

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: May 24, 2019

We are posting this notice to let you know the Allen County Plan Commission will hold a public hearing **Thursday June 13, 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: Amended Primary Plat PP-2019-0010, Talis Park Section 1, Lot 49
APPLICANT: Creekstone, LLC
REQUEST: To amend an easement as platted on Lot 49 in Talis Park Section 1 (Document #2015065192).
LOCATION: The address of the subject property is 344 Carrara Cove (Section 33 of Perry Township).
LAND AREA: Approximately 0.32 acres
PRESENT ZONING: R1/Single Family Residential
PROPOSED WATER: City of Fort Wayne
PROPOSED SEWER: City of Fort Wayne

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 Thursday June 13, 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.

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PROPOSALS: Rezoning Petition REZ-2019-0022 and Primary Development Plan, PDP-2019-0020, Hoepfner Project
APPLICANT: Brian S. Hoepfner
REQUEST: To rezone property from R1/Single Family Residential to I2/General Industrial; and approve a primary development plan for 2,400 square foot storage building.
LOCATION: The site is located on the east side of the 5300 block of North State Road 101 (Section 20 of Maumee Township).
LAND AREA: Approximately 0.7 acres
PRESENT ZONING: R1/Single Family Residential
PROPOSED ZONING: I2/General Industrial
PROPOSED WATER: City of Woodburn
PROPOSED SEWER: City of Woodburn

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PROPOSAL: Rezoning Petition REZ-2019-0031
APPLICANT: Joseph Gerardot
REQUEST: To rezone property from C3/General Commercial to A1/Agricultural to permit the existing use on the site.
LOCATION: The site is located at the northwest corner of the intersection of Lincoln Highway East and East Paulding Road. The address of the subject property is 18346 Lincoln Highway East (Section 24 of Jefferson Township).
LAND AREA: Approximately 1.6 acres
PRESENT ZONING: C3/General Commercial
PROPOSED ZONING: A1/Agricultural
PROPOSED WATER: Well
PROPOSED SEWER: Septic

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PROPOSALS: Rezoning Petition REZ-2019-0032 and Primary Plat PP-2019-0008, Greyson Heights
APPLICANT: Greyson Heights, LLC
REQUEST: To rezone property from A1/Agricultural to R1/Single Family Residential; and to approve a primary plat for a 46-lot single family residential subdivision.
LOCATION: The site is located on the west side of the 18700 to 18800 block of Tonkel Road, just to the west of Deer Hollow Subdivision (Section 1 of Perry Township).
LAND AREA: Approximately 23.04 acres
PRESENT ZONING: A1/Agricultural
PROPOSED ZONING: R1/Single Family Residential
PROPOSED WATER: Well
PROPOSED SEWER: City of Fort Wayne

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PROPOSALS: Rezoning Petition REZ-2019-0033 and Primary Development Plan PDP-2019-0027, Blue Stone Retirement Community
APPLICANT: Harrison Heller
REQUEST: To rezone property from A1/Agricultural to R3/Multiple Family Residential; and to approve a primary development plan for a 150-unit multiple family residential complex.
LOCATION: The site is located on the west side of the 7700 block of Wheelock Road, just south of Interstate 469 (Section 11 of St. Joseph Township).
LAND AREA: Approximately 19.6 acres
PRESENT ZONING: A1/Agricultural
PROPOSED ZONING: R3/Multiple Family Residential
PROPOSED WATER: City of Fort Wayne
PROPOSED SEWER: City of Fort Wayne

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PROPOSALS: Rezoning Petition REZ-2019-0034 and Primary Plat PP-2019-0009, Kell Reserve
APPLICANT: Jacob and Eula Kell
REQUEST: To rezone property from A1/Agricultural to R1/Single Family Residential; and to approve a primary plat for a 77-lot single family residential subdivision.
LOCATION: The site is located on the north side of the 300 to 400 blocks of West Cedar Canyons Road and on the west side of the 16400 to 17000 blocks of Kell Road (Section 9 of Perry Township).
LAND AREA: Approximately 70.5 acres
PRESENT ZONING: A1/Agricultural
PROPOSED ZONING: R1/Single Family Residential
PROPOSED WATER: Town of Huntertown
PROPOSED SEWER: Town of Huntertown

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