

1 #REZ-2018-0020

2 BILL NO. Z-18-05-02

3
4 ZONING MAP ORDINANCE NO. Z-16-18

5 AN ORDINANCE amending the City of Fort Wayne
6 Zoning Map No. K-02 and L-02 (Sec. 10 and 11 of Wayne Township)

7 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
8 INDIANA:

9 SECTION 1. That the area described as follows is hereby designated a C2 (Limited
10 Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
11 Wayne, Indiana:

12 **Section I:**

13 Real Estate located in the City of Fort Wayne, Indiana; described as follows:
14 Lot 23 and the East Half of Lot 24 in Swinney's Addition to the City of Fort Wayne,
15 Indiana, as per plat thereof as recorded in Deed Record 95, page 332 in the Office of
16 the Recorder of Allen County, Indiana; and Lots 25 through 31, Inclusive and the
17 West 28 Feet of Lot 32 in Edsall's Addition to the City of Fort Wayne, Indiana as per
18 plat thereof recorded in Plat Record N, page 352 in the Office of the Recorder of
19 Allen County, Indiana. Together with that portion of a 16 foot alley extending from
20 the north boundary line of Lots 29 and 30 in Edsall's Addition to the south boundary
21 line of Lots 29 and 30 in Edsall's Addition to the City of Fort Wayne, Indiana
22 heretofore vacated by proceeds under General Ordinance No. G-23-85 adopted
23 September 24, 1985 by the City Planning Commission and as depicted in Plat Map
24 16, page 5; and The South 13 and one-half feet of Lot Numbered 1, Lots 2 through 8,
25 Inclusive, and the South 29 and one-half feet of Lot Numbered 9 in Wall's Addition
26 to the City of Fort Wayne, Indiana, as per plat thereof as recorded in the Office of the
27 Recorder of Allen County, Indiana; and Lots 2 through 4, Inclusive, in the General
28 Electric Company Addition as per plat thereof recorded in the Office of the Recorder
29 of Allen County, Indiana; ALSO Lot 5 in General Electric Company Addition as per
30 plat thereof recorded in the Office of the Recorder of Allen County, Indiana; together
with adjacent vacated streets and alleys.

The above mentioned real estate being more particularly described as follows:
Beginning at the southeast corner of Lot 5 in General Electric Company Addition,
the plat of which recorded in Plat Book 14A, Page 41 in the Office of the Recorder
of Allen County, Indiana: thence along the northern boundary of Swinney Avenue,
South 89 degrees 3 minutes 26 seconds West 620.75 feet, more or less, to west line
of the east half of Lot 24 in Swinney's Addition to the City of Fort Wayne, Indiana,
the plat of which is recorded in Deed Record 95, page 332 in the Office of the
Recorder of Allen County, Indiana; thence North 01 degree 56 minutes 21 seconds

1 West 150.07 feet along said west line to the southern boundary of a 12-foot alley;
2 thence North 89 degrees 3 minutes 26 seconds East 74.81 feet along said to southern
3 boundary to the eastern boundary of said alley; thence North 01 degree 59 minutes 6
4 seconds West 12.00 feet to the northern boundary of said alley; thence South 89
5 degrees 3 minutes 26 seconds West 199.45 feet along said northern boundary to the
6 eastern boundary of College Street; thence North 01 degree 51 minutes 46 seconds
7 West 375.78 feet along said eastern boundary to the southern boundary of the CSX
8 Railroad right-of-way; thence along said railroad right-of-way the following three (3)
9 courses: 1) North 89 degrees 18 minutes 22 seconds East 862.01 feet; 2) North 81
10 degrees 41 minutes 33 seconds East 30.19 feet; 3) North 89 degrees 18 minutes 22
11 seconds East 249.31 feet to northwestern boundary of Broadway; thence South 34
12 degrees 50 minutes 37 seconds West 661.77 feet along said northwestern boundary
13 to the point of beginning and containing 11.126 acres, more or less.

14 **Section II:**

15 North 50 feet of Lot Number 26, Swinney's Addition to the City of Fort Wayne,
16 Allen County, Indiana, according to the plat thereof, recorded in Deed 95, Pages
17 332-333, in the Office of the Recorder of Allen County, Indiana.

18 **Section III:**

19 The West ½ of Lot Number 244 in Swinney's Addition, an addition to the City of
20 Fort Wayne, according to the plat thereof, and recorded in Deed Book 95, page 332,
21 recorded in the Office of the Recorder of Allen County, Indiana.

22 **Section IV:**

23 Real Estate located in the City of Fort Wayne, Indiana; described as follows:

24 Part of Lot 1 in the General Electric Company subdivision as per plat thereof
25 recorded in Plat Book 12A, Page 4 in the Office of the Recorder of Allen County,
26 Indiana; Also a part of Ewing Out Lots Subdivision recorded in Book 27, Page 419
27 in said office of the recorder; Also a part of W.G. Ewing Jr's Subdivision of Back
28 Lot 3, recorded in Plat Book T, Page 40 in said office of the recorded; Also an
29 unplatted parcel of land; collectively the parcels are situated in the Northwest
30 Quarter of Section 11, Township 30 North, Range 12 East of the 2nd Principal
Meridian, Wayne Township, Allen County, Indiana, and being more particularly
described as follows:

Beginning at the northwesterly corner of Lot 1 in said General Electric Company
Subdivision; thence North 89 degrees 18 minutes 22 seconds East 621.53 feet the
southern boundary of the CSX Railroad right-of-way; thence South 01 degree 3
minutes 40 seconds East 160.54 feet; thence North 88 degrees 56 minutes 20 seconds
East 40.00 feet; thence South 01 degree 3 minutes 40 seconds East 99.00 feet; thence
South 88 degrees 56 minutes 20 seconds West 47.00 feet; thence South 01 degree 3
minutes 40 seconds East 258.47 feet; thence South 89 degrees 20 minutes 55 seconds
West 538.32 feet; thence North 55 degrees 9 minutes 23 seconds West 365.59 feet to
the southeastern boundary of Broadway; thence North 34 degrees 50 minutes 37
seconds East 66.34 feet along said southeastern boundary; thence South 55 degrees
23 minutes 4 seconds East 186.29 feet; thence North 34 degrees 44 minutes 47
seconds East 222.46 feet; thence North 01 degree 3 minutes 40 seconds West 95.46

1 feet; thence North 55 degrees 23 minutes 4 seconds West 129.93 feet to the
2 southeastern boundary of said Broadway; thence North 34 degrees 50 minutes 37
3 seconds East 8.66 feet along said southeastern boundary to the point of beginning
and containing 7.327 acres, more or less.

4 **Section V:**

Real Estate located in the City of Fort Wayne, Indiana; described as follows:

5 Part of Lot 1 in the General Electric Company subdivision as per plat thereof
6 recorded in Plat Book 12A, Page 4 in the Office of the Recorder of Allen County,
Indiana being more particularly described as follows:

7 Commencing at the northwesterly corner of Lot 1 in said General Electric Company
8 Subdivision; thence South 34 degrees 50 minutes 37 seconds West 8.66 feet along
the southeastern boundary of Broadway to the Point of Beginning of this description:
9 thence South 55 degrees 23 minutes 4 seconds East 129.93 feet; thence South 01
10 degree 3 minutes 40 seconds East 95.46 feet; thence South 34 degrees 44 minutes 47
11 seconds West 222.46 feet; thence North 55 degrees 23 minutes 4 seconds West
12 186.29 feet to the southeastern boundary of said Broadway; thence North 34 degrees
50 minutes 37 seconds East 300.00 feet along said southeastern boundary to the
point of beginning and containing 1.232 acres, more or less.

13 Together with:

14 Real Estate located in the City of Fort Wayne, Indiana; described as follows:

15 Part of Lot 1 in the General Electric Company subdivision as per plat thereof
16 recorded in Plat Book 12A, Page 4 in the Office of the Recorder of Allen County,
Indiana; Also a part of Ewing Out Lots Subdivision recorded in Book 27, Page 419
17 in said office of the recorder; Also a part of W.G. Ewing Jr's Subdivision of Back
18 Lot 3, recorded in Plat Book T, Page 40 in said office of the recorder; Also an
unplatted parcel of land; collectively the parcels are situated in the Northwest
19 Quarter of Section 11, Township 30 North, Range 12 East of the 2nd Principal
Meridian, Wayne Township, Allen County, Indiana, and being more particularly
described as follows:

20 Beginning at the intersection of southern boundary of the CSX Railroad right-of-way
and the western boundary of Fairfield Avenue; thence South 01 degree 36 minutes
21 36 seconds East 385.70 feet along said western boundary to the northwestern
boundary of the Norfolk Southern Railway right-of-way; thence along said
22 northwestern boundary the following five (5) courses: 1) South 60 degrees 30
23 minutes 18 seconds West 140.56 feet; 2) Southwesterly 163.26 feet along an arc to
the left having a radius of 1,764.00 feet and subtended by a long chord having a
24 bearing of South 57 degrees 51 minutes 13 seconds West and a length of 163.20 feet;
3) South 55 degrees 12 minutes 8 seconds West 186.44 feet; 4) Southwesterly
25 193.87 feet along an arc to the left having a radius of 2,844.00 feet and subtended by
a long chord having a bearing of South 53 degrees 14 minutes 57 seconds West and a
26 length of 193.83 feet; 5) South 51 degrees 17 minutes 47 seconds West 381.50 feet
to the eastern line of Nuttman Place Addition as per plat thereof recorded in Plat
27 Book 3B, Page 83 in said office of the recorder; thence North 0 degrees 55 minutes
28 29 seconds West 352.39 feet along said east line to a southern corner of said Lot 1 in

1 the General Electric Company Subdivision; thence along the southerner & western
2 lines of said Lot 1 the following three (3) courses: 1) North 55 degrees 37 minutes 24
3 seconds West 105.39 feet; 2) North 34 degrees 50 minutes 37 seconds East 71.00
4 feet; 3) Northerly 47.12 feet along an arc to the left having a radius of 30.00 feet and
5 subtended by a long chord having a bearing of North 10 degrees 9 minutes 23
6 seconds West and a length of 42.43 feet; thence South 55 degrees 9 minutes 23
7 seconds East 65.59 feet; thence North 89 degrees 20 minutes 55 seconds East 538.32
8 feet; thence North 01 degree 3 minutes 40 seconds West 258.47 feet; thence North
9 88 degrees 56 minutes 20 seconds East 47.00 feet; thence North 01 degree 3 minutes
10 40 seconds West 99.00 feet; thence South 88 degrees 56 minutes 20 seconds West
11 40.00 feet; thence North 01 degree 3 minutes 40 seconds West 160.54 feet to the
12 southern boundary of said CSX Railroad right-of-way; thence North 89 degrees 18
13 minutes 22 seconds East 325.90 feet along said southern boundary to the point of
14 beginning and containing 7.045 acres, more or less.


15 and the symbols of the City of Fort Wayne Zoning Map No. K-02 and L-02 (Sec. 10 and 11
16 of Wayne Township), as established by Section 157.082 of Title XV of the Code of the City
17 of Fort Wayne, Indiana is hereby changed accordingly.

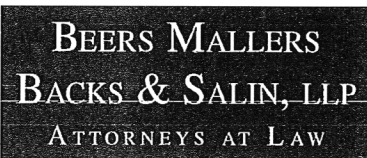
18 SECTION 2. If a written commitment is a condition of the Plan Commission's
19 recommendation for the adoption of the rezoning, or if a written commitment is modified and
20 approved by the Common Council as part of the zone map amendment, that written
21 commitment is hereby approved and is hereby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

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

24 
25 _____
26 Council Member

27 APPROVED AS TO FORM AND LEGALITY:

28 
29 _____
30 Carol T. Helton, City Attorney



Peter G. Mallers
E-Mail: pgmallers@beersmallers.com

April 3, 2018

Kim Bowman
Department of Planning Services
200 East Berry Street, Suite 150
Fort Wayne, Indiana 46802

Re: Rezoning and Development Plan Applications for Electric Works

Dear Kim:

On behalf of RTM Ventures, LLC, I am filing with your office the following:

1. Rezoning Petition Application for the purpose of downzoning from I-3 and I-1 classifications to C-2 approximately 27 acres of the former General Electric site on the east and west sides of Broadway. There are small areas of R-3 zoning that we are proposing to rezone to C-2. The purpose of the rezoning is to create the appropriate zoning classification for a mixed-use type development to be known as Electric Works.
2. Two Primary Development Plan Applications for the former General Electric site (west and east of Broadway) for the purpose of creating a mixed-use type of development to be known as Electric Works. The west side will be developed first as Phase I of the campus development, and the Phase 2 east side will be developed as the plans materialize and tenants' needs are met.
3. Requests for Waivers of Development Standards for (i) height, (ii) setback, and (iii) size and number of buildings on a lot, for both sides of the campus (6 total).

Much has been publicized already about this project, but to summarize for you, in preparation for the public hearing in May, RTM Ventures, LLC, through affiliated entities, has acquired the

April 3, 2018
Page 2

former General Electric campus located east and west of Broadway Street in Fort Wayne, Indiana for the purpose of redeveloping the 39-acre site, together with surrounding properties being acquired, into a mixed-use retail, office, and residential community. Phase I of the project will be the redevelopment of the west campus, which includes over 691,000 square feet of historic, adaptive, re-used space. The vision for the redevelopment is to create a district of innovation, energy, and culture, infused with the inventive history of Fort Wayne.

The projected cost of construction for the redevelopment of the west campus is \$220 million dollars. Construction is to begin in July, 2018 and is to be completed by December 31, 2020.

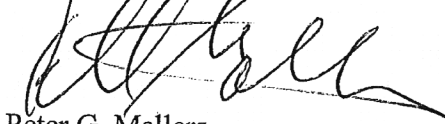
The completed space will be leased for retail, office, education, healthcare, innovation, and amenity spaces. Retail will consist of a year-round public market, restaurants, and other retail operations.

The redeveloped site is being designed to be an 18-hour per day campus where people can live, work, and play.

If you have any questions, please contact me.

Very truly yours,

BEERS MALLERS BACKS & SALIN, LLP



Peter G. Mallers

PGM:ac/33D3164
enclosures

SECTION I

Department of Planning Services
Rezoning Petition Application

Applicant
 Applicant RTM VENTURES, LLC
 Address 2400 BOSTON STREET, SUITE 404
 City BALTIMORE State MARYLAND Zip 21224
 Telephone 443-573-4066 E-mail jparker@crossstpartners.com

Contact Person
 Contact Person PETER G. MALLERS OF BEERS MALLERS BACKS & SALIN, LLP
 Address 110 WEST BERRY STREET, SUITE 1100
 City FORT WAYNE State INDIANA Zip 46802
 Telephone 260-426-9706 E-mail pgmallers@beersmallers.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 SECTION I 1020 Swinney Ave & 1625 Broadway
 Present Zoning M, I-3 and R-3 Proposed Zoning C-2 Acreage to be rezoned 11.26
 Proposed density N/A units per acre
 Township name WAYNE Township section # 10 and 11
 Purpose of rezoning (attach additional page if necessary) TO CREATE APPROPRIATE ZONING FOR A MIXED-USE DEVELOPMENT TO BE KNOWN AS ELECTRIC WORKS
 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.

RTM VENTURES, LLC BY: [Signature] 4.3.18
 (printed name of applicant) (signature of applicant) (date)
 EW WEST CAMPUS LANDLORD, LLC BY: [Signature] 4.3.18
 (printed name of property owner) (signature of property owner) (date)
 _____ (signature of property owner) _____ (date)
 _____ (signature of property owner) _____ (date)

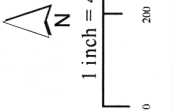
Received <u>4/3/18</u>	Receipt No. <u>126552</u>	Hearing Date <u>5/14/18</u>	Petition No. <u>REZ-2018-0020</u>
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Project Boundaries Represented with Bold Lines are for Representational Purposes Only

Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the data or information herein and there may be errors or omissions 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: 4/23/08



FACT SHEET

Case #REZ-2018-0020 Bill # Z-18-05-02 Project Start: 8 May 2018	
APPLICANT:	RTM Ventures, LLC
REQUEST:	To rezone a portion of property from R3/Multiple Family Residential, I1/Limited Industrial, and I3/Intensive Industrial to C2/Limited Retail; and approve a primary development plan for building renovations and new construction on the Electric Works site. Waivers of Zoning Ordinance standards are proposed for parking, building height, building setbacks, number of structures on a C2 zoned parcel, and building area on a C2 zoned parcel.
LOCATION:	The site is property formerly owned by General Electric, generally to the south of the CSX Railroad tracks, on both sides of the 1600 to 1700 blocks of Broadway, and west of Fairfield Avenue. See file for specific location (Sections 10 and 11 of Wayne Township).
LAND AREA:	Approximately 30.6 acres for total development Approximately 27 acres for C2 zoning
PRESENT ZONING:	R3/Multiple Family Residential, I1/Limited Industrial, and I3/Intensive Industrial
PROPOSED ZONING:	C2/Limited Retail and I3/Intensive Industrial (existing)
COUNCIL DISTRICT:	5-Geoff Paddock
ASSOCIATED PROJECTS:	Primary Development Plan, Electric Works
SPONSOR:	City of Fort Wayne Plan Commission

14 May 2018 Public Hearing

- Two individuals spoke at the hearing in favor.
- No one spoke at the hearing in opposition.
- All members were present

21 May 2018 – Business Meeting

Plan Commission Recommendation: DO PASS

A motion was made by Billy Davenport and seconded by Rachel Tobin Smith to return the ordinance with a Do Pass recommendation to Common Council for their final decision.

6-0 MOTION PASSED

- Connie Haas Zuber, Shan Gunawardena, and Paul Sauerteig were absent.

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
1 June 2018

Reviewed by:



Kim Bowman
Executive Land Use Director

PROJECT SUMMARY

The petitioner requests a downzoning of approximately 27 acres of industrial land C2/Limited Commercial. There is also a small area of R3/Multiple Family Residential included in the proposal. The property is the former General Electric campus, and the purpose of the rezoning is to ready the site for the redevelopment into the Electric Works campus – a mixed-use development.

The rezoning request extends on the east and west sides of Broadway, and includes several addresses. For the purpose of identifying the property, staff is using the addresses 1625 Broadway, and 1020 Swinney Avenue. On the west side, the rezoning includes the property bounded by College Street, Swinney Avenue, Broadway, and the CSX rail line. On the east side, the property is bounded by Broadway, McCulloch Park, Taylor Street, the Norfolk Southern rail line, Fairfield Avenue, and the CSX rail line. There is one R3 parcel at 1112 Swinney Avenue that is not included in the request, because it is not yet owned by the applicant.

The applicant met with staff early on to discuss the appropriate zoning for such a mixed-use development. As described to staff, there is the potential for retail, office, healthcare, innovation, residential, and educational uses. There is no specific “mixed-use” zoning district, however the C2/Limited Commercial district allows a variety of retail and commercial uses, as well as office and health-related services, and multiple family residential dwellings and complexes. Most educational uses are permitted in any district.

Staff is supportive of the zoning change. Leaving the existing zoning in place, while in some cases would still permit the desired uses, would continue to allow some intensive uses that may not be compatible with the surrounding neighborhood, and not in character with the proposed re-use of the property. 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;

LU5.B Encourage development proposals that enhance area connectivity.

LU5.C Encourage development proposals that provide neighborhood commercial, civic, institutional and other similar uses, designed to allow adequate access for pedestrians and bicycles, in close proximity to housing.

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.

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

LU10.C Encourage infill or redevelopment of existing nonresidential single-use developments with compatible housing and retail uses where appropriate.

LU10.E Encourage infill development and redevelopment which is compatible with the character of existing development, including historic features.

There are two development plans submitted with the rezoning proposal: Electric Works West, and Electric Works East. The plans include all of the land within the rezoning proposal, plus an additional 3.6 acres (approx.) on the west end of Electric Works West that will remain industrially zoned. It currently contains an industrial building (#36) and parking area. The applicant owns land on the north side of the CSX rail line, mostly consisting of unused parking lot. The development plan does not include this property.

The Electric Works West proposal includes redevelopment of all the existing buildings, construction of a new 15,000 square foot office/retail building (F), and an addition to the building on the northwest corner of Broadway and Swinney (#25). Over the entire west campus, the following potential uses are listed: institutional, office, retail, entertainment, business, residential, market (retail), educational, parking, and

common areas. Existing buildings will be linked with pedestrian areas that will include seating, water features, gardens, public art, and entertainment areas.

The Electric Works East proposal also includes redevelopment of the existing buildings, but proposes room for the construction of up to seven new buildings/additions. Some of these buildings may include garage parking. Proposed uses in the existing buildings include residential, office and entertainment. The uses of the proposed buildings have not yet been determined. Most of the new construction could take place along McCulloch Park, down to Taylor Street, and on the east end of the campus, adjacent to Fairfield Avenue. The east campus also appears to include public pedestrian spaces, seating areas, gardens and green space. There is more vehicular circulation through the east campus, connecting various buildings and parking lots, as well as connecting Fairfield to Broadway, through the campus.

A limitation of seeking the C2/Limited Commercial zoning district is that the existing buildings will not meet some of the new development standards. Waivers of those standards will be considered to allow the downzoning to the C2 district and establish approvals for the existing conditions. The trade-off of waiver approvals is a more compatible zoning district with the surrounding neighborhoods than the existing industrial zoning, or a more intensive commercial district. The following waivers were requested and granted by the Plan Commission:

- A) Waive the building number limitation on a C2 parcel (one building per parcel) and waive the building size limitation (22,000 sf).
- B) A zero setback for Building #25 is being requested in order to construct a glass enclosure, and setbacks for all other buildings as they currently exist.
- C) Height of Building #19 and Building #26 to be at 135 feet, Building #4 to be at 150 feet, Building #6 to be at 120 feet, and all other existing and new buildings not to exceed 60 feet.

A fourth waiver of parking spaces was reviewed by the Plan Commission. There was concern over the potential future need for a parking garage (and a possible request to the City for funding), if a blanket waiver was granted. Following this discussion, the applicant submitted a Written Commitment to provide at least 344 spaces during construction on the west side. Prior to building occupancy, the applicant will then provide at least the number of spaces required by the ordinance.

Staff received no remonstrance against the proposal.

PUBLIC HEARING SUMMARY:

Presenter: Pete Mallers, representing RTM Ventures, presented the proposal to the Plan Commission, as outlined above.

Public Comments in support:

- Ben Wahli, Garden Street, President of West Central Neighborhood – This development will help the stabilization of the southern portion of West Central. They are already seeing property values increase.
- Jeff Vaughn, Chairman of Upstart, Association of Realtors – in support.

Public Comments in opposition or with concerns:

None

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

Rezoning Petition REZ-2018-0020

APPLICANT:	RTM Ventures, LLC
REQUEST:	To rezone a portion of property from R3/Multiple Family Residential, I1/Limited Industrial, and I3/Intensive Industrial to C2/Limited Retail building renovations and new construction on the Electric Works site. Waivers of Zoning Ordinance standards are proposed for parking, building height, building setbacks, number of structures on a C2 zoned parcel, and building area on a C2 zoned parcel.
LOCATION:	The site is property formerly owned by General Electric, generally to the south of the CSX Railroad tracks, on both sides of the 1600 to 1700 blocks of Broadway, and west of Fairfield Avenue. See file for specific location (Sections 10 and 11 of Wayne Township).
LAND AREA:	Approximately 30.6 acres for total development Approximately 27 acres for C2 zoning
PRESENT ZONING:	R3/Multiple Family Residential, I1/Limited Industrial, and I3/Intensive Industrial
PROPOSED ZONING:	C2/Limited Retail and I3/Intensive Industrial (existing)

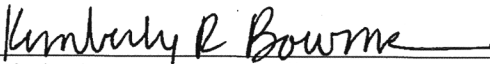
The Plan Commission recommends that Rezoning Petition REZ-2018-0012 be returned to Council with a “Do Pass” recommendation after considering the following:

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 C2/Limited Commercial zoning district will bring the former industrial campus into a district more compatible with the surrounding neighborhood and allow investment on over 30 acres of abandoned industrial land. This proposal will provide infill development using existing infrastructure. The following objectives of the Comprehensive Plan can be supported:
 - LU3. Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure;
 - LU5.B Encourage development proposals that enhance area connectivity.
 - LU5.C Encourage development proposals that provide neighborhood commercial, civic, institutional and other similar uses, designed to allow adequate access for pedestrians and bicycles, in close proximity to housing.
 - 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.
 - LU8. Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.
 - LU10.C Encourage infill or redevelopment of existing nonresidential single-use developments with compatible housing and retail uses where appropriate.
 - LU10.E Encourage infill development and redevelopment which is compatible with the character of existing development, including historic features.
2. Approval of the request will not have an adverse impact on the current conditions in the area,

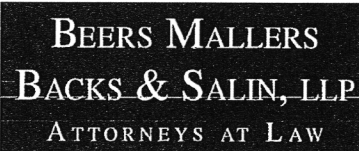
or the character of current structures and uses in the area. Historical buildings will be saved and repurposed with a variety of uses that will serve and complement the residential neighborhoods as well as the near downtown, and Broadway corridor. Site plan review from the Plan Commission and staff will ensure a compatible development that complements the area.

3. Approval is consistent with the preservation of property values in the area. This proposal represents a potential \$213 million investment (first phase) in what is currently a 30-acre abandoned industrial site. Proposed uses have been chosen to enhance the surrounding neighborhood and create a space for innovation, education, gathering, community and entertainment.
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 May 21, 2018.



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



Peter G. Mallers
E-Mail: pgmallers@beersmallers.com

April 3, 2018

Kim Bowman
Department of Planning Services
200 East Berry Street, Suite 150
Fort Wayne, Indiana 46802

Re: Rezoning and Development Plan Applications for Electric Works

Dear Kim:

On behalf of RTM Ventures, LLC, I am filing with your office the following:

1. Rezoning Petition Application for the purpose of downzoning from I-3 and I-1 classifications to C-2 approximately 27 acres of the former General Electric site on the east and west sides of Broadway. There are small areas of R-3 zoning that we are proposing to rezone to C-2. The purpose of the rezoning is to create the appropriate zoning classification for a mixed-use type development to be known as Electric Works.
2. Two Primary Development Plan Applications for the former General Electric site (west and east of Broadway) for the purpose of creating a mixed-use type of development to be known as Electric Works. The west side will be developed first as Phase I of the campus development, and the Phase 2 east side will be developed as the plans materialize and tenants' needs are met.
3. Requests for Waivers of Development Standards for (i) height, (ii) setback, and (iii) size and number of buildings on a lot, for both sides of the campus (6 total).

Much has been publicized already about this project, but to summarize for you, in preparation for the public hearing in May, RTM Ventures, LLC, through affiliated entities, has acquired the

110 W. Berry St. | Suite 1100 | Fort Wayne, IN 46802 | Tel: 260-426-9706 | Fax: 260-420-1314
108 W. Michigan St. | LaGrange, IN 46761 | Tel: 260-463-4949 | Fax: 260-463-4905
1416 S. Huntington St. | Syracuse, IN 46567 | Tel: 574-457-3222 | Fax: 574-457-8180
2174 N. Pointe Dr. | Warsaw, IN 46582 | Tel: 574-267-4300 | Fax: 574-267-4343

www.beersmallers.com

April 3, 2018

Page 2

former General Electric campus located east and west of Broadway Street in Fort Wayne, Indiana for the purpose of redeveloping the 39-acre site, together with surrounding properties being acquired, into a mixed-use retail, office, and residential community. Phase I of the project will be the redevelopment of the west campus, which includes over 691,000 square feet of historic, adaptive, re-used space. The vision for the redevelopment is to create a district of innovation, energy, and culture, infused with the inventive history of Fort Wayne.

The projected cost of construction for the redevelopment of the west campus is \$220 million dollars. Construction is to begin in July, 2018 and is to be completed by December 31, 2020.

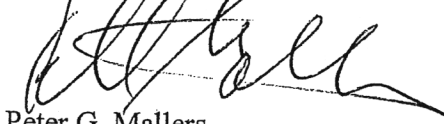
The completed space will be leased for retail, office, education, healthcare, innovation, and amenity spaces. Retail will consist of a year-round public market, restaurants, and other retail operations.

The redeveloped site is being designed to be an 18-hour per day campus where people can live, work, and play.

If you have any questions, please contact me.

Very truly yours,

BEERS MALLERS BACKS & SALIN, LLP



Peter G. Mallers

PGM:ac/33D3164
enclosures

SECTION I

Department of Planning Services
Rezoning Petition Application

Applicant
 Applicant RTM VENTURES, LLC
 Address 2400 BOSTON STREET, SUITE 404
 City BALTIMORE State MARYLAND Zip 21224
 Telephone 443-673-4066 E-mail jparker@crossstpartners.com

Contact Person
 Contact Person PETER G. MALLERS OF BEERS MALLERS BACKS & SALIN, LLP
 Address 110 WEST BERRY STREET, SUITE 1100
 City FORT WAYNE State INDIANA Zip 46802
 Telephone 260-426-9706 E-mail pgmaller@beersmaller.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 SECTION I 1020 Swinney Ave & 1625 Broadway
 Present Zoning M-1, R-3 and R-3 Proposed Zoning C-2 Acreage to be rezoned 11.26
 Proposed density N/A units per acre
 Township name WAYNE Township section # 10 and 11
 Purpose of rezoning (attach additional page if necessary) TO CREATE APPROPRIATE ZONING FOR A MIXED-USE DEVELOPMENT TO BE KNOWN AS ELECTRIC WORKS
 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 Plat 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.

RTM VENTURES, LLC BY: [Signature] 4.3.18
 (printed name of applicant) (signature of applicant) (date)
 EW WEST CAMPUS LANDLORD, LLC BY: [Signature] 4.3.18
 (printed name of property owner) (signature of property owner) (date)
 _____ (signature of property owner) _____ (date)
 _____ (signature of property owner) _____ (date)

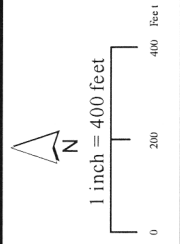
Received	Receipt No.	Hearing Date	Petition No.
4/3/18	126552	5/14/18	REZ-2018-0020



Although every effort has been made to ensure the accuracy of the information contained herein, the City of Allen, Indiana, 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.

© 2018 City of Allen, Indiana
 State Plane Coordinate System - Indiana East
 Photos and Contours: Spring 2018
 Date: 4/23/2018

Project Boundaries Represented with Bold Lines are for Representational Purposes Only

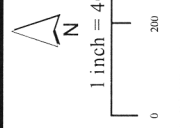




Although every effort has been made to ensure the accuracy of the information contained herein, the City of Allen does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 4/23/2018

Project Boundaries Represented with Bold Lines are for Representational Purposes Only



City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2018-0020
Bill Number: Z-18-05-02
Council District: 5-Geoff Paddock

Introduction Date: May 8, 2018

Plan Commission
Public Hearing Date: May 14, 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 27 acres of property from I1-Limited Industrial, I3-Heavy Industrial, and R3-Multiple Family Residential to C2-Limited Commercial.

Location: 1625 Broadway and 1020 Swinney Avenue (and adjacent parcels making up the former GE campus)

Reason for Request: To redevelop the former GE campus into a mixed-use development known as Electric Works.

Applicant: RTM Ventures, LLC

Property Owner: RTM Ventures, LLC

Related Petitions: Primary Development Plans, East and West Electric Works Campuses

Effect of Passage: Property will be rezoned to the C2-Limited Commercial district, which will allow the types of commercial, retail, and service uses proposed for the Electric Works campus.

Effect of Non-Passage: The property will remain zoned I1-Limited Industrial, I3-Heavy Industrial and R3—Multiple Family Residential. Some proposed commercial uses would be permitted, but the current zoning districts are more intensive than necessary and for the

BILL NO. Z-18-05-02

REPORT OF COMMITTEE ON REGULATIONS

June 12, 2018

Thomas Didier Chair

Paul Ensley Co-Chair

All Council Members

An Ordinance amending the City of Fort Wayne Zoning Map No. U-38 (Sec. 16 of St. Joseph Township)

1625 Broadway and 1020 Swinney, and adjacent parcels making up the former GE campus from I1 – Limited Industrial to C2 – Limited Commercial

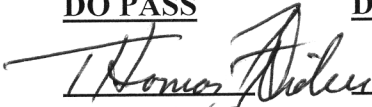







COMMITTEE ON REGULATIONS HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

DO PASS

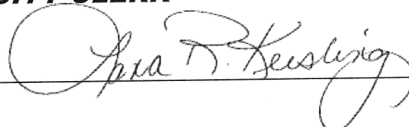
DO NOT PASS

ABSTAIN

NO REC

 _____	_____	_____	_____
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_____	_____	_____	_____

**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: MAY 14, 2018

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


DATED: June 12, 2018



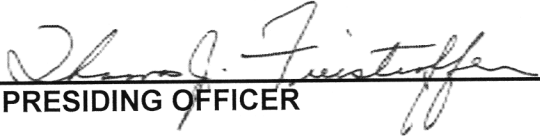
 LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as
 Zoning Ordinance No. Z-18-05-02 on the 12th day of June, 2018

ATTEST:



 LANA R. KEESLING
 CITY CLERK



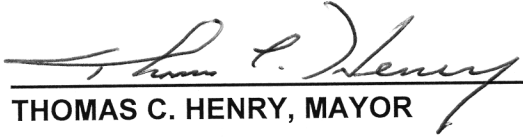
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 13th
 of June 2018, at the hour of 10-15 o'clock A.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 13TH day of June
 2017, at the hour of 1:00 O'clock PM. E.S.T.



 THOMAS C. HENRY, MAYOR