

1 #REZ-2019-0060

2 BILL NO. Z-19-09-10

3
4 ZONING MAP ORDINANCE NO. Z- 41-19

5 AN ORDINANCE amending the City of Fort Wayne
6 Zoning Map No. Q-58 (Sec. 6 of St. Joseph 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 C1
10 (Professional Office and Personal Services) District under the terms of Chapter 157 Title XV
11 of the Code of the City of Fort Wayne, Indiana:

12 **TRACT 1 – 9.050 ACRES**

13 PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 31 NORTH,
14 RANGE 13 EAST OF THE SECOND PRINCIPAL MERIDIAN IN ALLEN COUNTY,
15 INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

16 COMMENCING AT A BRONZE PLUG ON THE NORTH LINE OF SAID NORTHEAST
17 QUARTER AT THE INTERSECTION OF THE CENTERLINE OF AUBURN ROAD
18 WITH THE CENTERLINE OF DUPONT ROAD, SAID POINT BY DEED BEING 1619.0
19 FEET EAST OF THE NORTHWEST CORNER OF FRACTIONAL SECTION 6;
20 THENCE SOUTH 00 DEGREES 34 MINUTES 00 SECONDS WEST (ASSUMED
21 BEARING), A DISTANCE OF 85.47 FEET ALONG THE CENTERLINE OF SAID
22 AUBURN ROAD; THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST,
23 A DISTANCE OF 65.18 FEET PARALLEL WITH THE NORTH LINE OF SAID
24 NORTHEAST QUARTER AND CENTERLINE OF SAID DUPONT ROAD AT THE
25 POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY OF SAID AUBURN
26 ROAD WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID DUPONT ROAD;
27 THENCE NORTH 40 DEGREES 09 MINUTES 40 SECONDS EAST, A DISTANCE OF
28 34.85 FEET ALONG THE RIGHT-OF-WAY LINE OF SAID DUPONT ROAD; THENCE
29 NORTH 9 DEGREES 59 MINUTES 43 SECONDS EAST, A DISTANCE OF 325.04 FEET
30 CONTINUING ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 87 DEGREES
08 MINUTES 32 SECONDS EAST, A DISTANCE OF 100.13 FEET CONTINUING
ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 89 DEGREES 59 MINUTES
43 SECONDS EAST, A DISTANCE OF 550.07 FEET CONTINUING ALONG SAID
RIGHT-OF-WAY LINE; THENCE SOUTH 87 DEGREES 08 MINUTES 31 SECONDS
EAST, A DISTANCE OF 100.13 FEET CONTINUING ALONG SAID RIGHT-OF-WAY
LINE; THENCE SOUTH 89 DEGREES 59 MINUTES 45 SECONDS EAST, A
DISTANCE OF 78.25 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH
00 DEGREES 00 MINUTES 16 SECONDS WEST, A DISTANCE OF 468.24 FEET
ALONG THE WEST LINE OF SAID 50.048 ACRE TRACT OF THE SOUTH RIGHT-OF-
WAY LINE OF SAID DUPONT ROAD; THENCE SOUTH 89 DEGREES 59 MINUTES
44 SECONDS EAST, A DISTANCE OF 940.36 FEET TO THE SOUTHWEST CORNER

1 OF AN EXISTING 50.048 ACRE TRACT CONVEYED TO MARATHON OIL
2 COMPANY; THENCE SOUTH 00 DEGREES 50 MINUTES 44 SECONDS EAST, A
3 DISTANCE OF 200.00 FEET ALONG THE WEST LINE OF AN EXISTING 1,240.00
4 ACRE TRACT CONVEYED TO WHITLEY COUNTY RURAL ELECTRIC
5 MEMBERSHIP CORP., AND RECORDED AS INSTRUMENT NO.91-023740 IN THE
6 OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA TO THE SOUTH LINE
7 OF SAID 1.240 ACRE TRACT, ALSO BEING THE POINT OF BEGINNING OF
8 HEREIN DESCRIBED TRACT; THENCE SOUTH 89 DEGREES 59 MINUTES 44
9 SECONDS EAST, A DISTANCE OF 270.02 FEET ALONG SAID SOUTH LINE TO THE
10 EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 46
11 MINUTES 41 SECONDS EAST, A DISTANCE OF 1256.20 FEET ALONG THE EAST
12 LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 88 DEGREES 10
13 MINUTES 24 SECONDS WEST, A DISTANCE OF 162.83 FEET; THENCE NORTH 36
14 DEGREES 34 MINUTES 40 SECONDS WEST, A DISTANCE OF 388.15 FEET TO THE
15 EASTERLY LINE OF AN EXISTING PRIVATE DRIVE; THENCE AROUND A CURVE
16 TO THE LEFT WHOSE RADIUS IS 300.00 FEET, AN ARC DISTANCE OF 259.57
17 FEET, HAVING A CHORD BEARING NORTH 23 DEGREES 17 MINUTES 14
18 SECONDS EAST, A DISTANCE OF 251.55 FEET; THENCE NORTH 01 DEGREE 30
19 MINUTES 00 SECONDS WEST, A DISTANCE OF 227.00 FEET; THENCE AROUND A
20 CURVE TO THE LEFT WHOSE RADIUS IS 350.00 FEET, AN ARC DISTANCE OF
21 335.54 FEET, HAVING A CHORD BEARING NORTH 28 DEGREES 57 MINUTES 52
22 SECONDS WEST, A DISTANCE OF 322.84 FEET; THENCE NORTH 39 DEGREES 04
23 MINUTES 14 SECONDS EAST, A DISTANCE OF 269.40 FEET TO THE POINT OF
24 BEGINNING; SAID DESCRIBED TRACT CONTAINING 9.050 ACRES, MORE OR
25 LESS, SUBJECT TO EASEMENTS OF RECORD.

26 **TRACT 2 – 4.019 ACRES DEED (4.082 ACRES MEASURED)**

27 PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 31 NORTH,
28 RANGE 13 EAST OF THE SECOND PRINCIPAL MERIDIAN IN ALLEN COUNTY,
29 INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

30 COMMENCING AT A BRONZE PLUG ON THE NORTH LINE OF THE NORTHEAST
QUARTER OF SECTION 6, TOWNSHIP 31 NORTH, RANGE 13 EAST AT THE
INTERSECTION OF THE CENTERLINE OF AUBURN ROAD WITH THE
CENTERLINE OF DUPONT ROAD, SAID POINT BE DEED BEING 1619.0 FEET EAST
OF THE NORTHWEST CORNER OF FRACTIONAL SECTION 6; THENCE SOUTH 00
DEGREES 34 MINUTES 00 SECONDS WEST (ASSUMED BEARING), A DISTANCE
OF 85.47 FEET ALONG THE CENTERLINE OF SAID AUBURN ROAD; THENCE
SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, A DISTANCE OF 65.18 FEET
PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID
SECTION 6 AND THE CENTERLINE OF SAID DUPONT ROAD AT THE POINT OF
INTERSECTION OF THE EAST RIGHT-OF-WAY OF SAID AUBURN ROAD WITH
THE SOUTH RIGHT-OF-WAY LINE OF SAID DUPONT ROAD; THENCE NORTH 40
DEGREES 09 MINUTES 40 SECONDS EAST, A DISTANCE OF 34.85 FEET ALONG
THE RIGHT-OF-WAY LINE OF SAID DUPONT ROAD; THENCE NORTH 89
DEGREES 59 MINUTES 43 SECONDS EAST, A DISTANCE OF 325.04 FEET
CONTINUING ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 87 DEGREES
08 MINUTES 32 SECONDS EAST, A DISTANCE OF 100.13 FEET CONTINUING
ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 89 DEGREES 59 MINUTES
43 SECONDS EAST, A DISTANCE OF 550.07 FEET CONTINUING ALONG SAID
RIGHT-OF-WAY LINE; THENCE SOUTH 87 DEGREES 08 MINUTES 31 SECONDS

1 EAST, A DISTANCE OF 100.13 FEET CONTINUING ALONG SAID RIGHT-OF-WAY
2 LINE; THENCE SOUTH 89 DEGREES 59 MINUTES 45 SECONDS EAST, A
3 DISTANCE OF 78.25 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH
4 00 DEGREES 00 MINUTES 16 SECONDS WEST, A DISTANCE OF 468.24 FEET
5 ALONG THE WEST LINE OF SAID 50.048 ACRE TRACT OF THE SOUTH RIGHT-OF-
6 WAY LINE OF SAID DUPONT ROAD; THENCE SOUTH 89 DEGREES 59 MINUTES
7 44 SECONDS EAST, A DISTANCE OF 940.36 FEET TO THE SOUTHWEST CORNER
8 OF AN EXISTING 50.048 ACRE TRACT CONVEYED TO MARATHON OIL
9 COMPANY; THENCE SOUTH 00 DEGREES 50 MINUTES 44 SECONDS EAST, A
10 DISTANCE OF 200.00 FEET ALONG THE WEST LINE OF AN EXISTING 1.240 ACRE
11 TRACT CONVEYED TO WHITLEY COUNTY RURAL ELECTRIC MEMBERSHIP
12 CORP. AND RECORDED AS INSTRUMENT NO.91-023740 IN THE OFFICE OF THE
13 RECORDER OF ALLEN COUNTY, INDIANA TO THE SOUTH LINE OF SAID 1.240
14 ACRE TRACT; THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, A
15 DISTANCE OF 270.02 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF
16 THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE SOUTH 00 DEGREES
17 46 MINUTES 41 SECONDS EAST, A DISTANCE OF 3.08 FEET ALONG SAID WEST
18 LINE TO THE SOUTH LINE OF AN EXISTING TRACT DESCRIBED IN DOCUMENT
19 NUMBER 990070919 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY,
20 INDIANA, ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED
21 TRACT; THENCE SOUTH 89 DEGREES 46 MINUTES 16 SECONDS EAST, A
22 DISTANCE OF 180.30 FEET ALONG SAID SOUTH LINE TO THE WEST RIGHT-OF-
23 WAY LINE OF INTERSTATE 69; THENCE SOUTH 13 DEGREES 24 MINUTES 42
24 SECONDS EAST, A DISTANCE OF 16.15 FEET ALONG SAID RIGHT-OF-WAY LINE;
25 THENCE SOUTH 00 DEGREES 18 MINUTES 09 SECONDS EAST, A DISTANCE OF
26 86.64 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 21 DEGREES 04
27 MINUTES 27 SECONDS WEST, A DISTANCE OF 153.16 FEET ALONG SAID RIGHT-
28 OF-WAY LINE; THENCE SOUTH 00 DEGREES 49 MINUTES 37 SECONDS WEST, A
29 DISTANCE OF 186.50 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH
30 04 DEGREES 14 MINUTES 25 SECONDS EAST, A DISTANCE OF 414.91 FEET
ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 02 DEGREES 37 MINUTES
56 SECONDS WEST, A DISTANCE OF 418.80 FEET ALONG SAID RIGHT-OF-WAY
LINE TO THE NORTH LINE OF AN EXISTING TRACT DESCRIBED IN DOCUMENT
NUMBER 201018143., IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY,
INDIANA; THENCE SOUTH 89 DEGREES 13 MINUTES 27 SECONDS WEST, A
DISTANCE OF 120.99 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF
THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 00 DEGREES
46 MINUTES 41 SECONDS WEST, A DISTANCE OF 1266.35 FEET ALONG SAID
WEST LINE TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT
CONTAINING 4.019 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS OF
RECORD.

and the symbols of the City of Fort Wayne Zoning Map No. Q-58 (Sec. 6 of St. Joseph
Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
Wayne, Indiana is hereby changed accordingly.

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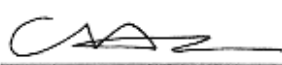
SECTION 2. If a written commitment is a condition of the Plan Commission's recommendation for the adoption of the rezoning, or if a written commitment is modified and approved by the Common Council as part of the zone map amendment, that written commitment is hereby approved and is hereby incorporated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

SECTION 3. 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

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant CAH Developments, LLC
 Address 41 N Jefferson St, 4th Floor
 City Pensacola State FL Zip 32502
 Telephone 850-607-6069 E-mail rwhite@catalysthre.com

Contact Person
 Contact Person Mark Reinhard - Engineering Resources, Inc.
 Address 11020 Diebold Road
 City Fort Wayne State IN Zip 46845
 Telephone 260-490-1025 E-mail mark@eri.consulting

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 10162 Dupont Circle Drive
 Present Zoning C2 Proposed Zoning C1 Acreage to be rezoned 13.07
 Proposed density 1 units per acre
 Township name St. Joesph Township section # 6 & 5
 Purpose of rezoning (attach additional page if necessary) To allow for square footage that exceeds that allowable in the C2 zoning district.
 Sewer provider City of Fort Wayne Water provider City of Fort Wayne

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.

- Filing 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

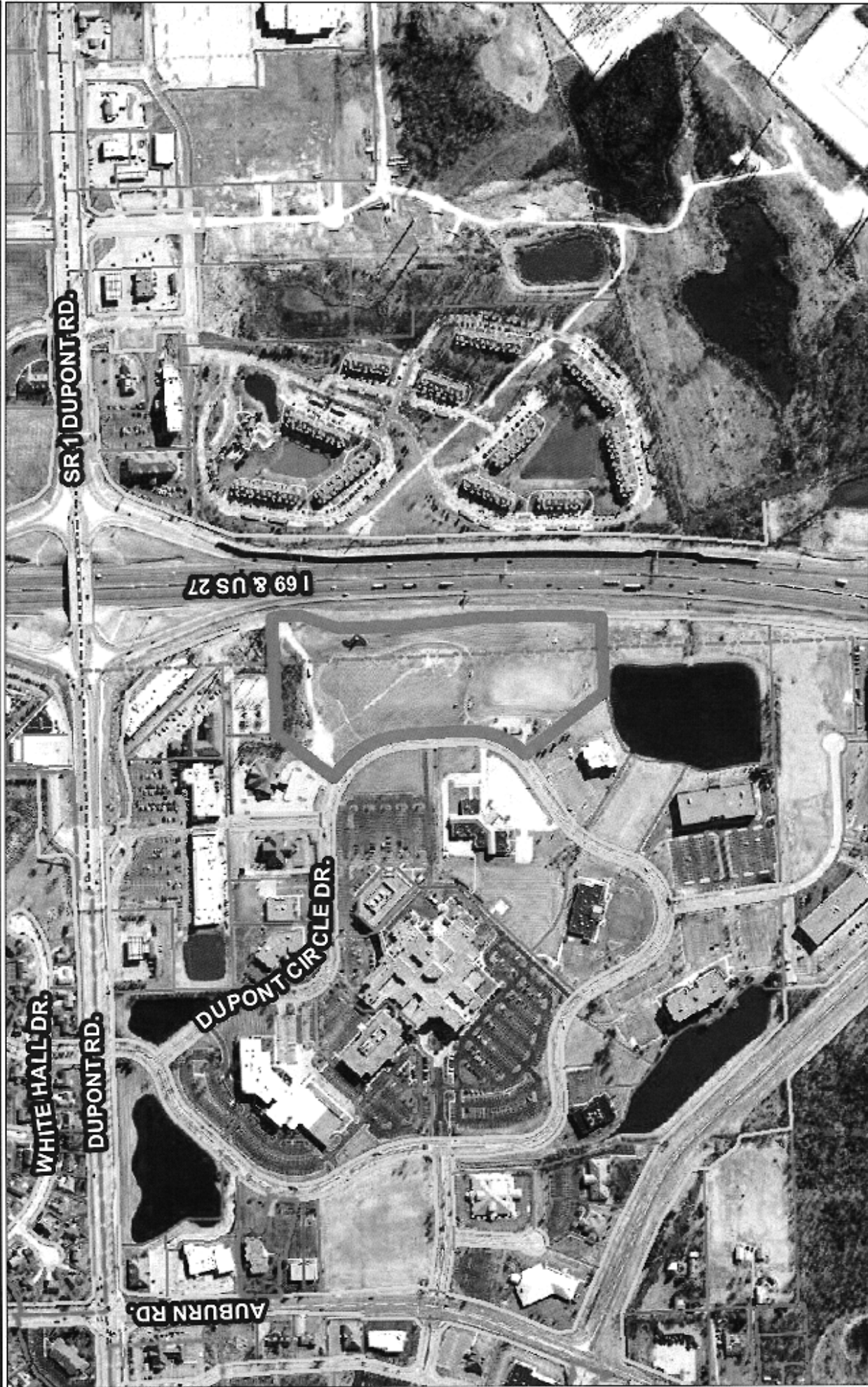
I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures 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>Anthony Lamerson</u> (printed name of applicant)	 (signature of applicant)	<u>09/09/19</u> (date)
<u>Commonwealth Health Systems</u> (printed name of property owner)	 (signature of property owner)	<u>09/09/19</u> (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

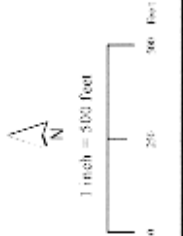
Received <u>9-3-19</u>	Receipt No. <u>131798</u>	Hearing Date <u>10-7-19</u>	Petition No. <u>REZ-2019-0060</u>
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Rezoning Petition REZ-2019-00660 and Primary Development Plan PDP-2019-0048 - Dupont Sports Complex

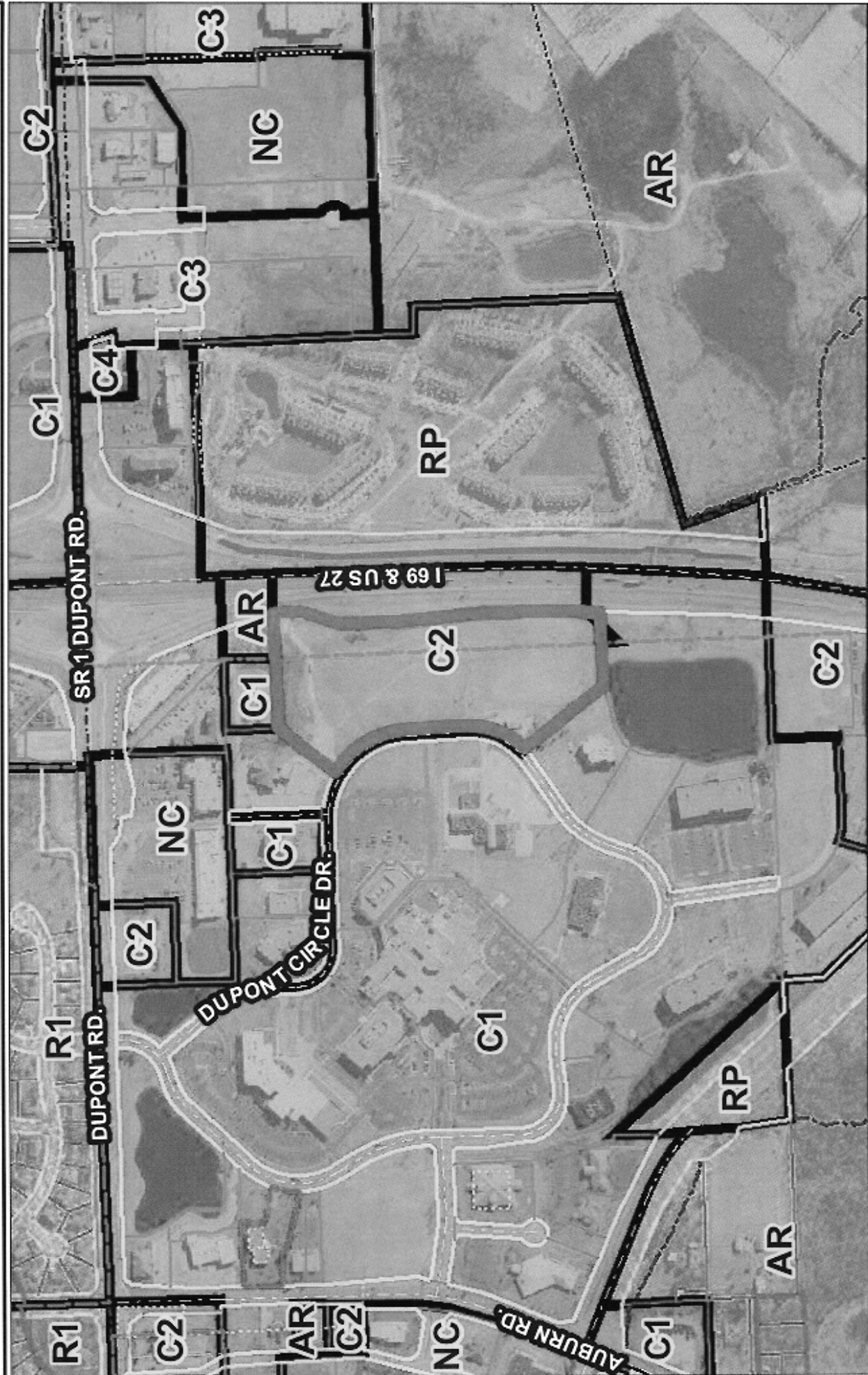


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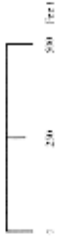
Rezoning Petition REZ-2019-0060 and Primary Development Plan PDP-2019-0048 - Dupont Sports Complex



As shown and zoning district have been placed in a complete of this map. All other zoning districts are shown for accuracy of the information contained hereon and do not constitute any warranty, liability, or responsibility on the part of the City of Aiken. City of Aiken Planning Department 1180 North Main Street, Aiken, SC 29801 Date: 04/11/2019



1 inch = 500 feet



FACT SHEET

Case #	REZ-2019-0060	Bill #	Z-19-09-10	Project Start:	September 2019
APPLICANT:	CAH Development, LLC				
REQUEST:	To rezone property from C2/Limited Commercial to C1/Professional Office and Personal Services; and approve a primary development plan for a new sports & medicine facility.				
LOCATION:	The site is located on the east side of the 10000 to 10100 blocks of Dupont Circle Drive East, adjacent to Interstate 69 (St. Joseph Township Section 6).				
LAND AREA:	Approximately 13.1 acres				
PRESENT ZONING:	C2/Limited Commercial				
PROPOSED ZONING:	C1/Professional Office and Personal Services				
COUNCIL DISTRICT:	2-Russ Jehl				
ASSOCIATED PROJECTS:	Dupont Sports Complex				
SPONSOR:	City of Fort Wayne Plan Commission				

7 October 2019 Public Hearing

- No one from the public spoke at the hearing with concerns.
- Rachel Tobin-Smith and Tom Freistroffer were absent.

14 October 2019 – Business Meeting

Plan Commission Recommendation: DO PASS

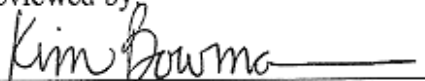
A motion was made by Paul Sauerteig and seconded by Rachel Tobin-Smith to return the ordinance with a Do Pass recommendation to Common Council for their final decision.

8-0 MOTION PASSED

- Tom Freistroffer was absent.

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
November 5, 2019

Reviewed by:



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

PROJECT SUMMARY

This property has been utilized as a sports and fitness area within the Dupont Business and Office Park. Prior to the development of the business park, the site was undeveloped and wooded.

The petitioner requests a rezoning from C2/Limited Commercial to C1/Professional Office and Personal Services to permit construction of a single building sports medicine development. The property is an unplatted parcel that part of the Dupont Business & Medical Park, and been utilized as a sports and fitness park. The downzoning will allow for a building greater than 22,000 square feet to be constructed, which is a requirement of the C2/Limited Commercial zoning district. The site lies within the business park on the east side of Dupont Circle Drive East, adjacent to Interstate 69. With the exception of this parcel and a couple parcels zoned C2 near the interchange of I-69/I-469, the entirety of the office park is zoned C1/Professional Office and Personal Services. Staff has no issues with the zoning of the site as C1, as it matches the high majority of the site. The proposed uses within the structure are also permitted in the C1 district. The proposal can be supported by the following goals and policies of the Comprehensive Plan:

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

LU5.D Encourage development proposals that provide housing, designed to allow adequate pedestrian and bicycle access, in close proximity to existing neighborhood commercial, civic, institutional and other similar uses.

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.

The proposed site plan includes a single sports medicine facility consisting of approximately 101,000 square feet. The current use of the site as a fitness park will not continue to exist. The maximum height of the structure is 38 feet, which falls under the Zoning Ordinance's building height maximum. The building and parking setbacks as shown on the primary development plan exceed the minimum requirements. Access to the private street, Dupont Circle Drive East, will occur on the north, middle, and south portions of the site. The access points will serve a 333 parking space surface lot, which is located around the north, west, and southern sides of the building. Landscaping is provided throughout the site, including P1 screening/buffering between the parking lot and the street, and landscape islands in the parking lot. No lighting plan was submitted, but the Zoning Ordinance requires full cut-off fixtures and has maximum heights for freestanding pole lights. No specific sign plan is proposed with the primary development plan, but the Zoning Ordinance allows a variety of signs including directional/information, freestanding, wall, projecting, and blade.

PUBLIC HEARING SUMMARY:

Presenter: Mark Reinhard, Engineering Resources, presented the proposal to the Plan Commission, as outlined above.

Public Comments:

none

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

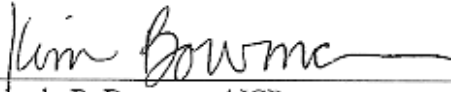
Rezoning Petition REZ-2019-0060

APPLICANT:	CAH Development, LLC
REQUEST:	To rezone property from C2/Limited Commercial to C1/Professional Office and Personal Services for a new sports & medicine facility.
LOCATION:	The site is located on the east side of the 10000 to 10100 blocks of Dupont Circle Drive East, adjacent to Interstate 69 (St. Joseph Township Section 6).
LAND AREA:	Approximately 13.1 acres
PRESENT ZONING:	C2/Limited Commercial
PROPOSED ZONING:	C1/Professional Office and Personal Services

The Plan Commission recommends that Rezoning Petition REZ-2019-0060 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 general area has seen a mixture of land developments from professional and medical offices. This proposal will provide for the development of additional sports fitness center with medical rehabilitation without the need for new infrastructure improvements. This rezoning continues the trend of responsible mixed-used development. No undesirable precedent will occur due to the fact professional office uses have already occurred on the site for decades. The Comprehensive Plan supports this rezoning through the following objectives:
 - LU3. Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure;
 - LU5. Encourage sustainable growth and quality development, revitalization and redevelopment by increasing and enhancing 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.
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 neighborhood.
3. Approval is consistent with the preservation of property values in the area. This proposal will provide redevelopment in the neighborhood with a market to serve the area residents, and provide a substantial investment into the community.
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 October 14, 2019.

A handwritten signature in cursive script that reads "Kim Bowman". The signature is written in black ink and is positioned above a horizontal line.

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

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant CAH Developments, LLC
 Address 41 N Jefferson St, 4th Floor
 City Pensacola State FL Zip 32502
 Telephone 850-607-6069 E-mail rwhite@catalysthre.com

Contact Person
 Contact Person Mark Reinhard - Engineering Resources, Inc.
 Address 11020 Diebold Road
 City Fort Wayne State IN Zip 46845
 Telephone 260-490-1025 E-mail mark@eri.consulting

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 10162 Dupont Circle Drive
 Present Zoning C2 Proposed Zoning C1 Acreage to be rezoned 13.07
 Proposed density 1 units per acre
 Township name St. Joesph Township section # 6 & 5
 Purpose of rezoning (attach additional page if necessary) To allow for square footage that exceeds that allowable in the C2 zoning district.
 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.

Anthony Lamason (printed name of applicant) [Signature] (signature of applicant) 09/02/19 (date)
Common Fork Health System (printed name of property owner) [Signature] (signature of property owner) 09/02/19 (date)
 _____ (printed name of property owner) _____ (signature of property owner) _____ (date)
 _____ (printed name of property owner) _____ (signature of property owner) _____ (date)

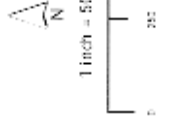
Received	Receipt No.	Hearing Date	Petition No.
9-3-19	131798	10-7-19	122-2019-0060



Rezoning Petition REZ-2019-0060 and Primary Development Plan PDP-2019-0048 - Dupont Sports Complex



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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-2019-0060
Bill Number: Z-19-09-10
Council District: 2-Russ Jehl

Introduction Date: September 24, 2019
Plan Commission
Public Hearing Date: October 7, 2019 (not heard by Council)
Next Council Action: Ordinance will return to Council after recommendation by the
Plan Commission

Synopsis of Ordinance: To rezone approximately 13.07 acres from C2/Limited Retail to
C1/Professional Office and Personal Services.
Location: 10162 Dupont Circle Drive
Reason for Request: To allow for a sports complex that exceeds the square foot maximum in
the C2 district
Applicant: CAH Development, LLC
Property Owner: CAH Development, LLC

Related Petitions: Primary Development Plan, Dupont Sports Complex

Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal
Services district to allow for a sports complex at the desired size of
101,000 square feet.

Effect of Non-Passage: The property will remain zoned C2/Limited Retail and may develop with
those permitted uses, but the desired building size cannot be built. The
maximum building size in the C2 district is 22,000 square feet.

BILL NO. Z-19-09-10

REPORT OF COMMITTEE ON REGULATIONS

November 12, 2019

Tom Freistroffer Chair

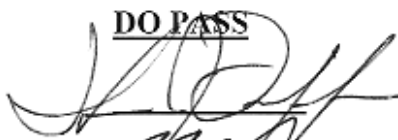
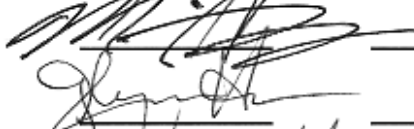
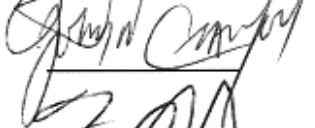
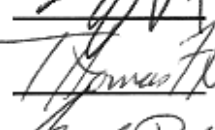
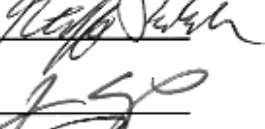

Michael Barranda Co-Chair

All Council Members

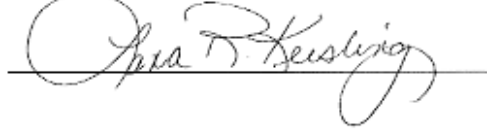
An Ordinance amending the City of Fort Wayne Zoning Map No. Q-58 (Sec. 6 of St. Joseph Township)

*To rezone approximately 13.07 acres from C2 to C1
CAH Development, LLC – 10162 Dupont Circle Dr*

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: October 7, 2019

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

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

Read the third time in full and on motion by Councilman Freistroffer, 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: November 12, 2019


LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as
Zoning Ordinance No. Z-19-09-10 on the 12th day of November, 2019


LANA R. KEESLING
CITY CLERK


PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 14th
of November 2019, at the hour of 2:45 o'clock P.M. E.S.T.


LANA R. KEESLING, CITY CLERK

Approved and signed by me this 19TH day of NOVEMBER
2019, at the hour of 5:30 o'clock PM E.S.T.


THOMAS C. HENRY, MAYOR

FORT WAYNE, INDIANA
RECEIVED

NOV 20 2019

LANA R. KEESLING
CITY CLERK