

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2021-0020
Bill Number: Z-21-05-09
Council District: 1 – Paul Ensley

Introduction Date: May 25, 2021

Plan Commission
Public Hearing Date: June 7, 2021 (not heard by Council)

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

Synopsis of Ordinance: To rezone 1.63 acres from RP/Planned Residential to I1/Limited Industrial

Location: South end of Homewood Drive

Reason for Request: To allow for indoor, hydroponic growing containers to be used by the residents of the CASS Housing development (for adults with developmental disabilities) also to be located on Homewood Drive. The project will provide employment, and food for the residents. There will be no retail sales on-site.

Applicant: CASS Housing, Inc.

Property Owner: CASS Housing, Inc.

Related Petitions: Primary Development Plan, CASS Housing Homewood

Effect of Passage: Property will be rezoned to the I1/Limited Industrial zoning district, which will allow the placement and use of hydroponic farming containers to be used by the residents of the CASS Housing development.

Effect of Non-Passage: The property will remain zoned for residential uses and may redevelop as such.

#REZ-2021-0020

BILL NO. Z-21-05-09

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. M-34 (Sec. 23 of Washington 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 an I1 (Limited
Industrial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
Wayne, Indiana:

Part of Parcel II of the lands conveyed to Cass Housing in Document # 2020064875, being
located in the Northeast Quarter of Section 23, Township 31 North, Range 12 East, Allen
County, Indiana, this new description having been prepared by Michael C. Vodde, Indiana
Professional Surveyor #20100011, based on Anderson Surveying, Inc. Survey #20-06-102,
dated June 24, 2020, more particularly described as follows:
Commencing at the point of intersection of the North line of the Northeast Quarter of said
Section 23 and the East right of way line of the former Lake Shore & Michigan Southern
Railroad (also the former Penn Central Railroad), said point located 16.97 feet North 88
degrees 23 minutes 15 seconds East (bearings in this description are based on WGS-84
longitude and latitude by GPS observation) of a PK nail at the Northwest corner of said
Northeast Quarter; thence South 01 degrees 49 minutes 26 seconds East, on said East right
of way line, 1092.22 feet to a point on the West line of Parcel II in Document # 2020064875,
said point being the **True Point of Beginning** for the lands herein described; thence North
88 degrees 23 minutes 15 seconds East, a distance of 334.50 feet, to a mag nail with
identification ring stamped "ANDERSON FIRM #29A", monumenting the Northwest corner of
the lands conveyed to Rodriguez in Document #2018032999; thence South 01 degrees 49
minutes 26 seconds East, on the West line of said lands and its extension a distance of
211.90 feet, to a point on the South line of the Lands of Cass Housing; thence South 88
degrees 23 minutes 15 seconds West, on said South line, a distance of 334.50 feet, to a 5/8-
inch rebar with an orange identification cap stamped "ANDERSON FIRM #29A", at the
Southwest corner of the aforesaid Cass Housing; thence North 01 degrees 49 minutes 26
seconds West, on the West line of said parcel, a distance of 211.90 feet, to the point of
beginning. Containing 1.627 acres, more or less, subject to all legal rights-of-way, subject to
all Regulated Drain Easements for any Regulated Drains or Tiles being on or within 75 feet
of the above-described parcel, subject to all other easements, covenants, restrictions and
rights affecting the above-described parcel.
Note: this description was created from previous survey information for use in a rezoning
petition.

and the symbols of the City of Fort Wayne Zoning Map No. M-34 (Sec. 23 of Washington
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.

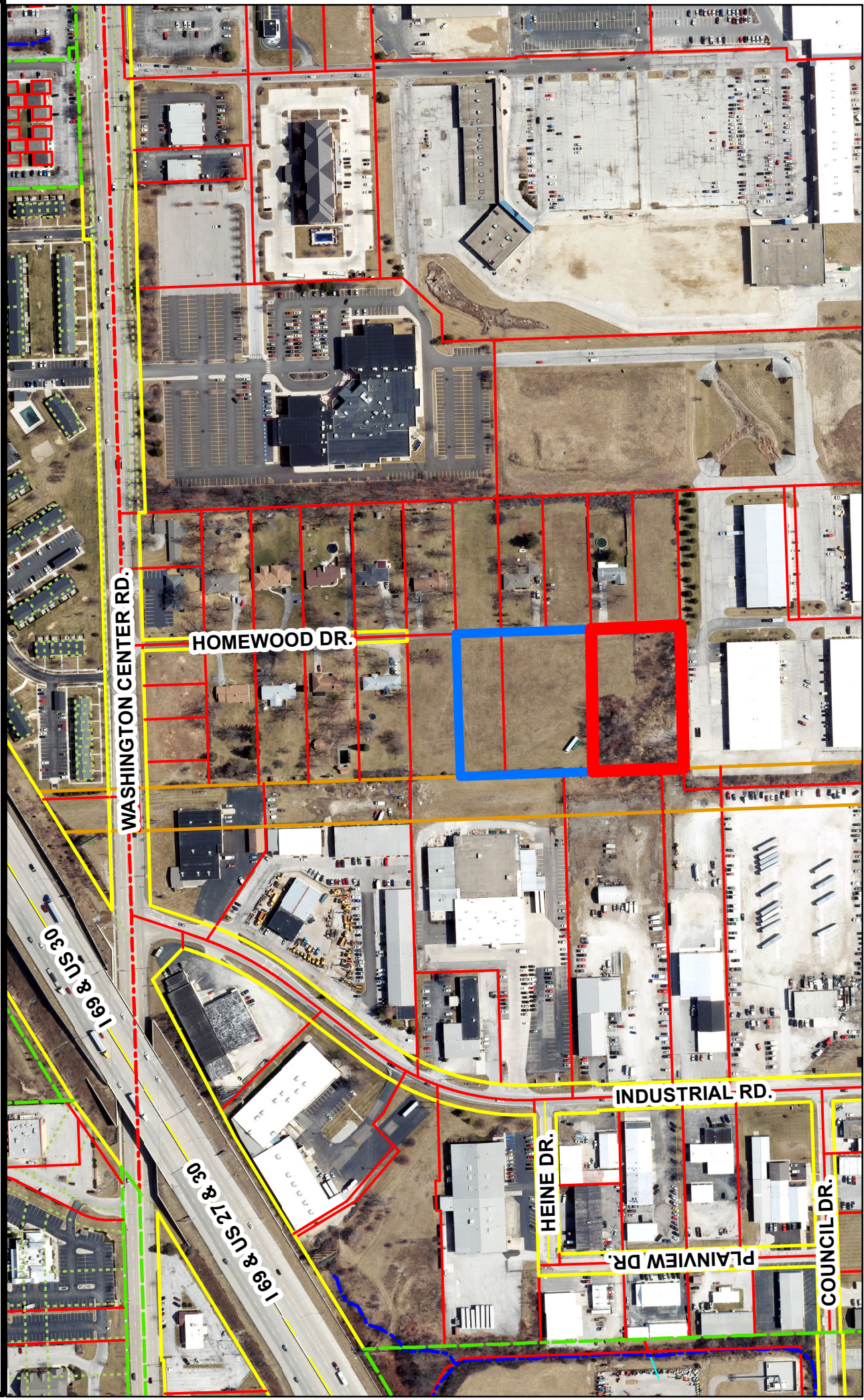
Council Member

APPROVED AS TO FORM AND LEGALITY:



Carol T. Helton, City Attorney

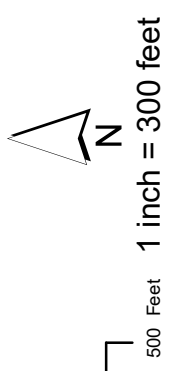


REZ-2021-0020 and PDP-2021-0016 CASS Housing



Legend

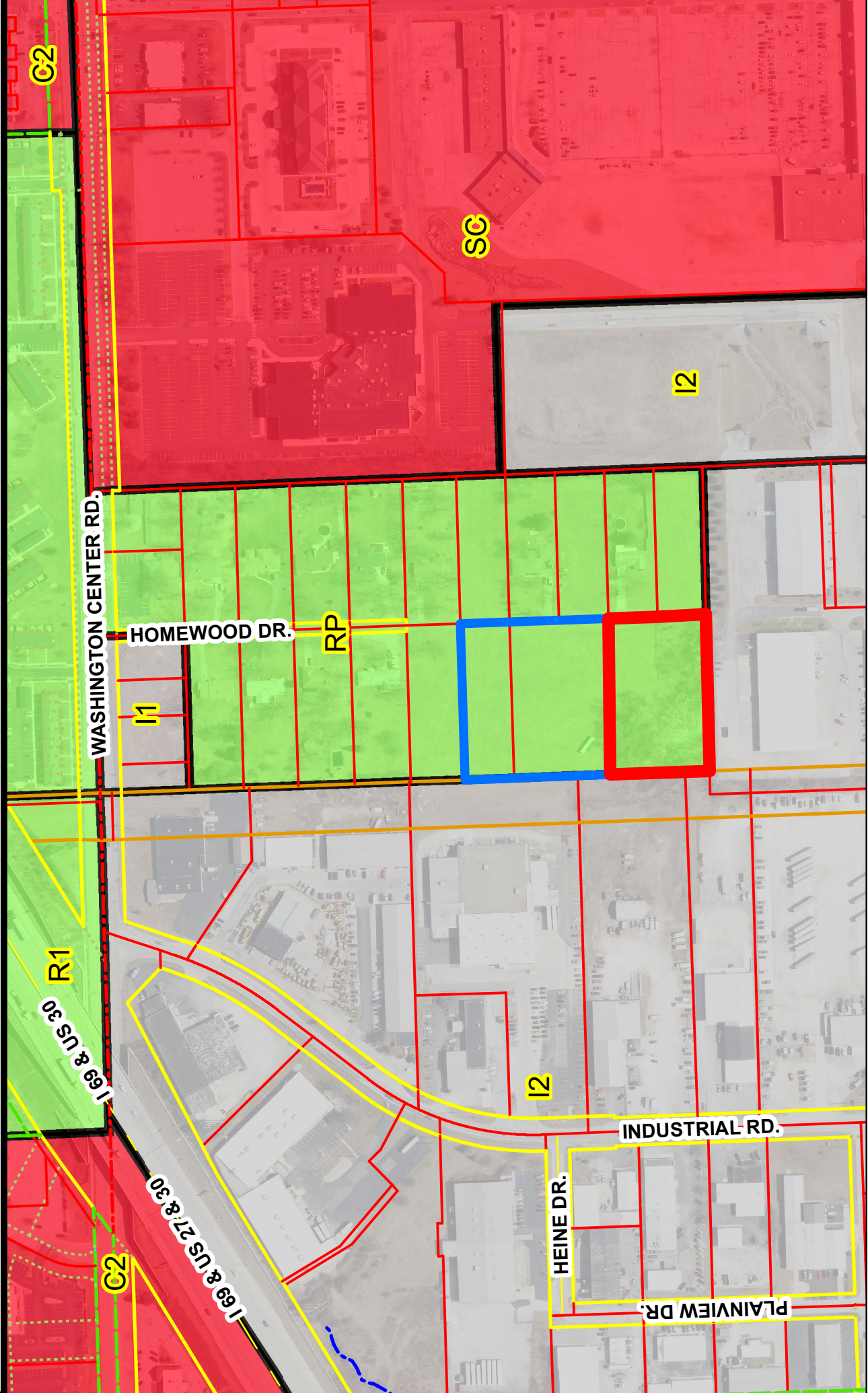
-  Rezoning to I1
-  Cass Full Development



© 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: 5/18/2021

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.



REZ-2021-0020 and PDP-2021-0016 CASS Housing

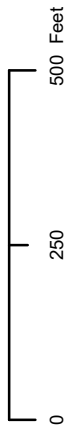


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 State Plane Coordinate System, Indiana East
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Legend

-  Rezoning to I1
-  Cass Full Development



**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant CASS Housing, Inc.
Address 111 W. Berry St. Suite 211
City Fort Wayne State IN Zip 46802
Telephone 260-376-2262 E-mail david@casshousing.org

Contact Person
Contact Person David Buuck
Address 111 W. Berry St. Suite 211
City Fort Wayne State IN Zip 46802
Telephone 260-376-2262 E-mail david@casshousing.org

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 Homewood Dr.
Present Zoning RP Proposed Zoning I-1 Acreage to be rezoned 1.63
Proposed density _____ units per acre
Township name Washington Township section # 80
Purpose of rezoning (attach additional page if necessary) Please see attached

Sewer provider City Water provider City

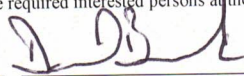
Filing Requirements
*Applications will not be accepted unless the following filing requirements are submitted with this application.
Please refer to checklist for applicable filing fees and plan/survey submittal requirements.*

- ☐ 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.

CASS Housing, Inc.

(printed name of applicant)



(signature of applicant)

5/4/2021

(date)

(printed name of property owner)

(signature of property owner)

(date)

(printed name of property owner)

(signature of property owner)

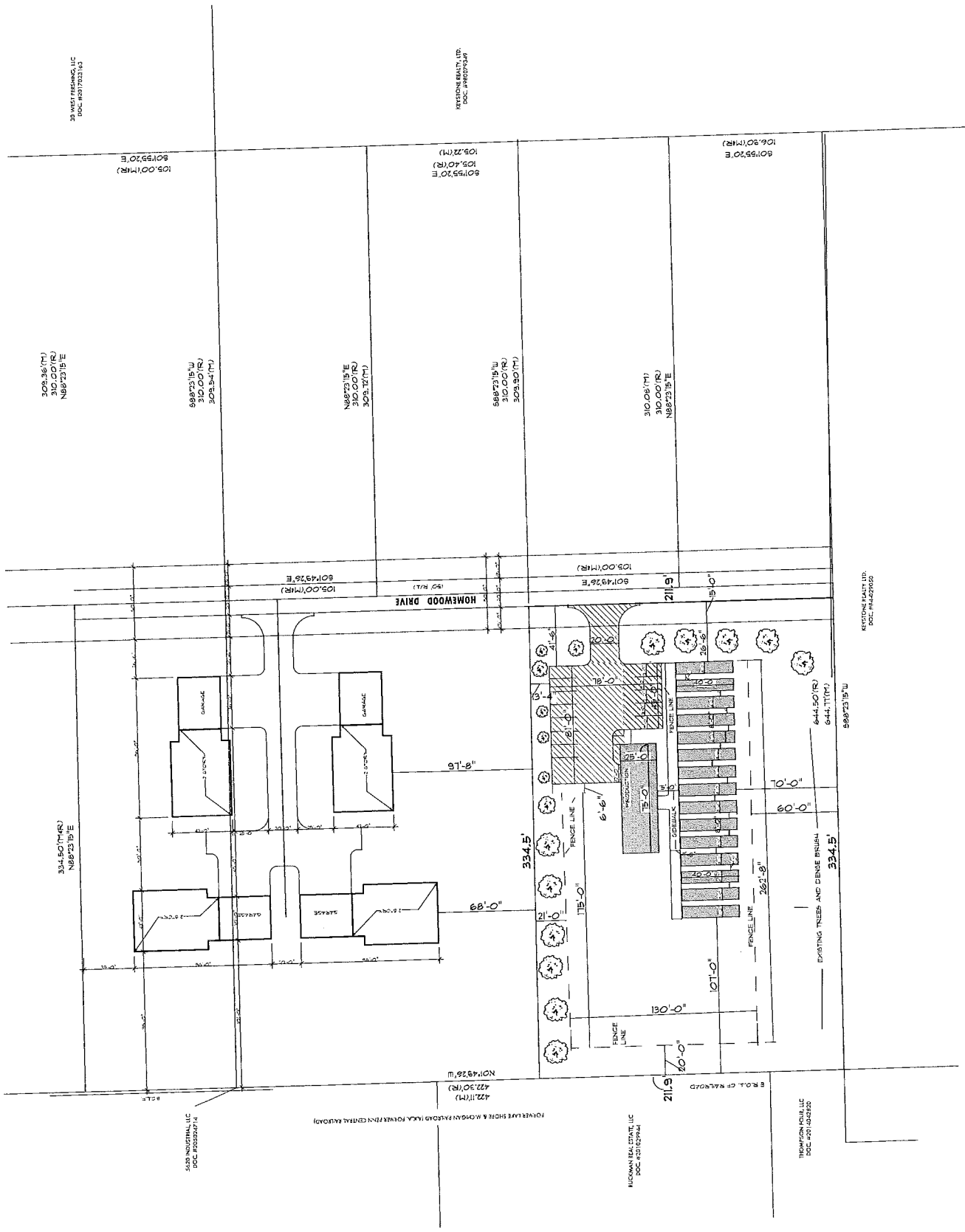
(date)

(printed name of property owner)

(signature of property owner)

(date)

Received	Receipt No.	Hearing Date	Petition No.
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33 WEST FREEMAN, LLC
DOC #20220114

309.36'(M)
310.00'(R)
N88°23'15\"/>

598°23'15\"/>

N88°23'15\"/>

598°23'15\"/>

310.00'(M)
310.00'(R)
N88°23'15\"/>

WESTON REALTY, LTD.
DOC #20220114

60°15'50\"/>

105.40'(R)
105.22'(M)

598°23'15\"/>

60°15'50\"/>

106.50'(M/R)

WESTON REALTY, LTD.
DOC #20220114

THOMPSON HOLD, LLC
DOC #20220114

WESTON REALTY, LTD.
DOC #20220114

POWER LINE SHORE & MOUNTAIN PARKWAY (CENTRAL PARKWAY)

60°15'50\"/>

422.11'(M)
422.50'(R)
N01°49'26\"/>

211.5'

E.R.O.L. CP BALWOOD

598°23'15\"/>

644.50'(R)
644.11'(M)

334.5'

EXISTING TREES AND DENSE BRUSH

FENCE LINE

107'-0"

130'-0"

20'-0"

21'-0"

17'-0"

21'-0"

334.5'

68'-0"

97'-8"

105.00'(M/R)

60°14'32\"/>

105.00'(M/R)

60°14'32\"/>

105.00'(M/R)

60°14'32\"/>

60°14'32\"/>

60°14'32\"/>

60°14'32\"/>

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