

# 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: September 23, 2019

We are posting this notice to let you know the Fort Wayne Plan Commission will hold a public hearing **Monday October 7, 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-2019-0047, Ruoff Headquarters  
APPLICANT: Ruoff Home Mortgage – Mike Cahill  
REQUEST: To approve a primary development plan for a mixed use development including office, commercial, and a parking garage; including waivers of setbacks, building height, and signage.  
LOCATION: The site is located at the southwest corner of the intersection of West Jefferson Boulevard and Ewing Street. The property is north of CityScape Flats, east of Shell gas station, and west of The Harrison and Parkview Field (Wayne Township Section 11).  
LAND AREA: Approximately .73 acres  
PRESENT ZONING: DC/Downtown Core and DE/Downtown Edge

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.

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 October 7, 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-2019-0057, Primary Development Plan PDP-2019-0044, PPG Inverness, and PDP-2019-0045, Inverness Centre Amended  
APPLICANT: Parkview Health System, Inc.  
REQUEST: To rezone a portion of property from AR/Low Intensity Residential to C1/Professional Office and Personal Services; approve a primary development plan for a new Parkview primary care office medical office building/walk-in clinic, with a waiver for setbacks; and amend the primary development plan of Inverness Centre to remove common area from the development plan and amend the covenants.  
LOCATION: The site is located along the south side of the 8300 block of State Road 14 (Illinois Rd), on the east side of the 1100 to 1300 blocks of Marietta Drive and on the west side of Glencarin Blvd. (Aboite Township Section 11).  
LAND AREA: Approximately 3.7 for development  
Approximately 2.8 acres for rezoning  
Approximately 0.89 acres for removal of common area in Inverness Centre  
PRESENT ZONING: AR/Low Intensity Residential  
PROPOSED ZONING: C1/Professional Office and Personal Services

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PROPOSALS: Rezoning Petition REZ-2019-0058 and Primary Development Plan PDP-2019-0046, Plumbers Supply Co.  
APPLICANT: Witwer Construction  
REQUEST: To rezone a portion of property from R1/Single Family Residential to I2/General Industrial; and approve a primary development plan for a facility for Plumbers Supply, including a waiver for landscaping.  
LOCATION: The site is located along the 2000 block of Kelsey Court (Washington Township Section 15).  
LAND AREA: Approximately 2 acres  
PRESENT ZONING: R1/Single Family Residential and I2/General Industrial  
PROPOSED ZONING: I2/General Industrial

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PROPOSALS: Rezoning Petition REZ-2019-0059 and Primary Development Plan PDP-2019-0059, Shoppes at Windsor Village  
APPLICANT: Colonial Heights, LLC  
REQUEST: To rezone property from C1/Professional Office and Personal Services to C2/Limited Commercial; and approve a primary development plan for a single building commercial development, with an outlot.  
LOCATION: The site is located on the east side of the 11100 block of State Road 3 (Lima Road), on the north side of 1600 block of Winnsboro Pass, and on the west side of the 11100 block of Twin Creeks Drive (Perry Township Section 32).  
LAND AREA: Approximately 2.2 acres  
PRESENT ZONING: C1/Professional Office and Personal Services  
PROPOSED ZONING: C2/Limited Commercial

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PROPOSALS: Rezoning Petition REZ-2019-0060 and Primary Development Plan PDP-2019-0048, Dupont Sports Complex  
APPLICANT: CAH Development, LLC  
REQUEST: To rezone property from C2/Limited Commercial to C1/Professional Office and Personal Services; and approve a primary development plan for a new sports & medicine facility.  
LOCATION: The site is located on the east side of the 10000 to 10100 blocks of Dupont Circle Drive East, adjacent to Interstate 69 (St. Joseph Township Section 6).  
LAND AREA: Approximately 13.1 acres  
PRESENT ZONING: C2/Limited Commercial  
PROPOSED ZONING: C1/Professional Office and Personal Services

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PROPOSALS: Rezoning Petition REZ-2019-0062 and Primary Development Plan PDP-2019-0050, Marquez Auto Sales  
APPLICANT: Pedro Marquez  
REQUEST: To rezone property from C2/Limited Commercial to C3/General Commercial; and approve a primary development plan to add the real estate to the Marquez Auto Sales facility.  
LOCATION: The site is located on the north side of the 600 block of West Creighton Avenue, immediately west of Marquez Auto Sales (Wayne Township Section 11).  
LAND AREA: Approximately .08 acre  
PRESENT ZONING: C2/Limited Commercial  
PROPOSED ZONING: C3/General Commercial

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PROPOSALS: Rezoning Petition REZ-2019-0063 and Primary Development Plan PDP-2019-0048, Shops on Topsfield  
APPLICANT: Matthew Heiman  
REQUEST: To rezone property from R3/Multiple Family Residential to C2/Limited Commercial; and approve a primary development plan for a single building commercial development.  
LOCATION: The site is located at the northwest corner of the intersection of Topsfield Lane and Maplecrest Road. The property is south and east of Concord Place Sections 2 and 3(St. Joseph Township Section 9).  
LAND AREA: Approximately 1 acre  
PRESENT ZONING: R3/Multiple Family Residential  
PROPOSED ZONING: C2/Limited Commercial

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