

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: February 25, 2019

We are posting this notice to let you know the Fort Wayne Plan Commission will hold a public hearing **Monday March 11, 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 requests:

PROPOSALS: Master Sign Plan, PDP-2019-0009 and Primary Development Plan, PDP-2019-0007, Shoppes at Glenbrook
APPLICANT: Seritage SRC Finance, LLC
REQUEST: To approve a master sign plan and primary development plan for redevelopment of the site.
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

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 March 11, 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.

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: February 25, 2019

We are posting this notice to let you know the Fort Wayne Plan Commission will hold a public hearing **Monday March 11, 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-2019-0011, Duplex development at 6708 Old Trail Road
APPLICANT: H & H Leasing, LLC
REQUEST: To approve a primary development plan for a 4-building duplex development and associated infrastructure. Waivers of building setbacks standards are also requested.
LOCATION: The proposed site is located on the west side of the 6700 block of Old Trail Road. The address of the subject property is 6708 Old Trail Road (Section 28 of Wayne Township).
LAND AREA: Approximately 0.4 acres
PRESENT ZONING: C3/General 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 March 11, 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.

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: February 25, 2019

We are posting this notice to let you know the Fort Wayne Plan Commission will hold a public hearing **Monday March 11, 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-2019-0010, Piper Trail
APPLICANT: Lutheran Homes, Inc.
REQUEST: To approve an amended primary development plan for a 48-unit senior housing development and associated infrastructure. A waiver of building setbacks standards is also requested.
LOCATION: The site is located on the south side of the 8000 to 8100 blocks of Glencarin Boulevard; west of Preston Pointe Apartments, east of Lake of the Woods Addition, and north of Inverness Lakes Extended Section 1 (Section 11 of Aboite Township).
LAND AREA: Approximately 12.2 acres
PRESENT ZONING: RP/Planned Residential and C1/Professional Office and Personal Services

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 March 11, 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.

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: February 25, 2019

We are posting this notice to let you know the Fort Wayne Plan Commission will hold a public hearing **Monday March 11, 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-2019-0002, Summit Park Lots 10-15 Replat
APPLICANT: Christian Markwort
REQUEST: To amend the building lines as recorded on the plat of Summit Park Lots 10-15.
LOCATION: The site is located at the northeast corner of West Ludwig Road and Innovation Boulevard. The address of the subject property is 6710 Innovation Boulevard (Section 16 of Washington Township).
LAND AREA: Approximately 23 acres
PRESENT ZONING: I2/General Industrial

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 March 11, 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.

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: February 25, 2019

We are posting this notice to let you know the Fort Wayne Plan Commission will hold a public hearing **Monday March 11, 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: Rezoning Petition REZ-2019-0002
APPLICANT: Packard Area Planning Alliance/City of Fort Wayne Community Development
REQUEST: To rezone property from R1/Single Family Residential, R2/Two Family Residential, and C2/Limited Commercial to UC/Urban Corridor.
LOCATION: The site is generally located along Fairfield Avenue from West Packard Avenue to Nuttman Avenue. See file for exact area (Section 14 of Wayne Township).
LAND AREA: Approximately 4.1 acres
PRESENT ZONING: R1/Single Family Residential, R2/Two Family Residential, C2/Limited Commercial
PROPOSED ZONING: UC/Urban Corridor

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 March 11, 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.

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: February 25, 2019

We are posting this notice to let you know the Fort Wayne Plan Commission will hold a public hearing **Monday March 11, 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 requests:

PROPOSALS: Rezoning Petition REZ-2019-0003 and Primary Development Plan PDP-2019-0005, Ventry Apartments
APPLICANT: Domo Development Company, LLC
REQUEST: To rezone property from C2/Limited Commercial to R3/Multiple Family Residential; and approve a primary development plan for a 180-unit multiple family residential complex.
LOCATION: The site is located along the east side of the 5200 to 5500 block of Coventry Lane, to the west of Outback Steakhouse (Section 23 of Aboite Township).
LAND AREA: Approximately 8.4 acres
PRESENT ZONING: C2/Limited Commercial
PROPOSED ZONING: R3/Multiple 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.

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 March 11, 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.

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: February 25, 2019

We are posting this notice to let you know the Fort Wayne Plan Commission will hold a public hearing **Monday March 11, 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: Rezoning Petition REZ-2019-0005
APPLICANT: Coldwater & Wallen, 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 site is located at the southeast corner of Coldwater Road and East Wallen Road. The address of the subject property is 8830 Coldwater Road (Section 12 of Washington Township).
LAND AREA: Approximately 1.4 acres
PRESENT ZONING: C2/Limited Commercial
PROPOSED ZONING: C3/General 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 March 11, 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.

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: February 25, 2019

We are posting this notice to let you know the Fort Wayne Plan Commission will hold a public hearing **Monday March 11, 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: Rezoning Petition REZ-2019-0006
APPLICANT: LBO Investors, LLC
REQUEST: To rezone property from AR/Low Intensity Residential to C3/General Commercial to bring the existing gas station use in conformance with the Zoning Ordinance.
LOCATION: The site is located on the north side of the 12000 block of West U.S. 24. The address of the subject property is 12012 West U.S. 24 (Section 28 of Aboite Township).
LAND AREA: Approximately 2 acres
PRESENT ZONING: AR/Low Intensity Residential
PROPOSED ZONING: C3/General 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 March 11, 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.

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: February 25, 2019

We are posting this notice to let you know the Fort Wayne Plan Commission will hold a public hearing **Monday March 11, 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: Rezoning Petition REZ-2019-0007
APPLICANT: JTG Realty, LLC
REQUEST: To rezone property from NC/Neighborhood Center to C3/General Commercial to bring the existing gas station use in conformance with the Zoning Ordinance.
LOCATION: The site is located on the south side of the 10200 block of West State Road 14 (Illinois Road). The address of the subject property is 10225 West State Road 14 (Illinois Road) (Section 10 of Aboite Township).
LAND AREA: Approximately 1.4 acres
PRESENT ZONING: NC/Neighborhood Center
PROPOSED ZONING: C3/General 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 March 11, 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.

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: February 25, 2019

We are posting this notice to let you know the Fort Wayne Plan Commission will hold a public hearing **Monday March 11, 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: Rezoning Petition REZ-2019-0008
APPLICANT: 69 & Dupont, LLC
REQUEST: To rezone property from NC/Neighborhood Center 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 Maplecrest Road and Rothman Road. The address of the subject property is 7405 Maplecrest Road (Section 9 of St. Joseph Township).
LAND AREA: Approximately 1.7 acres
PRESENT ZONING: NC/Neighborhood Center
PROPOSED ZONING: C3/General 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 March 11, 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.

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: February 25, 2019

We are posting this notice to let you know the Fort Wayne Plan Commission will hold a public hearing **Monday March 11, 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 requests:

PROPOSALS: Rezoning Petition REZ-2019-0009 and Primary Development Plan PDP-2019-0008, Shigs In Pit & Indiana Physical Therapy
APPLICANT: Blaine Stuckey
REQUEST: To rezone property from AR/Low Intensity Residential to C2/Limited Commercial; and approve a primary development plan for a two building commercial development.
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
PRESENT ZONING: AR/Low Intensity Residential
PROPOSED 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 March 11, 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.