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Together With:

Part of the Northeast Quarter of Section 22, Township 30 North, Range 13 East of the Second Principal Meridian in Allen County, Indiana, being Tract 3 described in Document Number 2009011763 as recorded in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

BEGINNING at a #4 rebar found marking the southwest corner of the Northeast Quarter of said Section 22; thence North 0 degrees 1 minute 51 seconds West (assumed bearing based on description from Document Number 204021738) 508.35 feet (506.0 feet – Record) along the westerly line of said Northeast Quarter to the southerly line of the CSX Transportation Inc. railroad (formerly Penn Central Railroad); thence South 62 degrees 18 minutes 12 seconds East 850.27 feet (850.23 feet – Record) along said southerly line; thence continuing along said southerly line South 55 degrees 31 minutes 25 seconds East 186.68 feet (185.6 feet – Record) to the southerly line of said Northeast Quarter; thence South 89 degrees 31 minutes 39 seconds West 906.5 feet (Record) to the POINT OF BEGINNING, containing 5.504 acres (5.38 acres – Record) [239,769.083 square feet], more or less.

Subject to rights-of-way and easements of record.


and the symbols of the City of Fort Wayne Zoning Map No. V-15 (Sec. 22 of Adams 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. 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:



Carol T. Helton, City Attorney

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2015-0053
Bill Number: Z-15-10-10
Council District: 6-Glynn Hines

Introduction Date: October 27, 2015

Plan Commission
Public Hearing Date: November 9, 2015

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

Synopsis of Ordinance: To rezone approximately 11.16 acres of property from I2-General Industrial
 to I3-Heavy Industrial

Location: The 4600 block of Adams Center Road on the east side of the road.

Reason for Request: To expand the I3 zoned area for a new intermodal facility and storage
 area.

Applicant: Transpoint Intermodal, LLC

Property Owner: Fort Wayne Redevelopment Commission and Elvera L. Bienz

Related Petitions: Primary Development Plan, Transpoint Intermodal

Effect of Passage: Property will be rezoned to the I3-Heavy Industrial zoning district which
 will allow the development of an intermodal facility with associated
 product and container storage.

Effect of Non-Passage: The property will remain zoned for I2-General Industrial uses, which
 would not permit the extensive outdoor storage needs for this
 development.

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Transpoint Intermodal, LLC attn: Duard Ballard
 Address 11558 Weeping Willow Drive
 City Zionsville State IN Zip 46077
 Telephone 317.690.4840 E-mail duardballard@gmail.com

Contact Person
 Contact Person Steve Henschen - GAI Consultants (agent)
 Address 1502 Magnavox Way
 City Fort Wayne State IN Zip 46804
 Telephone 260.969.8827 E-mail s.henschen@gaiconsultants.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 Logistics Drive, Fort Wayne, IN 46804
 Present Zoning I2, A1 Proposed Zoning I3 Acreage to be rezoned 11.16
 Proposed density N/A units per acre
 Township name Adams (30N, 13E) Township section # 22
 Purpose of rezoning (attach additional page if necessary) The development site is currently primarily zoned as I3 with portions also zoned as I2 and A1. Rezoning the entire site to I3 would allow for the proposed facility to be permitted under the Fort Wayne zoning ordinance.
 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.

See Attached- Duard Ballard

 (printed name of applicant) (signature of applicant) (date)

See Attached

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

See Attached

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

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

Received	Receipt No.	Hearing Date	Petition No.
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 Address 11558 Weeping Willow Drive
 City Zionsville State IN Zip 46077
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Contact Person
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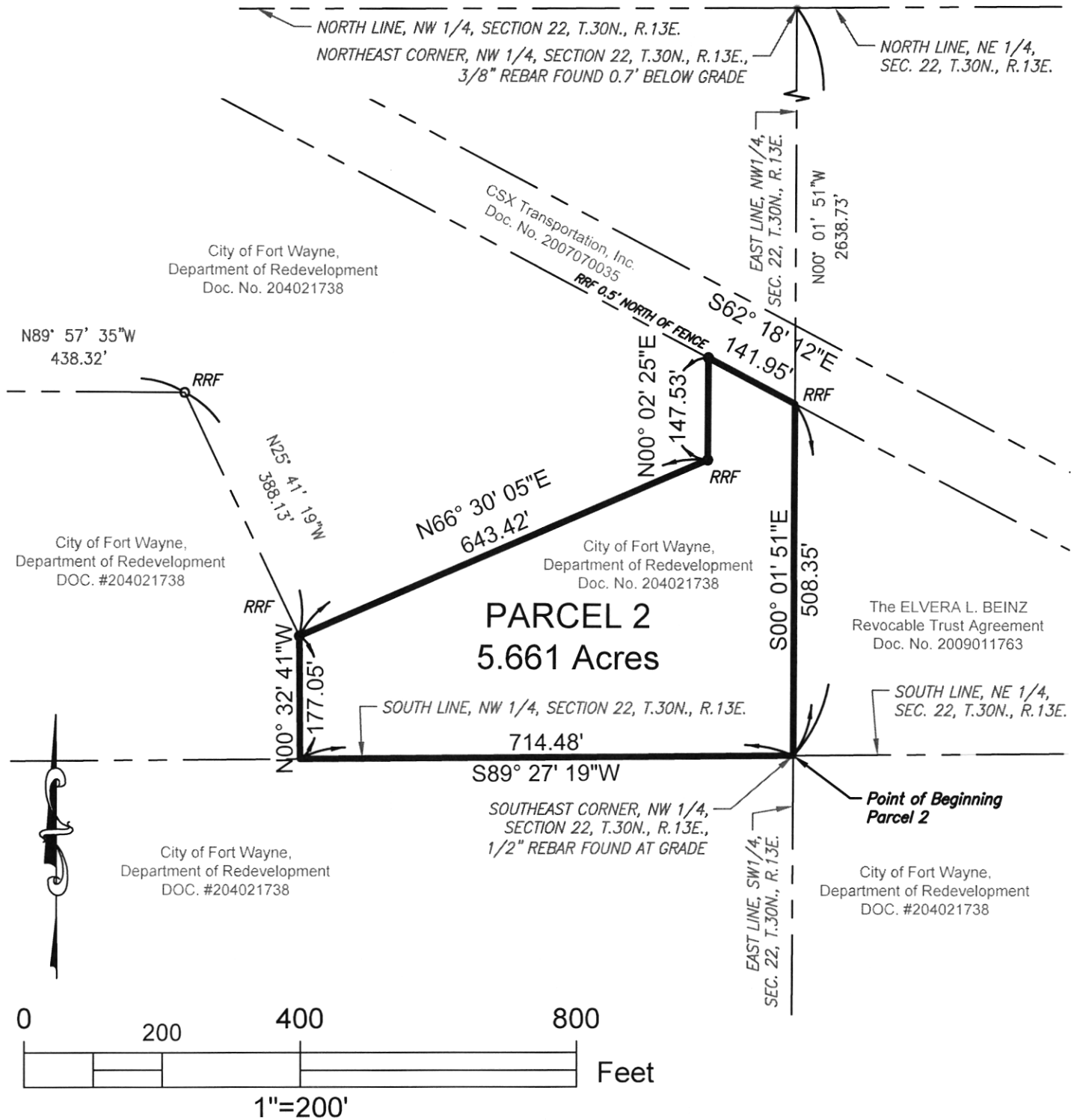
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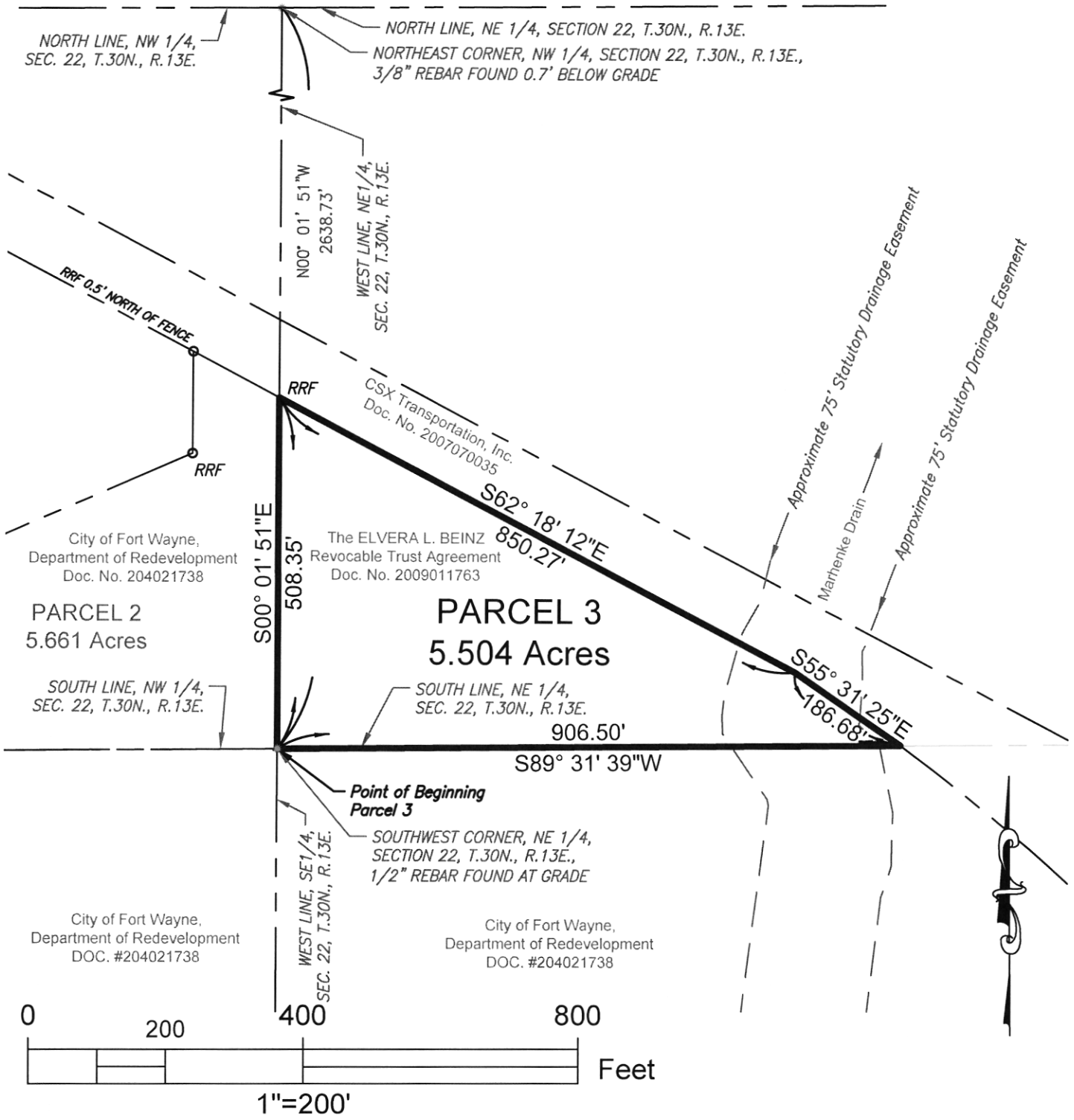
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Duard Ballard (printed name of applicant) _____ (signature of applicant) _____ (date)
Elvera L. Bienz (printed name of property owner) Elvera L. Bienz (signature of property owner) 10/6/15 (date)
 _____ (printed name of property owner) _____ (signature of property owner) _____ (date)
 _____ (printed name of property owner) _____ (signature of property owner) _____ (date)

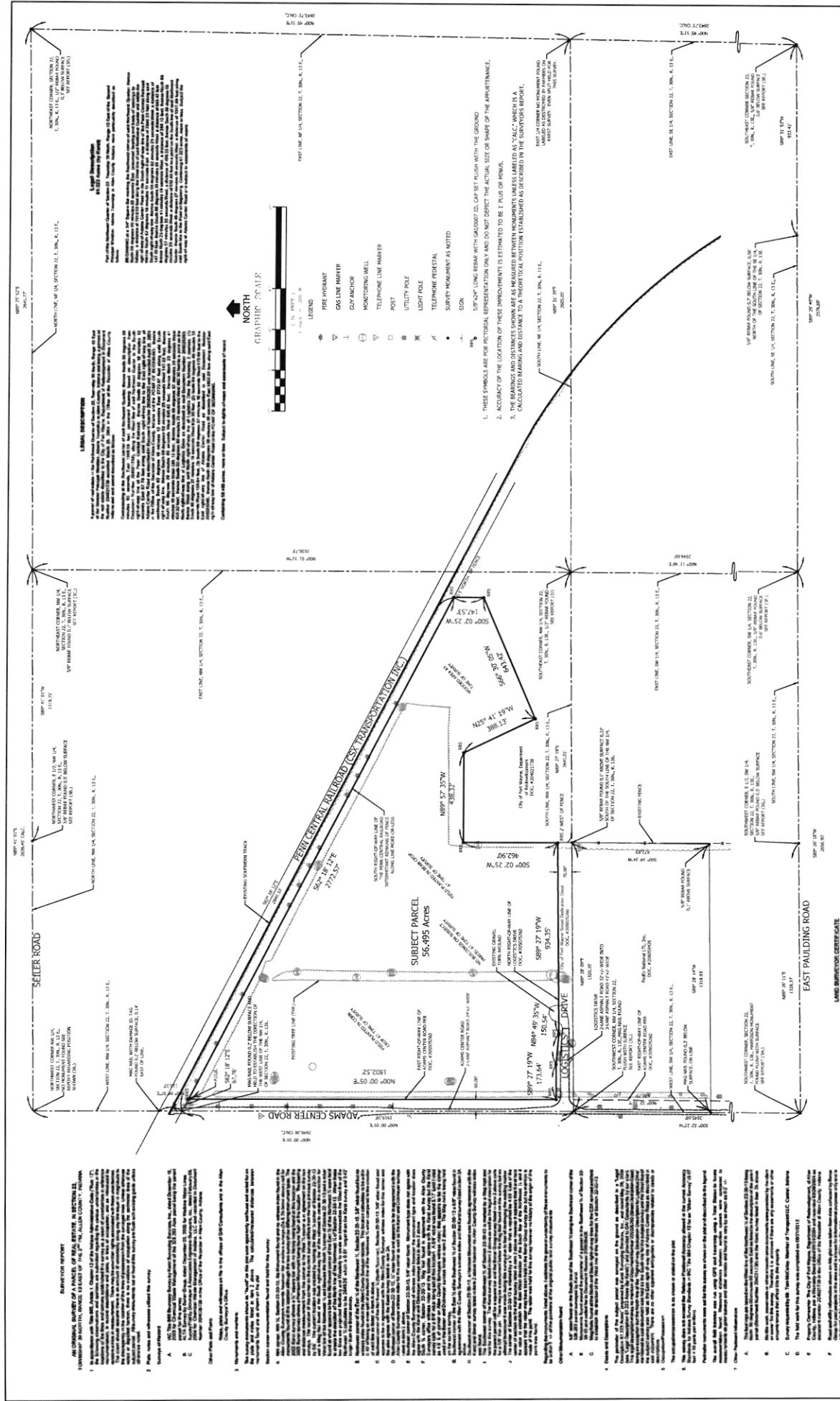
Received	Receipt No.	Hearing Date	Petition No.
10-6-15	119233	11-9-15	REZ-2015-0053



		 gai consultants	Property Address:	PROJECT
			Adams Center Road Fort Wayne, IN 46806	Parcel 2 Re-Zoning PLAT GAI Job No. D150791.00
			County: Allen	CLIENT
			Adams Township Section 22 T 30 N, R 13 E	Transpoint Intermodal, LLC
			Prepared for Transpoint Intermodal, LLC	EXHIBIT A
ISSUING OFFICE: Fort Wayne 1502 Magnavox Way Fort Wayne, IN 46804			Sheet 2 of 2	



		 gai consultants	Property Address:	PROJECT
			Adams Center Road Fort Wayne, IN 46806	Parcel 3 Re-Zoning PLAT GAI Job No. D150791.00
			County: Allen	CLIENT
			Adams Township Section 22 T 30 N, R 13 E	Transpoint Intermodal, LLC
			Prepared for Transpoint Intermodal, LLC	EXHIBIT A
ISSUING OFFICE: Fort Wayne 1502 Magnavox Way Fort Wayne, IN 46804			Sheet 2 of 2	



REVISIONS

No.	Date	Description
1	08/11/10	Initial Survey
2	08/11/10	Final Plat

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LAND SURVEYOR CERTIFICATE

I, David G. Carr, of Carr Consultants Inc., hereby certify that I am a Professional Land Surveyor licensed in compliance with the laws of the State of Indiana, that the plat correctly represents the survey performed under my supervision on August 11, 2010.

David G. Carr
Professional Land Surveyor No. 200000081

gci consultants
150 SOUTH MARKET STREET, SUITE 100
MARIETTA, IN 47524-1001
317-422-1111 • Fax: 317-422-1123

gci consultants
150 SOUTH MARKET STREET, SUITE 100
MARIETTA, IN 47524-1001
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Project No. 10-001
Site No. N/A
Drawing No. SW-1
Sheet 1 of 1

NORTHWEST QUARTER SECTION 22, TOWNSHIP 30 NORTH, RANGE 13 EAST, ALLEN COUNTY, FORT WAYNE INDIANA

ORIGINAL SURVEY

Checked By	Checked By	Checked By
RLH	RLH	RLH

Checked By	Checked By	Checked By
RLH	RLH	RLH

Checked By	Checked By	Checked By
RLH	RLH	RLH

Checked By	Checked By	Checked By
RLH	RLH	RLH



Rezoning Petition REZ-2015-0053 and Primary Development Plan - Transpoint Intermodal

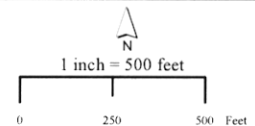


Project boundaries represented by bold colored lines are for representational purposes only.

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: 10/21/2015





Rezoning Petition REZ-2015-0053 and Primary Development Plan - Transpoint Intermodal

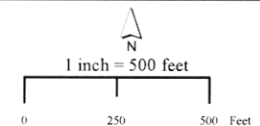


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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

Date: 10/21/2015



Public Hearing Date, if applicable _____

Read the first time in full and on motion by Councilman Glynn Hines,
Read the second time by title and referred to the Regulations
Committee. Read the third time in full and on motion by Councilman
Glynn Hines, placed on passage by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____
BENDER	<u>✓</u>	_____	_____	_____
CRAWFORD	<u>✓</u>	_____	_____	_____
DIDIER	<u>✓</u>	_____	_____	_____
HARPER	<u>✓</u>	_____	_____	_____
HINES	<u>✓</u>	_____	_____	_____
JEHL	<u>✓</u>	_____	_____	_____
PADDOCK	<u>✓</u>	_____	_____	_____
SHOAFF	<u>✓</u>	_____	_____	_____
SMITH	<u>✓</u>	_____	_____	_____

DATED: _____

12-8-15

Michelle D. Chambers
MICHELLE D. CHAMBERS, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as
(ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE
(RESOLUTION) NO. 2-27-15 on the 8th day of
December, 2015

Michelle D. Chambers
ATTEST:
MICHELLE D. CHAMBERS,
CITY CLERK

John N. Crawford
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 11th day
of December, 2015, at the hour of 11:00 o'clock PM. E.S.T.

Michelle D. Chambers
MICHELLE D. CHAMBERS, CITY CLERK

Approved and signed by me this 14th day of December
2015, at the hour of 9:30 O'clock AM. E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR

BILL NO. Z-15-10-10

REPORT OF COMMITTEE ON REGULATIONS

December 8, 2015

*Glynn Hines, Chair
Mitch Harper, Co-Chair
All Council Members*




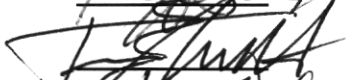
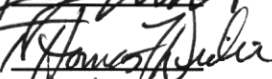
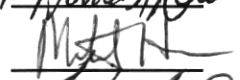
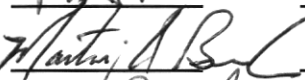
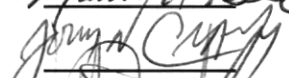
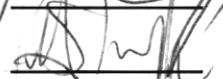
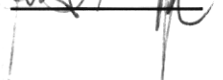
AN ORDINANCE amending the City of Fort Wayne Zoning Map No. V-15 (Sec. 22 of Adams Township). **COMMITTEE ON REGULATIONS HAVE HAD SAID** Ordinance under consideration and beg leave to report back to the Common Council that said ordinance

DO PASS

DO NOT PASS

ABSTAIN

NO REC

	_____	_____	_____
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**MICHELLE D. CHAMBERS
CITY CLERK**

