

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: August 22, 2019

We are posting this notice to let you know the Fort Wayne Plan Commission will hold a public hearing **Monday September 9, 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-2019-0022, Huth Addition
APPLICANT: Dale Kuhl – President of Huth Addition
REQUEST: To amend of plat of Huth Addition to modify the building lines to be in accordance with the standards of the Zoning Ordinance.
LOCATION: The subdivision is located on the north side of the 7600 to 7700 blocks of Aboite Center Road (Section 13 of Aboite Township).
LAND AREA: Approximately 10.8 acres
PRESENT ZONING: AR/Low Intensity 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: Primary Development Plan PDP-2019-0041, 41 North Apartments – Phase 1
APPLICANT: Real America Development, LLC
REQUEST: To approve a primary development plan for the first phase of 41 North Apartments, to contain up to 304 residential units.
LOCATION: The site is located within the YMCA Northeast development. The property is proposed to the east of the Jackson Lehman YMCA, and west of Kroger and Maplecrest Luxury Apartments (Section 21 of St. Joseph Township).
LAND AREA: Approximately 23 acres
PRESENT ZONING: RP/Planned Residential

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PROPOSAL: Primary Development Plan PDP-2019-0042, Ashberry Mixed Use Parking Garage and Tenant Space
APPLICANT: Ashberry Eight, LLC
REQUEST: To approve a primary development plan for a mixed use development with commercial tenant space and a parking garage; including waiver requests for lighting, building bays, and signage.
LOCATION: The site is located on the south side of West Main Street, on the east side of Maiden Lane, and on the north side of West Berry Street (Section 2 of Wayne Township).
LAND AREA: Approximately 1.1 acres
PRESENT ZONING: DC/Downtown Core

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PROPOSAL: Primary Development Plan PDP-2019-0043, Headwaters Lofts
APPLICANT: Fort Wayne Garage Associates I, LLC and The Lofts at Headwaters Park, LLC
REQUEST: To approve a primary development plan for a mixed use development including multiple family residential, commercial, and a parking garage.
LOCATION: The site is located south of the Headwaters Park pavilion, north of East Superior Street, west of Barr Street, and east of North Clinton Street.
LAND AREA: Approximately 3 acres
PRESENT ZONING: DC/Downtown Core

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PROPOSAL: Rezoning Petition REZ-2019-0056
APPLICANT: Dr. Ashok Kadambi
REQUEST: To rezone property from RP/Planned 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 on the north side of the 5000 block of West Jefferson Boulevard and on the south side of the 5000 block of North Bend Drive. The address of the subject property is 5010 West Jefferson Boulevard (Section 8 of Wayne Township).
LAND AREA: Approximately 1.1 acres
PRESENT ZONING: RP/Planned Residential
PROPOSED ZONING: C1/Professional Office and Personal Services

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PROPOSAL: Written Commitment Amendment, WCA-2019-0003
APPLICANT: Keith Dedrick
REQUEST: To amend the written commitment associated with the Primary Development Plan of the Meadows Keefer Creek. The proposal is to relocate the dumpster location due to proposed utility location and easements, and consideration of the overall landscape plan.
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: ZORD-2019-0006
1. To amend Chapter 157.414 (C-4 / Intensive Commercial): and
2. To amend Chapter 157.506 (Definitions).
APPLICANT: Fort Wayne Plan Commission
REQUEST: To amend Chapter 157.414 (C-4 / Intensive Commercial) and to amend Chapter 157.506 (Definitions).
LOCATION: City of Fort Wayne planning jurisdiction

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