

#REZ 2024 0022

BILL NO. Z-24-05-12

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. J-26 (Sec. 27 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 a C3/General
Commercial District under the terms of Chapter 157 Title XV of the Code of the City of Fort
Wayne, Indiana:

LEGAL DESCRIPTION:

Part of the Northwest Quarter of Section 27, Township 31 North, Range 12 East of the
Second Principal Meridian, Washington 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. 22106704, dated December 7, 2022, and being more
particularly described as follows:

Commencing at the point of intersection of the North line of said Northwest Quarter and
Southerly extension of the centerline of Executive Boulevard; thence South 00 degrees 21
minutes 30 seconds East (Indiana Geospatial Coordinate System - Allen County bearing and
basis of bearings to follow), a distance of 105.00 feet (deed) along said Southerly extension
of the centerline of Executive Boulevard to a point on the North line of an existing tract as
described in Document Number 970004813 in the Office of the Recorder of Allen County,
Indiana, said point also being a point on the Southerly right-of-way line of West Coliseum
Boulevard and the POINT OF BEGINNING of the herein described tract; thence North 89
degrees 38 minutes 30 seconds East, a distance of 25.00 feet (deed) along said Southerly
right-of-way line to a DuraNail with a "Miller" identification ring on the West line of an
existing tract known as Parcel II described in Document Number 960062162 in the Office of
said Recorder; thence South 00 degrees 21 minutes 30 seconds East, a distance of 715.04
feet (716.00 feet deed) along said West line and the West line of an existing tract known as
Parcel III in Document Number 960062162 in the Office of said Recorder to a 5/8" steel
rebar with a "Miller Firm #0095" identification cap on the North line of the plat of Harris
Meadow, Section II as described in Plat Cabinet C, page 58 in the Office of said Recorder;
thence South 89 degrees 44 minutes 31 seconds West, a distance of 123.69 feet along said
North line, and a North line of the plat of Harris Meadow, Section I as described in Plat
Cabinet B, page 131 in the Office of said Recorder to a 5/8" steel rebar with a "Miller Firm
#0095" identification cap on an East line of said plat of Harris Meadow, Section I; thence

North 00 degrees 57 minutes 29 seconds West, a distance of 15.94 feet (plat) along said East line to a point on the North line of said plat of Harris Meadow, Section I, said point being referenced by a 1/2" steel rebar 0.14 feet West and 0.27 feet South; thence South 89 degrees 25 minutes 41 seconds West, a distance of 689.00 feet along said North line and its Westerly extension thereof to the West line of the Northeast Quarter of said Northwest Quarter; thence North 00 degrees 57 minutes 29 seconds West, a distance of 586.50 feet along said West line and within the right-of-way of Harris Road to a point; thence North 89 degrees 02 minutes 31 seconds East, a distance of 20.00 feet to a 5/8" steel rebar with a "Miller Firm #0095" identification cap on a Southeast line of an existing tract described in Document Number 73-06019 in the Office of said Recorder, said point also being a point on the Southeast right-of-way line of said West Coliseum Boulevard; thence North 11 degrees 08 minutes 12 seconds East, a distance of 71.59 feet (deed) along said Southeast line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap; thence North 42 degrees 03 minutes 03 minutes 41 seconds East, a distance of 46.90 feet (49.28 feet deed) continuing along said Southeast line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap on the Southerly right-of-way line of said West Coliseum Boulevard; thence North 88 degrees 45 minutes 02 seconds East, a distance of 642.96 feet along said Southerly right-of-way line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap; thence North 89 degrees 38 minutes 30 seconds East, a distance of 85.20 feet along said Southerly right-of-way to the Point of Beginning. Containing 12.993 acres, more or less. Subject to the right-of-way of Harris Road, and subject to easements of record.

EXCEPTING THEREFROM:

Document Number 83-021703

Part of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 27, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to wit:

Commencing at the Northeast corner of said Northwest Quarter; thence South 89 degrees 31 minutes West (Indiana State Highway Commission bearing and is used as the basis for the bearings in this description), on and along the North line of said Northwest Quarter, a distance of 514.47 feet to the point of intersection of said North line with the Southerly projection of the centerline of Executive Boulevard; thence South 00 degrees 29 minutes East, on and along the Southerly projection of said centerline, a distance of 105.0 feet to a point on the Southerly right-of-way line of U.S. Highway #30 as it presently exists; thence South 89 degrees 31 West, on and along said Southerly right-of-way line, being a line situated 105.0 feet (measured at right angles) South of and parallel to said North line, distance of 25.0 feet; thence South 00 degrees 29 minutes East and parallel to said Southerly projection of Executive Boulevard, a distance of 50.0 feet to the true point of beginning; thence continuing South 00 degrees 29 minutes East and parallel to said Southerly projection, a distance of 600.0 feet; thence South 89 degrees 31 minutes West and parallel to said North line, a distance of 365.0 feet; thence North 00 degrees 29 minutes West, and parallel to said Southerly projection, a distance if 350.0 feet; thence

1 North 89 degrees 31 minutes East and parallel to said North line, a distance of 200.0 feet;
2 thence North 00 degrees 29 minutes West and parallel to said Southerly projection, a
3 distance of 248.37 feet to a point situated 50.0 feet South of the Southerly right-of-way line
4 of said U.S. Highway #30; thence North 88 degrees 37 minutes 42 seconds East and parallel
5 to said Southerly right-of-way line, a distance of 105.21 feet; thence North 89 degrees 31
6 minutes East, continuing parallel to said Southerly right-of-way line, a distance of 59.8 feet
7 to the true point of beginning, containing 3.878 acres of land, together with an easement
8 for ingress and egress over the 50 foot-wide strip which lies between the Northerly line of
9 the above described parcel and the Southerly line of said U.S. Highway #30 and together
10 with an easement, 50 feet in width, for ingress and egress, said easement lies East of and
11 adjacent to the East line of the above described parcel and extends from the South line of
12 said parcel to the Southerly right-of-way line of said U.S. Highway #30.

13 **ALSO EXCEPTING THEREFROM:**

14 **Document Number 2016051736**

15 Part of the Northeast Quarter of the Northwest Quarter of Section 27, Township 31 North,
16 Range 12 East of the Second Principal Meridian of Allen County, Indiana, more particularly
17 described as follows:

18 Commencing at the Northeast corner of the said Northwest Quarter; thence South 89
19 degrees 31 minutes 00 seconds West (deed bearing and basis of bearings to follow), a
20 distance of 514.47 feet along the North line of said Northwest Quarter, being within the
21 right-of-way of Coliseum Boulevard (U.S. Highway #30) to the point of intersection of said
22 North line with the Southerly projection of the centerline of Executive Boulevard; thence
23 South 00 degrees 29 minutes 00 seconds East, a distance of 105.00 feet to the South right-
24 of-way of Coliseum as it presently exists; thence North 89 degrees 31 minutes 00 seconds
25 East, a distance of 25.00 feet along said right-of-way line; thence South 00 degrees 29
26 minutes 00 seconds East, a distance of 50.00 feet parallel with the Southerly projection of
27 said Executive Boulevard centerline; thence South 89 degrees 31 minutes 00 seconds West
28 a distance of 109.80 feet parallel with said South right-of-way line also being partially along
29 the North line of an existing tract described in Document Number 83-21703 in the Office of
30 the Recorder of Allen County, Indiana; thence South 88 degrees 37 minutes 42 seconds
West, a distance of 105.21 feet continuing along said North line to a 5/8" steel rebar set on
a West line of said existing tract, said point also being the POINT OF BEGINNING of the
herein described tract; thence South 00 degrees 29 minutes 00 seconds East, a distance of
248.37 feet along said West line to a 5/8" steel rebar set on a North line of said existing
tract in Document 83-21703; thence South 89 degrees 31 minutes 00 seconds West, a
distance of 134.00 feet along said North line to a 5/8" steel rebar set; thence North 00
degrees 29 minutes 00 seconds West, a distance of 246.29 feet parallel with the West line
of said existing tract to a 5/8" steel rebar set on the Westerly extension of the North line of
said existing tract; thence North 88 degrees 37 minutes 42 seconds East, a distance of
134.02 feet along said Westerly extension line to the Point of Beginning. Containing after
said exceptions a total of 8.354 acres.

1
2 and the symbols of the City of Fort Wayne Zoning Map No. J-26 (Sec. 27 of Washington
3 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
4 Wayne, Indiana is hereby changed accordingly.

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

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

11 _____
12 Council Member

13 APPROVED AS TO FORM AND LEGALITY:

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15 _____
16 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-2024-0022
Bill Number: Z-24-05-12
Council District: 3 – Nathan Hartman

Introduction Date: May 28, 2024

Plan Commission
Public Hearing Date: June 10, 2024 (not heard by Council)

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

Synopsis of Ordinance: To rezone 8.354 acres from C2/Limited Commercial to C3/General Commercial

Location: 2000 Blk of W Coliseum Blvd, the southeast corner of W Coliseum Blvd and Harris Road (Section 27 of Washington Township)

Reason for Request: To permit a self-storage unit with a residential facility.

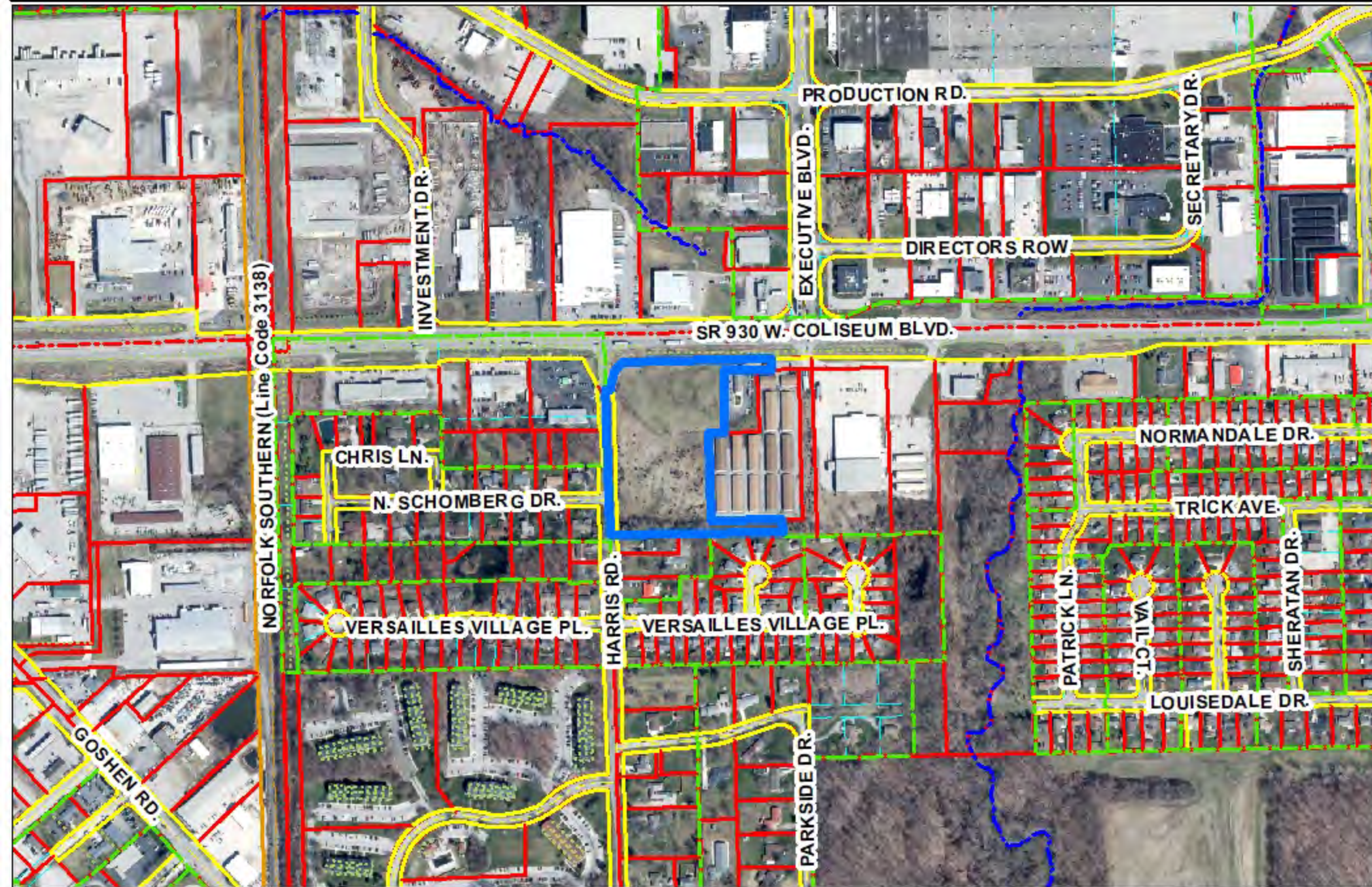
Applicant: Sandlian Family Land Reserve, LLC

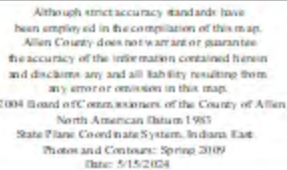
Property Owner: Kelsey Floyd B Jr & SGT Realty LLC & Hagerman Properties LP

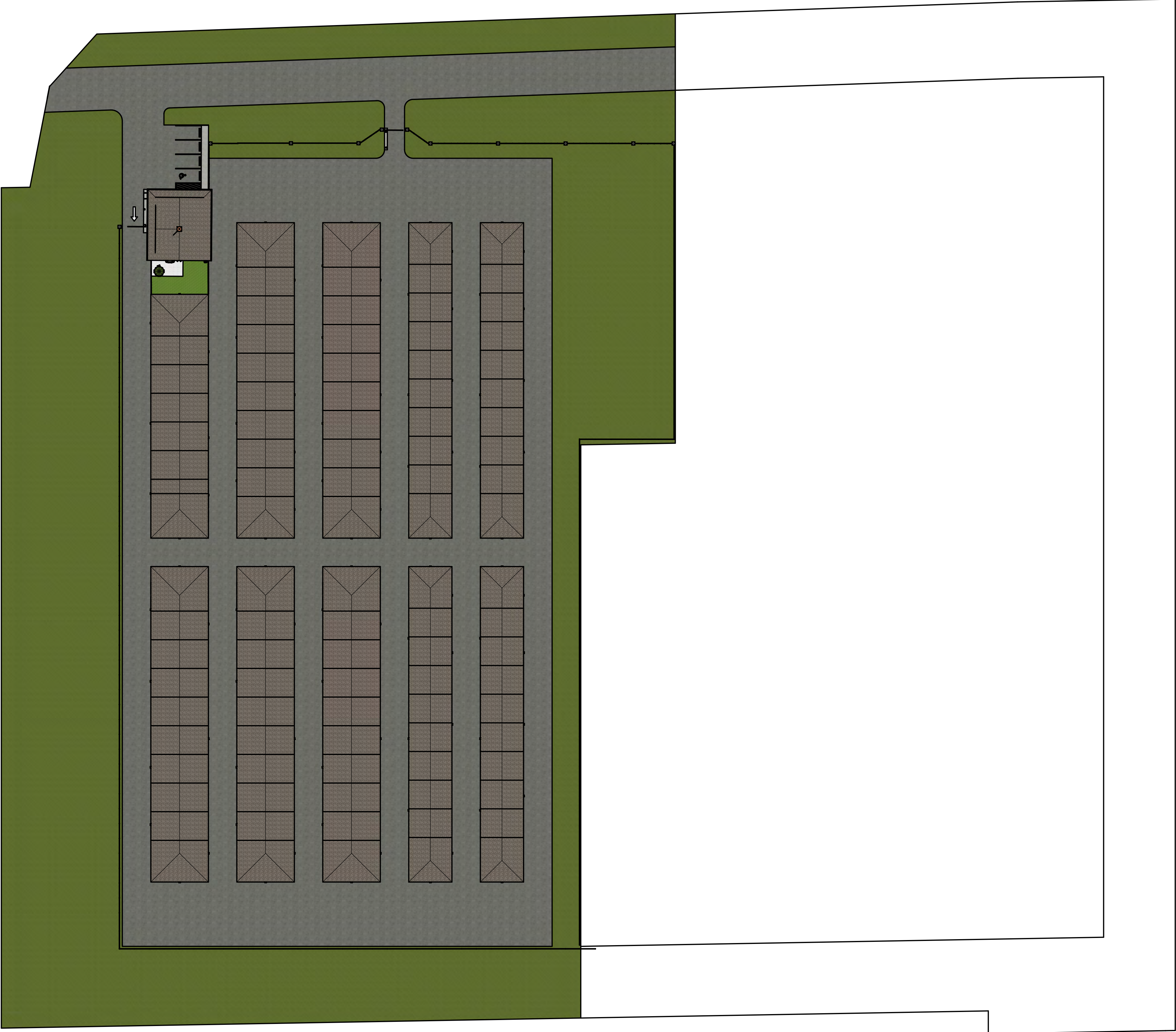
Related Petitions: Primary Development Plan – U-Stor Harris

Effect of Passage: Property will be rezoned to the C3/General Commercial zoning district, which will allow for a self-storage unit with a residential facility.

Effect of Non-Passage: The property will remain zoned C2/Limited Commercial which does not permit a self-storage unit with a residential facility. 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 uses.









**10913 E. 126th Street
Fishers, IN 46038**

ISSUE
4-15-2024

RE-ISSUE
4-24-2024

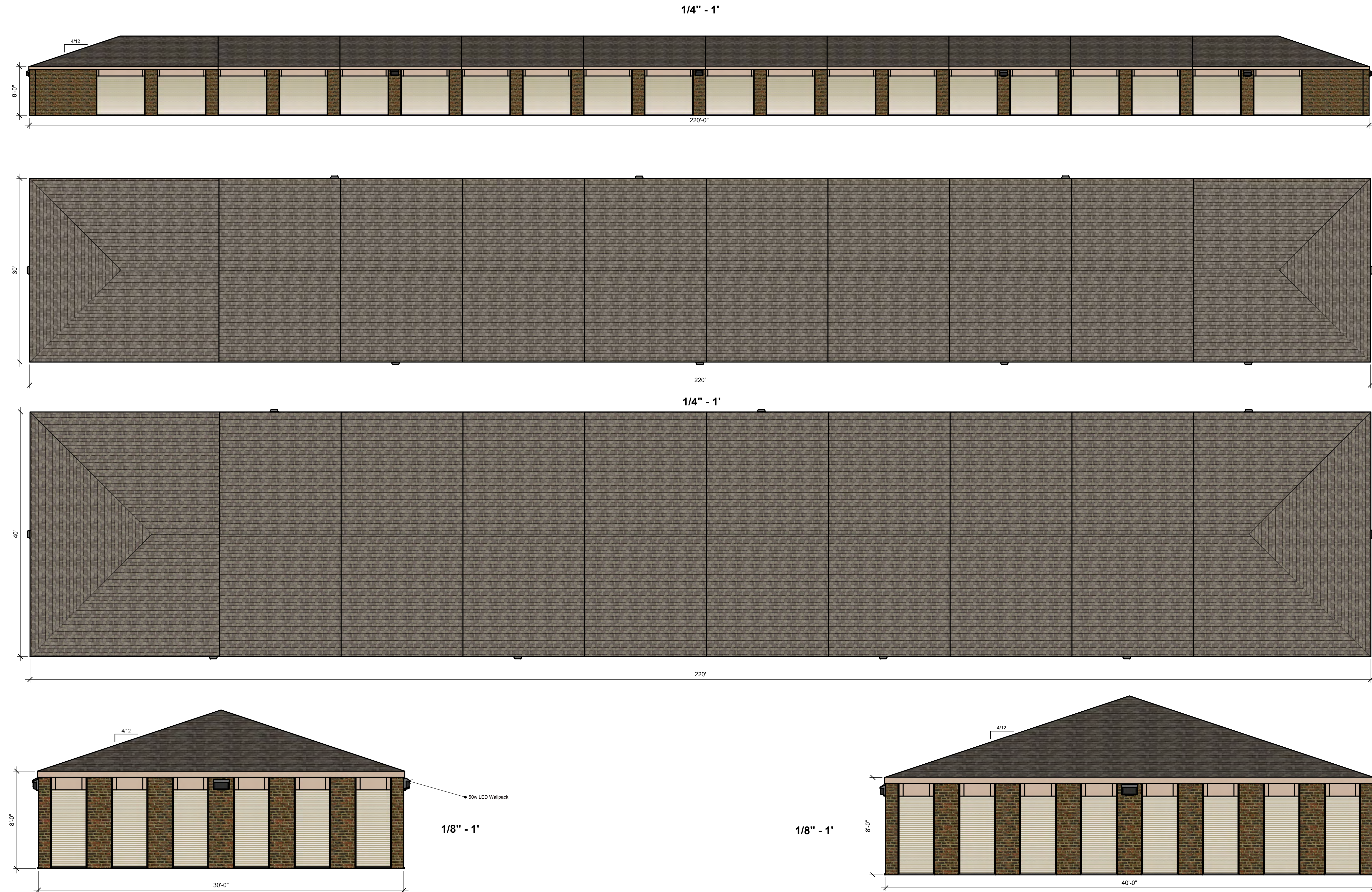
PROJECT NO.
3

PROJECT
Fort Wayne Harris

DRAWN BY
Colby B Sandlian II

a





U-STOR Harris

10913 E. 126th Street
Fishers, IN 46038

ISSUE
4-15-2024
RE-ISSUE
4-24-2024

PROJECT NO.
3
PROJECT
Fort Wayne Harris

DRAWN BY
Colby B Sandlian II

a

04



1/4" to 1'



1/4" to 1'



1/4" to 1'



3/8" to 1'



1/4" to 1'



U-STOR Harris

10913 E. 126th Street
Fishers, IN 46038

ISSUE
4-15-2024
RE-ISSUE
4-24-2024

PROJECT NO.
3
PROJECT
Fort Wayne Harris

DRAWN BY
Colby B Sandlian II

a

05

Tax Key No. _____

CORPORATE DEED

#970004813 Page 1

See Exhibit "A" attached.

RECORDED
01/29/1997 15:13:17
RECORDER
VIRGINIA L. YOUNG
ALLEN COUNTY, IN

Doc. No. 970004813
Receipt No. 1796

DCFD	3.00
DEED	8.00
SCSF	1.00
Total	12.00

Grantor certifies that there is no corporate gross income tax due as a result of this transaction.

JULY ENTERED FOR TAXATION:

JAN 29 1997

[Signature]
 SPECIAL AGENT IN CHARGE

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of) the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 27th day of January, 19 97 Sturges Griffin Trent & Company, Inc.

By _____

(PRINTED NAME AND OFFICE)

By Richard B. Sturges, Jr.

Richard B. Sturges, Jr., President
(PRINTED NAME AND OFFICE)

STATE OF INDIANA
COUNTY OF ALLEN

Before me, a Notary Public in and for said County and State, personally appeared Richard B. Sturges, Jr.,

~~XXXX~~ _____ the President

AND xxxxxx of Sturges Griffin Trent & Company, Inc., who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 27th day of January, 1997

My Commission Expires: 4-30-99 Signature Kelly J. Cannon

Resident of Allen County Printed Kelly J. Cannon Notary Public

This instrument prepared by Philip L. Carson Attorney at Law

Mail to: SGT
202 W. Berry St., Ste. 610
Ex FT WAYNE IN 46802

EXHIBIT "A"

Part of the East 576.5 feet of the Northeast Quarter of the Northwest Quarter of Section 27, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to-wit:

Commencing at the Northeast corner of said Northwest Quarter; thence South 89 degrees 31 minutes West (Indiana State Highway Commission bearing and is used as the basis for the bearings in this description), on and along the North line of said Northwest Quarter, 514.47 feet to the point of intersection of said North line with the Southerly projection of the centerline of Executive Blvd.; thence South 00 degrees 29 minutes East, on and along the Southerly projection of said centerline, 105.0 feet to a point on the Southerly right-of-way line of U. S. Highway #30 as it presently exists, said point being the true point of beginning; thence North 89 degrees 31 minutes East, on and along said Southerly right-of-way line, being a line 105.0 feet (measured at right angles) South of and parallel to said North line, a distance of 25.0 feet; thence South 00 degrees 29 minutes East and parallel to and 25.0 feet (measured at right angles) East of the Southerly projection of the centerline of Executive Blvd.; 50.0 feet; thence South 89 degrees 31 minutes West, a distance of 160.55 feet; thence North 00 degrees 29 minutes West and parallel to and 135.55 feet (measured at right angles) West of the Southerly projection of said centerline of Executive Blvd., 50.0 feet to said Southerly right-of-way line; thence North 89 degrees 31 minutes East, on and along said Southerly right-of-way line 135.55 feet to the true point of beginning.

And Also

The South 260.5 feet of the North 285.5 feet of the West 689.5 feet of the Northeast Quarter of the Northwest Quarter of Section 27, Township 31 North, Range 12 East.

Also

The South 260.5 feet of the North 546.0 feet of the East 689.5 feet of the Northeast Quarter of the Northwest Quarter of Section 27, Township 31 North, Range 12 East.

Also

The North 260.5 feet of the South 781.5 feet of the West 689.5 feet of the Northeast Quarter of the Northwest Quarter of Section 27, Township 31 North, Range 12 East, all in Allen County, Indiana.

EXCEPT THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE:

Part of the Northeast Quarter of the Northwest Quarter of Section 27, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to-wit:

Commencing at the Northeast corner of said Northwest Quarter; thence South 89 degrees 31 minutes West (Indiana State Highway Commission bearing and is used as the basis for the bearings in this description), on and along the North line of said Northwest Quarter, 514.47 feet to the point of intersection of said North line with the Southerly projection of the centerline of Executive Blvd.; thence South 00 degrees 29 minutes East, on and along the Southerly projection of said centerline, 105.0 feet to a point on the Southerly right-of-way line of U. S. Highway #30 as it presently exists; thence South 89 degrees 31 minutes West, on and along said Southerly right-of-way line, being a line situated 105.0 feet (measured at right angles) South of and parallel to said North line, a distance of 25.0 feet; thence South 00 degrees 29 minutes East and parallel to said Southerly projection of Executive Blvd., a distance of 50.0 feet to the true point of beginning; thence continuing South 00 degrees 29 minutes East and parallel to said Southerly projection, a distance of 600.00 feet; thence South 89 degrees 31 minutes West and parallel to said North line, a distance of 365.0 feet; thence North 00 degrees 29 minutes West, and parallel to said Southerly projection a distance of 350.0 feet; thence North 89 degrees 31 minutes East and parallel to said North line, a distance of 200.0 feet; thence North 00 degrees 29 minutes West and parallel to said Southerly projection, a distance of 248.37 feet to a point situated 50.0 feet South of the Southerly right-of-way line of said U. S. Highway #30; thence North 88 degrees 37 minutes 42 seconds East and parallel to said Southerly right-of-way line, 105.21 feet; thence North 89 degrees 31 minutes East continuing parallel to said Southerly right-of-way line 59.8 feet to the true point of beginning.

Also excepting that part sold to State of Indiana by deed dated November 6, 1972 and recorded March 14, 1973 as Document No. 73-6019.

STURGES TITLE
 CO., INC. 71

960037763 Page 1

QUITCLAIM DEED

Mail tax bills to:
 Sturges Griffin Trent & Company, Inc.
 Suite 610 Metro Building
 202 West Berry Street
 Fort Wayne, Indiana 46802

RECORDED
 07/10/1996 11:25:01
 RECORDER
 VIRGINIA L. YOUNG
 ALLEN COUNTY, IN

Doc. No. 960037763
 Receipt No. 11979
 Date 07/10/1996 11:24:50

DCFD	3.00
DEED	8.00
SCSF	1.00
Total	12.00

THIS INDENTURE WITNESSETH, that

WILLIAM GENE MOSER, Personal Representative of the Estate
 of William Moser, Deceased,

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which
 are hereby acknowledged, QUITCLAIMS the real estate in Allen
 County, Indiana described on Exhibit A hereto attached to:

STURGES GRIFFIN TRENT & COMPANY, INC., an Indiana
 corporation, an undivided one-third (1/3) interest;

KAREN L. JENKINS and JENNIFER E. TRENT, as Co-Trustees of
 the Revocable Trust of Floyd B. Kelsey, an undivided one-
 third (1/3) interest;

THEODORE F. HAGERMAN, an undivided one-sixth (1/6)
 interest; and

NORWEST BANK INDIANA, N.A., Successor in Interest to
 Lincoln National Bank and Trust Company of Fort Wayne,
 Indiana, as Trustee under Land Trust with William O.
 Hagerman dated October 11, 1982, an undivided one-sixth
 (1/6) interest.

Dated this 16 day of April, 1996.

William Gene Moser - Personal Rep.
 WILLIAM GENE MOSER
 William Gene Moser, Personal
 Representative of the Estate
 of William Moser, Deceased

DULY ENTERED FOR TAXATION

STATE OF INDIANA)
) SS:
 COUNTY OF WELLS)

JUL 10 1996

Before me, the undersigned, a Notary Public in and for said
 county and state, this 16 day of April, 1996, personally
 appeared William Gene Moser, Personal Representative of the Estate
 of William Moser, Deceased, and acknowledged the execution of the
 foregoing Deed. In witness whereof, I have hereunto subscribed my
 name and affixed my official seal.

Philip L. Carson
 Signature of Notary Public

Philip L. Carson
 Printed Name of Notary Public

I am a resident of WELLS County, Indiana.
 My commission expires: 4-18-97

96 5827
 AUDITORS NUMBER

This instrument prepared by Philip L. Carson (3140-02), Attorney-
 at-Law, 1400 One Summit Square, Fort Wayne, Indiana.

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Exhibit A - Legal Description

Part of the East 573.5 feet of the Northeast Quarter of the Northwest Quarter of Section 27, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to-wit:

Commencing at the Northeast corner of said Northwest Quarter; thence South 00 degrees 31 minutes West (Indiana State Highway Commission bearing and is used as the basis for the bearings in this description), on and along the North line of said Northwest Quarter, 514.47 feet to the point of intersection of said North line with the Southerly projection of the centerline of Executive Blvd.; thence South 00 degrees 29 minutes East, on and along the Southerly projection of said centerline, 105.0 feet to a point on the Southerly right-of-way line of U. S. Highway #30 as it presently exists, said point being the true point of beginning; thence North 89 degrees 31 minutes East, on and along said Southerly right-of-way line, being a line 163.0 feet (measured at right angles) South of and parallel to said North line, a distance of 25.0 feet; thence South 00 degrees 29 minutes East and parallel to and 25.0 feet (measured at right angles) East of the Southerly projection of the centerline of Executive Blvd., 50.0 feet; thence South 89 degrees 31 minutes West, a distance of 160.55 feet; thence North 00 degrees 29 minutes West and parallel to and 135.55 feet (measured at right angles) West of the Southerly projection of said centerline of Executive Blvd., 50.0 feet to said Southerly right-of-way line; thence North 89 degrees 31 minutes East, on and along said Southerly right-of-way line 135.55 feet to the true point of beginning.

Part of the East 576.5 feet of the Northeast Quarter of the Northwest Quarter of Section 27, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to-wit:

Commencing at the Northeast corner of said Northwest Quarter; thence South 89 degrees 31 minutes West (Indiana State Highway Commission bearing and is used as the basis for the bearings in this description), on and along the North line of said Northwest Quarter, 514.47 feet to the point of intersection of said North line with the Southerly projection of the centerline of Executive Blvd.; thence South 00 degrees 29 minutes East, on and along the Southerly projection of said centerline, 155.0 feet, said point being the true point of beginning; thence North 89 degrees 31 minutes East, on and along said Southerly right-of-way line, being a line 155.0 feet (measured at right angles) South of and parallel to said North line, a distance of 25.0 feet; thence South 00 degrees 29 minutes East and parallel to and 25.0 feet (measured at right angles) East of the Southerly projection of the centerline of Executive Blvd., 650.0 feet; thence South 89 degrees 31 minutes West, a distance of 140.0 feet; thence North 00 degrees 29 minutes West and parallel to and 115.0 feet (measured at right angles) West of the Southerly projection of said centerline of Executive Blvd., 50.0 feet; thence North 89 degrees 31 minutes East 90.0 feet to a point 25.0 feet West of the Southerly projection of the centerline of Executive Blvd., thence North 00 degrees 29 minutes West and parallel to and 25.0 feet (measured at right angles) West of the Southerly projection of said centerline of Executive Blvd., 600.0 feet; thence North 89 degrees 31 minutes East, on and along a line 50.0 feet South and parallel to said Southerly right-of-way line 25.0 feet to the true point of beginning.

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Sandlian Family Land Reserve, LLC
Address 10913 E. 126th Street
City Fishers State IN Zip 46038
Telephone _____ E-mail _____

Property Ownership
Property Owner SGT Realty LLC (See Attachment #1 for Additional Property Owners)
Address c/o Sturges Property Group, 202 W. Berry Street, Suite 500
City Fort Wayne State IN Zip 46802
Telephone _____ E-mail _____

Contact Person
Contact Person Robert C. Kruger
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 W. Coliseum Blvd., FW 46808 Township and Section Washington/0027
Present Zoning C2 Proposed Zoning BTI Acreage to be rezoned 8.354
Purpose of rezoning (attach additional page if necessary) to allow for the construction of a 528 unit storage facility with a 2 bedroom live/work office building
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

Sandlian Family Land Reserve, LLC BY: [Signature] 5/3/24
(printed name of applicant) (signature of applicant) (Lance Sandlian, Manager) (date)

SEE ATTACHMENT # 2 FOR PROPERTY OWNERS

(printed name of property owner) (signature of property owner) (date)



Received <u>5.7.24</u>	Receipt No. <u>145389</u>	Hearing Date <u>6.10.24</u>	Petition No. <u>REZ. 2024 0322</u>
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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



ATTACHMENT #2

DEPARTMENT OF PLANNING SERVICES REZONING PETITION APPLICATION

Applicant: Sandlian Family Land Reserve, LLC

Additional Property Owners:

I/We understand and agree upon execution and submission of this application, that I/we own the interests 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 Planning 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:

(printed name of applicant)

(signature of applicant)

(date)

Sturges Griffin Trent & Company, Inc. By:

(printed name of property owner)

(signature of property owner)

(date)

5/7/24

(printed name of applicant)

(signature of applicant)

(date)

Karen L. Jenkins, Co-Trustee

(printed name of property owner)

(signature of property owner)

(date)

(printed name of applicant)

(signature of applicant)

(date)

Jennifer E. Trent, Co-Trustee

(printed name of property owner)

(signature of property owner)

(date)

(printed name of applicant)

(signature of applicant)

(date)

Theodore F. Hagerman

(printed name of property owner)

(signature of property owner)

(date)

(printed name of applicant)

(signature of applicant)

(date)

Norwest Bank Indiana, Inc.

(printed name of property owner)

By:

(signature of property owner)

(date)

Appl
City Fishers State IN Zip 46038
Telephone _____ Fax _____ E-mail _____

Property
Ownership
Property SGT Realty LLC. (See Attachment #1 for Additional Property Owners
Owner Address c/o Sturges Property Group, 202 W. Berry Street, Suite 500
City Fort Wayne State IN Zip 46802
Telephone _____ Fax _____ E-mail _____

Contact
Person
Contact Person Robert C. Kruger
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All staff correspondence will be sent only to the designated contact person.

Arch./Eng.
Or Surveyor
Arch./Eng./Surveyor _____ Indiana Registration # _____
Address _____
City _____ State _____ Zip _____
Telephone _____ Fax _____ E-mail _____

Request
☐ Allen County Planning Jurisdiction ☐ City of Fort Wayne Planning Jurisdiction
Requesting approval of a: ☐ primary ☐ amended primary ☐ secondary ☐ amended secondary
☐ residential development plan ☒ commercial development plan ☐ industrial development plan
☐ plat ☐ minor plat Development Address _____
Size of development 8.364 528 units See plan. (GFA)square
lots Present Zoning C2 feet Total acreage of site 8.364
Township name Washington Township section # 0027
Sewer provider Fort Wayne Water provider Fort Wayne
Proposed Streets: ☐ Public and county/city maintained ☒ Private and privately maintained

*Applications will not be accepted unless the following filing requirements are submitted with this application.
For applicable filing fees and site plan/plat number of copies please contact staff.*

Filing
Requirements
☐ Application signed by property owner(s)
☐ Applicable filing fees (check payable to the Allen County Treasurer)
☐ Civil and landscape plans submitted electronically or by flash drive (individual PDF documents)
☐ Boundary Survey and Legal Description
☐ Waiver request application (if applicable)
☐ Proposed restrictive covenants (if applicable)

I/We understand and agree, upon execution and submission of 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;

Sandlian Family Land Reserve, LLC

(printed name of applicant)

SGT Realty LLC

(printed name of property owner)

(signature of applicant)

Benny Sturges

(signature of property owner)

(date)

5/7/24

(date)

REZONING QUESTIONNAIRE – West Coliseum Storage Facility

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 a Priority Investment 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 will be directly adjacent to another storage facility to the east. Additionally, it will face a heavily travelled roadway to the north. The location is already zoned C2 and could be used for a much higher-traffic businesses, such as a drive-through restaurant and a multiple family complex. The storage facility use will have much lower traffic counts and have minimal noise impact.

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

There is already existing storage to the east of the site. Also, the storage facility use will have low traffic counts and have minimal noise impact.

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 accommodates surrounding uses.