

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 Fort Wayne Plan Commission will hold a public hearing **Monday August 12, 2019 at 5:30 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: Amended Primary Plat PP-2019-0013, Paramount Place Extended, Lots 50-52
APPLICANT: Timothy Persing & Loretta Bazur-Persing
REQUEST: To amend the platted building lines as shown on the plat of Paramount Place Extended for Lots 50 and 51 and the owner's portion of Lot 52 (Plat Book 12B Page 86).
LOCATION: The address of the subject property is 3025 North Anthony Boulevard (Section 36 of Wayne Township).
LAND AREA: Approximately 0.26 acres
PRESENT ZONING: R1/Single Family Residential

Further information regarding this project is available at the following website: <http://www.allencounty.us/land-use/calendar-and-agenda> (see Plan Commission Monthly Project Information Packets). We also have the project file at our office, which is located in Suite 150 of Citizens Square, 200 East Berry Street.

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PROPOSAL: Amended Primary Plat PP-2019-0020, Poplar Ridge Section 2, Lot 53
APPLICANT: Zachery Rider
REQUEST: To amend the platted building line as shown on the plat of Poplar Ridge Section 2, for Lot 53 (owner also owns the south half of vacated Daisy Lea Drive), as platted in Plat Book 22 Page 140.
LOCATION: The address of the subject property is 915 Rewill Drive (Section 6 of Wayne Township).
LAND AREA: Approximately 0.65 acres
PRESENT ZONING: R1/Single Family Residential

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PROPOSAL: Amended Primary Plat PP-2019-0012, Walden, Section 6, Lot 354 and south 3 feet of Lot 353
APPLICANT: Taylor Pepple
REQUEST: To amend the front building line as platted on Walden, Section 6 (Document 76-29760).
LOCATION: The site is located on the east side of the 3500 block of Walden Run. The address of the subject property is 3516 Walden Run (Section 28 of St. Joseph Township).
LAND AREA: Approximately 0.25 acres
PRESENT ZONING: R2/Two Family Residential

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PROPOSAL: Primary Development Plan PDP-2019-0040, Holy Cross – 3308 N. Anthony Blvd. Addition
APPLICANT: Holy Cross Evangelical Lutheran Church – Mark Lange
REQUEST: To approve a primary development plan for a church facility including waivers of setback standards.
LOCATION: The site is on the east side of the 3300 block of North Anthony Boulevard. The address of the subject property is 3308 North Anthony Boulevard (Section 30 of St. Joseph Township).
LAND AREA: Approximately 0.6 acres
PRESENT ZONING: C2/Limited Commercial

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PROPOSAL: Primary Development Plan PDP-2019-0037, Shigs In Pit & Indiana Physical Therapy Amended
APPLICANT: Blaine Stuckey
REQUEST: To approve a primary development plan to allow for two parcels and an alternate landscape plan.
LOCATION: The site is located along the north side of the 8500 block of West State Road 14/Illinois Road. The address of the subject property is 8506 West State Road 14/Illinois Road (Section 2 of Aboite Township).
LAND AREA: Approximately 3 acres
PROPOSED ZONING: C2/Limited Commercial

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PROPOSAL: Rezoning Petition REZ-2019-0030 and Primary Development Plan, PDP-2019-0022, Quintana Plaza
APPLICANT: Martin Quintana
REQUEST: To rezone property from R1/Single Family Residential to C2/Limited Commercial; and approve a primary development plan for an approximately 11,000 square foot commercial facility and associated infrastructure; including waiver requests for a building setback and landscape requirements.
LOCATION: The site is located on the north side of the 6600 block of West Jefferson Boulevard, to the south of Covington Creek Condominiums (Section 13 of Aboite Township).
LAND AREA: Approximately 1.7 acres
PRESENT ZONING: R1/Single Family Residential
PROPOSED ZONING: C2/Limited Commercial

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PROPOSALS: Rezoning Petition REZ-2019-0044 and Primary Plat PP-2019-0014, Dicke Road Duplexes
APPLICANT: JRM Realty, LLC – Jim Mutton
REQUEST: To rezone property from AR/Low Intensity Residential to R2/Two Family Residential; and approve a primary plat for a six-lot duplex development.
LOCATION: The site is on the east side of the 4400 to 4500 blocks of Dicke Road (Section 24 of Aboite Township).
LAND AREA: Approximately 4.6 acres
PRESENT ZONING: AR/Low Intensity Residential
PROPOSED ZONING: R2/Two Family Residential

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PROPOSAL: Rezoning Petition REZ-2019-0049
APPLICANT: D3, LLC
REQUEST: To rezone property from C2/Limited Commercial to C3/General Commercial to permit an automobile body shop in the existing structure.
LOCATION: The address of the subject property is 1820 West Washington Center Road (Section 15 of Washington Township).
LAND AREA: Approximately 3.4 acres
PRESENT ZONING: C2/Limited Commercial
PROPOSED ZONING: C3/General Commercial

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PROPOSAL: Rezoning Petition REZ-2019-0051
APPLICANT: Virk Brothers, LLC
REQUEST: To rezone property from C2/Limited Commercial to C3/General Commercial to bring the existing gas station use in conformance with the Zoning Ordinance.
LOCATION: The address of the subject property is 4935 Bluffton Road (Section 22 of Wayne Township).
LAND AREA: Approximately 1.03 acres
PRESENT ZONING: C2/Limited Commercial
PROPOSED ZONING: C3/General Commercial

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PROPOSAL: Rezoning Petition REZ-2019-0052
APPLICANT: Virk Brothers, LLC
REQUEST: To rezone property from UC/Urban Corridor to C3/General Commercial to bring the existing gas station use in conformance with the Zoning Ordinance.
LOCATION: The address of the subject property is 1817 West Main Street (Section 3 of Wayne Township).
LAND AREA: Approximately 1.4 acres
PRESENT ZONING: UC/Urban Corridor
PROPOSED ZONING: C3/General Commercial

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PROPOSAL: Rezoning Petition REZ-2019-0053
APPLICANT: Baksho, LLC
REQUEST: To rezone property from C2/Limited Commercial to C3/General Commercial to bring the existing gas station use in conformance with the Zoning Ordinance.
LOCATION: The address of the subject property is 3505 Wayne Trace (Section 17 of Adams Township).
LAND AREA: Approximately 1.3 acres
PRESENT ZONING: C2/Limited Commercial
PROPOSED ZONING: C3/General Commercial

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PROPOSAL: Rezoning Petition REZ-2019-0054
APPLICANT: Virk Brothers, LLC
REQUEST: To rezone property from C2/Limited Commercial to C3/General Commercial to bring the existing gas station use in conformance with the Zoning Ordinance.
LOCATION: The address of the subject property is 5938 Lima Road (Section 15 of Washington Township).
LAND AREA: Approximately .8 acres
PRESENT ZONING: C2/Limited Commercial
PROPOSED ZONING: C3/General Commercial

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PROPOSAL: Rezoning Petition REZ-2019-0055
APPLICANT: KPC Investment LLC
REQUEST: To rezone property from C2/Limited Commercial to C3/General Commercial to bring the existing gas station use in conformance with the Zoning Ordinance.
LOCATION: The address of the subject property is 4832 South Calhoun Street (Section 23 of Wayne Township).
LAND AREA: Approximately .3 acres
PRESENT ZONING: C2/Limited Commercial
PROPOSED ZONING: C3/General Commercial

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PROPOSAL: Vacation Petition VPLT-2019-0004
APPLICANT: Holy Cross Evangelical Lutheran Church – Mark Lange
REQUEST: To vacate the lot and platted building line from the plat of Hobby Shops, Inc. Sites Lot 1, as platted in Plat Book 22, Page 69.
LOCATION: The address of the subject property is 3308 North Anthony (Section 6 of Wayne Township).
LAND AREA: Approximately 0.6 acres
PRESENT ZONING: C2/Limited Commercial

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PROPOSAL: Written Commitment Amendment, WCA-2019-0001
APPLICANTS: William Shuttleworth and Lynn Reecer
REQUEST: To amend the written commitment associated with REZ-2018-0018, as recorded in Document 2018046012, to allow for a maximum of two total parcels with additional standards.
LOCATION: The site is located on the south side of the 9300 block of Covington Road. The property is east of Covington Reserve subdivision and north and west of Covington Place subdivision (Section 14 of Aboite Township).
LAND AREA: Approximately 1.9 acres
PRESENT ZONING: R2/Two Family Residential

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PROPOSAL: Written Commitment Amendment, WCA-2019-0002
APPLICANT: Jaron Ford
REQUEST: To amend the written commitment associated with REZ-2017-0011, as recorded in Document 2018009918. The proposal is to permit a wine bar as a primary use.
LOCATION: The address of the subject property is 227 East Dupont Road, west of Casa restaurant and east of Eagle Lake Subdivision (Section 33 of Perry Township).
LAND AREA: Approximately 2 acres
PRESENT ZONING: C2/Limited Commercial

Further information regarding this project is available at the following website: <http://www.allencounty.us/land-use/calendar-and-agenda> (see Plan Commission Monthly Project Information Packets). We also have the project file at our office, which is located in Suite 150 of Citizens Square, 200 East Berry Street.

This public hearing is your chance to play a role in the decision making process regarding this project. **If you are unable to attend the hearing but want to be heard, please have 10 copies of your written comments to our office before 12:00 noon Monday August 12, 2019 for staff to hand deliver to the Plan Commission at the public hearing, or you may bring your comments to the hearing.** Please include your name and mailing address on all correspondence.

Thank you for your attention to this matter. Please call this office if you have any questions.