#REZ-2023-0066

BILL NO. Z-24-01-05

ZONING MAP ORDINANCE NO. Z- 10-24

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. N-66 (Sec. 33 of Perry Township)

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

SECTION 1. That the area described as follows is hereby designated a BTI (Business Technology and Industrial Park) District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

All of a 5.00-acre parcel described in Document #2019029647 and part of a 5.00-acre parcel described in Document #2010036627, both as found in the Office of the Recorder of Allen County, Indiana, being part of the Southeast Quarter of the Northeast Quarter of Section 33, Township 32 North, Range 12 East, Allen County, Indiana, and being described as follows:

Commencing at the Southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 33; thence South 88 degrees 36 minutes 24 seconds West (based on Indiana East State Plane Coordinate System (NAD'83)(2011)), along the South line of the Southeast Quarter of said Northeast Quarter, 664.19 feet (667 feet recorded), to the Southwest corner of the aforementioned 5.00-acre parcel described in Document #2010036627; thence North 01 degree 37 minutes 47 seconds West, on the West line of said 5.00-acre parcel, 50.00 feet to the **Point of Beginning;** thence continuing North 01 degree 37 minutes 47 seconds West, on said West line, 277.10 feet to the Northwest corner of said 5.00-acre parcel; thence continuing North 01 degree 37 minutes 47 seconds West, on the West line of said 5.00-acre parcel described in Document #2019029647, a distance of 327.76 feet to the Northwest corner thereof; thence North 88 degrees 36 minutes 24 seconds East, on the North line of said 5.00-acre parcel 663.19 feet (664.5 feet recorded) to the Northeast corner thereof; thence South 01 degree 43 minutes 02 seconds East, on the East line of said Northeast Quarter, 327.76 feet to the Southeast corner of said 5.00-acre parcel; thence continuing South 01 degree 43 minutes 02 seconds East, on said East line, 100.00 feet; thence South 88 degrees 36 minutes 24 seconds West, 125.00 feet; thence South 67 degrees 53 minutes 00 seconds West, 500.50 feet; thence South 88 degrees 36 minutes 24 seconds West, 70.00 feet to the Point of Beginning, containing **7.76 acres**, more or less, and subject to easements and rights-of-way of record.

TOGETHER WITH: A Surface Drainage Easement also being part of the 5.00-acre parcel described in Document #2010036627 as found in the Office of the Recorder of Allen

County, Indiana, being part of the Southeast Quarter of the Northeast Quarter of Section 33, Township 32 North, Range 12 East, Allen County, Indiana, and being described as follows:

Commencing at the Southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 33; thence South 88 degrees 36 minutes 24 seconds West (based on Indiana East State Plane Coordinate System (NAD'83)(2011)), along the South line of the Southeast Quarter of said Northeast Quarter, 664.19 feet (667 feet recorded), to the Southwest corner of the aforementioned 5.00-acre parcel; thence North 01 degree 37 minutes 47 seconds West, on the West line of said 5.00-acre parcel, 30.00 feet to the **Point of Beginning;** thence North 88 degrees 36 minutes 24 seconds East, 73.57 feet; thence North 67 degrees 53 minutes 00 seconds East, 145.00 feet; thence South 61 degrees 53 minutes 00 seconds East, 45.53 feet; thence North 67 degrees 53 minutes 00 seconds East, 20.00 feet; thence North 24 degrees 26 minutes 00 seconds East, 50.89 feet; thence North 67 degrees 53 minutes 00 seconds East, 269.42 feet; thence North 88 degrees 36 minutes 24 seconds East, 121.46 feet to a point on the East line of said Northeast Quarter; thence North 01 degree 43 minutes 02 seconds West, on said East line, 20.00 feet; thence South 88 degrees 36 minutes 24 seconds West, 125.00 feet; thence South 67 degrees 53 minutes 00 seconds West, 500.50 feet; thence South 88 degrees 36 minutes 24 seconds West, 70.00 feet to a point on the West line of said 5.00-acre parcel; thence South 01 degree 37 minutes 47 seconds East, on said West line, 20.00 feet to the Point of Beginning, containing **0.36 acres**, more or less, and subject to easements and rights-of-way of record.

and the symbols of the City of Fort Wayne Zoning Map No. N-66 (Sec. 33 of Perry Township), as established by Section 157.082 of Title XV of the Code of the 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.

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

Department of Planning Services

Title of Ordinance:	Zoning Map Amendment
Case Number:	REZ-2023-0066
Bill Number:	Z-24-01-05
Council District:	2 – Russ Jehl

Introduction Date:	January 9, 2024
Plan Commission Public Hearing Date:	January 8, 2024 (not heard by Council)
Next Council Action:	Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance:	To rezone approximately 7.76 acres from AR/Low Intensity Residential and C1/Professional Office and Personal Services to BTI/Business Technology and Industrial Park
Location:	11305 Coldwater Road, 440 feet north of its intersection with Valley O Pines Parkway.
Reason for Request:	To develop the parcel with a self-storage facility.
Applicant:	Heartwood Group, LLC
Property Owners:	Heartwood Group, LLC

Related Petitions:	Primary Development Plan PDP-2023-0055 – Coldwater Road Self-Storage

Effect of Passage:	Property will be rezoned to the BTI/Business Technology and Industrial Park zoning district, which will allow the development of self-storage and warehousing.
Effect of Non-Passage:	The property will remain zoned AR and C1. The site can be developed with office-type uses on a portion, and low intensity residential and agricultural on the remainder. Self-storage or warehousing would not be permitted.

DocuSign Envelope ID: CA9E21A7-6B41-46CB-B6EE-971BE126910D

Department of Planning Services
Rezoning Petition Application

Applicant

Applicant Heartwood Group, LLC
Address P. O. Box 80442
City Fort Wayne State IN Zip 46898
Telephone _____ E-mail _____

Property Ownership

Property Owner Sycamore Pointe Holdings LLC
Address P. O. Box 25627
City Fort Wayne State IN Zip 46825
Telephone _____ E-mail _____

Contact Person

Contact Person Robert C. Kruger, Esq.
Address 200 E. Main Street, Suite 1000
City Fort Wayne State IN Zip 46802
Telephone 260-426-1300 E-mail rkruger@burtblee.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 11231 & 11305 Coldwater Road Township and Section Perry 091/48
Present Zoning AR/C1 Proposed Zoning BTI Acreage to be rezoned _____
Purpose of rezoning (attach additional page if necessary) _____
Rezoning to BTI to allow for the construction of a storage facility

Sewer provider Fort Wayne Water provider Fort Wayne

Filing Checklist

Applications will not be accepted unless the following filing requirements are submitted with this application.

- ☐ Filing fee $1000.00
- ☐ Surveys showing area to be rezoned
- ☐ Legal Description of parcel to be rezoned
- ☐ Rezoning Criteria (see attached checklist)

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 Fort Wayne and Allen County Plan Commissions 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

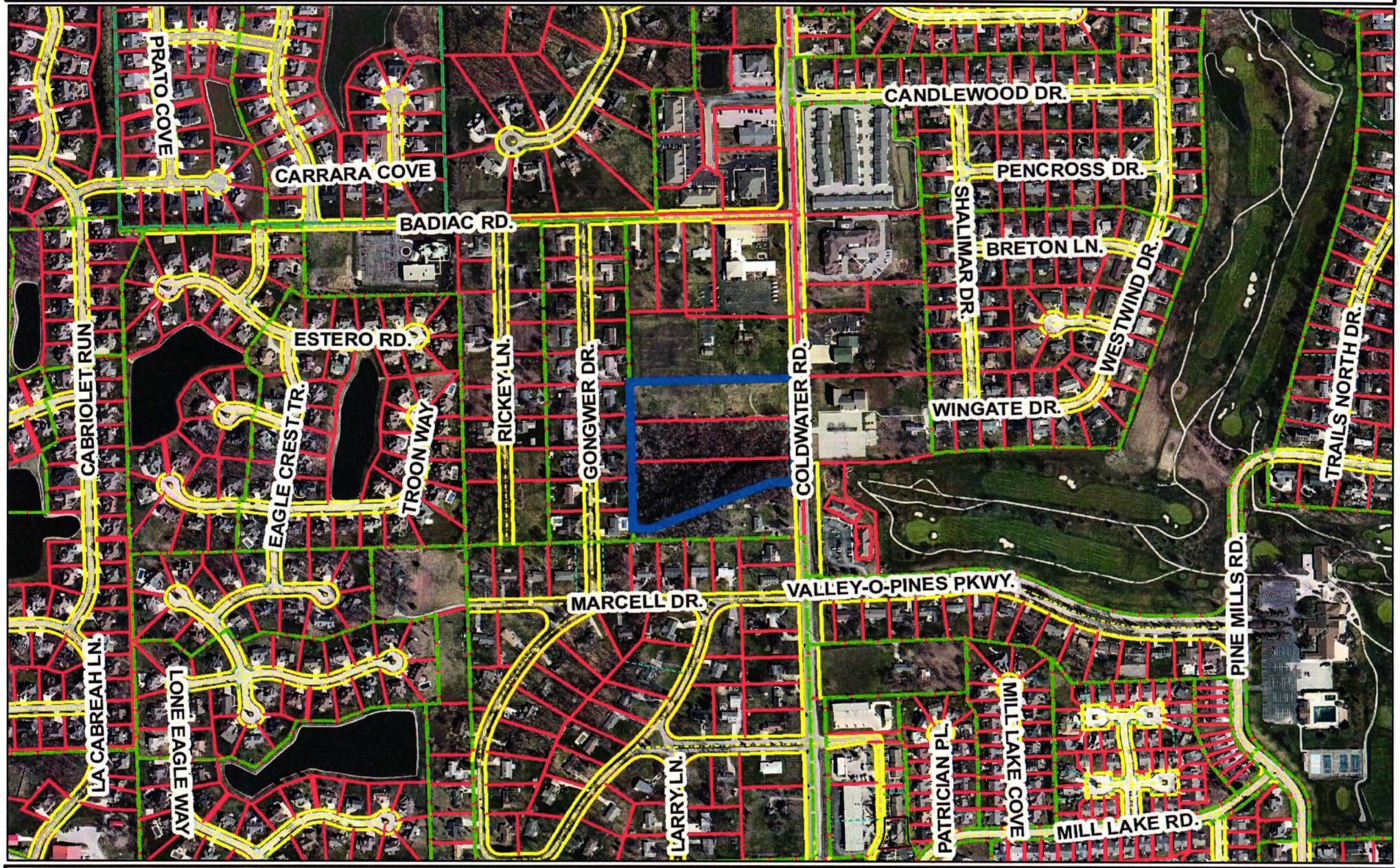
By: Brad Reinking (printed name of applicant) — DocuSigned by: BRAD REINKING B42E20688D4847D (signature of applicant) — 12/5/2023 (date)

By: Sycamore Pointe Holdings, LLC by Neil Schroeder (printed name of property owner) — DocuSigned by: 710359894724479 (signature of property owner) — 12/5/2023 (date)

Received	Receipt No.	Hearing Date	Petition No.
144564	12/5/23	1/8/24	RZ2-2023

0066

REZ-2023-0066 and PDP-2023-0055 - Coldwater Road Self-Storage Facility



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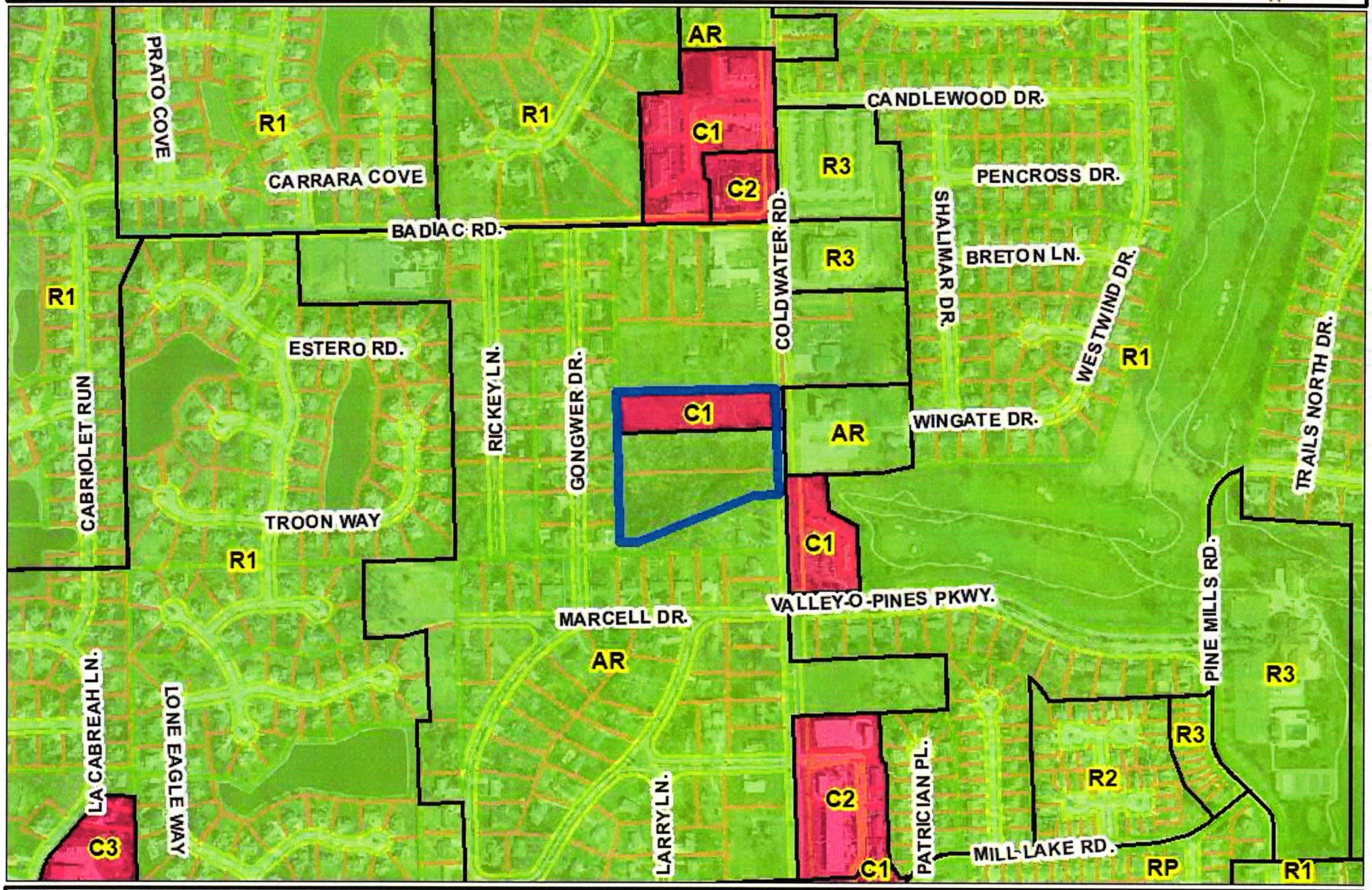
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 12/18/2023

0 125 250 Feet

N

1 inch = 500 feet

REZ-2023-0066 and PDP-2023-0055 - Coldwater Road Self-Storage Facility



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LAYOUT LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT

LANDSCAPE LEGEND:

- DECIDUOUS SHADE TREE
- EVERGREEN TREE
- PROPOSED SHRUB SCREENING

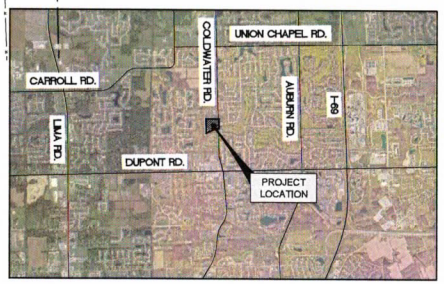
PROPOSED LEGEND:

- STORM SEWER
- SANITARY SEWER
- WATER LINE

PRIMARY DEVELOPMENT PLAN

NORTH

SCALE: 1" = 40'



LOCATION MAP

NORTH

SCALE: NOT TO SCALE

OWNER
THE HEARTWOOD GROUP FORT WAYNE, IN PH: (260) 413-8442 CONTACT: BRAD REINKING EMAIL: breinking@theheartwoodgroup.com
CIVIL ENGINEER & LANDSCAPE ARCHITECT
ENGINEERING RESOURCES, INC. 4175 NEW VISION DR. FORT WAYNE, IN 46845 PH: (260) 490-1025 CONTACT: MARK REINHARD EMAIL: mark@eri.consulting
SURVEYOR
GOULOFF-JORDAN SURVEYING AND DESIGN, INC. 1133 BROADWAY FORT WAYNE, IN 46802 PH: (260) 424-5362 CONTACT: TODD JORDAN EMAIL: todd@goulofffjordan.com

FLOOD INSURANCE RATE MAP (FIRM):
ALLEN COUNTY, INDIANA AND INCORPORATED AREAS
FIRM MAP NUMBER: 18003C0170G
PANEL 170 OF 495
DATED AUGUST 3, 2009
ZONE "X"

PARKING SUMMARY		
1 SPACE PER 400 SQ. FT. OF OFFICE SPACE	TOTAL PARKING REQUIRED	PROPOSED PARKING
400 SF	1	9

BUILDING INFORMATION	
PROPOSED BUILDING SQUARE FOOTAGE	VARIES - SEE PLAN
PROPOSED BUILDING HEIGHT	VARIES - SEE PLAN

LOT INFORMATION	
EXISTING ZONING	AR & C1
PROPOSED ZONING	BTI
CURRENT USE	VACANT
PROPOSED USE	STORAGE FACILITY

ENGINEERING RESOURCES, INC.
4175 New Vision Drive, Fort Wayne, IN 46845
Ph: (260) 490-1025 www.eri.consulting

12-05-2023

MARK D. REINHARD REGISTERED No. 10911278 STATE OF INDIANA PROFESSIONAL ENGINEER

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The Heartwood Group
Coldwater Rd. Self Storage Development

Coldwater Rd. Fort Wayne, IN 46845

HEARTWOOD GROUP

ERI PROJECT NUMBER: 5984

ISSUE DATE: 12.05.2023

PRIMARY DEVELOPMENT PLAN

REVISIONS

NO.	DATE	DESCRIPTION

PRIMARY DEVELOPMENT PLAN

PD1

December 6, 2023 12:34 PM
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FACT SHEET

Case #REZ-2023-0066	Bill # Z-24-01-05	Project Start: December 2023

PROPOSAL:	Rezoning Petition REZ-2023-0060
APPLICANT:	Heartwood Group, LLC
REQUEST:	To rezone property from C1/Professional Office and Personal Services and AR/Low Intensity Residential to BTI/Business Technology and Industrial Park and to approve a primary development plan for a self-storage development.
LOCATION:	11305 Coldwater Road, 440 feet north of its intersection with Valley O Pines Pkwy (Section 33 of Perry Township)
LAND AREA:	7.76 acres
PRESENT ZONING:	C1/Professional Office and Personal Services and AR/Low Intensity Residential
PROPOSED ZONING:	BTI/Business Technology and Industrial Park
COUNCIL DISTRICT:	2 – Russ Jehl
SPONSOR:	Fort Wayne Plan Commission

January 8, 2024 Public Hearing

- One person spoke in support.
- No one spoke in opposition.
- Three letters and one email were received in support.
- Two vacant Plan Commission positions. All other members present.

January 22, 2024 Business Meeting
Plan Commission Recommendation: DO PASS
A motion was made by Patrick Zaharako and seconded by Paul Sauerteig to return the ordinance with a Do Pass recommendation to Common Council for their final decision.
7-0 MOTION PASSED

- Two vacant Plan Commission positions. All other members present.

Fact Sheet Prepared by:
Karen Couture, Associate Land Use Planner
January 24, 2024

PROJECT SUMMARY

The site housed a single-family dwelling constructed between 1957 and 1964. Permits to demolish the house were issued in 2019. The northern third of the site was also subject to a 2019 rezone to C1/Professional Office and Personal Services for an office development. The site had secondary plans in 2020 but were never actualized. The southern portion of the site, containing the wetland, has not developed since 1938 aerial imagery.

The petitioner requests a rezoning from this site to BTI/Business, Technology, and Industrial Park for a self-storage facility. The site is surrounded by AR zoning, but many of the uses on this corridor of Coldwater Road are universally permitted, like churches, fire stations, or more intense residential uses like assisted living facilities. Coldwater Road has an average daily traffic volume of about 16,400 motorists, and there are future plans to improve the traffic patterns of this corridor. The BTI district was created to act as the industrial equivalent of C1. What this means is that the BTI district permits light manufacturing and fabrication while increasing compatibility with quality architecture and no primary uses of outdoor storage. The result is a zoning district that can work well adjacent to residential districts. One note is that the comprehensive plan identifies this area as a "Traditional Neighborhood" designation, which means the BTI district is "potentially compatible" through enhancements in the associated development plan or through a written commitment. The applicant should demonstrate those enhancements at the public hearing.

The development plan includes 7 primary buildings. Aside from the building closest to Coldwater Road, all show a height of either 11 feet or 19 feet. The site is secured by a 6 foot privacy fence, which can also be used for a part of the screening for the development. As mentioned, one building is above 30 feet, which increases the setback for that building. The plan complies with both the setbacks and the height limit of the front building. All buildings are surrounded by pavement, and all paving is at least 25 feet away from property lines to accommodate a landscaping buffer. The site shows about a 48 to 50-foot setback between property lines in Mardego Hills and the 11-foot tall storage buildings. Lighting will be addressed at the site routing level, and staff will review the photometrics plan to ensure that no light is planning to emanate onto adjacent residential properties. Trees will be planted to serve as buffering around the site. Landscaping is also included for the tallest building and parking lot adjacent to the northern AR district, and P-1 landscaping is provided for the parking lot adjacent to Coldwater Road. Sidewalks are exempt from developments within the BTI district; however, the City of Fort Wayne is planning on widening Coldwater Road from 2 to 3 lanes in the next few years, and the preliminary site plan shows a sidewalk included with the improvements.

In general, the site slopes about 16 feet from north to south. Because of the topography, most of the development is on the northern half of the site. Most of the elevation below 840 feet will be preserved as wetlands and appears undisturbed on the site plan. However, a new storm detention basin is provided on the southwest corner of the development site. The basin will be within the privacy fence. A retaining wall will be installed to level the development site, with storm drainage systems included to mitigate impacts from terracing the development.

COMPREHENSIVE PLAN REVIEW:

Future Growth and Development Map, Goals, and Strategies

- The project site is located within the Urban Infill Area.
  The following Goal would be applicable:
  LUD 1 - Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas
  LUD 4 - Nonresidential development which is adjacent to residential neighborhoods should be limited to lower intensity neighborhood commercial uses.

Overall Land Use Policies

- Staff determined the following Land Use Policies would be applicable and supportive of this request:

LUD Policy 6 - Transform key suburban corridors over time into mixed use areas with housing, neighborhood-oriented retail, public spaces, walkable public realms, and transit service.

Generalized Future Land Use Map

- The project site is located within the "Traditional Neighborhood" classification. The BTI zoning district is considered "potentially compatible" with the comprehensive plan with additional mitigation or considerations.

Land Use Related Action Steps

- The following Action Step would be applicable and supportive of this proposal:
  HN 1.1.3. Encourage the development of an integrated network of sidewalks, trails, and bike routes within existing and new neighborhoods that will provide safe access to community amenities.
  HN.1.1.4. Promote residential development with compact block structure, a mix of uses and housing types, and active transportation access to nearby jobs, recreation, fresh and nutritious food, and schools as well as connections to nearby neighborhoods.

Compatibility Matrix

- This proposed use would fall into R3/Multiple Family Residential which is considered compatible with mixed residential.

Other applicable plans: none

PUBLIC HEARING SUMMARY:

Presenter: Rob Krueger, representing the applicant, presented the request as outlined above. Brad Reinking, applicant, and Ethan Yoder, engineer, answered questions addressed from Plan Commission and staff.

Public Comments:
Steve Mathews (507 Marcella Dr) – Concerns with lighting, happy with lighting.
Todd Dailey (11134 Gongwer) – Concerns with wetland, flooding, trees.

Closing Comments: Rob Kruger stated trees not affected by wetlands; stormwater should be better with detention basin; no lights on Coldwater Road.

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

Rezoning Petition REZ-2023-0066

APPLICANT:	Heartwood Group, LLC
REQUEST:	To rezone property from C1/Professional Office and Personal Services and AR/Low Intensity Residential to BTI/Business Technology and Industrial Park
LOCATION:	11305 Coldwater Road, 440 feet north of its intersection with Valley O Pines Pkwy (Section 33 of Perry Township)
LAND AREA:	7.76 acres
PRESENT ZONING:	C1/Professional Office and Personal Services and AR/Low Intensity Residential
PROPOSED ZONING:	BTI/Business Technology and Industrial Park

The Plan Commission recommends that Rezoning Petition REZ-2023-0066 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 district complies with the "Traditional Neighborhood" generalized land use category, which can be potentially compatible with the associated development. Enough evidence was provided to show that compatibility will be maintained through architectural enhancements, wetland preservation, and increased connectivity are examples of enhanced development.

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 applicant is intending to leave about 40% undeveloped to accommodate a wetland, and the applicant has worked to ensure that setback and screening standards are met. Extra storm detention is provided to relieve existing stormwater issues.

3. Approval is consistent with the preservation of property values in the area. The rezoning petition is along a well-traveled corridor, and the low intensity nature of the BTI district could be considered a good buffering district between Mardego Hills and the Coldwater corridor.

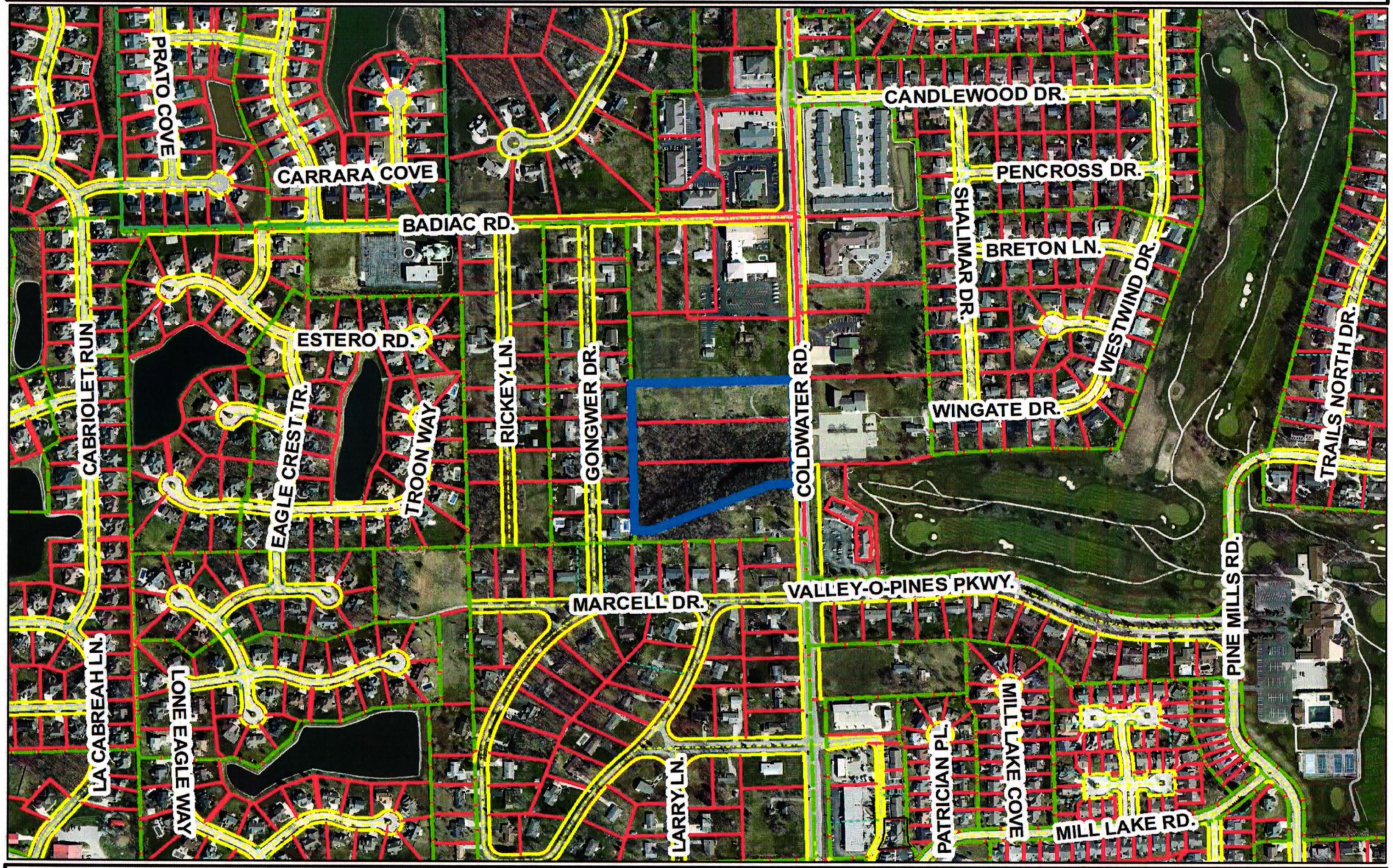
4. Approval is consistent with responsible development and growth principles based on existing uses in the area. Reviewing agencies will verify that impacts are mitigated prior to construction. The applicant intends to work with state regulations and transportation authorities to develop responsibly.

These findings approved by the Fort Wayne Plan Commission on January 22, 2024.

Benjamin J. Roussel

Benjamin J. Roussel
Executive Director
Secretary to the Commission

REZ-2023-0066 and PDP-2023-0055 - Coldwater Road Self-Storage Facility



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State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 12/18/2023

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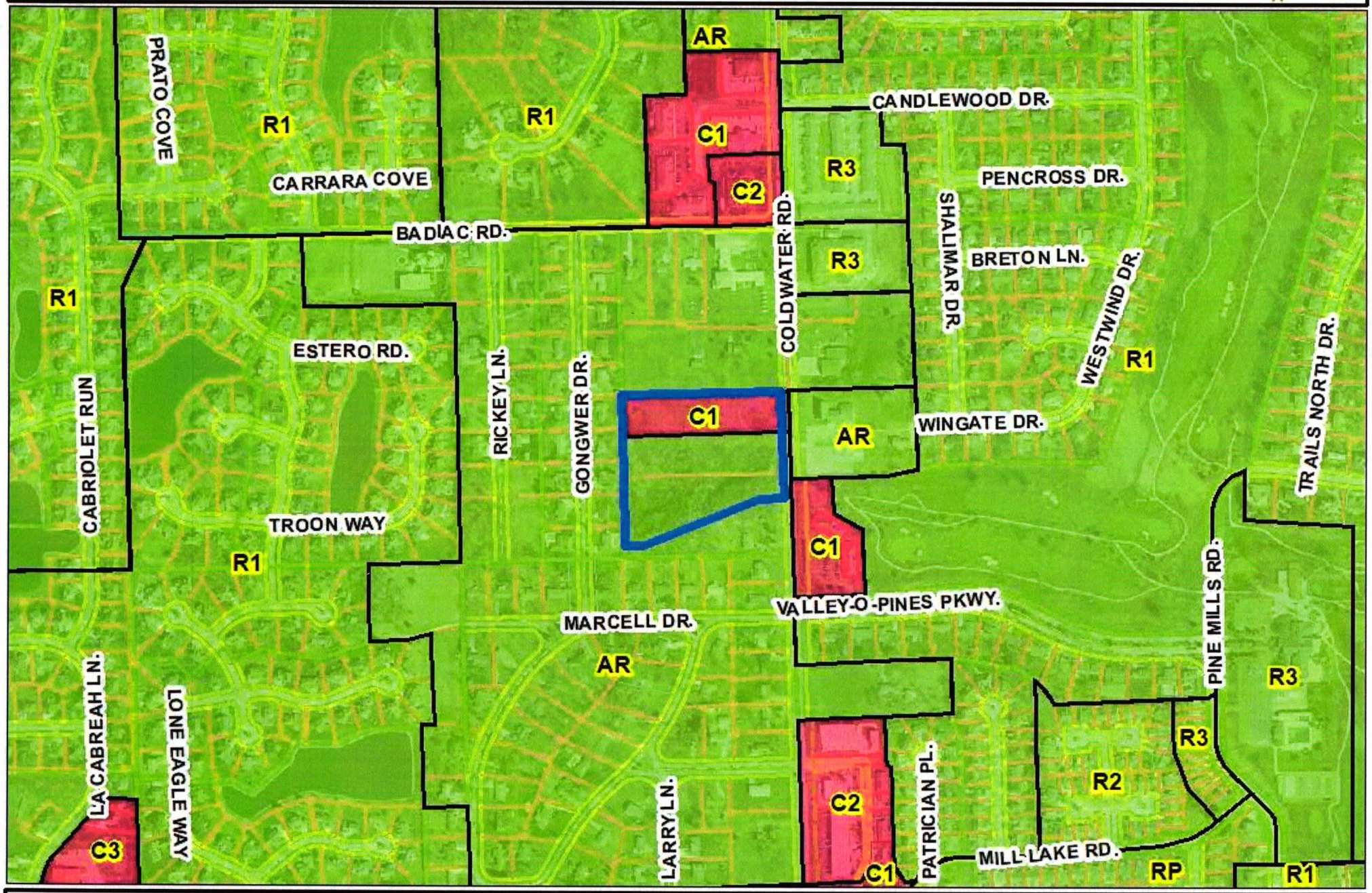
REZ-2023-0066 and PDP-2023-0055 - Coldwater Road Self-Storage Facility



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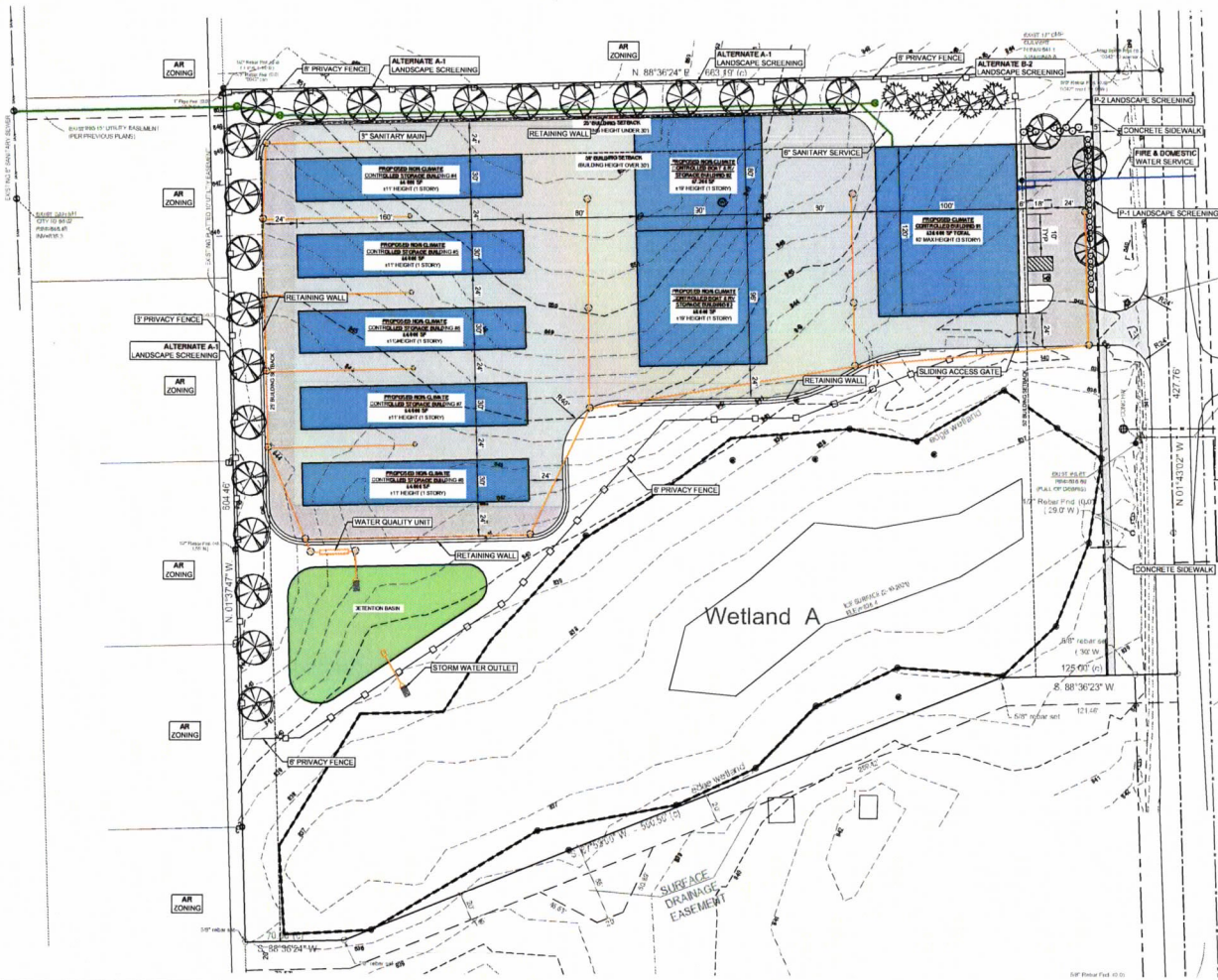


PRIMARY DEVELOPMENT PLAN

SCALE: 1" = 40'

NORTH

LAYOUT LEGEND:

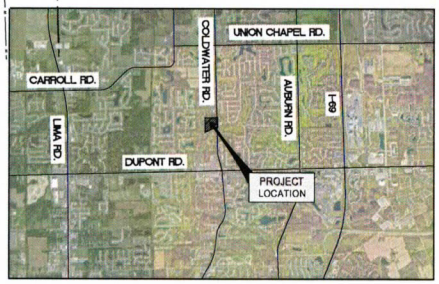
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT

LANDSCAPE LEGEND:

- DECIDUOUS SHADE TREE
- EVERGREEN TREE
- PROPOSED SHRUB SCREENING

PROPOSED LEGEND:

- STORM SEWER
- SANITARY SEWER
- WATER LINE



LOCATION MAP

SCALE: NOT TO SCALE

NORTH

OWNER
THE HEARTWOOD GROUP FORT WAYNE, IN PH: (260) 413-8442 CONTACT: BRAD REINKING EMAIL: breinking@theheartwoodgroup.com
CIVIL ENGINEER & LANDSCAPE ARCHITECT
ENGINEERING RESOURCES, INC. 4175 NEW VISION DR. FORT WAYNE, IN 46845 PH: (260) 490-1025 CONTACT: MARK REINHARD EMAIL: mark@eri.consulting
SURVEYOR
GOULOFF-JORDAN SURVEYING AND DESIGN, INC. 1133 BROADWAY FORT WAYNE, IN 46802 PH: (260) 424-5362 CONTACT: TODD JORDAN EMAIL: todd@gouloffjordan.com

FLOOD INSURANCE RATE MAP (FIRM):
ALLEN COUNTY, INDIANA AND INCORPORATED AREAS
FIRM MAP NUMBER: 18003C0170G
PANEL 170 OF 495
DATED AUGUST 3, 2009
ZONE "X"

PARKING SUMMARY		
1 SPACE PER 400 SQ. FT. OF OFFICE SPACE	TOTAL PARKING REQUIRED	PROPOSED PARKING
400 SF	1	9

BUILDING INFORMATION	
PROPOSED BUILDING SQUARE FOOTAGE	VARIES - SEE PLAN
PROPOSED BUILDING HEIGHT	VARIES - SEE PLAN

LOT INFORMATION	
EXISTING ZONING	AR & C1
PROPOSED ZONING	BTI
CURRENT USE	VACANT
PROPOSED USE	STORAGE FACILITY

ENGINEERING RESOURCES, INC.
4175 New Vision Drive, Fort Wayne, IN 46845
Ph: (260) 490-1025 www.eri.consulting

12-05-2023

MARK D. REINHARD REGISTERED No. 10511270 STATE OF INDIANA PROFESSIONAL ENGINEER

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The Heartwood Group Coldwater Rd. Self Storage Development

Coldwater Rd. Fort Wayne, IN 46845

HEARTWOOD GROUP

ERI PROJECT NUMBER: 5984

ISSUE DATE: 12.05.2023

PRIMARY DEVELOPMENT PLAN

REVISIONS		
NO.	DATE	DESCRIPTION

PRIMARY DEVELOPMENT PLAN

PD1

December 6, 2023 12:34 PM
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GOULOFF - JORDAN
SURVEYING AND DESIGN, INC.
1133 BROADWAY FORT WAYNE, IN 46802
PH (260) 424 - 5362 FAX (260) 424 - 4916

DEVELOPMENT PARCEL

Part of the NE 1/4, Section 33 - T32N - R12E
11215 Coldwater Road, Fort Wayne, IN 46825

LEGEND
(m) MEASURED
(r) RECORDED
(c) CALCULATED
(p) PLATTED
(A) 1" Pipe Fnd. (-0.5) (28.1' W)
(B) 1/2" Rebar Fnd. (-0.4) (28.6' W, 1.2' S)

0' 50' 100' 200' Scale in feet
SCALE:1" = 100'

LEGAL DESCRIPTION - Combined Development Parcel

All of a 5.00-acre parcel described in Document #2019029647 and part of a 5.00-acre parcel described in Document #2010036627, both as found in the Office of the Recorder of Allen County, Indiana, being part of the Southeast Quarter of the Northeast Quarter of Section 33, Township 32 North, Range 12 East, Allen County, Indiana, and being described as follows:

Commencing at the Southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 33; thence South 88 degrees 36 minutes 24 seconds West (based on Indiana East State Plane Coordinate System (NAD'83)(2011)), along the South line of the Southeast Quarter of said Northeast Quarter, 664.19 feet (667 feet recorded), to the Southwest corner of the aforementioned 5.00-acre parcel described in Document #2010036627; thence North 01 degree 37 minutes 47 seconds West, on the West line of said 5.00-acre parcel, 50.00 feet to the **Point of Beginning;** thence continuing North 01 degree 37 minutes 47 seconds West, on said West line, 277.10 feet to the Northwest corner of said 5.00-acre parcel; thence continuing North 01 degree 37 minutes 47 seconds West, on the West line of said 5.00-acre parcel described in Document #2019029647, a distance of 327.76 feet to the Northwest corner thereof; thence North 88 degrees 36 minutes 24 seconds East, on the North line of said 5.00-acre parcel 663.19 feet (664.5 feet recorded) to the Northeast corner thereof; thence South 01 degree 43 minutes 02 seconds East, on the East line of said Northeast Quarter, 327.76 feet to the Southeast corner of said 5.00-acre parcel; thence continuing South 01 degree 43 minutes 02 seconds East, on said East line, 100.00 feet; thence South 88 degrees 36 minutes 24 seconds West, 125.00 feet; thence South 67 degrees 53 minutes 00 seconds West, 500.50 feet; thence South 88 degrees 36 minutes 24 seconds West, 70.00 feet to the Point of Beginning, **containing 7.76 acres,** more or less, and subject to easements and rights-of-way of record.

TOGETHER WITH: A Surface Drainage Easement also being part of the 5.00-acre parcel described in Document #2010036627 as found in the Office of the Recorder of Allen County, Indiana, being part of the Southeast Quarter of the Northeast Quarter of Section 33, Township 32 North, Range 12 East, Allen County, Indiana, and being described as follows:

Commencing at the Southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 33; thence South 88 degrees 36 minutes 24 seconds West (based on Indiana East State Plane Coordinate System (NAD'83)(2011)), along the South line of the Southeast Quarter of said Northeast Quarter, 664.19 feet (667 feet recorded), to the Southwest corner of the aforementioned 5.00-acre parcel; thence North 01 degree 37 minutes 47 seconds West, on the West line of said 5.00-acre parcel, 30.00 feet to the **Point of Beginning;** thence North 88 degrees 36 minutes 24 seconds East, 73.57 feet; thence North 67 degrees 53 minutes 00 seconds East, 145.00 feet; thence South 61 degrees 53 minutes 00 seconds East, 45.53 feet; thence North 67 degrees 53 minutes 00 seconds East, 20.00 feet; thence North 24 degrees 26 minutes 00 seconds East, 50.89 feet; thence North 67 degrees 53 minutes 00 seconds East, 269.42 feet; thence North 88 degrees 36 minutes 24 seconds East, 121.46 feet to a point on the East line of said Northeast Quarter; thence North 01 degree 43 minutes 02 seconds West, on said East line, 20.00 feet; thence South 88 degrees 36 minutes 24 seconds West, 125.00 feet; thence South 67 degrees 53 minutes 00 seconds West, 500.50 feet; thence South 88 degrees 36 minutes 24 seconds West, 70.00 feet to a point on the West line of said 5.00-acre parcel; thence South 01 degree 37 minutes 47 seconds East, on said West line, 20.00 feet to the Point of Beginning, **containing 0.36 acres**, more or less, and subject to easements and rights-of-way of record.

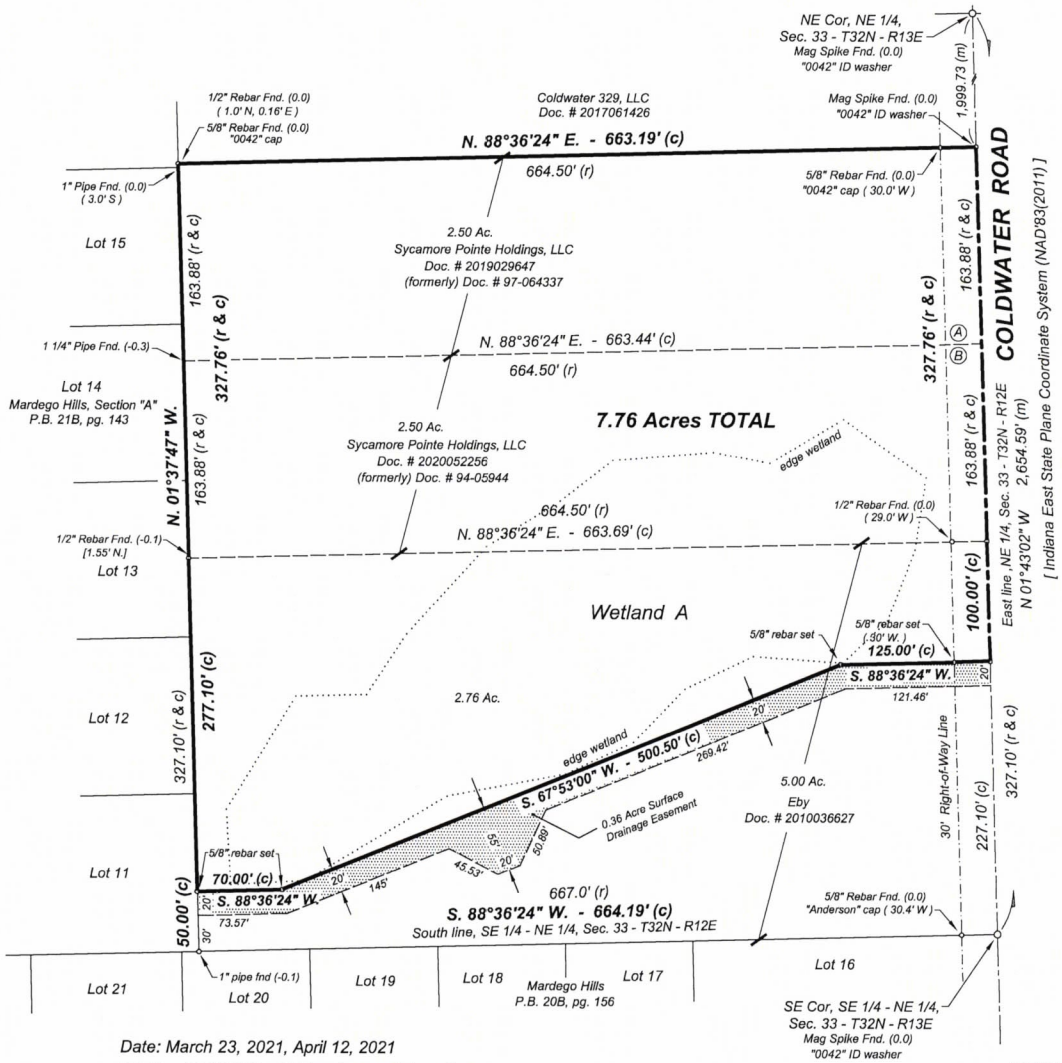
SURVEYOR'S CERTIFICATION

This survey was performed by, or under the responsible direction of the undersigned registered land surveyor and to the best of said registered land surveyor's knowledge and belief, said survey was executed according to the applicable survey requirements of 865 IAC-1-12-1 thru 29.

Field work for this survey was performed on December 23, 2020.
DATED THIS 23rd DAY OF MARCH, 2021.

TIMOTHY C. GOULOFF REGISTERED No.29500017 STATE OF INDIANA LAND SURVEYOR

Timothy C. Gouloff, R.L.S. 29500017
For the exclusive use of:
Sycamore Pointe Holdings, LLC



Date: March 23, 2021, April 12, 2021
Job No.: 20200479 - C (Development Parcel)

Nathan W. Schall

From: Christian Beebe
Sent: Monday, January 8, 2024 1:31 PM
To: Michelle Wood; Jacob Rose; Nathan W. Schall; Karen Couture
Subject: FW: Concerns Regarding the Rezoning Proposal for REZ-2023-0066 / PDP-2023-0055 Coldwater Rd Self Storage

For tonight's public hearing...

From: Kirsten Hamrick Hinkson <kirstenh@asheragency.com>
Sent: Monday, January 8, 2024 12:29 PM
To: Planning Services Department <PlanningServicesDepartment@allencounty.us>
Subject: Concerns Regarding the Rezoning Proposal for REZ-2023-0066 / PDP-2023-0055 Coldwater Rd Self Storage

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Kirsten Hamrick Hinkson & Banjamin Hinkson, 11334 Gongwer Drive, Fort Wayne, IN 46845 (Lot #16, Mardego Hills)

Due to illness, we'll be unable to attend this evening's meeting of the Fort Wayne Planning Commission, but I'd like to formally voice our concerns and disapproval of the rezoning proposal REZ-2023-0066 and primary development plan PDP-2023-0055 for Coldwater Rd Self-Storage Facility.

Concerns:

- Flood lights and 24hr lighting shining into our residential lot.
    - Even with a 6ft privacy fence, our yard and home would be constantly flooded with light through our East facing windows.
        - Our ranch home runs North and South so many of our windows would be affected.
- Reduction in home value and quality of life.
    - We purchased our home less than 2 years ago and specifically investigated the zoning on this adjacent property. We only moved forward with our purchase based on the current zoning of low-intensity residential or professional offices that wouldn't have 24hr activity.
    - The proposed 6' privacy fence around the area would not adequately protect or block our residential properties from the lights and view of the 11' single-story buildings, let alone the proposed 3-story/40' tall building and its lights.
    - We have an above-ground pool with deck that, when in use, would overlook the entire proposed facility.
- Already increasing difficulty with traffic ingress and egress.
    - Coldwater Rd. is currently not being properly maintained or widened.
    - There aren't appropriate turn lanes for many of the current businesses in the area.
    - Vehicular traffic is regularly backed up between Dupont & Union Chapel Roads without the addition of another large business.
- Wetland and soil study issues of the past.
    - Will this proposal appropriately manage the ecological concerns of the area and the wooded space adjacent to the proposed build site?
- Need of Facility.
    - There is a brand new 3-story self-storage facility that has just been completed less than 1.5miles South of the proposed location.
    - This area needs affordable housing, not additional industrial areas for storage.

Please reconsider this rezoning proposal,

Kirsten Hamrick Hinkson
Production Manager
kirstenh@asheragency.com

asher
Asher Agency
office. 260.424.3373
cell. 260.348.8262
asheragency.com

Karen Couture

From: Bergy <the1bergy@rfintj.com>
Sent: Sunday, January 7, 2024 7:08 PM
To: ACFWPlanCommission
Subject: comments on REZ-2023-0066 & PDP-2023-0055

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello, I see that the development plan shows "Deciduous Shade Trees" along the west edge of the property where they will be right next to the power lines. So are the proposed trees of a variety that **does not grow** beyond the 15' height specified by AEP/I&M for trees that close to power lines? I have a walnut tree that violates their rules & they cut off the half that faced the power line.

Other than that, I would not want the facility to be the entire view from the rear of my house (but I'm at the other end of the street where that won't be the case). My thought was that such things belong in more of an industrial setting & then I realized, "duh", the proposal is to rezone the plot to exactly that. :~0

I have no idea what reputation such facilities have regarding crime, noise or neighborhood disturbance (I would expect it to be rather quiet), but this just does not seem like the right place for one.

John Bergy
11506 Gongwer Dr.
Fort Wayne IN 46845

BILL NO. Z-24-01-05

REPORT OF COMMITTEE ON REGULATIONS
February 13, 2024

Michelle Chambers Chair

Scott Myers Co-Chair

All Council Members

An Ordinance amending the City of Fort Wayne Zoning Map No. N-66 (Sec. 33 of Perry Township)

To rezone approximately 7.76 acres from AR/Low Intensity Residential and C1/Professional Office and Personal Services to BTI/Business Technology and Industrial Park at 11305 Coldwater Road to develop the parcel with a self-storage facility

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

COUNCIL MEMBER	DO PASS	DO NOT PASS	ABSTAIN
BENDER			
CHAMBERS			
ENSLEY			
FREISTROFFER			
HARTMAN			
JEHL			
MYERS			
PADDOCK			
TUCKER			

STACY REED
DEPUTY CITY CLERK

Public Hearing Date: N/A
Read the first time in full and on motion by Councilperson Chambers.
Read the second time by title and referred to the Regulations Committee.
Read the third time in full and on motion by Councilperson Myers, placed on passage by the following vote:

TOTAL VOTES	AYES	NAYS	ABSTAINED	ABSENT
BENDER	☒	☐	☐	☐
CHAMBERS	☐	☐	☐	☒
ENSLEY	☒	☐	☐	☐
FREISTROFFER	☒	☐	☐	☐
HARTMAN	☒	☐	☐	☐
JEHL	☐	☒	☐	☐
MYERS	☒	☐	☐	☐
PADDOCK	☒	☐	☐	☐
TUCKER	☒	☐	☐	☐

DATED: February 13, 2024

STACY REED, DEPUTY CITY CLERK

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

Resolution No. Z-24-01-05 on the 13th day of February , 2024

ATTEST:

STACY REED
DEPUTY CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 14th of February 2024, at the hour of 9:00 o'clock A.M. E.S.T.

STACY REED, DEPUTY CITY CLERK

Approved and signed by me this 15th day of February 2024, at the hour of 4:30 o'clock PM . E.S.T.

THOMAS C. HENRY, MAYOR

FORT WAYNE, INDIANA
RECEIVED
FEB 19 2024
LANA R. KEESLING
CITY CLERK