

1 #REZ-2020-0008

2 BILL NO. Z-20-02-11

3  
4 ZONING MAP ORDINANCE NO. Z-17-20

5 AN ORDINANCE amending the City of Fort Wayne  
6 Zoning Map No. O-06 (Sec. 1 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 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 A tract of land in the South East Quarter of Section 1, Township 30 North, Range 12  
13 East, in the City of Fort Wayne, Allen County, Indiana, including part of Hanna's  
14 Out Lots 9, 10, 11, 12, 13, 14, 15 and 16 in the South East Quarter of Section 1,  
15 Township 30 North, Range 12 East, as recorded in Deed Record P, page 551, which  
16 tract of land is bounded on the north by Washington Street; on the east by Walton  
17 Avenue, now Anthony Boulevard; on the south by Maumee Avenue and on the west  
18 by Schick Street, as said streets are now located and established in the City of Fort  
19 Wayne, Allen County, Indiana.

20 and the symbols of the City of Fort Wayne Zoning Map No. O-06 (Sec. 1 of Wayne  
21 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort  
22 Wayne, Indiana is hereby changed accordingly.

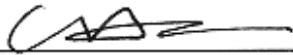
23 SECTION 2. If a written commitment is a condition of the Plan Commission's  
24 recommendation for the adoption of the rezoning, or if a written commitment is modified and  
25 approved by the Common Council as part of the zone map amendment, that written  
26 commitment is hereby approved and is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

27 SECTION 3. That this Ordinance shall be in full force and effect from and after its  
28 passage and approval by the Mayor.  
29  
30

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30

  
\_\_\_\_\_  
Council Member

APPROVED AS TO FORM AND LEGALITY:

  
\_\_\_\_\_  
Carol T. Helton, City Attorney

**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant Indiana Tech (Judy Roy)  
 Address 1600 E. Washington Blvd.  
 City Fort Wayne State IN Zip 46803  
 Telephone 260.399.2825 E-mail jkroy@indianatech.edu

**Contact Person**  
 Contact Person Engineering Resources Inc. (Mark Reinhard)  
 Address 11020 Diebold Rd.  
 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 1600 E. Washington Blvd.  
 Present Zoning R2, R3, C3 Proposed Zoning C1 Acreage to be rezoned ±36.62  
 Proposed density NA units per acre  
 Township name Wayne Township section # 01  
 Purpose of rezoning (attach additional page if necessary) To reduce the number of Special Use Applications that need to be filed for future projects  
 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.

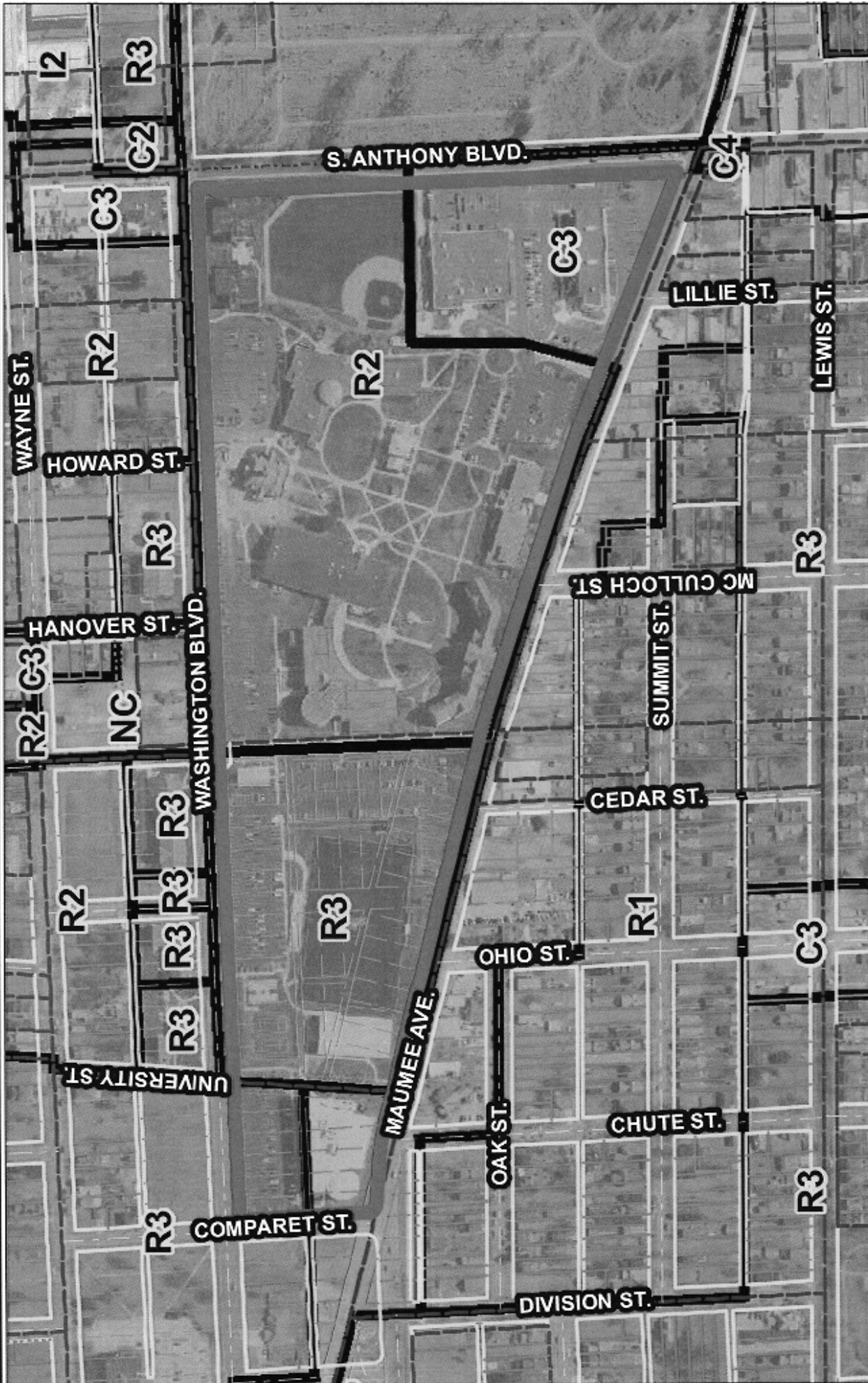
<u>Judy K. Roy</u> (printed name of applicant)	 (signature of applicant)	<u>1-24-2020</u> (date)
<u>Judy K. Roy</u> (printed name of property owner)	 (signature of property owner)	<u>1-24-2020</u> (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

Received	Receipt No.	Hearing Date	Petition No.
<u>2/4/20</u>	<u>133235</u>	<u>3-9-2020</u>	<u>REZ-2020-0008</u>



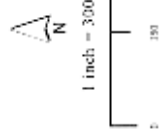


Rezoning Petition REZ-2020-0008 (Indiana Tech)



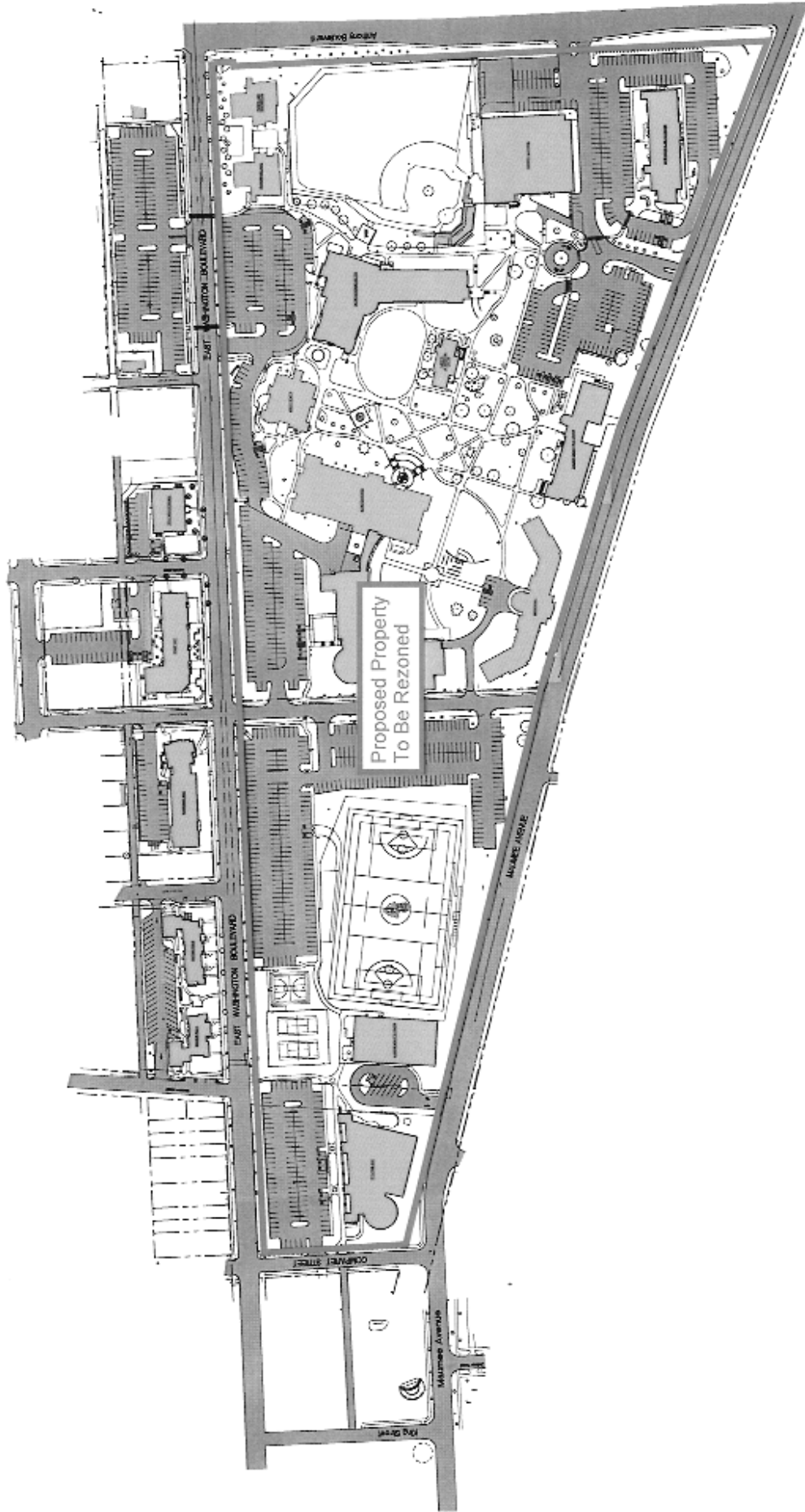
All information contained herein has been obtained from the applicant and is provided for informational purposes only. The County does not warrant or guarantee the accuracy of the information contained herein and is not responsible for any errors or omissions in this map.

© 2020 Board of Commissioners of the City of Ellettsville, Indiana  
 North Avenue, Suite 100  
 47404-1000  
 Phone: 317.733.2000  
 Fax: 317.733.2000



# INDIANA TECH

## CAMPUS MAP



SCALE: 1"=100'

JANUARY 2020

## FACT SHEET

Case #	Bill #	Project Start:
#REZ-2020-0008	Z-20-02-11	March 2020
APPLICANT: REQUEST:	Indiana Tech – Judy Roy To rezone property from R2/Two Family Residential, R3/Multiple Family Residential, and C3/General Commercial to C1/Professional Office and Personal Services to permit the educational institution use of Indiana Tech.	
LOCATION:	The site is located on the south side of East Washington Blvd., on the west side of South Anthony Blvd., on the north side of Maumee Avenue, and on the east side of Comparet Street (Section 1 of Wayne Township).	
LAND AREA:	Approximately 36.7 acres	
PRESENT ZONING:	R2/Two Family Residential, R3/Multiple Family Residential, and C3/General Commercial	
PROPOSED ZONING:	C1/Professional Office and Personal Services	
COUNCIL DISTRICT:	5- Geoff Paddock	
ASSOCIATED PROJECT:	none	
SPONSOR:	City of Fort Wayne Plan Commission	

### March 9, 2020 Public Hearing

- No one spoke at the hearing in support or opposition.
- Ryan Neumeister was absent.

### March 16, 2020 – Business Meeting

#### Plan Commission Recommendation: DO PASS

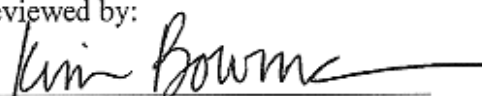
A motion was made by Judi Wire and seconded by Don Schmidt to return the ordinance with a Do Pass recommendation to Common Council for their final decision.

#### 7-0 MOTION PASSED

- Tom Freistroffer and Ryan Neumeister were absent.

Fact Sheet Prepared by:  
Michelle B. Wood, Senior Land Use Planner  
May 21, 2020

Reviewed by:

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

## PROJECT SUMMARY

- Indiana Tech has had over two dozen Board of Zoning Appeals petitions granted. The Fort Wayne Plan Commission has also considered a number of primary development plans and a master sign plan.

The petitioner, Indiana Tech is requesting to rezone a majority of their campus from R2/Two Family Residential, R3/Multiple Family Residential, and C3/General Commercial to C1/Professional Office and Personal Services. The rezoning area includes the campus located on the south side of East Washington Boulevard, on the west side of South Anthony Boulevard, on the north side of Maumee Avenue, and on the east side of Comparet Street. The new residential facilities and mixed-use building on the north side of the East Washington Boulevard are not included in the rezoning petition. Due to the variety of zoning districts on the site, building improvements often have needed Board of Zoning Appeals approvals because of the use or not meeting development design standards. With a change in zoning to C1, the education institution use is permitted, by right. With the use being permitted, Indiana Tech projects may be streamlined from a permitting process standpoint as long as the C1 district standards are met.

Other uses permitted by the definition of education institution include recreational uses, living quarters, dining rooms, heating plants, and other incidental facilities for students, teachers, and employees.

As mentioned, there is no development plan associated with this request. The main purpose of the rezoning is to allow the education institution use to be permitted. A portion of the campus along South Anthony Boulevard is zoned C3/General Commercial today, which allows for more intensive uses than the C1 district.

Indiana Tech began in Fort Wayne in 1930 and continues to grow at its current location. Rezoning this property to C1 would be compatible with surrounding uses and zoning and allow for additional University uses. A master sign plan was approved by the Plan Commission in 2011.

### **PUBLIC HEARING SUMMARY:**

Presenter: Mark Reinhard, with Engineering Resources, presented the proposal. He stated that Indiana Tech is an established use and the rezoning will save time and resources for future growth.

### Public Comments:

none

## FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

---

### Rezoning Petition REZ-2020-0008

APPLICANT: Indiana Tech -- Judy Roy  
REQUEST: To rezone property from R2/Two Family Residential, R3/Multiple Family Residential, and C3/General Commercial to C1/Professional Office and Personal Services to permit the educational institution use of Indiana Tech.  
LOCATION: The site is located on the south side of East Washington Blvd., on the west side of South Anthony Blvd., on the north side of Maumee Avenue, and on the east side of Comporet Street (Section 1 of Wayne Township).  
LAND AREA: Approximately 36.7 acres  
PRESENT ZONING: R2/Two Family Residential, R3/Multiple Family Residential, and C3/General Commercial  
PROPOSED ZONING: C1/Professional Office and Personal Services

---

The Plan Commission recommends that Rezoning Petition REZ-2020-0008, 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 City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The general area surrounding the site is a mixture of residential, commercial zoning districts. This rezoning continues the trend of responsible development on the campus.
2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. The education institution uses will continue. The rezoning will allow for expansion of Indiana Tech without the necessity of a Board or Plan Commission approval.
3. Approval is consistent with the preservation of property values in the area. This proposal would allow for continued Indiana Tech growth and investment on the site.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. This proposal is not proposing extension of infrastructure. Public right-of-way with an improved street and public utilities are presently on-site.

These findings approved by the Fort Wayne Plan Commission on March 16, 2020.

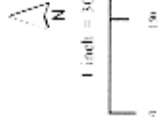


Kimberly R. Bowman, AICP  
Executive Director  
Secretary to the Commission



Although every effort has been made to ensure the accuracy of this map, the City of Ellettsville does not warrant the accuracy of the information contained herein and no one should rely on this map for any purpose other than for general information.

City of Ellettsville, Indiana  
Planning and Zoning Department  
1200 North Main Street, Ellettsville, IN 47424  
Phone: 317.733.2600  
Page 2 of 2



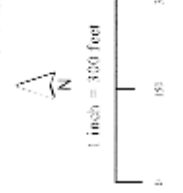


Rezoning Petition REZ-2020-0008 (Indiana Tech)



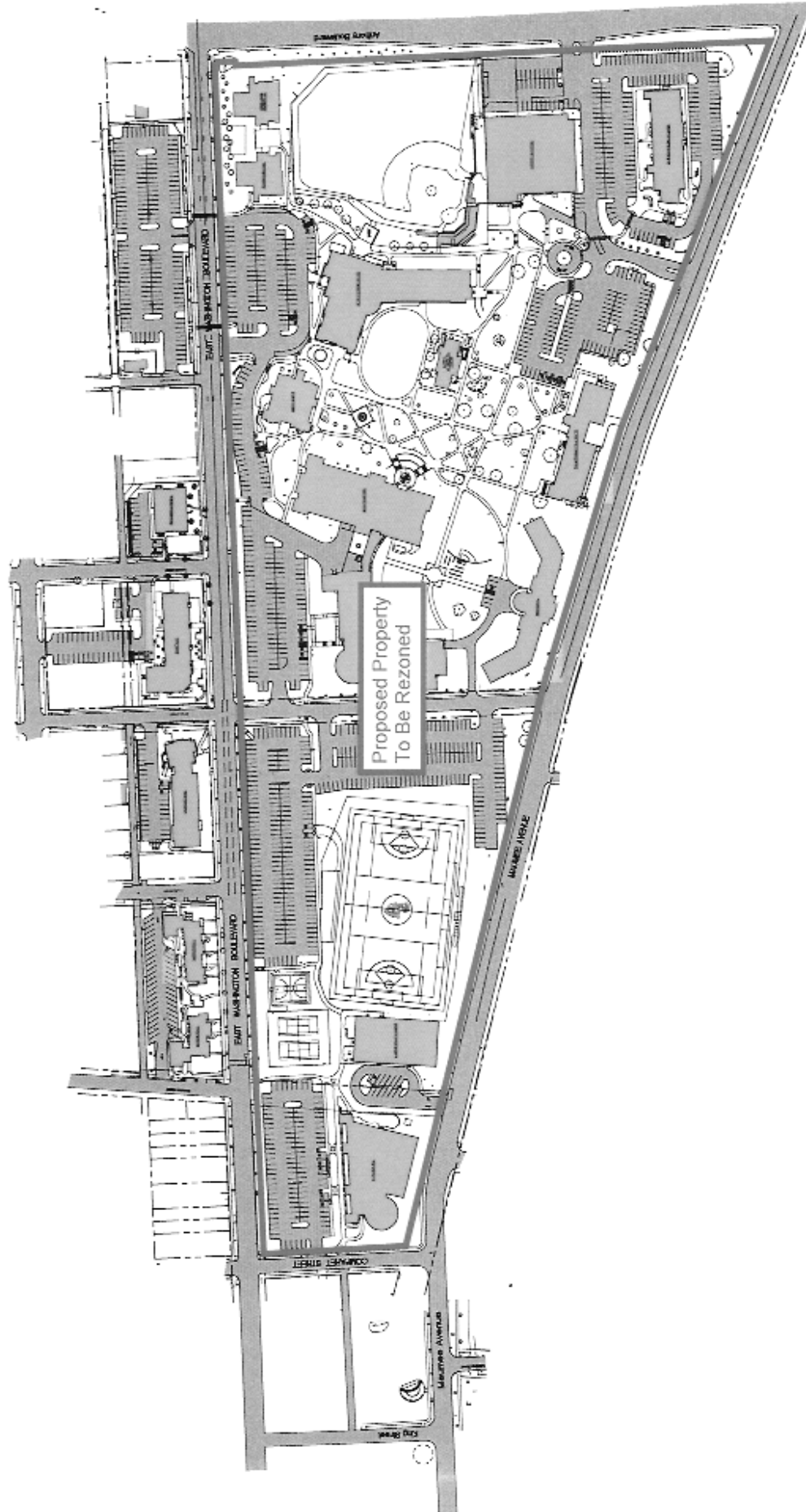
Although every attempt has been made to ensure the accuracy of this map, the City of Allen County does not warrant or guarantee the accuracy of its information contained hereon and shall not be liable for any errors, omissions, or delays in its use.

North American Map Co. Inc.  
 State Plane Coordinate System - Indiana East  
 Printed and Circled in Spring 2020  
 Date: 8/13/20



# INDIANA TECH

## CAMPUS MAP



SCALE: 1" = 40'

JANUARY 2020



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

---

**Department of Planning Services**

Title of Ordinance: Zoning Map Amendment  
Case Number: REZ-2020-0008  
Bill Number: Z-20-02-11  
Council District: 5-Geoff Paddock

---

Introduction Date: February 25, 2020  
Plan Commission  
Public Hearing Date: March 9, 2020 (not heard by Council)  
Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

---

Synopsis of Ordinance: To rezone approximately 36.62 acres from R2/Two Family Residential, R3/Multiple Family Residential, and C3/General Commercial to C1/Professional Office and Personal Services.  
Location: 1600 E. Washington Boulevard (Indiana Tech Campus)  
Reason for Request: To bring the Indiana Tech campus into compliance with the zoning ordinance.  
Applicant: Indiana Tech (Judy Roy)  
Property Owner: Indiana Tech (Judy Roy)

---

Related Petitions: none

---

Effect of Passage: Property will be rezoned to the C1/ Professional Office and Personal Services district which is the appropriate district for a higher learning campus.  
Effect of Non-Passage: The property will remain zoned R2, R3, and C3. The current uses are permitted through Board of Zoning Appeals approvals; however, each new building, use or expansion requires additional requests for Special Uses. Having the correct zoning will allow for a more streamlined review and approval process for improvements on the campus.

**REPORT OF COMMITTEE ON REGULATIONS**

**May 26, 2020**

**Tom Freistroffer Chair**

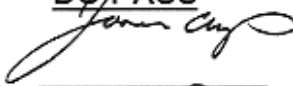
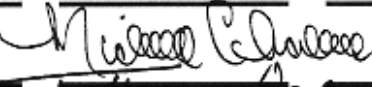
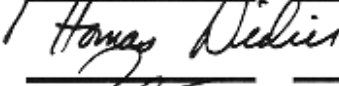

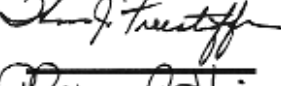
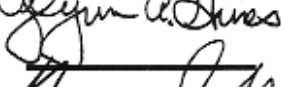
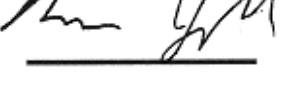

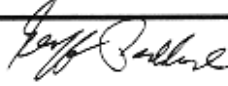
**Glynn Hines Co-Chair**

**All Council Members**

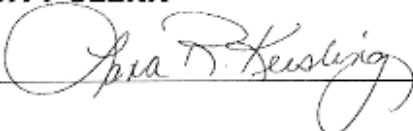
An Ordinance amending the City of Fort Wayne Zoning Map No. O-06 (Sec. 1 of Wayne Township)

To rezone approximately 36.62 acres from R2/Two Family Residential, R3/Multiple Family Residential, and C3/General Commercial to C1/Professional Office and Personal Services at 1600 E. Washington Boulevard (Indiana Tech Campus)

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

<u>COUNCIL MEMBER</u>	<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>
ARP			
CHAMBERS			
DIDIER			
ENSLEY			
FREISTROFFER			
HINES			
JEHL			
PADDOCK			
TUCKER			

**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date: 03/09/2020

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

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

Read the third time in full and on motion by Councilperson 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"/>
CHAMBERS	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TUCKER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATED: May 26, 2020

  
LANA R. KEESLING, CITY CLERK

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

Zoning No. Z-20-02-11 on the 26th day of May, 2020

ATTEST:

  
LANA R. KEESLING  
CITY CLERK

  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 27<sup>th</sup> day of May 2020, at the hour of 10:35AM o'clock E.S.T.

  
LANA R. KEESLING, CITY CLERK

Approved and signed by me this 27<sup>th</sup> day of MAY

2020, at the hour of 11:30 o'clock AM E.S.T.

FORT WAYNE, INDIANA  
**RECEIVED**  
MAY 27 2020  
LANA R. KEESLING  
CITY CLERK

  
THOMAS C. HENRY, MAYOR