

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: November 25, 2019

We are posting this notice to let you know the Fort Wayne Plan Commission will hold a public hearing **Monday December 9, 2019 at 5:30 p.m. 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 includes the following request:

PROPOSAL: Primary Development Plan PDP-2019-0052, Stellhorn Self-Storage
APPLICANT: Stellhorn Village, LLC – Robert McCormack
REQUEST: To approve a primary development plan for additional self-storage units at the Extra Space Storage development; including waiver of setbacks
LOCATION: The site is located at 4522 Maplecrest Road, and lies within the Stellhorn Plaza Shopping Center. The proposal also lies to the east of Planet Fitness (Section 22 of St. Joseph Township).
LAND AREA: Approximately 7.4 acres
PRESENT ZONING: C3/General Commercial

Further information regarding this project is available at: <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: Primary Development Plan PDP-2019-0058
APPLICANT: RW Robrock Design Build, Inc.
REQUEST: To approve an additional 3,617 square foot building on the site, along with an accessory greenhouse; including a waiver of building setbacks.
LOCATION: Associated Churches is located on the south side of the 600 block of East Wayne Street, and on the east side of the 900 block of South Monroe Street (Section 1 of Wayne Township).
LAND AREA: Approximately 0.8 acres
PRESENT ZONING: I1/Limited Industrial

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PROPOSAL: Primary Development Plan, PDP-2019-0057, Midwest American Federal Credit Union – 9705 West State Road 14
APPLICANT: Greg Mohr
REQUEST: To approve a development plan for a single building credit union and amend the written commitment to include the proposed plan.
LOCATION: The site is located on the south side of the 9700 block of West State Road 14 (Illinois Road) and on the west side of the 1300 block of Caribou Drive. The address of the subject property is 9705 West State Road 14 (Illinois Rd) (Section 10 of Aboite Township).
LAND AREA: Approximately 1.8 acres
PRESENT ZONING: C1/Professional Office and Personal Services

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PROPOSAL: Primary Development Plan, PDP-2019-0060, Shoppes at Glenbrook
Restaurant Outlot Development Plan
APPLICANT: Seritage SRC Finance, LLC
REQUEST: To create an outlot for existing commercial development, including
waiver requests for parking and building setbacks.
LOCATION: The site is located on the south side of Coliseum Boulevard; including
the former Sears property at Glenbrook Square (Section 26 of
Washington Township).
LAND AREA: Approximately 19.6 acres
PRESENT ZONING: SC/Shopping Center

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PROPOSAL: Amended Primary Plat PP-2019-0028, Edgemont Addition
APPLICANT: 14W and Hadley Road Development Co., Inc.
REQUEST: To amend the plat of Edgemont Addition Lots 1-11, including removal of a building line, addition of easement, and a new lot alignment.
LOCATION: The proposed site is located on the north side of the 7200 to 7400 blocks of State Road 14 West, and on the west side of the 800 to 1000 blocks of Hadley Road. The proposal lies to the south and east of Hunt Club (Section 1 of Aboite Township).
LAND AREA: Approximately 9.2 acres
PRESENT ZONING: C2/Limited Commercial

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PROPOSALS: Rezoning Petitions REZ-2019-0070, REZ-2019-0072, REZ-2019-0073 and Primary Development Plan PDP-2019-0056, Inverness Park
APPLICANT: The Homestead Wilson, LLC
REQUEST: To rezone property from AR/Low Intensity Residential to C1/Professional Office and Personal Services, C2/Limited Commercial, and RP/Planned Residential; and approve a primary development plan for a mixed-use development.
LOCATION: The site is located on the south side of the 7600 block of West State Road 14 (Illinois Road), east of Inverness Center and Sherwin Williams and west of Covington Dells subdivision. (Section 12 of Aboite Township)
LAND AREA: Approximately 15.5 acres for overall development
Approximately 3.4 acres for C2 (REZ-2019-0070)
Approximately 9.0 acres for RP (REZ-2019-0072)
Approximately 3.1 acres for C1 (REZ-2019-0073)
PRESENT ZONING: AR/Low Intensity Residential
PROPOSED ZONING: C1/Professional Office and Personal Services, C2/Limited Commercial, and RP/Planned Residential

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PROPOSALS: Rezoning Petition REZ-2019-0071 and Primary Development Plan PDP-2019-0059, Gander RV and Outdoors
APPLICANT: FreedomRoads, LLC
REQUEST: To rezone property from SC/Shopping Center and C2/Limited Commercial to C3/General Commercial; and approve a primary development plan for improvements including inventory display areas, and a service building, including a waiver of setbacks for fencing.
LOCATION: The address of the Gander Outdoors property is 6043 Lima Road, and the site also includes properties to the south and west. See file for specific location (Section 15 of Washington Township).
LAND AREA: Approximately 9.8 acres total
PRESENT ZONING: Approximately 7.5 acres for rezoning
SC/Shopping Center and C3/Limited Commercial
PROPOSED ZONING: C3/General Commercial

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PROPOSALS: Rezoning Petition REZ-2019-0075 and Primary Development Plan PDP-2019-0063, Ardmore Plaza
APPLICANT: Caspian Group, LLC
REQUEST: To rezone property from R1/Single Family Residential, C1/Professional Office and Personal Services, and C2/Limited Commercial to I2/General Industrial; and approve a primary development plan for a six parcel development.
LOCATION: The site is located in the southwest quadrant of the intersection of Ardmore Avenue and Lower Huntington Road. The site has approximately 1100 feet of frontage on Ardmore Avenue and 620 feet of frontage on Lower Huntington Road. Orchard Ridge Golf Course is located west of this site. (Section 32 of Wayne Township)
LAND AREA: Approximately 21.6 acres
PRESENT ZONING: R1/Single Family Residential, C1/Professional Office and Personal Services, and C2/Limited Commercial
PROPOSED ZONING: I2/General Industrial

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PROPOSAL: Rezoning Petition REZ-2019-0076
APPLICANT: Come As You Are Community Church
REQUEST: To rezone property from C2/Limited Commercial to C3/General Commercial to permit the existing building to be used as storage.
LOCATION: The address of the subject property is 7920 South Anthony Boulevard (Section 36 of Wayne Township).
LAND AREA: Approximately 2.4 acres
PRESENT ZONING: C2/Limited Commercial
PROPOSED ZONING: C3/General Commercial

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PROPOSAL: Plat Vacation VPLT-2019-0008
APPLICANT: City of Fort Wayne, Indiana
REQUEST: To vacate lots within Colonial Heritage Place Second Addition from the plat, as recorded in Plat Book 29, pages 129-131 for stormwater infrastructure improvements.
LOCATION: Colonial Heritage Place Second Addition Lots 94-98 (portion of 98) and Lots 129-137 (Section 20 of Adams Township).
LAND AREA: Approximately 5.2 acres
PRESENT ZONING: RP/Planned Residential

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