



1 Northerly right-of-way, a distance of 1275.21 feet to a 5/8-inch rod with "Tazian  
2 Assoc. Firm #0020" cap; thence North 83 degrees 43 minutes 21 seconds East,  
3 continuing along said Northerly right-of-way, a distance of 50.15 feet to a 5/8-inch  
4 rod with "Tazian Assoc. Firm #0020" cap; thence North 89 degrees 22 minutes 24  
5 seconds East, continuing along said Northerly right-of-way, a distance of 151.98  
6 feet to the Point of Beginning, containing 35.29 acres of land, more or less.

7 and the symbols of the City of Fort Wayne Zoning Map No. G-35 (Sec. 32 of Wayne  
8 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort  
9 Wayne, Indiana is hereby changed accordingly.

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

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   
17 \_\_\_\_\_  
18 Council Member

19 APPROVED AS TO FORM AND LEGALITY:

20    
21 \_\_\_\_\_  
22 Carol T. Helton, City Attorney

23  
24  
25  
26  
27  
28  
29  
30

**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant HBC Realty Corp  
 Address 510 West Washington Blvd  
 City Fort Wayne State IN Zip 46802  
 Telephone 260.424.1470 E-mail MHagerman@Hagermangc.com

**Contact Person**  
 Contact Person Lionel Pena  
 Address 2288 Main Street Extension  
 City Sayreville State NJ Zip 08872  
 Telephone 732.721.5544x3134 E-mail LPena@sabert.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 7900 Ardmore Ave.  
 Present Zoning I-1/PP Proposed Zoning I-2 Acreage to be rezoned 3.5 +/- *per Lionel Pena*  
 Proposed density \_\_\_\_\_ units per acre  
 Township name Wayne Township section # 32  
 Purpose of rezoning (attach additional page if necessary) Our primary business is Mfg.  
We would like flexibility on our investment for future growth and expansion.  
We feel I-2 zoning best suits our business which is plastic manufacturing.  
 Sewer provider City of Fort Wayne Water provider City 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.

RICHARD E. SUTORIUS Richard Sutorius 3-2-18  
 (printed name of applicant) (signature of applicant) (date)  
HBC Realty Corp. ASSISTANT SECRETARY \_\_\_\_\_  
 (printed name of property owner) (signature of property owner) (date)  
 \_\_\_\_\_ (signature of property owner) (date)  
 \_\_\_\_\_ (signature of property owner) (date)

Received	Receipt No.	Hearing Date	Petition No.
3/6/18	126262	4/9/18	REZ-2018-0015

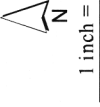


Rezoning Petition REZ-2018-0015 and Primary Development Plan PDP-2018-0015 - ATC Building



Although strict accuracy standards have been employed, the County of Allen 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.  
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North American Datum 1983  
State Plane Coordinate System, Indiana East  
Photos and Contours: Spring 2009  
Date: 3/29/2018

**Project Boundaries Represented with Bold Lines are for Representational Purposes Only**



1 inch = 600 feet  
0 300 600 feet



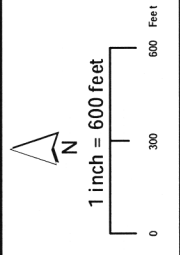
Rezoning Petition REZ-2018-0015 and Primary Development Plan PDP-2018-0015 - ATC Building

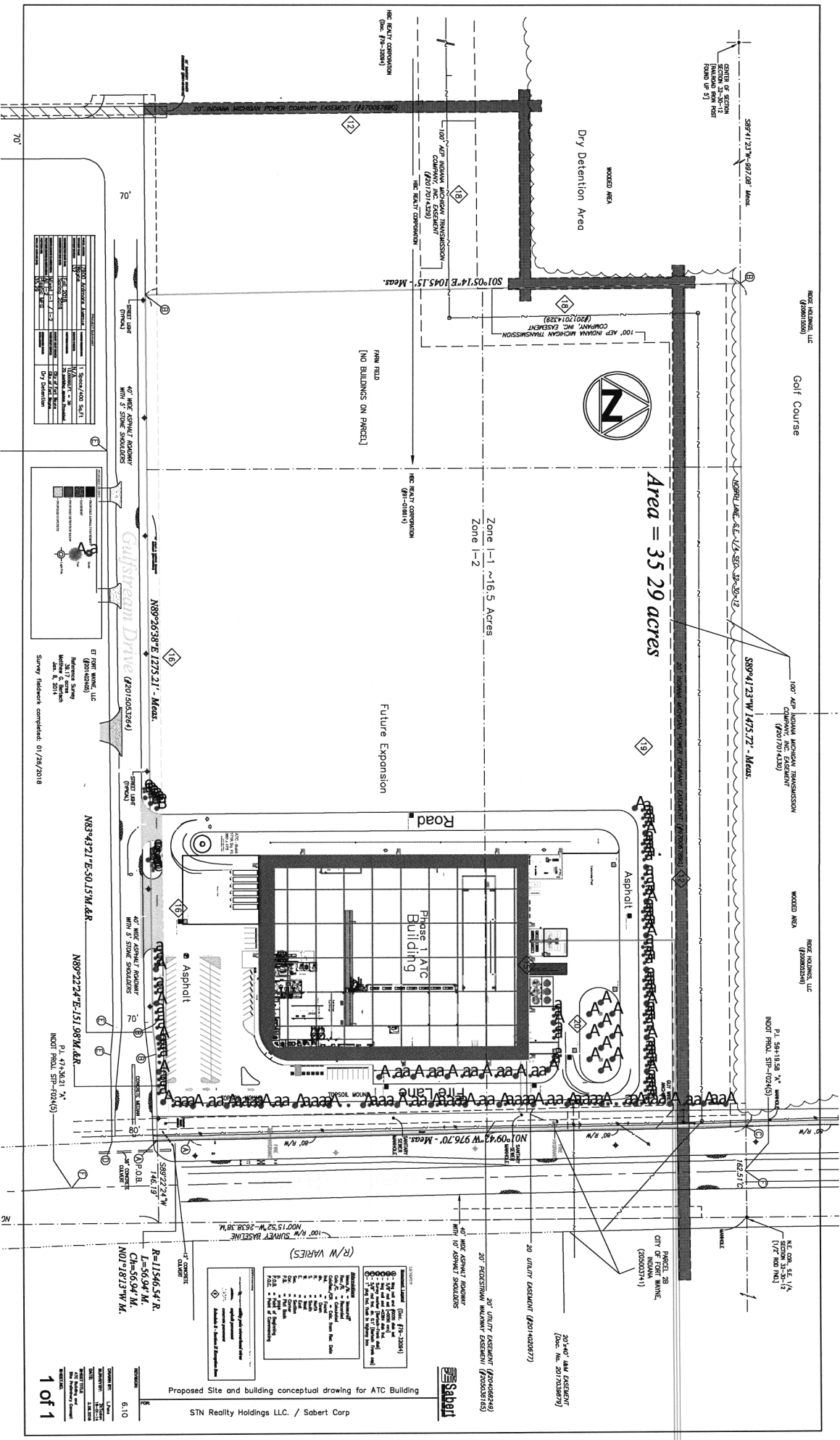


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 Photos and Contours: Spring 2009  
 Date: 3/20/2018

**Project Boundaries Represented with Bold Lines are for Representational Purposes Only**

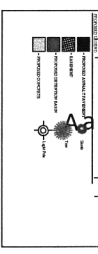




Area = 35.29 acres

Zone 1-1 ~16.5 Acres  
Zone 1-2

NO.	DESCRIPTION	DATE	BY	CHECKED
1	PRELIMINARY SITE PLAN	11/20/2018	J. S. [Name]	[Name]
2	FINAL SITE PLAN	12/17/2018	J. S. [Name]	[Name]
3	CONSTRUCTION PERMITS	01/28/2019	J. S. [Name]	[Name]



ET FROM [Name], LLC  
[Name], Survey  
[Name], Inc. # 2018-18  
Survey returned completed: 01/28/2019

NO.	DESCRIPTION	DATE	BY	CHECKED
1	PRELIMINARY SITE PLAN	11/20/2018	J. S. [Name]	[Name]
2	FINAL SITE PLAN	12/17/2018	J. S. [Name]	[Name]
3	CONSTRUCTION PERMITS	01/28/2019	J. S. [Name]	[Name]

Proposed Site and building conceptual drawing for ATC Building

STN Realty Holdings LLC. / Sabert Corp



## FACT SHEET

Case #REZ-2018-0015    Bill # Z-18-04-04    Project Start: 10 April 2018	
APPLICANT:	HBC Realty Corp.
REQUEST:	To rezone property from I1/Limited Industrial and RP/Planned Residential to I2/General Industrial; and approve a primary development plan for a new industrial building and associated infrastructure.
LOCATION:	The site is located at the northwest corner of Ardmore Avenue and Gulfstream Drive, just to the north of BAE (Section 32 of Wayne Township).
LAND AREA:	Approximately 35.3 acres
PRESENT ZONING:	I1/Limited Industrial, I2/General Industrial, and RP/Planned Residential
PROPOSED ZONING:	I2/General Industrial
COUNCIL DISTRICT:	4-Jason Arp
ASSOCIATED PROJECTS:	Primary Development Plan, Saybert Corporation
SPONSOR:	City of Fort Wayne Plan Commission

### 9 April 2018 Public Hearing

- One neighbor spoke at the hearing in favor, with questions.
- All members were present

### 19 March 2018 – Business Meeting

#### Plan Commission Recommendation: DO PASS

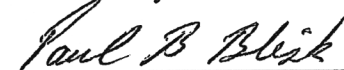
A motion was made by Justin Shurley and seconded by Paul Säuerteig to return the ordinance with a Do Pass recommendation to Common Council for their final decision.

#### 9-0 MOTION PASSED

- All members were present

Fact Sheet Prepared by:  
Michelle B. Wood, Senior Land Use Planner  
19 April 2018

Reviewed by:



Paul Blisk  
Deputy Land Use Director

## PROJECT SUMMARY

The petitioner requests a rezoning to I2/General Industrial for a new building for Sabert, a food packaging product manufacturer. Sabert currently has operations at Ardmore and Engle (former Mullinex buildings) and plans to maintain both locations. This new site would also include research and development. The property is located on the west side of Ardmore and the north side of Gulfstream Drive, in a planned industrial area. Recently, both BAE Systems and AEP have constructed new buildings adjacent to this site. To the north lies Orchard Ridge Golf Course and an undeveloped wooded area, also owned by the golf course.

The current zoning is split into three classifications: a 60-foot wide strip of RP/Planned Residential on the extreme north end, a 395-foot wide portion of I1/Limited Industrial in the middle, and the remaining southern portion is already zoned I2/General Industrial. The general area south of the golf course is already zoned and developed with industrial uses.

Staff is supportive of the zoning change. This parcel has been expected to develop and the split zoning has made it difficult to be a more shovel-ready site. The uses will be housed indoors and there should be no adverse impact on the only non-industrial neighbor, which is the golf course. The applicant has been encouraged to reach out to golf course management. The zoning request is compatible with the existing zoning in the area and along Airport Expressway and the site is within the industrial park area identified in the Economic Development chapter of the Comprehensive Plan. The proposal can be supportive by the following goals and policies of the Plan:

**LU3.** Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure;

**LU6.** Encourage carefully planned sustainable growth and coordinated development by encouraging mixed land uses.

**LU6.C** Encourage the conversion of vacant or underutilized properties into compatible mixed-use development areas.

**LU6.D** Support carefully planned, coordinated, compatible mixed-use development.

**LU7** Encourage sustainable growth by conserving natural features and environmentally sensitive land with significant value.

**LU8.** Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.

The proposed site plan includes one new 180,000 square foot industrial building, attached silos and mechanical area, and associated employee parking and dock area. All parking, dock areas and drive lanes will be paved. The primary structure will be 42 feet in height, with the silos reaching 65 feet, which is allowed by ordinance. Stormwater detention is being handled off-site. Applicant should verify whether they are using the existing basin east of Ardmore, or constructing a new basin west of this site (or using both). Fort Wayne Development Services has approved the plans to move on to the secondary phase. The site plan includes general tree and shrub plantings around the building, and adjacent to the parking and drive lane areas. On the north side of the building, evergreen and shade trees will be planted to screen the dock and mechanical areas. There is an approximately 185-foot wide area of land that will be undeveloped on the north end, due to an existing AEP easement and powerlines. The landscaping will be installed in this area, south of the easement. There is a significant wooded area, owned by the golf course, north of the site.

### **PUBLIC HEARING SUMMARY:**

**Presenter:** Robert Karabinchak, Saybert Corporation, presented the proposal to the Plan Commission, as outlined above. Mr. Karabinchak stated that this is an expansion of services and research in Fort Wayne, and that they will keep operations at the Ardmore and Engle location.

Comments in Favor/Questions:

- John Peterson, manager of Orchard Ridge Golf Club – They are in support of the proposal as they do not want additional residential development adjacent to the golf course. Their only concern is how stormwater will be addressed.

## FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

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### Rezoning Petition REZ-2018-0015

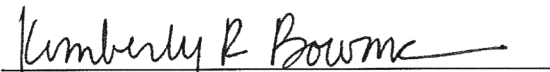
APPLICANT: HBC Realty Corp.  
REQUEST: To rezone property from I1/Limited Industrial and RP/Planned Residential to I2/General Industrial for a new industrial building and associated infrastructure.  
LOCATION: The site is located at the northwest corner of Ardmore Avenue and Gulfstream Drive, just to the north of BAE (Section 32 of Wayne Township).  
LAND AREA: Approximately 35.3 acres  
PRESENT ZONING: I1/Limited Industrial, I2/General Industrial, and RP/Planned Residential  
PROPOSED ZONING: I2/General Industrial

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**The Plan Commission recommends that Rezoning Petition REZ-2018-0015 be returned to Council with a "Do Pass" recommendation for the following reasons:**

1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The I2/General Industrial zoning will continue the precedent of industrial development in this area and along the Airport Expressway and Ardmore Avenue corridors. This proposal will provide infill development using existing infrastructure.
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. Site plan and architectural review from the Plan Commission and staff will ensure a compatible development that complements the area.
3. Approval is consistent with the preservation of property values in the area. This proposal will allow Sabert to expand their facilities in close proximity to existing services.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Review by City engineering departments indicates that the site can be developed for the proposed uses and adequate infrastructure is available to service the site.

These findings approved by the Fort Wayne Plan Commission on April 16, 2018.



Kimberly R. Bowman, AICP  
Executive Director  
Secretary to the Commission

**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant HBC Realty Corp  
 Address 510 West Washington Blvd  
 City Fort Wayne State IN Zip 46802  
 Telephone 260.424.1470 E-mail MHagerman@Hagermangc.com

**Contact Person**  
 Contact Person Lionel Pena  
 Address 2288 Main Street Extension  
 City Sayreville State NJ Zip 08872  
 Telephone 732.721.5544x3134 E-mail LPena@sabert.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 7900 Ardmore Ave.  
 Present Zoning I-1/PP Proposed Zoning I-2 Acreage to be rezoned 3.54/- *per Lionel Pena*  
 Proposed density \_\_\_\_\_ units per acre  
 Township name Wayne Township section # 32  
 Purpose of rezoning (attach additional page if necessary) Our primary business is Mfg.  
We would like flexibility on our investment for future growth and expansion.  
We feel I-2 zoning best suits our business which is plastic manufacturing.  
 Sewer provider City of Fort Wayne Water provider City 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>RICHARD C. SUTORINS</u> (printed name of applicant)	<u><i>Richard Sutorins</i></u> (signature of applicant)	<u>3-2-18</u> (date)
<u>HBC Realty Corp.</u> (printed name of property owner)	<u>ASSISTANT SECRETARY</u> (signature of property owner)	_____ (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.
<u>3/6/18</u>	<u>126262</u>	<u>4/9/18</u>	<u>REZ-2018-0015</u>

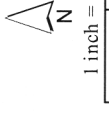


Rezoning Petition REZ-2018-0015 and Primary Development Plan PDP-2018-0015 - ATC Building



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Photos and Contour: Spring 2009  
Date: 3/20/2018

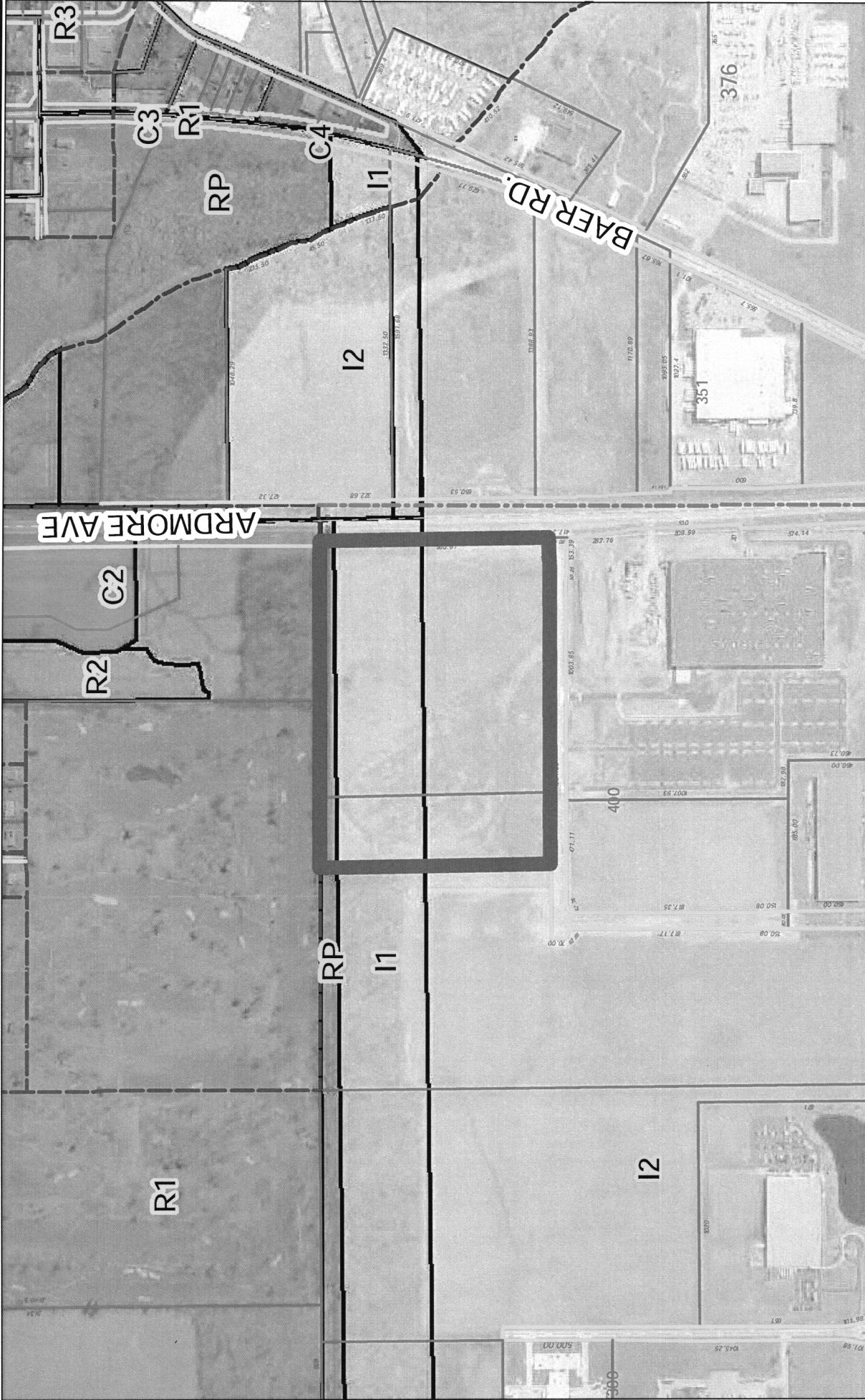
**Project Boundaries Represented with Bold Lines are for Representational Purposes Only**



1 inch = 600 feet



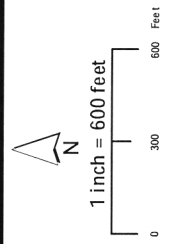
Rezoning Petition REZ-2018-0015 and Primary Development Plan PDP-2018-0015 - ATC Building



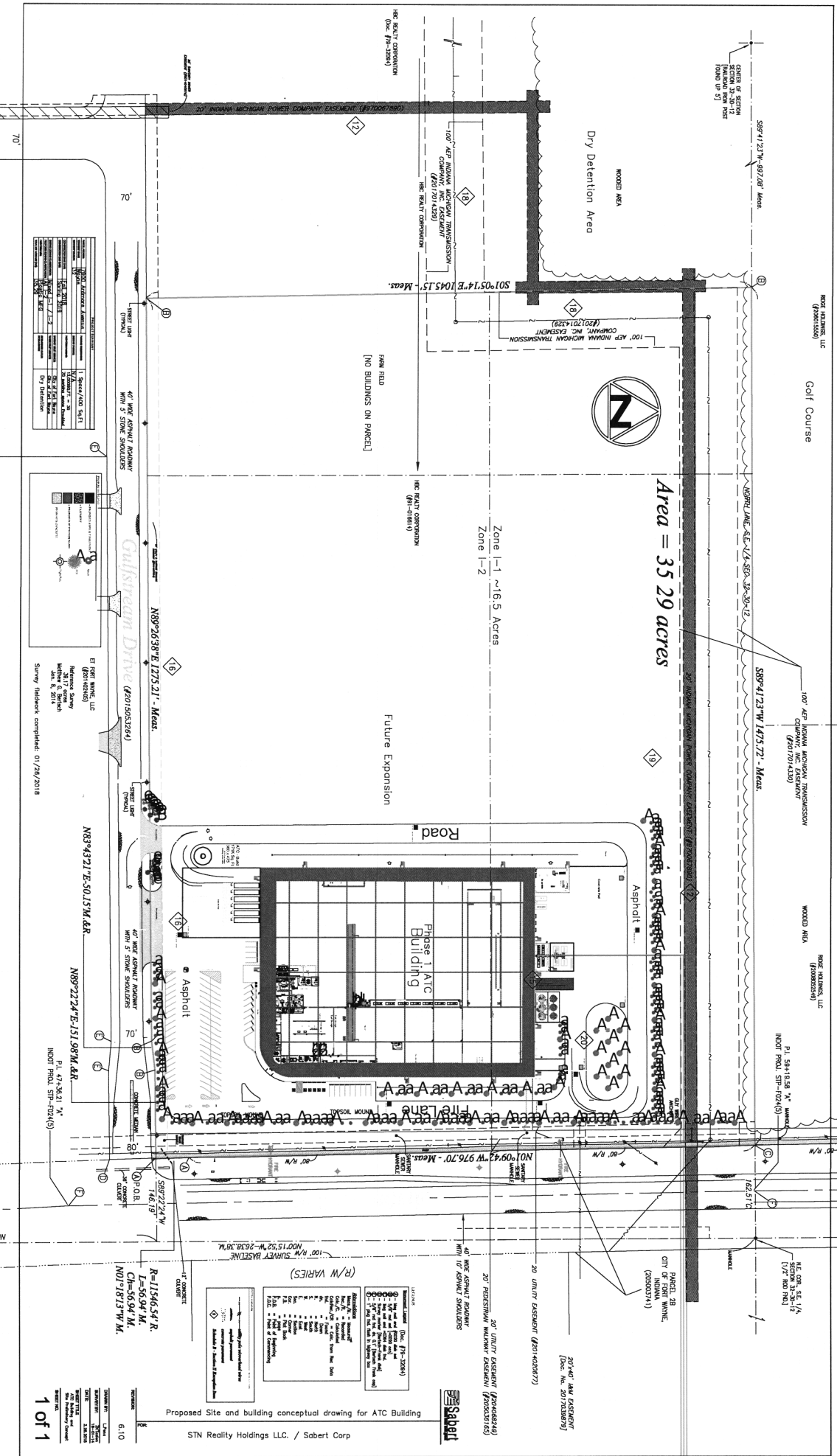
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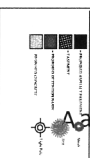
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NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN	01/20/18	STN
2	REVISED PLAN	02/15/18	STN
3	REVISED PLAN	03/15/18	STN
4	REVISED PLAN	04/15/18	STN
5	REVISED PLAN	05/15/18	STN
6	REVISED PLAN	06/15/18	STN
7	REVISED PLAN	07/15/18	STN
8	REVISED PLAN	08/15/18	STN
9	REVISED PLAN	09/15/18	STN
10	REVISED PLAN	10/15/18	STN
11	REVISED PLAN	11/15/18	STN
12	REVISED PLAN	12/15/18	STN



STN REALTY HOLDINGS, LLC  
 3077 S. State  
 Michigan 48106  
 Slurry feedback completed: 01/28/2018

STN REALTY HOLDINGS, LLC  
 3077 S. State  
 Michigan 48106  
 Slurry feedback completed: 01/28/2018

STN REALTY HOLDINGS, LLC  
 3077 S. State  
 Michigan 48106  
 Slurry feedback completed: 01/28/2018

STN REALTY HOLDINGS, LLC  
 3077 S. State  
 Michigan 48106  
 Slurry feedback completed: 01/28/2018

PROPOSED SITE AND BUILDING CONCEPTUAL DRAWING FOR ATC BUILDING  
 STN REALTY HOLDINGS, LLC / Sabert Corp

NO.	DESCRIPTION	DATE	BY
1	PROPOSED SITE AND BUILDING CONCEPTUAL DRAWING FOR ATC BUILDING	01/20/18	STN
2	REVISED PLAN	02/15/18	STN
3	REVISED PLAN	03/15/18	STN
4	REVISED PLAN	04/15/18	STN
5	REVISED PLAN	05/15/18	STN
6	REVISED PLAN	06/15/18	STN
7	REVISED PLAN	07/15/18	STN
8	REVISED PLAN	08/15/18	STN
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12	REVISED PLAN	12/15/18	STN

PROPOSED SITE AND BUILDING CONCEPTUAL DRAWING FOR ATC BUILDING  
 STN REALTY HOLDINGS, LLC / Sabert Corp

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 STN REALTY HOLDINGS, LLC / Sabert Corp

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 STN REALTY HOLDINGS, LLC / Sabert Corp

PROPOSED SITE AND BUILDING CONCEPTUAL DRAWING FOR ATC BUILDING  
 STN REALTY HOLDINGS, LLC / Sabert Corp

City of Fort Wayne Common Council  
**DIGEST SHEET**

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**Department of Planning Services**

Title of Ordinance:       Zoning Map Amendment  
Case Number:            REZ-2018-0015  
Bill Number:             Z-18-04-04  
Council District:         4-Jason Arp

---

Introduction Date:        April 10, 2018  
  
Plan Commission  
Public Hearing Date:      April 9, 2018 (not heard by Council)  
  
Next Council Action:     Ordinance will return to Council after recommendation by the  
Plan Commission

---

Synopsis of Ordinance:    To rezone approximately 35 acres of property from I1-Limited Industrial and  
RP-Planned Residential to I2-General Industrial.  
  
Location:                 Ardmore Avenue and Gulfstream Drive  
  
Reason for Request:      To develop the parcel with a 180,000 square foot industrial building.  
  
Applicant:                HBC Realty Corp  
  
Property Owner:         HBC Realty Corp

---

Related Petitions:        Primary Development Plan, ATC Building

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Effect of Passage:        Property will be rezoned to the I2 – General Industrial district, which will  
allow the development of a plastics extrusion business, along with  
research and development. The zoning will match the BAE Systems  
development to the south.

Effect of Non-Passage:    Portions of property will remain zoned I1-Limited Industrial and RP-  
Planned Residential and the industrial development possibilities of this  
site will be hindered.

**BILL NO. Z-18-04-04**

**REPORT OF COMMITTEE ON REGULATIONS**

**April 24, 2018**

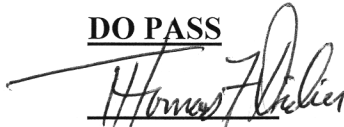






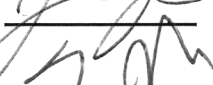
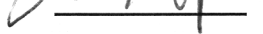
***Thomas Didier Chair***

***Paul Ensley Co-Chair***

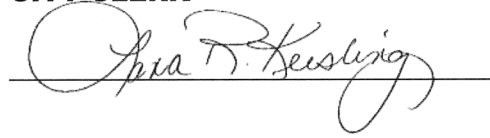
***All Council Members***

An Ordinance amending the City of Fort Wayne Zoning Map No. G-35 (Sec 32 of Wayne Township)

**COMMITTEE ON REGULATIONS HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance**

<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>	<u>NO REC</u>
			
			
			
			
			
			
			
			
			

**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date: 04/09/18

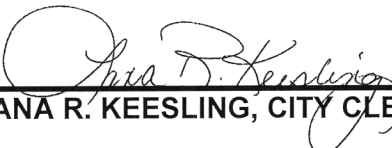
Read the first time in full and on motion by Councilman Didier.

Read the second time by title and referred to the Regulations Committee.

Read the third time in full and on motion by Councilman Didier, placed on passage by the following vote:

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
ARP	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BARRANDA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRAWFORD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DIDIER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENSLEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HINES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATED: April 24, 2018

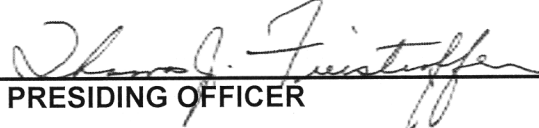
  
 \_\_\_\_\_  
 LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Zoning Ordinance No. Z-18-04-04 on the 24th day of April, 2018

ATTEST:

  
 \_\_\_\_\_  
 LANA R. KEESLING  
 CITY CLERK

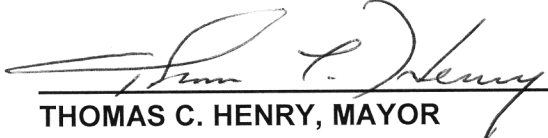
  
 \_\_\_\_\_  
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 25th of April 2018, at the hour of 8:55 o'clock A.M. E.S.T.

  
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 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 26<sup>th</sup> day of APRIL

2017, at the hour of 11:30 O'clock AM . E.S.T.

  
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 THOMAS C. HENRY, MAYOR