

# DEPARTMENT OF PLANNING SERVICES

SUITE 150, CITIZENS SQUARE  
200 EAST BERRY  
FORT WAYNE, IN 46802

260-449-7607  
260-449-7682  
WWW.ALLENCOUNTY.US

TO: All interested persons  
FROM: Christian J. Beebe, Principal Land Use Planner  
RE: Public hearing notice  
DATE: July 24, 2019

We are posting this notice to let you know the Allen County Plan Commission will hold a public hearing **Thursday August 15, 2019 at 1:00 p.m.** The Plan Commission will hold the hearing in **Room 035 in Citizens Square, 200 East Berry Street.** Room 035 is on the Garden Level (basement) and can be accessed through the Berry Street side of the building. The agenda for the hearing includes the following request:

**PROPOSAL:** Primary Development Plan, PDP-2019-0039, The Enclave at Copper Creek  
**APPLICANT:** North Eastern Development Corp.  
**REQUEST:** To approve a primary development plan for a 10-building duplex development consisting of 20 total units.  
**LOCATION:** The site is located to the south and west of the proposed Villages of Copper Creek plat, and east of the proposed Coves of Copper Creek plat (see file for specific area)(Section 20 of Perry Township).  
**LAND AREA:** Approximately 3.6 acres  
**PRESENT ZONING:** R3/Multiple Family Residential  
**PROPOSED WATER:** Town of Huntertown  
**PROPOSED SEWER:** Town of Huntertown

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**PROPOSAL:** Primary Minor Plat, PMP-2019-0003, The Retreat  
**APPLICANT:** North Eastern Development Corp.  
**REQUEST:** To approve a primary minor plat for a five (5) lot single family residential subdivision.  
**LOCATION:** The site is located on the south side of the 3900 to 4000 blocks of Crawford Road (Section 24 of Perry Township).  
**LAND AREA:** Approximately 10.6 acres  
**PRESENT ZONING:** A1/Agricultural  
**PROPOSED WATER:** City of Fort Wayne  
**PROPOSED SEWER:** City of Fort Wayne

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**PROPOSAL:** Primary Plat, PP-2019-0017, The Villages at Copper Creek  
**APPLICANT:** North Eastern Development Corp.  
**REQUEST:** To approve a primary plat for a 116-lot single family residential subdivision.  
**LOCATION:** The site is located to the south of Hunter Ridge Section 2 & 5 and Hidden Oaks Place. Windwood Court connects into the site from the north (Section 20 of Perry Township).  
**LAND AREA:** Approximately 37.5 acres  
**PRESENT ZONING:** R3/Multiple Family Residential  
**PROPOSED WATER:** Town of Hometown  
**PROPOSED SEWER:** Town of Hometown

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**PROPOSAL:** Amended Primary Plat, PP-2019-0015, Cedar Springs Section 1, Lots 16 & 17  
**APPLICANT:** MBC Corporation  
**REQUEST:** To approve a primary plat to amend the front and rear building lines of Cedar Springs, Section 1, Lots 16 & 17, as recorded in Plat Cabinet G, Page 18.  
**LOCATION:** The site includes Lot 16, also known as 5431 Cedar Cove and Lot 17, also known as 5428 Cedar Cove (Section 36 of Perry Township).  
**LAND AREA:** Approximately 0.7 acres  
**PRESENT ZONING:** R1/Single Family Residential  
**PROPOSED WATER:** City of Fort Wayne  
**PROPOSED SEWER:** City of Fort Wayne

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**PROPOSAL:** Amended Primary Plat, PP-2019-0021, Drake's Pointe Amended  
**APPLICANT:** North Eastern Development Corp.  
**REQUEST:** To add real estate to the primary plat for a 155-lot single family residential subdivision.  
**LOCATION:** The site is located on the south side of the 5100 to 5700 blocks of Carroll Road and on the west side of the 11500 to 11800 blocks of Hand Road (Section 35 of Eel River Township).  
**LAND AREA:** Approximately 73.7 acres  
**PRESENT ZONING:** R1/Single Family Residential  
**PROPOSED WATER:** City of Fort Wayne  
**PROPOSED SEWER:** City of Fort Wayne

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**PROPOSALS:** Rezoning Petitions REZ-2019-0045, REZ-2019-0046, and Primary Development Plan, PDP-2019-0038, Sullivan Square / Keller Development, Inc. and New Generation Management Headquarters  
**APPLICANT:** Keller Development, Inc. – Dawn Gallaway  
**REQUEST:** To rezone property from A1/Agricultural to R3/Multiple Family Residential and I2/General Industrial; and approve a primary development plan for a 58-unit duplex development and an office headquarters with accessory structures and infrastructure.  
**LOCATION:** The site is located on the south side of the 2400 to 2600 blocks of West Till Road (Section 4 of Washington Township).  
**LAND AREA:** Approximately 31.5 acres for development  
Approximately 16.8 acres to rezone to R3  
Approximately 14.7 acres to rezone to I2  
**PRESENT ZONING:** A1/Agricultural  
**PROPOSED ZONING:** R3/Multiple Family Residential (REZ-2019-0046)  
I2/General Industrial (REZ-2019-0045)  
**PROPOSED WATER:** City of Fort Wayne  
**PROPOSED SEWER:** City of Fort Wayne

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**PROPOSALS:** Rezoning Petition REZ-2019-0047 and Primary Plat, PP-2019-0016, The Haven  
**APPLICANT:** North Eastern Development Corp.  
**REQUEST:** To rezone property from A1/Agricultural, A3/Estates, BTI/Business Technology and Industrial Park to R1/Single Family Residential; and approve a primary plat for a 115-lot single family residential subdivision.  
**LOCATION:** The site is located on the west side of the 100 to 200 blocks of North Hadley Road and the 100 block of South Hadley Road. The site is also north of the Falls of Beaver Creek Section 3, Abbey Place Section 2, and Abbey Place Villas Section 2 (Sections 1 & 2 of Aboite Township).  
**LAND AREA:** Approximately 96.9 acres  
**PRESENT ZONING:** A1/Agricultural, A3/Estates, BTI/Business, Technology, and Industrial Park  
**PROPOSED ZONING:** R1/Single Family Residential  
**PROPOSED WATER:** City of Fort Wayne  
**PROPOSED SEWER:** Aqua Indiana

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**PROPOSALS:** Rezoning Petition REZ-2019-0048 and Primary Plat, PP-2019-0018, Balmoral  
**APPLICANT:** North Eastern Development Corp.  
**REQUEST:** To rezone a portion of property from A1/Agricultural to R1/Single Family Residential; and approve a primary plat for a 66-lot single family residential subdivision.  
**LOCATION:** The site is located on the west side of the 14100 to 14300 blocks of Coldwater Road, north of Fox Hollow and east and south of Whisper Rock Section 5 (Section 21 of Perry Township).  
**LAND AREA:** Approximately 45.7 acres for development  
Approximately 4.6 acres for rezoning  
**PRESENT ZONING:** A1/Agricultural and R3/Multiple Family Residential  
**PROPOSED ZONING:** R1/Single Family Residential (REZ-2019-0048) and R3/Multiple Family Residential  
**PROPOSED WATER:** City of Fort Wayne  
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**PROPOSALS:** Rezoning Petition REZ-2019-0050 and Primary Plat, PP-2019-0019, Belmont Woods  
**APPLICANT:** North Eastern Development Corp.  
**REQUEST:** To rezone property from A1/Agricultural to R1/Single Family Residential; and approve a primary plat for a 94-lot single family residential subdivision.  
**LOCATION:** The site is located at the southwest corner of the intersection of Flutter Road and Young Road, west of North Park Community Church (Section 10 of St. Joseph Township).  
**LAND AREA:** Approximately 49.1 acres  
**PRESENT ZONING:** A1/Agricultural  
**PROPOSED ZONING:** R1/Single Family Residential  
**PROPOSED WATER:** City of Fort Wayne  
**PROPOSED SEWER:** City of Fort Wayne

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