

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 Fort Wayne Plan Commission will hold a public hearing **Monday June 10, 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-2019-0007, Beverly Heights Addition Section A, Lot 3
APPLICANTS: Jeff and Ann Snyder
REQUEST: To amend the front building line as platted on Beverly Heights Addition Section A, Lot 3 (Plat Book 11A, Page 16).
LOCATION: The site is located on the north side of the 1500 block of Windsor Road. The address of the subject property is 1522 Windsor Road (Section 10 of Washington Township).
LAND AREA: Approximately 0.9 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: Master Sign Plan PDP-2019-0024, Bishop Dwenger High School Master Sign Plan
APPLICANT: Bishop Dwenger High School
REQUEST: To approve a campus wide master sign plan.
LOCATION: The site is located at the southwest corner of the intersection of East Washington Center Road and North Clinton Street. The address of the subject property is 1300 East Washington Center Road.
LAND AREA: Approximately 23.3 acres
PRESENT ZONING: RP/Planned Residential

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PROPOSAL: Primary Development Plan, PDP-2019-0026, Greenstar Development
APPLICANT: Stellhorn MOB, LLC
REQUEST: To approve a primary development plan for two building medical office building development.
LOCATION: The site is located on the south side of the 7400 to 7700 blocks of Stellhorn Road, to the north of Stellhorn Pointe Apartments (Section 27 of St. Joseph Township).
LAND AREA: Approximately 9.3 acres
PRESENT ZONING: C2/Limited Commercial and RP/Planned Residential

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PROPOSAL: Primary Development Plan, PDP-2019-0023, Jefferson Pointe
APPLICANT: Jefferson Pointe Center SPE, LLC
REQUEST: To approve a primary development plan for new improvements to the site including internal driveways/parking and a waiver for front yard building setbacks is also proposed.
LOCATION: The site is generally located on the south side of Illinois Road, on the north side of West Jefferson Boulevard, and on the east side of Apple Glen Boulevard (Section 8 of Wayne Township).
LAND AREA: Approximately 33.9 acres
PRESENT ZONING: SC/Shopping Center

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PROPOSAL: Primary Development Plan, PDP-2019-0025, Lakhany Hotel
APPLICANT: Aboite Corporation
REQUEST: To approve a primary development plan for hotel, including waiver requests for building height, off-street parking, and building setbacks.
LOCATION: The site is located within the Village of Coventry, to the south of Sports Center, west of Best Western Luxbury Inn, and north of Coldwell Banker Office Building (Section 23 of Aboite Township).
LAND AREA: Approximately 1.4 acres
PRESENT ZONING: C2/Limited Commercial

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PROPOSAL: Primary Development Plan PDP-2019-0021, Meadows of Keefer Creek
APPLICANT: Keith Dedrick
REQUEST: To approve a primary development plan for a 48-unit multiple family residential complex.
LOCATION: The site is located on the west side of the 11000 to 11100 blocks of State Road 3/Lima Road (Section 32 of Perry Township).
LAND AREA: Approximately 6.9 acres
PRESENT ZONING: C1/Professional Office and Personal Services

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PROPOSAL: Rezoning Petition REZ-2019-0023
APPLICANT: Dr. Jonathan Hale
REQUEST: To rezone property from R3/Multiple Family Residential to C1/Professional Office and Personal Services to bring the existing office building in conformance with the Zoning Ordinance.
LOCATION: The site is located at the southeast corner of Inwood Drive and East State Blvd. The address of the subject property is 4116 East State Blvd. (Section 32 of St. Joseph Township).
LAND AREA: Approximately 0.63 acres
PRESENT ZONING: R3/Multiple Family Residential
PROPOSED ZONING: C1/Professional Office and Personal Services

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PROPOSAL: Rezoning Petition REZ-2019-0024
APPLICANT: National Oil & Gas, Inc.
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 site is located at the northwest corner of Winchester Road and Lower Huntington Road. The address of the subject property is 510 Lower Huntington Road (Section 26 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-2019-0025
APPLICANT: National Oil & Gas, Inc.
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 site is located at the southeast corner of Taylor Street and Brooklyn Avenue. The address of the subject property is 2001 Brooklyn Avenue (Section 10 of Wayne Township).
LAND AREA: Approximately .4 acres
PRESENT ZONING: C2/Limited Commercial
PROPOSED ZONING: C3/General Commercial

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PROPOSAL: Rezoning Petition REZ-2019-0026
APPLICANT: National Oil & Gas, Inc.
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 site is located at the southeast corner of West Ludwig Road and Lima Road. The address of the subject property is 6520 Lima Road (Section 15 of Washington Township).
LAND AREA: Approximately 1.4 acres
PRESENT ZONING: C2/Limited Commercial
PROPOSED ZONING: C3/General Commercial

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PROPOSAL: Rezoning Petition REZ-2019-0027
APPLICANT: National Oil & Gas, Inc.
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 site is located at the southeast corner of East State Blvd. and Hobson Road. The address of the subject property is 3202 East State Blvd. (Section 23 of St. Joseph Township).
LAND AREA: Approximately 0.55 acres
PRESENT ZONING: C2/Limited Commercial
PROPOSED ZONING: C3/General Commercial

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PROPOSAL: Rezoning Petition REZ-2019-0028
APPLICANT: National Oil & Gas, Inc.
REQUEST: To rezone property from C2/Limited Commercial and R1/Single Family Residential to C3/General Commercial to bring the existing gas station use in conformance with the Zoning Ordinance.
LOCATION: The site is located at the northwest corner of Fairfield Avenue and Maxine Drive. The address of the subject property is 4230 Fairfield Avenue (Section 23 of Wayne Township).
LAND AREA: Approximately 0.4 acres
PRESENT ZONING: C2/Limited Commercial and R1/Single Family Residential
PROPOSED ZONING: C3/General Commercial

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PROPOSAL: Rezoning Petition REZ-2019-0029
APPLICANT: Black Gold Ventures Indiana, 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 5133 Coldwater Road (Section 23 of Washington Township).
LAND AREA: Approximately 0.64 acres
PRESENT ZONING: C2/Limited Commercial
PROPOSED ZONING: C3/General 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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