNAIRE AND
SUPPLEMENTAL NOTE RE: LANDSCAPING**

1. **Approval of the rezoning request will be in substantial compliance with the All in Allen Comprehensive Plan and should not establish an undesirable precedent in the area.**

The site is located in an Urban Infill Area and will, in alignment with the goals in such an area, utilize a vacant lot which has access to utilities and access roads.

2. **Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area.**

The site is located along a major access point to Interstate 69 and Dupont Rd. The site is bound by a restaurant to the south, the interstate highway to the east, and a hotel and office park to the north. The residential to the west is buffered by an existing mound with evergreens on it.

3. **Approval is consistent with the preservation of property values in the area.**

The proposed storage facility will utilize a high quality exterior and provides a valuable amenity to surrounding offices and homes who need supplemental storage. This feature, along with the existing mounding and tree line, will adequately mitigate any visual impact the proposed structure may have on the residential areas to the west.

4. **Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area.**

The development plan review and approval will ensure thoughtful design which accomodates surrounding uses.

NOTE RE: LANDSCAPE BUFFERING: The Applicant intends to maintain the existing mounding to the west of the property and the existing evergreens located on the mounding as an alternate landscape buffer along the west side of the property.