

1 #REZ-2022-0061

2 BILL NO. Z-22-11-20

3  
4 ZONING MAP ORDINANCE NO. Z- 7-23  
5 AN ORDINANCE amending the City of Fort Wayne  
6 Zoning Map No. L-14 (Sec. 5 of Saint 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 an NC  
10 (Neighborhood Center) District under the terms of Chapter 157 Title XV of the Code of the  
11 City of Fort Wayne, Indiana:

12 A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5 IN TOWNSHIP  
13 31 NORTH, RANGE 13 EAST, ALLEN COUNTY, INDIANA BEING FURTHER A PORTION OF  
14 THAT PROPERTY DESCRIBED IN DOCUMENT NUMBER 960005245 WITHIN THE OFFICE OF  
15 THE RECORDER OF ALLEN COUNTY, INDIANA IN PARTICULAR DESCRIBED AS FOLLOWS:

16 BEGINNING ON THE SOUTH LINE OF THE WEST HALF OF SECTION 5, TOWNSHIP 31  
17 NORTH, RANGE 13 EAST, ALLEN COUNTY, INDIANA AT THE INTERSECTION WITH THE  
18 WEST LINE OF THE BOURIES RESERVE; THENCE SOUTH 88 DEGREES 16 MINUTES 47  
19 SECONDS WEST (BEARINGS BASED UPON INDIANA STATE PLANE COORDINATE, EAST  
20 ZONE, GRID) ALONG THE NORTH LINE OF THE PLAT OF NORTH POINTE WOODS SECTION  
21 II AND THE EXTENSION EASTERLY THEREOF, A DISTANCE OF 900.32 FEET TO THE  
22 SOUTHEASTERLY RIGHT OF WAY OF NORTH CLINTON STREET (LEO ROAD, STATE ROAD  
23 NO. 1); THENCE NORTH 54 DEGREES 59 MINUTES 14 SECONDS EAST ALONG SAID  
24 SOUTHEASTERLY RIGHT OF WAY, A DISTANCE OF 886.28 FEET TO THE WEST LINE OF  
25 SAID BOURIES RESERVE; THENCE SOUTH 19 DEGREES 52 MINUTES 20 SECONDS EAST  
26 ALONG SAID WEST LINE, A DISTANCE OF 511.97 FEET TO THE POINT OF BEGINNING AND  
27 CONTAINING 5.027 ACRES OF LAND, MORE OR LESS.

28 and the symbols of the City of Fort Wayne Zoning Map Nos. R-54 and Q-54 (Secs. 5 and 6  
29 of Saint Joseph Township), as established by Section 157.082 of Title XV of the Code of the  
30 City of Fort Wayne, Indiana is hereby changed accordingly.


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.

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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:

  
Malak Heiny, City Attorney

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

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**Department of Planning Services**

Title of Ordinance: Zoning Map Amendment  
Case Number: REZ-2022-0061  
Bill Number: Z-22-11-20  
Council District: 2 - Jehl

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Introduction Date: November 22, 2022

Plan Commission  
Public Hearing Date: December 12, 2022 (not heard by Council)

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

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Synopsis of Ordinance: To rezone approximately 5 acres from R1/Single-Family Residential to NC/Neighborhood Center to allow for a mixture of commercial and residential uses.

Location: The east side of the 8900 block of North Clinton Street

Reason for Request: To accommodate a mixture of uses across from the new corporate campus of the Tippmann Group and adjacent to the mixed-use development proposed at Arneo.

Applicant: Tippmann Realty Partners, LLC

Property Owner: Banet-Roy Development

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Related Petitions: Rezoning Petitions REZ-2022-0059 and REZ-2022-0060 and Primary Development Plan PDP-2022-0044 for the entire North Clinton Campus development

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Effect of Passage: Property will be rezoned to the NC/Neighborhood Center zoning district, which will enable a mixed-use development.

Effect of Non-Passage: The property will remain zoned R1, which is developable, but the size of the available R1 property is not feasible for a single-family subdivision. Mixed-use development can take advantage of compact and infill development patterns.

**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant Tippmann Realty Partners, LLC  
 Address 9009 Coldwater Road  
 City Fort Wayne State IN Zip 46825  
 Telephone (260) 469-5446 E-mail jwharton@tippmanngroup.com

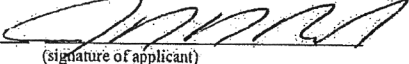
**Contact Person**  
 Contact Person Joe Wharton  
 Address 9009 Coldwater Road  
 City Fort Wayne State IN Zip 46825  
 Telephone (260) 469-5446 E-mail jwharton@tippmanngroup.com

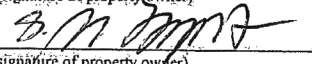
*All staff correspondence will be sent only to the designated contact person.*

**Request**  
 Allen County Planning Jurisdiction  City of Fort Wayne Planning Jurisdiction  
 Address of the property 8923 North Clinton (Parcel III on the Survey Attached)  
 Present Zoning R1 Proposed Zoning NC Acreage to be rezoned 5.03  
 Proposed density See Survey and Development Plan units per acre  
 Township name St. Joseph Township section # \_\_\_\_\_  
 Purpose of rezoning (attach additional page if necessary) The rezoning is necessary to accommodate the planned development of the Tippmann Group and the adjoining property development. Tippmann will construct their corporate campus on the site opposite of the proposed development site.  
 Sewer provider City of Ft. Wayne Water provider City of Ft. 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.

Tippmann Realty Partners, LLC  11/1/22  
 (printed name of applicant) (signature of applicant) (date)

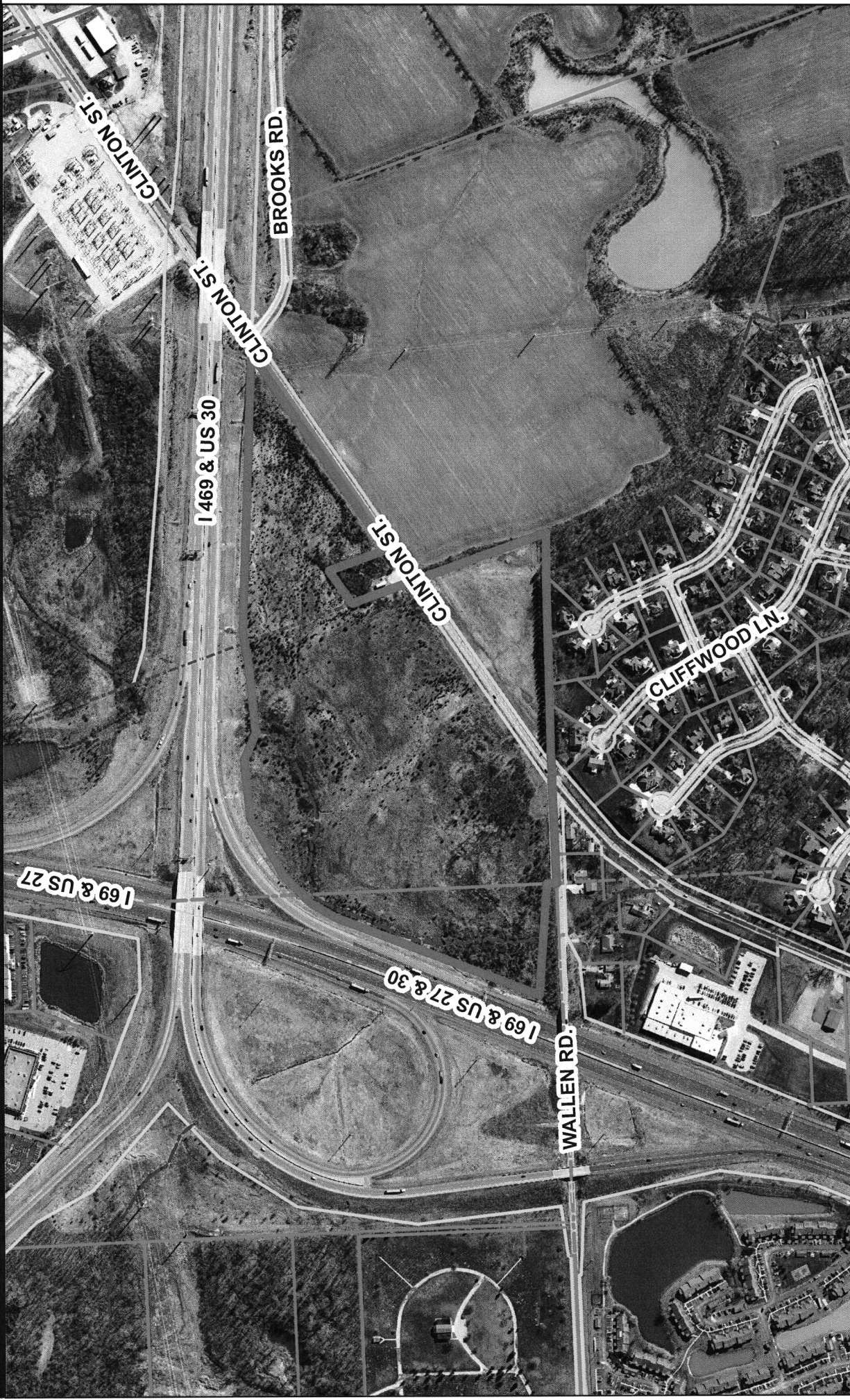
Banet-Roy Development Company, LLC  11/1/22  
 (printed name of property owner) (signature of property owner) (date)

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

|                              |                               |                                   |                                      |
|------------------------------|-------------------------------|-----------------------------------|--------------------------------------|
| Received<br><u>11/1/2022</u> | Receipt No.<br><u>141 900</u> | Hearing Date<br><u>12/12/2022</u> | Petition No.<br><u>RE2-2022-0061</u> |
|------------------------------|-------------------------------|-----------------------------------|--------------------------------------|

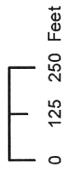


Rezoning Petitions REZ-2022-0059, 0060, 0061 and Primary Development Plan PDP-2022-0044 - North Clinton Campus



Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen  
North American Datum 1983  
State Plane Coordinate System, Indiana East  
Photos and Contours: Spring 2009  
Date: 11/16/2022

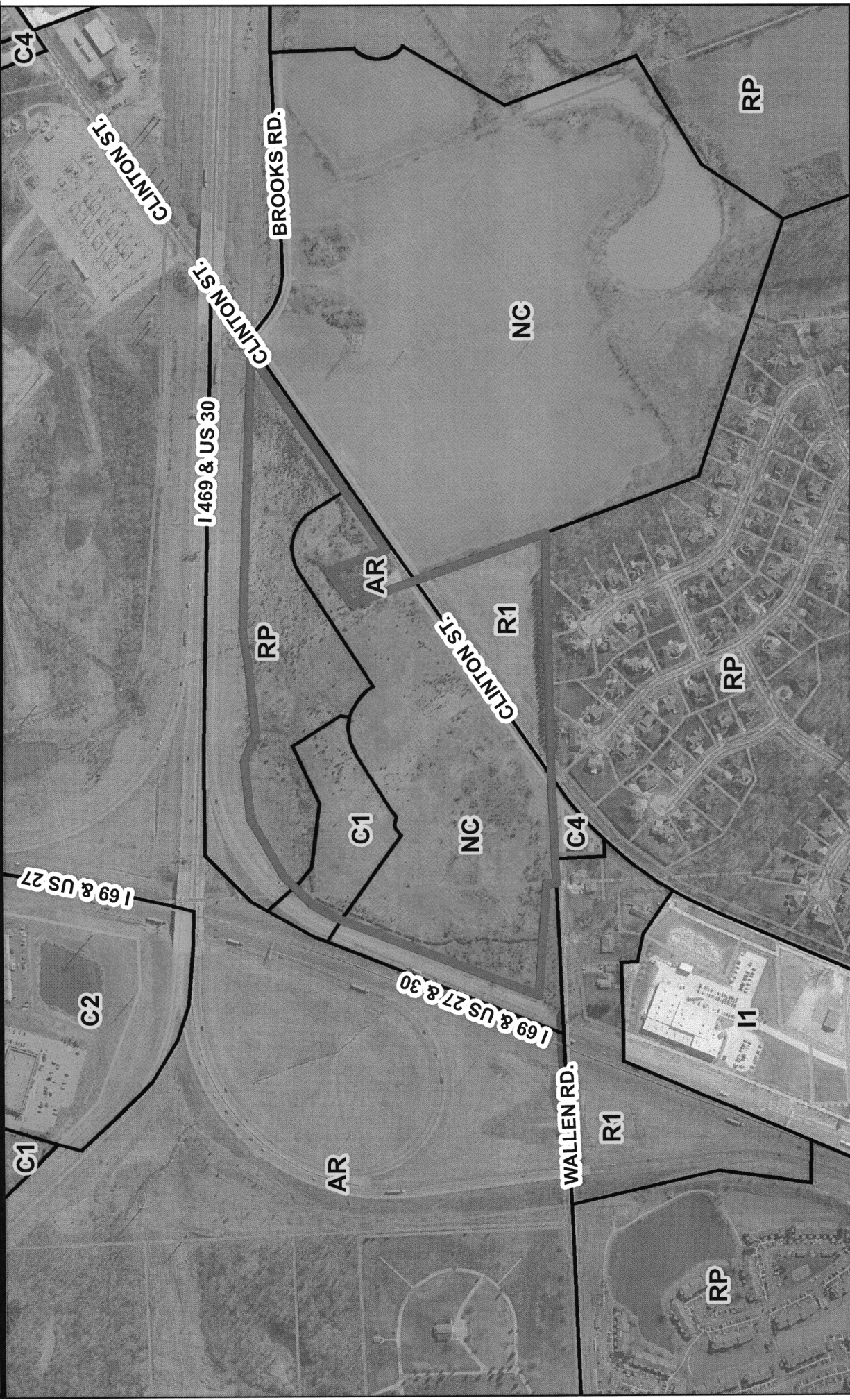


1 inch = 500 feet



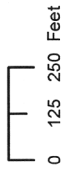


Rezoning Petitions REZ-2022-0059, 0060, 0061 and Primary Development Plan PDP-2022-0044 - North Clinton Campus



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Photos and Contours: Spring 2009  
Date: 11/16/2022



1 inch = 500 feet



ForeSight Consulting, LLC  
 Professional Engineers & Surveyors  
 1910 St. Joe Center Road, Suite #51  
 Fort Wayne, Indiana 46825  
 260.484.9900 Phone  
 260.484.9980 Fax  
 www.fsrlc.biz



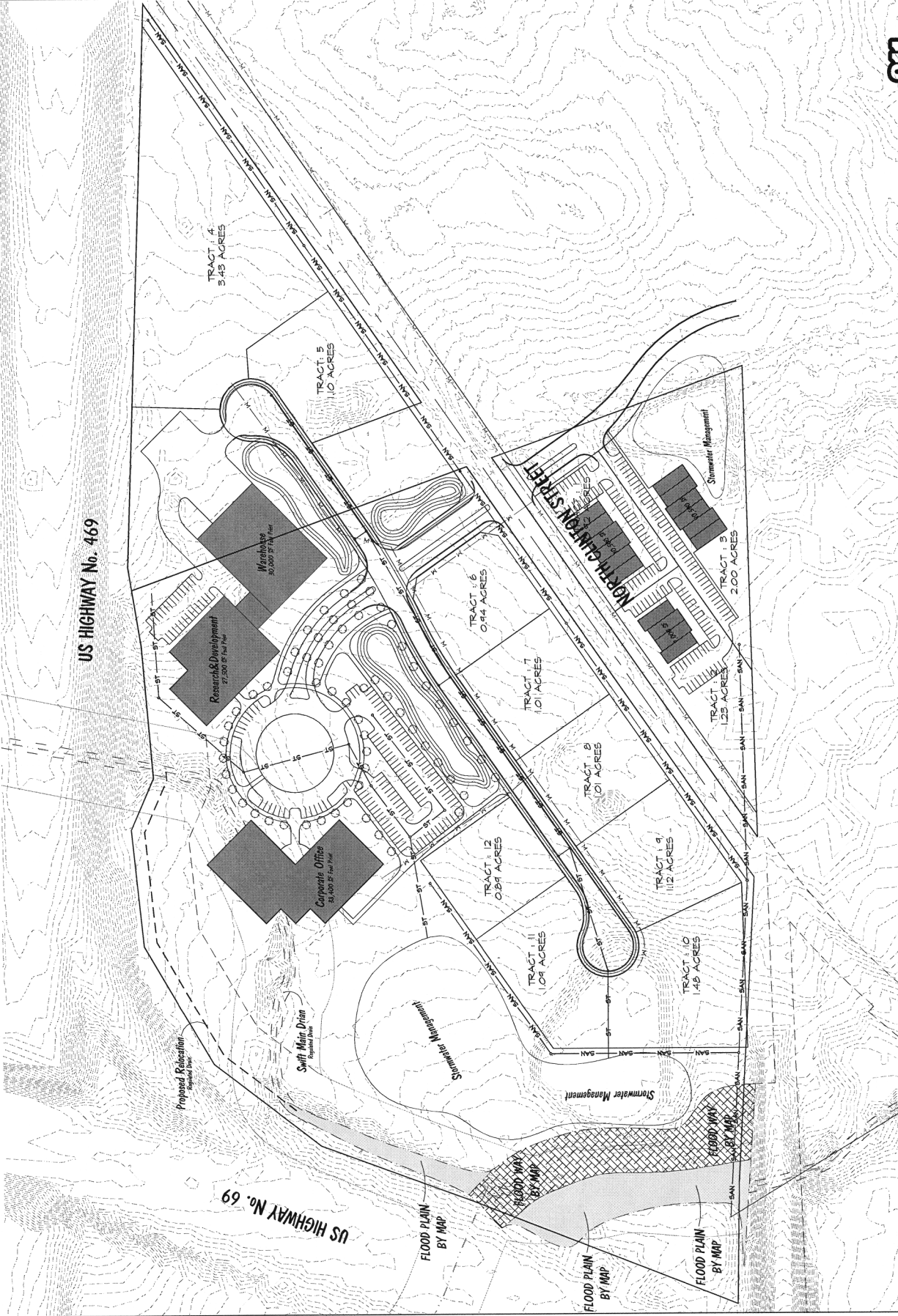
EXPERIENCE. INNOVATION. RESULTS.



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Primary Development Plan For:  
**North Clinton Campus**  
 8923 North Clinton Street, Fort Wayne, Indiana 46825

Drawing Revisions  
 Commission Number  
 223445  
 Date  
 October 31st, 2022  
 Title  
 Sheet Number  
**PD2**



Primary Development Plan  
 Scale: 1" = 80'  
 NORTH

**PROJECT DEVELOPER:**

Tipmann Group  
9009 Caldwell Road,  
Fort Wayne, Indiana 46825  
260.490.3000 phone

**PROJECT CIVIL ENGINEER/SURVEYOR:**

Foresight Consulting, LLC  
1910 St. Joe Center Road, Suite 61  
Fort Wayne, Indiana 46825  
260.484.9900 phone  
260.484.9980 fax  
www.4s1te.biz



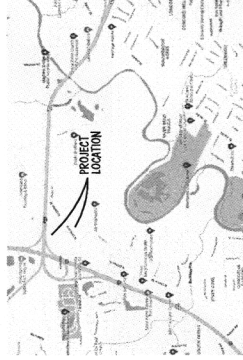
Primary Development Plan For:

# North Clinton Campus

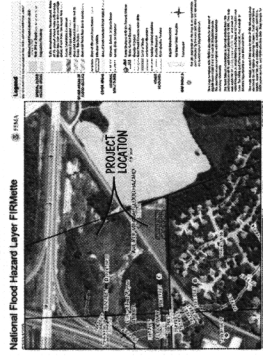
8923 North Clinton Street, Fort Wayne, Indiana 46825



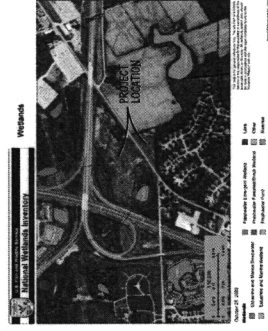
Report a problem  
Call before you dig.



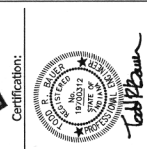
Site Location Map  
NOT TO SCALE



National Flood Hazard Layer (FH) Map  
NOT TO SCALE



National Wetland Inventory Map  
NOT TO SCALE



This is an important document by which the Engineer, LLC certifies that the Engineer, LLC is a duly licensed Professional Engineer, State of Indiana, and that the Engineer, LLC is qualified to perform the services described herein. The Engineer, LLC is not responsible for the accuracy of the information provided herein. The Engineer, LLC is not responsible for the accuracy of the information provided herein. The Engineer, LLC is not responsible for the accuracy of the information provided herein.

Performed for:

Primary Development Plan For:  
**North Clinton Campus**  
8923 North Clinton Street, Fort Wayne, Indiana 46825

|                   |                          |
|-------------------|--------------------------|
| Drawing Revisions |                          |
| Commission Number | 223445                   |
| Date              | October 31st, 2022       |
| Title             | Primary Development Plan |
| Sheet Number      | PDI                      |

| Existing Utility Provider Information |                         |
|---------------------------------------|-------------------------|
| Water Service                         | City of Fort Wayne      |
| Sewer Service                         | City of Fort Wayne      |
| Electric                              | American Electric Power |
| Gas                                   | NIPSCO                  |

| Contact Information   |              |
|---|--------------|
| City of Fort Wayne Department of Land Use Management-Health Wood  | 260-427-1129 |
| City of Fort Wayne Fire Department-Storm Elder                    | 260-427-1168 |
| City of Fort Wayne New Water and Sewer Engineering-Carlyle Balala | 260-427-1163 |
| City of Fort Wayne Sewer Engineering-Debrah Kromer                | 260-427-5044 |
| City of Fort Wayne Stormwater Engineering-Debrah Kromer           | 260-427-5044 |
| City of Fort Wayne Water Engineering-Debrah Kromer                | 260-427-5044 |
| City of Fort Wayne Traffic Engineering-Debrah Kromer              | 260-427-1172 |
| American Electric Power-Karen Palmer                              | 260-409-1853 |
| NIPSCO-Mike Pratt   | 260-461-3275 |
| Conestoga-Lashanti  | 765-449-3881 |

Professional Engineers & Surveyors  
Foresight Consulting, LLC  
1910 St. Joe Center Road, Suite #61  
Fort Wayne, Indiana 46825  
260.484.9900 phone  
260.484.9980 fax  
www.4s1te.biz



EXPERIENCE. INNOVATION. RESULTS.

**BILL NO. Z-22-11-20**

**REPORT OF COMMITTEE ON REGULATIONS  
January 10, 2023**

**Tom Freistroffer Chair**

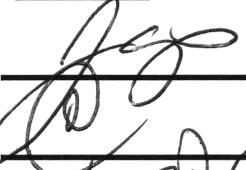
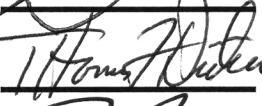



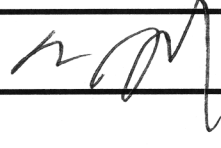

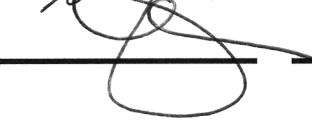
**Sharon Tucker Co-Chair**

**All Council Members**

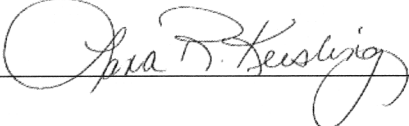
An Ordinance amending the City of Fort Wayne Zoning Map No. L-14 (Sec. 5 of Saint Joseph Township)

*To rezone approximately 5 acres from R1/Single-Family Residential to NC/Neighborhood Center to allow for a mixture of commercial and residential uses at the east side of the 8900 block of North Clinton Street*

**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: December 12, 2022

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

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

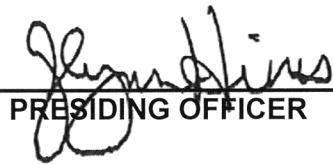
DATED: January 10, 2023

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

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as Zoning Ordinance No. Z-22-11-20 on the 10th day of January, 2023

ATTEST:

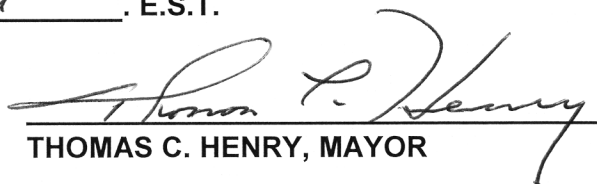
  
 \_\_\_\_\_  
 LANA R. KEESLING  
 CITY CLERK

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

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 11th of January 2023, at the hour of 2:40 o'clock P.M. E.S.T.

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

Approved and signed by me this 12<sup>th</sup> day of JANUARY 2023, at the hour of 8:00 o'clock AM E.S.T.

  
 \_\_\_\_\_  
 THOMAS C. HENRY, MAYOR

