

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: June 25, 2019

We are posting this notice to let you know the Fort Wayne Plan Commission will hold a public hearing **Monday July 8, 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: Primary Development Plan PDP-2019-0028, Blackstone Laboratories
APPLICANTS: Ryan Stark and Kristin Huff
REQUEST: To approve a primary development plan for an additional building at 502 East Pettit Avenue, including waivers of building setbacks.
LOCATION: The site is located at the southeast corner of the intersection of East Pettit Avenue and Avondale Drive. The address of the subject property is 502 East Pettit Avenue (Section 24 of Wayne Township).
LAND AREA: Approximately 0.5 acres
PRESENT ZONING: I1/Limited Industrial

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PROPOSAL: Primary Development Plan PDP-2019-0034 – Replacement facility for Lutheran Downtown Hospital
APPLICANT: St. Joseph Health System, LLC
REQUEST: To approve a primary development plan for a new hospital and associated infrastructure, including waivers for building height, parking, and uplighting.
LOCATION: The site is located on the south side of West Main Street, on the west side of Broadway, on the east side of Jackson Street, and north of West Berry Street (Section 2 of Wayne Township).
LAND AREA: Approximately 4.32 acres
PRESENT ZONING: DE/Downtown Edge

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PROPOSAL: Primary Development Plan PDP-2019-0032, Brotherhood Mutual – New Office Addition
APPLICANT: Brotherhood Mutual Insurance Company – Michael Allison
REQUEST: To approve a primary development plan for an approximately 85,000 square foot building addition, including waivers for building height, building size.
LOCATION: The site is located at 6400 Brotherhood Way. The building and associated infrastructure additions are proposed to the west of the existing facility (Section 14 of Washington Township).
LAND AREA: Approximately 17.3 acres
PRESENT ZONING: C2/Limited Commercial and C3/General Commercial

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PROPOSAL: Primary Development Plan PDP-2019-0031, Transpoint Intermodal
APPLICANT: Transpoint Intermodal, LLC
REQUEST: To approve a primary development plan for an intermodal facility including a waiver of lighting standards.
LOCATION: The site is on the north side of Logistics Drive, and on the east side of Adams Center Road (Section 22 of Adams Township).
LAND AREA: Approximately 74.4 acres
PRESENT ZONING: I2/General Industrial and I3/Intensive Industrial

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PROPOSAL: Rezoning Petition REZ-2019-0035
APPLICANT: James D. Smith
REQUEST: To rezone property from I2/General Industrial to R1/Single Family Residential to permit the existing residential use of the property.
LOCATION: The site is located to the east of the 2100 block of Lakeview Drive. The address of the subject property is 2128 Lakeview Drive (Section 33 of Washington Township).
LAND AREA: Approximately 0.4 acres
PRESENT ZONING: I2/General Industrial
PROPOSED ZONING: R1/Single Family Residential

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PROPOSALS: Rezoning Petition REZ-2019-0036 and Primary Development Plan PDP-2019-0029, Colony Shoppes
APPLICANT: Colony Shoppes, LLC – Chuck Hockema
REQUEST: To rezone property from R1/Single Family Residential, R3/Multiple Family Residential, and C2/Limited Commercial to C3/General Commercial; and approve a primary development plan for two additional commercial structures at the Colony Shoppes.
LOCATION: The site is located on the east side of Bluffton Road, north of Liberty Drive (Section 27 of Wayne Township).
LAND AREA: Approximately 2.4 acres
PRESENT ZONING: R1/Single Family Residential, R3/Multiple Family Residential, and C2/Limited Commercial
PROPOSED ZONING: C3/General Commercial

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PROPOSAL: Rezoning Petition REZ-2019-0039
APPLICANT: Nghia Nguyen
REQUEST: To rezone property from R1/Single Family Residential to C2/Limited Commercial to permit parking on the site.
LOCATION: The property is located south of the proposed Cali Nails site at 4809 Illinois Road (Section 8 of Wayne Township).
LAND AREA: Approximately 2.4 acres for total site
Approximately 1.4 acres for rezoning
PRESENT ZONING: R1/Single Family Residential
PROPOSED ZONING: C2/Limited Commercial

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PROPOSALS: Rezoning Petitions REZ-2019-0040 and REZ-2019-0041; and Primary Development Plan PDP-2019-0033, Prairie Landing
APPLICANT: BHI Senior Living, Inc. – The Towne House
REQUEST: To approve a primary development plan for a multiple family residential complex with commercial outlots along Illinois Road.
LOCATION: The site is on the south side of the 8900 to 9100 blocks of Illinois Road/State Road 14, east of Timberlake subdivision, west of Centaur Acres subdivision, and north of a portion of Covington Woods and Bluewater Estates (Section 11 of Aboite Township).
LAND AREA: Approximately 61.4 acres for total site
Approximately 4.9 acres for C2 zoning
Approximately 56.6 acres for RP zoning
PRESENT ZONING: R1/Single Family Residential and RP/Planned Residential
PROPOSED ZONING: C2/Limited Commercial (REZ-2019-0040)
RP/Planned Residential (REZ-2019-0041)

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PROPOSALS: Rezoning Petition REZ-2019-0043 and Primary Development Plan PDP-2019-0036, Sabert- Engle Road
APPLICANT: STN Realty Holdings, LLC
REQUEST: To rezone a portion of property from RP/Planned Residential to I1/Limited Industrial; and approve a primary development plan for a building addition and infrastructure improvements to the existing Sabert facility.
LOCATION: The site is located on the east side of the 4400 to 4900 blocks of Ardmore Avenue, north of Tiffany Heights (Section 21 of Wayne Township).
LAND AREA: Approximately 40.2 acres for total site
Approximately 7.6 acres for rezoning
PRESENT ZONING: I1/Limited Industrial and RP/Planned Residential
PROPOSED ZONING: I1/Limited Industrial

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PROPOSALS: Rezoning Petition REZ-2019-0042 and Primary Development Plan PDP-2019-0035, Schwartz Self Storage
APPLICANT: Samuel Schwartz
REQUEST: To rezone property from NC/Neighborhood Center and R3/Multiple Family Residential to C3/General Commercial; and approve a primary development plan for a self-storage facility.
LOCATION: The property is located west of Concord Hill subdivision, south of Concord Place, and north of Travis Auto; on the south side of Topsfield Lane (Section 9 of St. Joseph Township).
LAND AREA: Approximately 5.5 acres
PRESENT ZONING: NC/Neighborhood Center and R3/Multiple Family Residential
PROPOSED ZONING: C3/General Commercial

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PROPOSAL: Vacation Petition VPLT-2019-0002
APPLICANT: Colony Shoppes, LLC – Chuck Hockema
REQUEST: To vacate the plat of William May Addition, Section B, Lot 18 and the south 10 feet of Lot 19, including lot lines, building lines, and covenants, as recorded in Plat Cabinet 18, Page 25
LOCATION: The address of the subject property is 6411 Bluffton Road (Section 27 of Wayne Township).
LAND AREA: Approximately .4 acres
PRESENT ZONING: R1/Single Family Residential

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PROPOSAL: Vacation Petition VPLT-2019-0003
APPLICANT: Brotherhood Mutual Insurance Company – Michael Allison
REQUEST: To vacate the plat of Brotherhood Place Lots 13-15, including lot lines and building lines, as recorded in Plat Cabinet B, Page 58.
LOCATION: The site is located at 6400 Brotherhood Way. See plat for specific lot locations (Section 14 of Washington Township).
LAND AREA: Approximately 12 acres
PRESENT ZONING: C2/Limited Commercial and C3/General Commercial

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