

1 #REZ 2024 0017

2 BILL NO. Z-24-04-27

3
4 ZONING MAP ORDINANCE NO. Z-13-24

5 AN ORDINANCE amending the City of Fort Wayne
6 Zoning Map No. Q-62 (Sec. 35 of Perry 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 BTI
10 (Business, Technology, and Industrial Park) District under the terms of Chapter 157 Title XV
11 of the Code of the City of Fort Wayne, Indiana:

12 **LEGAL DESCRIPTION:**

13 Part of the Southwest Quarter of Section 35, Township 32 North, Range 12 East of
14 the Second Principal Meridian, Perry Township in Allen County, Indiana, based on
15 an original survey by Brett R. Miller, Indiana Professional Surveyor Number
20300059 of Miller Land Surveying, Inc., Survey No. 18064651, dated January 8th,
2024 and being more particularly described as follows:

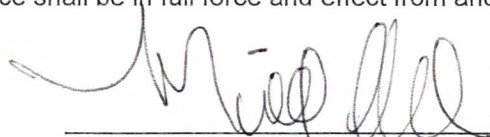
16 Commencing at the Southwest corner of said Southwest Quarter; thence North 88
17 degrees 05 minutes 27 seconds East (GPS grid bearing and basis of bearings to
18 follow), a distance of 2070.20 feet (Deed) along the South line of said Southwest
19 Quarter and within the right-of-way of Dupont Road; thence North 00 degrees 40
20 minutes 03 seconds West, a distance of 50.00 feet (Deed) to the South line of an
21 existing 0.005 acre tract described in Document Number 94-040498 in the Office of
22 the Recorder of Allen County, Indiana; thence North 82 degrees 30 minutes 09
23 seconds East, a distance of 24.42 feet (24.50 feet Deed) along said South line to the
24 East line of said 0.005 acre tract; thence North 04 degrees 24 minutes 56 seconds
25 West, a distance of 6.76 feet (6.67 feet Deed) along said East line to a 5/8" rebar
26 with a "D&A" identification cap on the East line of an existing tract described in
27 Document Number 2008046669 in the Office of the Recorder of Allen County,
28 Indiana; thence continuing North 04 degrees 24 minutes 56 seconds West, a distance
29 of 94.17 feet (Deed) along said East line to a Mag Nail with a "D&A" identification
30 ring; thence North 00 degrees 30 minutes 14 seconds West, a distance of 36.50
(Deed) feet along said East line to a Mag Nail with a "D&A" identification ring;
thence North 17 degrees 05 minutes 11 seconds East, a distance of 62.73 feet (Deed)
along said East line; thence North 00 degrees 40 minutes 03 seconds West, a distance
of 198.20 feet along said East line to a 5/8" steel rebar with a "CEC" identification
cap on the North line of an existing 1.871 acre tract described in Document Number
2016019727 in the Office of said Recorder, said point being the POINT OF
BEGINNING of the herein described tract; thence continuing North 00 degrees 40
minutes 03 seconds West, a distance of 189.00 feet along said East line to the South
line of said Document Number 2008046669, said point being referenced by a 5/8"

1 steel rebar 0.23 feet West; thence North 89 degrees 25 minutes 57 seconds East, a
2 distance of 470.14 feet along said South line and along the South line of an existing
3 1.844 acre tract described in Document Number 2020052474 in the Office of said
4 Recorder to the West line of an existing 0.481 acre tract described in Document
5 Number 94-061424 in the Office of said Recorder, said point being referenced by a
6 5/8" steel rebar with a "CEC" identification cap 0.41 feet North and 0.21 feet West;
7 thence South 17 degrees 46 minutes 06 seconds West, a distance of 183.31 feet along
8 said West line to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095"
9 identification cap; thence South 89 degrees 25 minutes 57 seconds West, a distance
10 of 56.53 feet to a 5/8" steel rebar with a "Miller Land Surveying Firm
11 #0095" identification cap; thence South 00 degrees 14 minutes 51 seconds West, a
12 distance of 15.00 feet to a 5/8" steel rebar with a "Miller Land Surveying Firm
13 #0095" identification cap on the North line of said 1.871 acre tract described in
14 Document Number 2016019727 in the Office of said Recorder; thence South 89
15 degrees 25 minutes 57 seconds West, a distance of 355.38 feet along said North line
16 to the Point of Beginning. Containing 1.884 acres, more or less. Subject to easements
17 of record.

18 and the symbols of the City of Fort Wayne Zoning Map No. Q-62 (Sec. 35 of Perry
19 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
20 Wayne, Indiana is hereby changed accordingly.

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

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



Council Member

27 APPROVED AS TO FORM AND LEGALITY:

28 
29 Malak Heiny, City Attorney

30

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2024-0017
Bill Number: Z-24-04-27
Council District: 2 – Russ Jehl

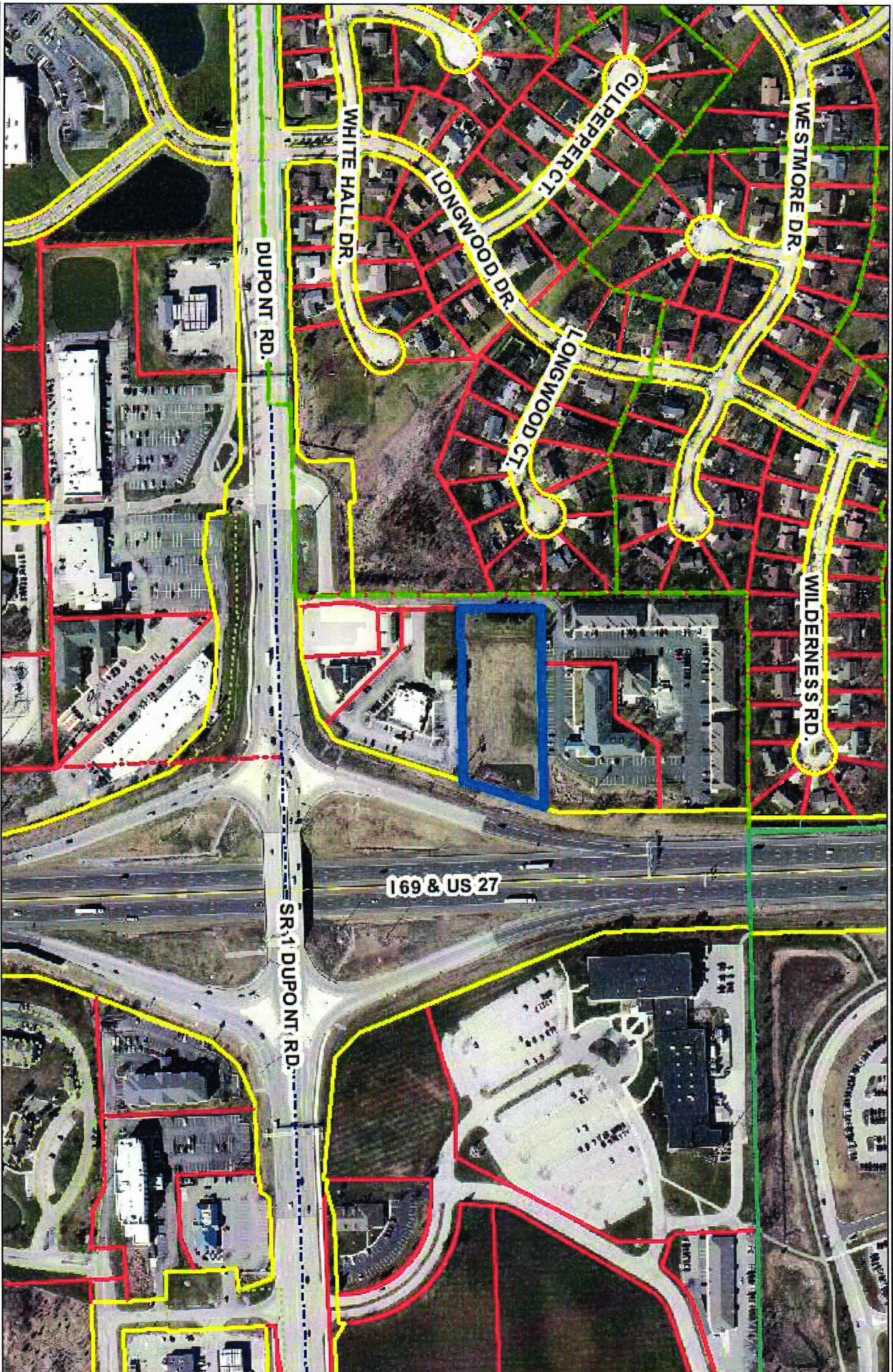
Introduction Date: April 23, 2024
Plan Commission
Public Hearing Date: May 13, 2024 (not heard by Council)
Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance: To rezone property from C2/Limited Commercial to BTI/Business, Technology, and Industrial Park
Location: 2925 E Dupont Road, 800 feet east of its intersection with Longwood Drive (Section 35 of Perry Township)
Reason for Request: To permit a primary development plan for a self-storage development.
Applicant: Premiere Storage, LLC
Property Owner: J & J Realty Co

Related Petitions: Primary Development Plan – 2925 E Dupont Road Self Storage

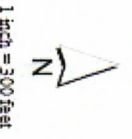
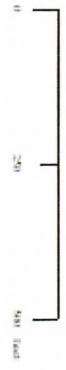
Effect of Passage: Property will be rezoned to the BTI/Business, Technology, and Industrial Park zoning district, which will allow for a self-storage development.

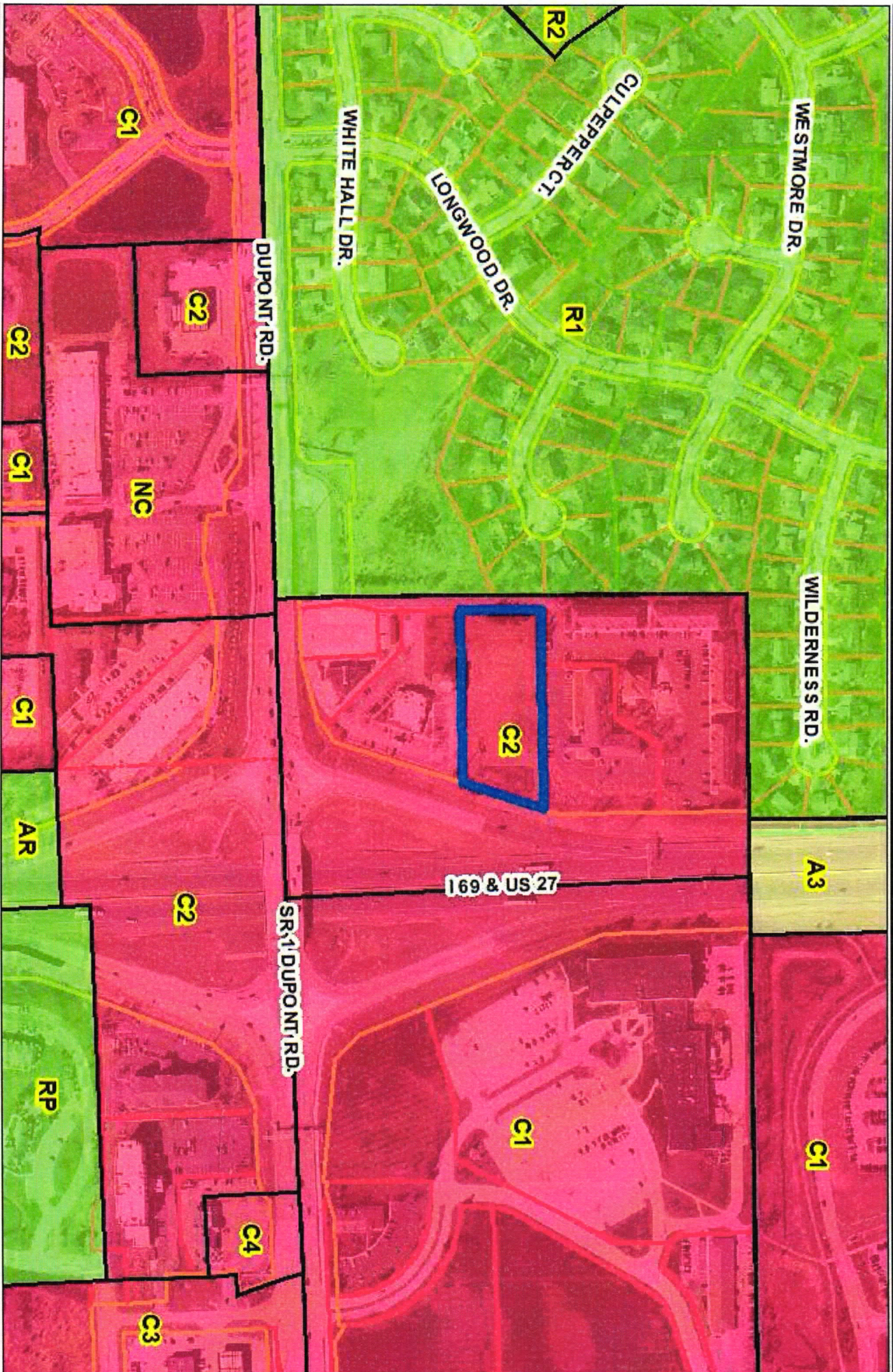
Effect of Non-Passage: The property will remain zoned C2/Limited Commercial which does not permit a self-storage development. The site will continue with existing uses, and may be redeveloped with areas for moderate intensity business, community, office, personal service, and limited retail uses, along with certain residential facilities.



Although every accuracy standard has been attempted in the compilation of this map, the compiler does not warrant or guarantee the accuracy of the information contained herein and the compiler and its staff are not responsible for any errors or omissions.

© 2024 Board of Commissioners of the County of North American, North Carolina
State Plane Coordinate System, Indiana East
North and South, Spring 2014
Date: 8/15/2024

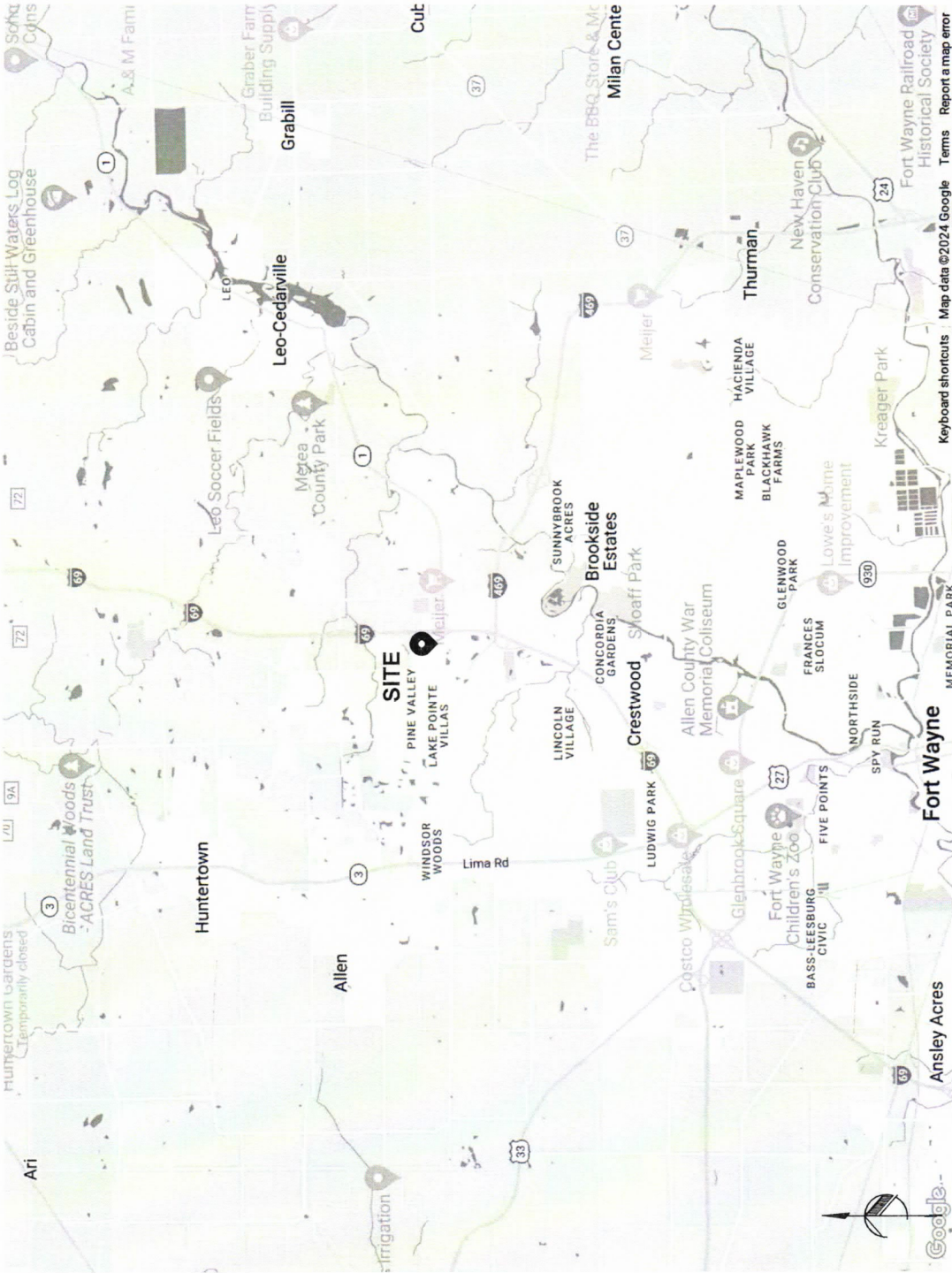




Although strict accuracy standards have been applied in the preparation of this map, Adams County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any use of the information contained herein.

© 2008 South American Thermal Products, Inc.
 State Plane Coordinate System, Indiana East
 Drawn and Contour: Spring 2009
 Date: 8/15/2008





Keyboard shortcuts Map data ©2024 Google Terms Report a map error

PROJECT INFORMATION	
PROJECT NAME:	PREMIERE FORT WAYNE
JURISDICTION:	FORT WAYNE, IN
ADDRESS:	BEN BARRON LANE, MONCK'S CORNER, SC
PARCEL ID #:	02-02-35-380-003.000-091
ZONE:	BTI
EXISTING USE:	VACANT
PROPOSED USE:	SELF-STORAGE
SITE ACREAGE:	± 1.88 ACRES
PROPOSED GSF:	44,111,868 GSF
SETBACKS:	FRONT: 50' SIDE: 25' REAR: 25' MIN. LOT SIZE: NONE MIN. LOT FRONTAGE: N/A MAX. BLDG. HEIGHT: 40'
PROVIDED PARKING:	20 SPACES
DESCRIPTION:	THIS PACKAGE CONTAINS A PROPOSED STORAGE FACILITY IN FORT WAYNE, IN PARCEL ID: 162-00-01-1039
DEVELOPMENT TEAM:	
S3 PARTNERS:	BARRY SHERMAN
HAUSER ARCHITECTS:	CURTIS KOLDENWAY

FORT WAYNE STORAGE

00 - COVER SHEET

2024_0401





FORT WAYNE STORAGE

01 - AERIAL

2024_0401



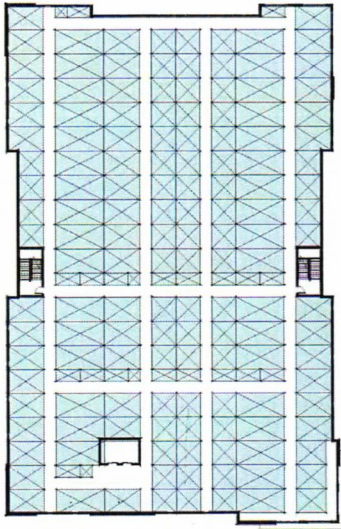
PREMIERE
STORAGE



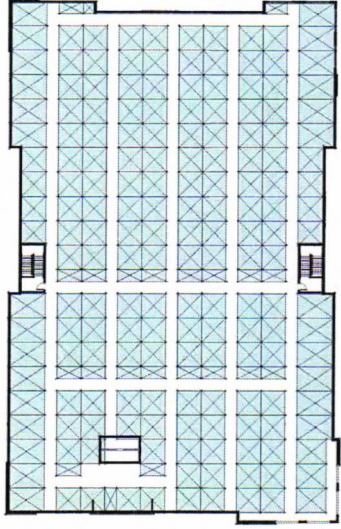
WE'VE GOT YOU
COVERED
| SUCCESS



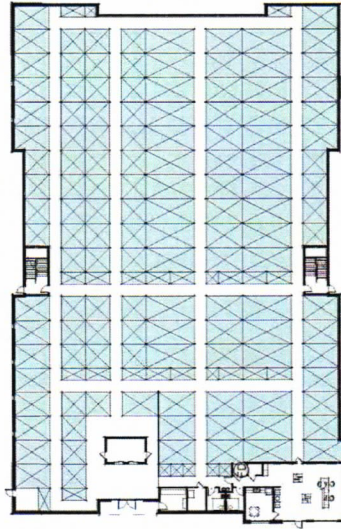
HAUSER
ARCHITECTS



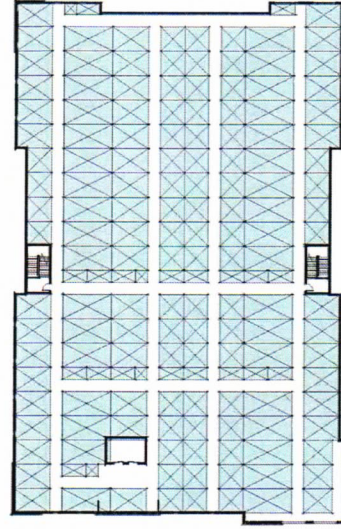
2 LV2 CONCEPTUAL FLOOR PLAN
1" = 50'-0"



4 LV4 CONCEPTUAL FLOOR PLAN
1" = 50'-0"



1 LV1 CONCEPTUAL FLOOR PLAN
1" = 50'-0"



3 LV3 CONCEPTUAL FLOOR PLAN
1" = 50'-0"

FORT WAYNE STORAGE

03 - UNIT MIX

2024_0401



PREMIERE
STORAGE



PARTNERS
IN
GROWTH
|
SUCCESS



HAUSER
ARCHITECTS



FORT WAYNE STORAGE

05 - PERSPECTIVES

2024_0401



PREMIERE
STORAGE



HAUSER
ARCHITECTS



FORT WAYNE STORAGE

06 - PERSPECTIVES

2024_0401



PREMIERE
STORAGE



PARTNERS
Experience
Growth's
Success



HAUSER
ARCHITECTS



FORT WAYNE STORAGE

07 - PERSPECTIVES

2024_0401



PREMIERE
STORAGE



PARTNERS
IN
GROWING
BUSINESS
SUCCESS



HAUSER
ARCHITECTS



FORT WAYNE STORAGE

08 - PERSPECTIVES

2024_0401



PREMIERE STORAGE



HAUSER ARCHITECTS



FORT WAYNE STORAGE

09 - PERSPECTIVES

2024_0401



PREMIERE
STORAGE



HAUSER
ARCHITECTS



FORT WAYNE STORAGE

10 - PERSPECTIVES 2024_0401



PREMIERE STORAGE



HAUSER
ARCHITECTS



FORT WAYNE STORAGE

11 - PERSPECTIVES

2024_0401



PREMIERE
STORAGE



PARTNERS
experience
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success

HAUSER
ARCHITECTS



FORT WAYNE STORAGE

12 - PERSPECTIVES

2024_0401



PREMIERE
STORAGE



PARTNERS
EXPERIENCE
GROWTH
SUCCESS



HAUSER
ARCHITECTS

Department of Planning Services Rezoning Petition Application

Applicant
 Applicant Premiere Storage LLC
 Address 4609 33rd Ave S, Ste. 400
 City Fargo State ND Zip 58104
 Telephone _____ E-mail _____

Property Ownership
 Property Owner J & J Realty Co.
 Address 1800 Magnavox Way
 City Fort Wayne State Indiana Zip 46804
 Telephone _____ E-mail _____

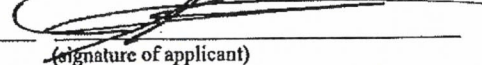
Contact Person
 Contact Person Robert C. Kruger, Esq.
 Address 200 E. Main Street
 City Fort Wayne State Indiana Zip 46802
 Telephone 260-426-1300 E-mail rkruger@burtblee.com

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 2935 E. Dupont Road Township and Section _____
 Present Zoning C2 Proposed Zoning BT1 Acreage to be rezoned _____
 Purpose of rezoning (attach additional page if necessary) Applicant requests that the Property be re-zoned from C2 to BT1 to accommodate the development of a storage facility on the Property.
 Sewer provider _____ Water provider _____

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: JON KUNCEL  4/1/2024
 (printed name of applicant) (signature of applicant) (date)

By: _____
 (printed name of property owner) (signature of property owner) (date)



Received	Receipt No.	Hearing Date	Petition No.
4-2-24	145731	5-13-24	

Department of Planning Services • 200 East Berry Suite 150 • Fort Wayne, Indiana • 46802
 Phone (260) 449-7607 • Fax (260) 449-7682 • www.allencounty.us • www.cityoffortwayne.org



REZ-2024-0017

10/19/87

MAIL TAX BILLS TO:
4600 W. Jefferson Blvd.
Ft. Wayne, IN 46804

87-057761

TAX KEY NO: _____

WARRANTY DEED

THIS INDENTURE WITNESSETH, that RICHARD D. PENEWIT and SUSAN E. PENEWIT, husband and wife, each being over the age of eighteen (18) years, of Cheboygan County in the State of Michigan, CONVEY AND WARRANT to J & J REALTY CO., an Indiana General Partnership, of Allen County in the State of Indiana for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Allen County, in the State of Indiana:

A parcel of land located in the Southwest One-quarter of Section 35, Township 32 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

COMMENCING at the Southwest corner of said Section 35; thence North 88 degrees 45 minutes 30 seconds East along the centerline of Dupont Road a distance of 2070.2 feet; thence North 0 degrees 00 minutes East a distance of 50.0 feet to a concrete right-of-way monument at the Northerly right-of-way of said Dupont Road; thence North 83 degrees 03 minutes East along said right-of-way line a distance of 101.0 feet; thence continuing along said right-of-way line North 88 degrees 10 minutes East a distance of 38.7 feet to the Point of Beginning of the herein described tract. Beginning at the above described point; thence North 0 degrees 26 minutes 54 seconds East a distance of 185.65 feet; thence North 89 degrees 33 minutes 06 seconds West a distance of 103.43 feet; thence North 0 degrees 00 minutes East a distance of 387.20 feet; thence South 89 degrees 54 minutes East a distance of 483.10 feet; thence South 1 degree 13 minutes 45 seconds West (South 0 degrees 18 minutes East deed) a distance of 64.10 feet to a point on the Westerly right-of-way of Interstate Highway No. 69; thence South 18 degrees 27 minutes West along said Westerly right-of-way a distance of 463.0 feet; thence still along said highway right-of-way South 48 degrees 11 minutes West a distance of 96.50 feet to the Northerly right-of-way of Dupont Road; thence South 88 degrees 10 minutes West along said Dupont Road right-of-way a distance of 161.30 feet to the Point of Beginning. Parcel contains 4.86 acres, more or less and is subject to any pertinent easements of record. Access to the aforescribed tract is over and across the following described 30 foot wide ingress-egress easement. Commencing at the Southwest corner of Section 35, Township 32 North, Range 12 East, Allen County, Indiana; thence North 88 degrees 45 minutes 3 seconds East along the centerline of Dupont Road a distance of 2070.2 feet; thence North 0 degrees 00 minutes East a distance of 50.0 feet to a concrete right-of-way monument at the Northerly right-of-way line of said Dupont Road; thence North 83 degrees 03 minutes East along said right-of-way line a distance of 24.5 feet to the Point of Beginning of the herein described 30 foot wide ingress-egress easement. Beginning at the above described point; thence continuing along said right-of-way line North 83 degrees 03 minutes East a distance of 76.50 feet; thence still along said right-of-way line North 88 degrees 10 minutes East a distance of 38.70 feet; thence North 0 degrees 26 minutes 54 seconds East a distance of 30.02 feet; thence South 88 degrees 10 minutes West a distance of 41.24 feet; thence South 83 degrees 00 minutes West a distance of 76.13 feet; thence South 3 degrees 40 minutes 51 seconds East a distance of 30.05 feet to the Point of Beginning. Easement contains 0.08 acres, more or less.

Subject to the second installment of real estate taxes for the year 1986, due and payable in November 1987, and all subsequent real estate taxes, all zoning laws and ordinances, building, use and occupancy restrictions, building lines, easements, rights-of-way, encumbrances, covenants and conditions of record.

Dated this 22nd day of October, 1987.

Richard D. Penewit
(Richard D. Penewit)

Susan E. Penewit
(Susan E. Penewit)

STATE OF MICHIGAN }
COUNTY OF CHEBOYGAN } SS:

Before me, a Notary Public in and for said County and State this 22 day of October 1987, personally appeared RICHARD D. PENEWIT and SUSAN E. PENEWIT, husband and wife, each being over the age of eighteen (18) years, and acknowledged the execution of the foregoing Deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

Phyllis M Brandt
Phyllis M Brandt Notary Public

I am a resident of Cheboygan County, Michigan and my commission expires:

Aug 4, 1991

INSTRUMENT V 11101

This instrument prepared by Charles R. Cogdell of the law firm of Livingston Dildine Hynfe & Yoder, 1400 One Summit Square, Fort Wayne, IN 46802.

87 NOV 18 PM 2:55
ALLEN COUNTY RECORDER
Don S. [unclear]

DULY ENTERED FOR TAXATION

NOV 18 1987

Frank K. Brown
AUDITOR OF ALLEN COUNTY

87-057761

**REZONING QUESTIONNAIRE AND
SUPPLEMENTAL NOTE RE: LANDSCAPING**

1. **Approval of the rezoning request will be in substantial compliance with the All in Allen Comprehensive Plan and should not establish an undesirable precedent in the area.**

The site is located in an Urban Infill Area and will, in alignment with the goals in such an area, utilize a vacant lot which has access to utilities and access roads.

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 site is located along a major access point to Interstate 69 and Dupont Rd. The site is bound by a restaurant to the south, the interstate highway to the east, and a hotel and office park to the north. The residential to the west is buffered by an existing mound with evergreens on it.

3. **Approval is consistent with the preservation of property values in the area.**

The proposed storage facility will utilize a high quality exterior and provides a valuable amenity to surrounding offices and homes who need supplemental storage. This feature, along with the existing mounding and tree line, will adequately mitigate any visual impact the proposed structure may have on the residential areas to the west.

4. **Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area.**

The development plan review and approval will ensure thoughtful design which accomodates surrounding uses.

NOTE RE: LANDSCAPE BUFFERING: The Applicant intends to maintain the existing mounding to the west of the property and the existing evergreens located on the mounding as an alternate landscape buffer along the west side of the property.

FACT SHEET

Case #REZ-2024-0017

Bill # Z-24-04-27

Project Start: April 2024

PROPOSAL:	Rezoning Petition REZ-2024-0017 - 2925 E Dupont Road Self Storage
APPLICANT:	Premiere Storage, LLC
REQUEST:	To rezone property from C2/Limited Commercial to BTI/Business, Technology, and Industrial Park to permit a self-storage development.
LOCATION:	2925 E Dupont Road, 800 feet east of its intersection with Longwood Drive (Section 35 of Perry Township)
LAND AREA:	approximately 1.95 acres
PRESENT ZONING:	C2/Limited Commercial
PROPOSED ZONING:	BTI/Business, Technology, and Industrial Park
COUNCIL DISTRICT:	2 – Russ Jehl
SPONSOR:	Fort Wayne Plan Commission

May 13, 2024 Public Hearing

- Three people spoke with concerns.
- Connie Haas Zuber was absent.

May 20, 2024 Business Meeting

Plan Commission Recommendation: DO PASS

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

7-0 MOTION PASSED

- Paul Sauerteig and Ryan Neumeister were absent.

Fact Sheet Prepared by:
Karen Couture, Associate Land Use Planner
May 28, 2024

PROJECT SUMMARY

The petitioner is requesting to rezone the parcel from C2/Limited Commercial to BTI/Business, Technology, and Industrial Park to accommodate a new self-story facility, which includes a waiver for height. Today, the site is shovel ready but otherwise undeveloped. The site is a part of a greater business park that included a gas station (converted to hot tub sales), a restaurant, hotel, and an industrial park. The site also includes a utility easement that bisects the site. Across the interstate is the Parkview Regional Medical Center. The intent of the BTI district is to “create areas for the development of limited intensity assembly, fabrication, office, medical, technology, and research facilities, including corporate campus and similar development, with quality, integrated architectural and site design which is compatible with adjacent development and creates minimal impacts outside of the buildings.” In other words, despite the industrial name, the district may be compatible to existing residential and commercial districts and provide logical transition between an interstate and residential areas. It prohibits typical uses along highways like gas stations and restaurants, making it amenable to adjacent residential zoning. The district also prohibits outdoor storage and display.

The submitted development plan shows a single structure that has about a 28,000 square feet footprint. The proposed structure is about 111,968 square feet across four floors. A height waiver is included, which is discussed below. The building is set back about 125 feet from the property line, according to the provided scale. The applicant intends to retain the mounding and the existing mature evergreen trees. The applicant also intends on using the existing location of storm detention for the site and supplement the area with shade trees. Access to the site will be provided with existing curb cuts to the development site. Aside from the utility easements, the site is outside other mapped districts, like floodplain and the airport overlay. The applicant will also need to provide a photometric plan at the site routing level to mitigate light pollution into the Longwood neighborhood. There is no outdoor storage proposed with this development, which is prohibited in the BTI district. Sidewalks are exempt from sidewalks in the BTI district, so they are excluded from the development plan.

Additionally, the applicant submitted a waiver request to increase the maximum height of the structure from 40 feet to 50 feet. The biggest justification of the waiver is the utility easement mapped down the center of the development site, which makes the building envelope smaller. Because of this, the applicant chose to develop the eastern half, closer to the interstate. The development may provide additional sound buffering between the Interstate and the Longwood neighborhood. The applicant also provided a sight study to show the existing trees should adequately screen the building from the residents. The waiver criteria in State Code are:

- (a) The waiver or modification is in conformance with the purposes and intent of this ordinance along with the objectives and policies of the Comprehensive Plan;
- (b) The applicant has submitted adequate evidence to demonstrate that the requested waiver or modification will not have a significant impact on contiguous residential properties; and
- (c) The failure to grant the requested waiver would result in practical difficulties in the use of the property for the proposed development.

Finally, an alternate landscaping plan is also requested with this plan. The applicants intend to keep the mature evergreen trees on the existing mound and not provide P1 parking. For the site routing level, P1 landscaping adjacent to the hotel and restaurant would be necessary to make the development most compliant to the Fort Wayne Zoning Ordinance.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

- The project site is located within the Urban Infill Area. Development in urban infill areas should be focused on vacant lots within neighborhoods and commercial or industrial areas already served by infrastructure.
- The following Goal would be applicable and supportive of this request:
LUD1 – Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas

Overall Land Use Policies

- The following Land Use Policies would be applicable and supportive of this request:
LUD Policy 4 – Nonresidential development which is adjacent to residential neighborhoods should be limited to lower intensity neighborhood commercial uses.

Generalized Future Land Use Map

- The project site is located within the Community Commercial generalized land use category. The Community Commercial Generalized Land Use consists of medium to large clusters of commercial businesses providing a mix of day-to-day necessities as well as destination-oriented and specialized goods and services. These areas generally attract consumers from multiple neighborhoods in the immediate area.
- Adjacent properties are categorized as Regional Commercial to the north, south and east, with Suburban Neighborhood identified to the west.

Overall Land Use Related Action Steps

- **LUD Goal 1** Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas.

Compatibility Matrix

- This proposed use is permitted in BTI/Business, Technology, and Industrial Park with the future land use designation of “Community Commercial” is considered compatible in the matrix.

Other Applicable Plans: none

PUBLIC HEARING SUMMARY:

Presenter: Rob Kruger, representing the applicant, presented the request as outlined above. Payton Prody, engineer for the project, clarified information regarding the site plan.

Public Comments:

David Wall (2826 Longwood Ct): Closest to property; concerned with criminal activity, trash, loitering, drainage, noise, privacy.

Emily Kestner (2728 Westmore Dr): Concerns with notices, covenants limit 3-story max, dumpsters, staffing.

Andrew Hoch (2834 Longwood Ct): Concerned with neighborhood awareness, association not active.

Closing Comments: Rob Kruger – Traffic will be less than hotel, security will include numerous cameras, drainage will be addressed with city requirements.

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

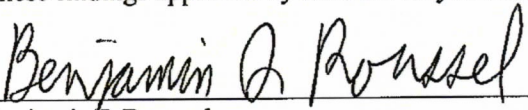
Rezoning Petition REZ-2024-0017 – Premiere Storage

APPLICANT: Premiere Storage, LLC
REQUEST: To rezone property from C2/Limited Commercial to BTI/Business, Technology, and Industrial Park
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PROPOSED ZONING: BTI/Business, Technology, and Industrial Park

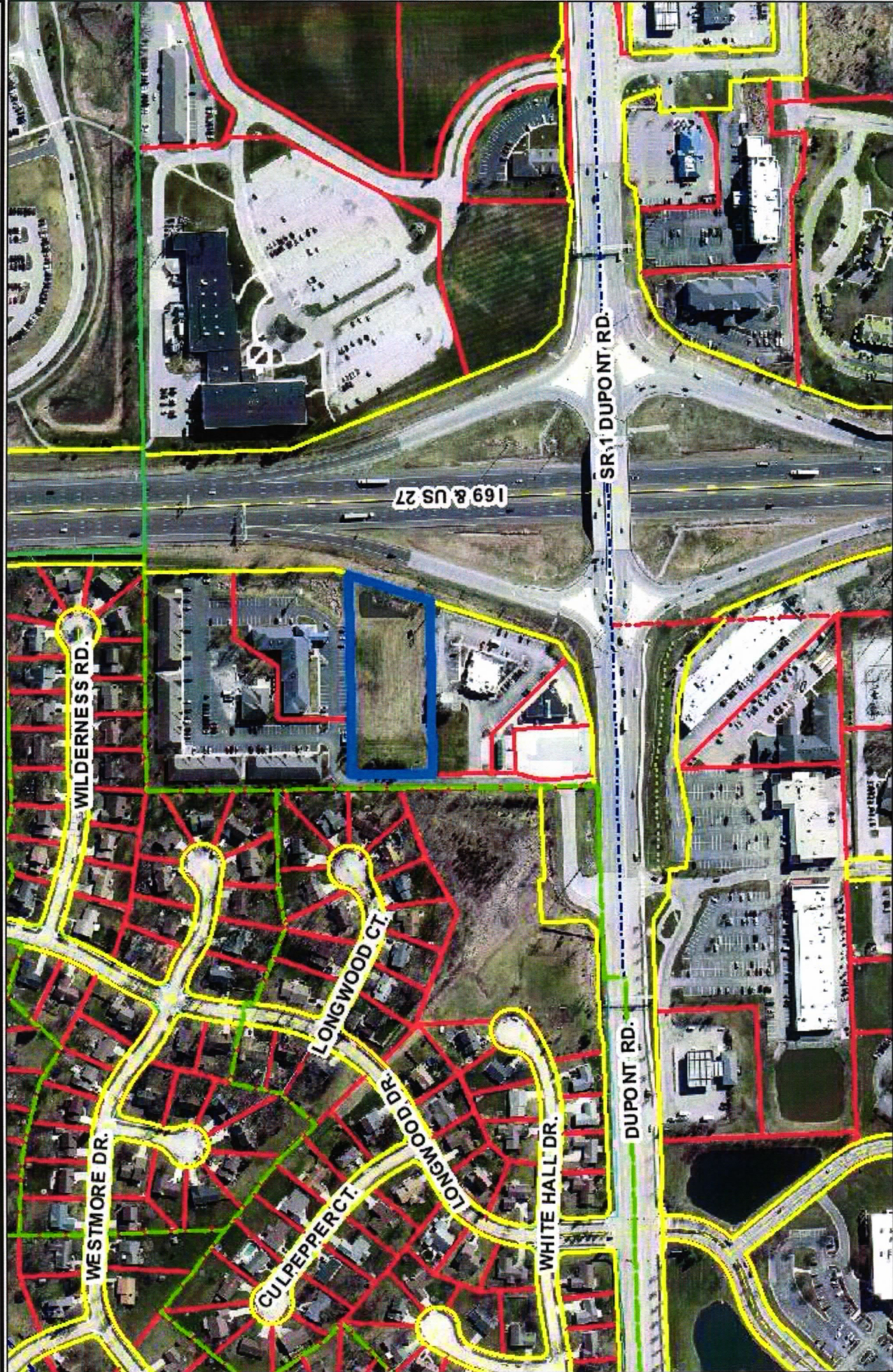
The Plan Commission recommends that Rezoning Petition REZ-2024-0017 be returned to Council, with a “Do Pass” recommendation after considering the following:

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. BTI is intended to be a buffer district between residential and higher intensity areas. In this case, the district can serve as sound deadening between I-69 and the Longwood subdivision. The front yard of the site is adjacent to residential, so the primary structure will be at least 50’ from any residential district.
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 greater area is commercial – this is a lesser intensity that conventional uses along interstates, like gas stations or other regional destinations.
3. Approval is consistent with the preservation of property values in the area. The proposal follows rapid interest in this area from entities like Trine University, Parkview Regional Medical Center, and other development in this quadrant of town.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Reviewing agencies will need to approve any development on this site prior to construction of the primary structure. This should mitigate the impact of development.
5. The rezoning is consistent with the mandate for responsible growth and development in that the proposal aligns with the Comprehensive Plan. This site is infill, as it is developed in every cardinal direction. The applicant found a way to develop a site that is bisected by a large utility easement, which is most likely the reason it has remained development since the early 2000’s.

These findings approved by the Fort Wayne Plan Commission on May 20, 2024.


Benjamin J. Roussel
Executive Director
Secretary to the Commission

REZ-2024-0017 and PDP-2024-0024 - 2925 E Dupont Road Self Storage

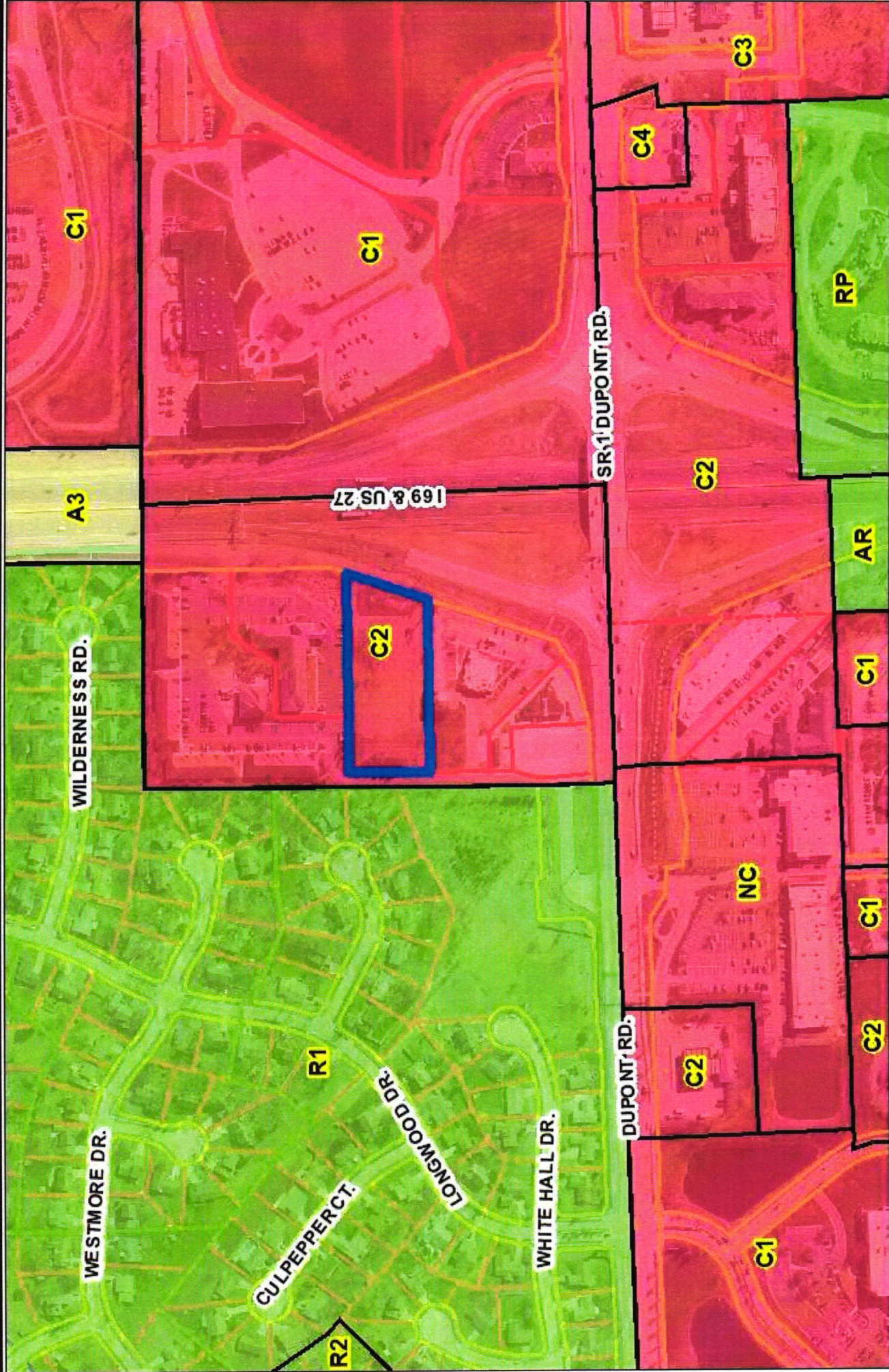


Although this map is a true and correct copy of the information contained herein, it is not a substitute for a site visit. The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. © 2008 Board of Commissioners of the County of Adams, North American Century 1983. State Plane Coordinate System, Indiana East. Proton and Contour, Spring 2009. Date: 4/15/2024



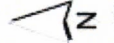
1 inch = 300 feet

REZ-2024-0017 and PDP-2024-0024 - 2925 E Dupont Road Self Storage



Although this accuracy standard has been attempted by the compiler 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 its use.

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 State Plane Coordinate System, Indiana East
 Projection Contour: Spring 2009
 Date: 4/15/2023



1 inch = 300 feet

REPORT OF COMMITTEE ON REGULATIONS

June 4, 2024

Michelle Chambers Chair

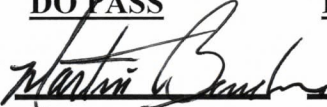



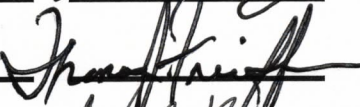

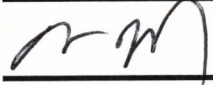


Scott Myers Co-Chair

All Council Members

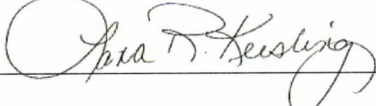
An Ordinance amending the City of Fort Wayne Zoning Map No. Q-62 (Sec. 35 of Perry Township)

To rezone property from C2/Limited Commercial to BTI/Business, Technology, and Industrial Park at 2925 E Dupont Road, 800 feet east of its intersection with Longwood Drive to permit a primary development plan for a self-storage development

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>
<u>BENDER</u>			
<u>BOOKER</u>			
<u>CHAMBERS</u>			
<u>ENSLEY</u>			
<u>FREISTROFFER</u>			
<u>HARTMAN</u>			
<u>JEHL</u>			
<u>MYERS</u>			
<u>PADDOCK</u>			

**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: N/A

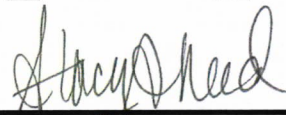
Read the first time in full and on motion by Councilperson Chambers.

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

Read the third time in full and on motion by Councilperson Chambers, placed on passage by the following vote:

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
BENDER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
BOOKER	<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"/>
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"/>
HARTMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
MYERS	<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"/>

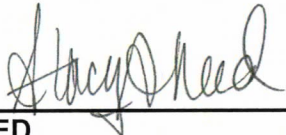
DATED: June 11, 2024



STACY REED, DEPUTY CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as
Zoning Resolution No. Z-24-04-27 on the 11th day of June, 2024

ATTEST:

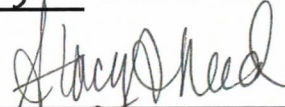


STACY REED
DEPUTY CITY CLERK



PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th
of June 2024, at the hour of 9:15 o'clock A.M. E.S.T.



STACY REED, DEPUTY CITY CLERK

Approved and signed by me this 13th day of June 2024, at the
hour of 3:20 o'clock PM. E.S.T.



SHARON TUCKER, MAYOR

