

#1255

BILL NO. Z-11-08-13

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. O-03 (Sec. 12 of Wayne Township)**

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
INDIANA:

SECTION 1. That the area described as follows is hereby designated a CM5C
(Neighborhood Commercial Corridor) District under the terms of Chapter 157 Title XV of the
Code of the City of Fort Wayne, Indiana:

**1501, 1505, 1511, & 1515 E. Pontiac Street
Lots # 15, 16, 17, 18 Winters Addition**

Beginning at the Southeast corner of Section 12 Wayne Township, Allen County, Indiana,
thence West 951.50 feet along the South line of Section 12 Wayne Township; thence North
25 feet to the North right-of-way line of Pontiac and the East right-of-way of Reed Street and
the point of beginning. Thence, North 100.00' to the Northwest corner of Lot 18 Winters
Add., thence East 127.1' to the Northeast Corner of Lot 15 Winters Add., thence South 100
feet to the Southeast corner of Lot 15 Winters Add., thence West 127.1' along the North R/W
of Pontiac Street to the point of beginning, containing 0.295 acres, more or less.
(Plat Book 5A Page 19, Office of Allen County Recorder)

and the symbols of the City of Fort Wayne Zoning Map No. O-03 (Sec. 12 of Wayne
Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
Wayne, Indiana is hereby changed accordingly.

SECTION 2. That this Ordinance shall be in full force and effect from and after its
passage and approval by the Mayor.

Council Member

APPROVED AS TO FORM AND LEGALITY:

Carol T. Helton, City Attorney

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: 1255/11
Bill Number: Z-11-08-13
Council District: 6

Introduction Date: August 23, 2011

Plan Commission
Public Hearing Date: September 12, 2011

Next Council Action: Ordinance will return to Council after recommendation by the
Plan Commission

Synopsis of Ordinance: To rezone approximately 0.295 acres of property from R2-Attached Single
Family and Two Family Residential to CM5C-Neighborhood Commercial
Corridor

Location: 1501 through 1515 East Pontiac Street, west of South Anthony Boulevard.

Reason for Request: To allow for the redevelopment of the block into multiple-family housing as
part of the Pontiac Square housing project.

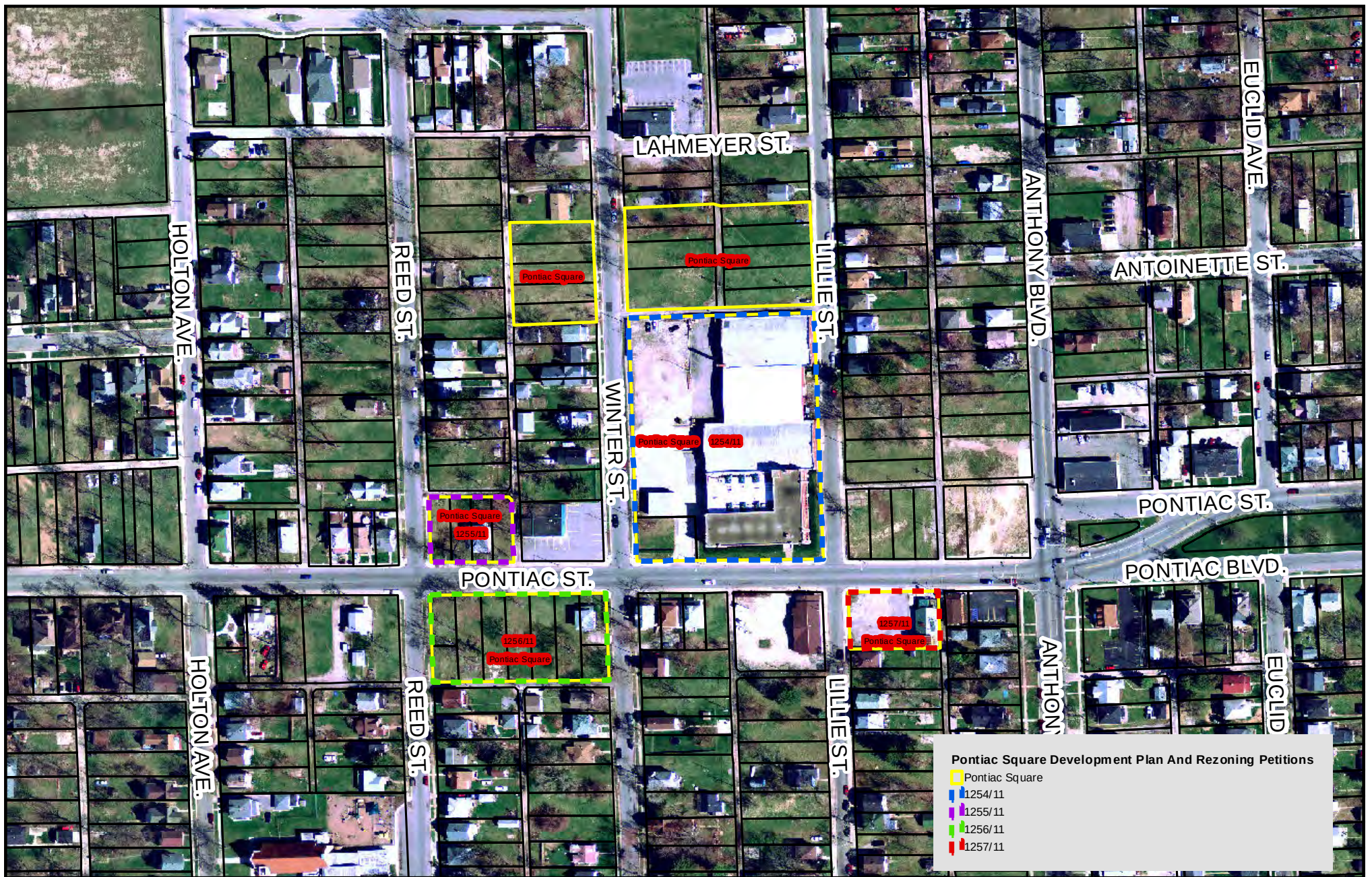
Applicant: City of Fort Wayne – Division of Community Development

Property Owners: City of Fort Wayne and GT Investment, LLC

Related Petitions: Rezoning Petitions 1254/11, 1256/11 and 1257/11
Primary Development Plan, Pontiac Square

Effect of Passage: Property will be rezoned to CM5C-Neighborhood Commercial Corridor
district to allow the redevelopment of the site and provide the neighborhood
with a variety of housing choices.

Effect of Non-Passage: The property will remain zoned R2-Attached Single Family and Two Family
Residential and may be developed with uses permitted that district.



Rezoning Petitions 1254/11, 1255/11, 1256/11, and 1257/11 Primary Development Plan - Pontiac Square

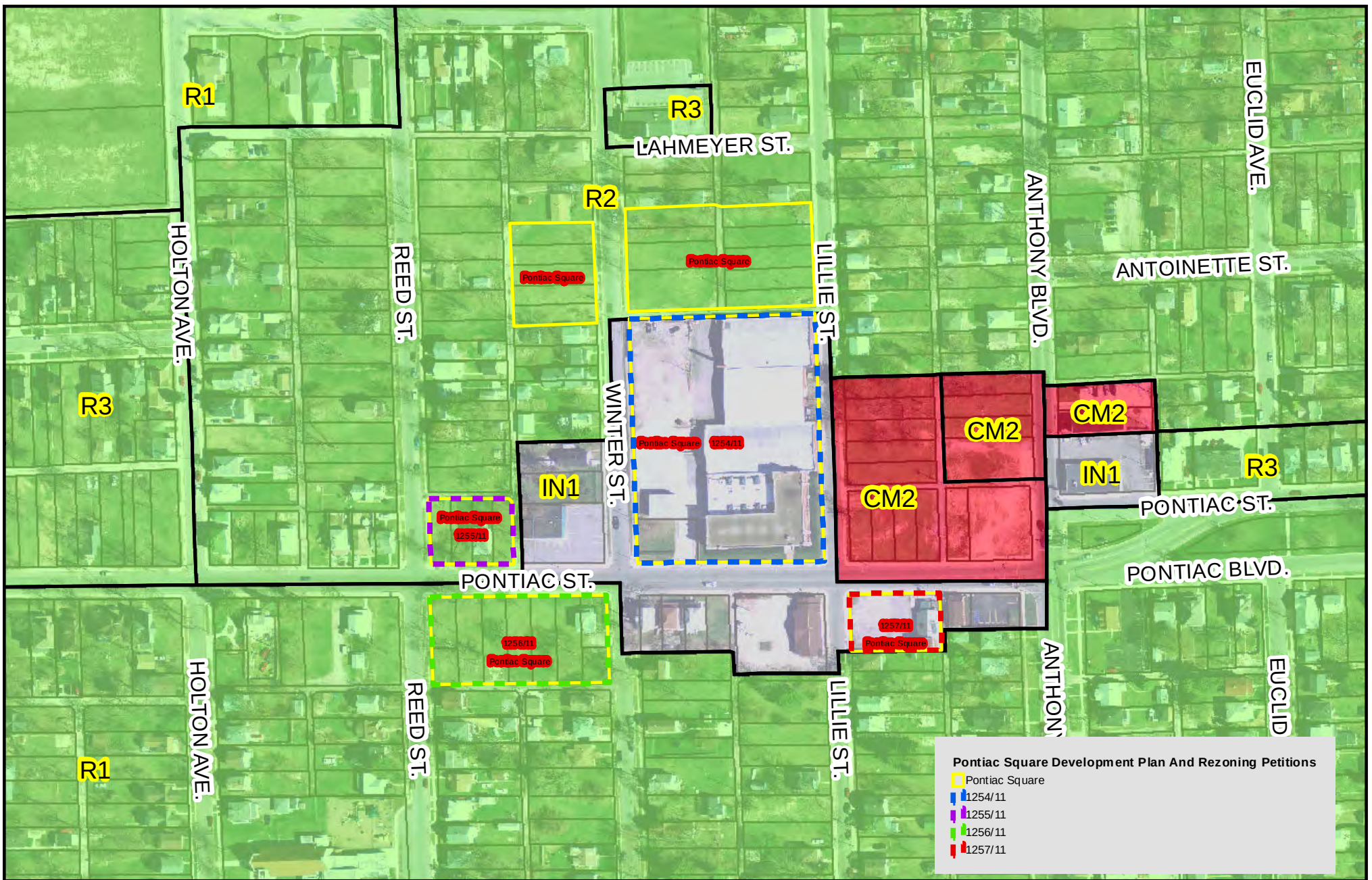


Printed: July 6, 2011
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 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos: Spring 2006 / Contours: 1999

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0 200 Feet
 Scale: 1" = 200'



Rezoning Petitions 1254/11, 1255/11, 1256/11, and 1257/11 Primary Development Plan - Pontiac Square



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0 200 Feet
Scale: 1" = 200'

Parcel 3

Department of Planning Services
Rezoning Petition Application

Applicant
Applicant City of Fort Wayne - Division of Community Development-John Urbahns, Director
Address 200 E. Berry Street, Suite 320
City Fort Wayne State IN Zip 46802
Telephone 260-427-1127 Fax 260-427-1132 E-mail sherese.fortriede@cityoffortwayne.org

Property Ownership
Property Owner See Attached
Address _____
City _____ State _____ Zip _____
Telephone _____ Fax _____ E-mail _____

Contact Person
Contact Person Sherese Fortriede
Address 200 E. Berry Street, Suite 320
City Fort Wayne State IN Zip 46802
Telephone 260-427-1127 Fax 260-427-1132 E-mail sherese.fortriede@cityoffortwayne.org

All staff correspondence will be sent only to the designated contact person.

Request
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property 1501-1515 E. Pontiac Street
Present Zoning R2 Proposed Zoning CM5C Acreage to be rezoned .295
Proposed density _____ units per acre
Township name Wayne Township section # 12
Purpose of rezoning (attach additional page if necessary) _____
Redevelopment to multiple family residential
Sewer provider CFW Water provider CFW

Filing Requirements
*Applications will not be accepted unless the following filing requirements are submitted with this application.
Please contact staff for applicable filing fees and plan/survey submittal requirements.*
☐ Applicable filing fee
☐ Applicable number of surveys showing area to be rezoned (plans must be folded)
☒ Legal Description of parcel to be rezoned
☐ Rezoning Questionnaire (original and 10 copies) County Rezonings Only

I/we understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Allen County Plan Commission as those provisions, procedures and policies related to the handling and disposition of this application; that the above information is true and accurate to the best of my/our knowledge; and that I/we agree to pay Allen County the cost of notifying the required interested persons at the rate of \$0.85 per notice and a public notice fee of \$50.00 per Indiana code.

John Urbahns

(printed name of applicant)

City of Fort Wayne
Daniel A. Brenner

(printed name of property owner)

(printed name of property owner)

(printed name of property owner)

[Signature]
(signature of applicant)

[Signature]
(signature of property owner)

(signature of property owner)

(signature of property owner)

7/29/11
(date)

7/29/11
(date)

(date)

(date)

Received	Receipt No.	Hearing Date	Petition No.
8/3/11	n/c	9/12/11	1255/11

city



Robert Widner

Survey Technician
Transportation
Engineering
June 27, 2011

**1501, 1505, 1511, & 1515 E. Pontiac Street
Lots # 15, 16, 17, 18 Winters Addition**

Beginning at the South East corner of section 12 Wayne Township, Allen County, Indiana, West 951.50' along the South line of section 12. North 25' to the North R/W line of Pontiac and the East R/W line of Reed Street. And the POB Thence, North 100.00'. To the North West corner of Lot 18 Winters Add., Thence east 127.1' to the North East Corner of Lot 15 Winters Add. Thence south 100 to the South East corner of Lot 15 Winters Add. Thence West 127.1' along the North R/W of Pontiac Street to the POB

Plat Book 5A Page 19, Office of Allen County Recorder)



Site Plan

Scale: 1" = 50'

- Proposed Use**
The proposed development is to be a Multiple Family Complex and will be subject to Development Plan Review as set forth in Section 157.304 in the Fort Wayne Zoning Ordinance.
It will consist of a mix of residential unit types with the breakdown as follows:
 - Parcel 1 – 1631 E. Pontiac Street (Former Coca Cola Bottling Plant identified as Buildings 1 and 2) will be renovated to create a mix of one and two bedroom units. The existing one story section of the of the original bottling works will be demolished to create a private courtyard and to provide light and air to first floor units in both Building 1 and 2. The northern most structure of the existing facility (Building 3) will be converted into a parking garage. A new multi-unit residential building is proposed for the southwest corner of the site that will include two bedroom flats. A signature open space or square will be provided along the Winter Street frontage that will be an amenity for the proposed development and adjacent neighborhood. Parking will be provided in Building 3 and a landscaped surface lot located in between Buildings 2 and 3 created by the demolition of a former service garage.
 - Parcel 2 – 2502-2520 Lillie Street and 2519 -2535 Winter Street will have two family stacked and side by side duplexes with private yards and parking off of an existing alley (R2 zoning).
 - Parcel 3 – 1501-1511 E. Pontiac Street will be improved with a new building that will include a two story, four unit walkup flanked by two - two story duplex units.
 - Parcel 4 - 1502-1525 E. Pontiac Street will be improved with a new, multi-unit building that will include a two story, four unit walkup flanked by two - two story duplex units. .
 - Parcel 5 - 2528-2602 Winter Street will have two family stacked and side by side duplexes with private yards and parking off of an existing alley (R2 zoning).
 - Parcel 6 – 1714 E. Pontiac Street will be improved with a new building that will include a two story, four unit walkup flanked by two - two story duplex units. Parking will be provided off an existing side alley with appropriate landscaping to screen it from E. Pontiac Street.
- Zoning Relief** – Parcels 2 and 5 will conform to the existing R2 zoning with no zoning relief required. Parcels 1, 3, 4, and 6 will be zoned as CM5C – Commercial Corridor that allows multifamily residential development. However, since ground floor commercial use is not proposed and existing residential uses along this section of E. Pontiac Street are set back varying distances from the street, the proponent requests a waiver from the CM5C maximum front yard setback of 10 feet to be increased to 20 feet. The front yard setbacks for the new development will vary to conform to the front yard setback of existing non-conforming dwellings.
A waiver from the maximum side yard will also be requested for Parcel 3. The building proposed for this site will result in side yards of 22 feet exceeding the maximum allowed of 10 feet.
- Site Coverage** – R2 Two Family District
Maximum Lot Coverage allowed:
Parcel 2 – 2502-2520 Lillie Street and 2519 -2535 Winter Street
Site Area 43,550 SF
Building Foot Print 9,088 SF
Total Calculated Lot Occupancy: 20.8%

Parcel 6 – 2528-2602 Winter Street
Site Area 19,377 SF
Building Foot Print 4,534 SF
Total Calculated Lot Occupancy: 23.4%
- Description of Proposed Landscaping for Parking Areas**
Landscaping shown on plan is illustrative of general intent only. A detailed Landscape Plan will be submitted as part of the Site Plan Review.
Plantings providing all-year screening will be employed at the perimeter of the development sites where dwelling units or parking meet adjacent residential properties.

SITE	Proposed Zoning	Proposed Development	Action required
Parcel 1 – 1631 E. Pontiac Street Use Height Lot Size Lot Width - Single Family/Attached Single Family Setback - Front Yard Setback - Rear Setback - Side/Corner Corner Visibility Parking	CM5C Neighborhood Commercial Corridor 40 Feet 6,000 SF 50 feet 0 to 10 feet 25 feet 0 feet min/10 feet max See 157.223(F)(1) 1 space /unit	Multifamily Residential Up to 40 feet 104,915 SF 280 feet Up to 20 feet 25 Feet+ Up to 10 feet 1 space/unit	Allowed in CM5C Conforms to CM5C Conforms to ICM5C Conforms to CM5C Waiver required - Maximum setback 20 feet Conforms to CM5C Conforms to CM5C Conforms to CM5C Conforms to CM5C
Parcel 2 – 2502-2520 Lillie St/2519 -2535 Winter St	R2	43,550 SF	Conforms to R2
Parcel 3 – 1501-1511 E. Pontiac Street Use Height Lot Size Lot Width - Single Family/Attached Single Family Setback - Front Yard Setback - Rear Setback - Side/Corner Corner Visibility Parking	CM5C Neighborhood Commercial Corridor 40 Feet 6,000 SF 50 feet 0 to 10 feet 25 feet 0 feet min/10 feet max See 157.223(F)(1) 1 space /unit	Multifamily Residential Up to 40 feet 12,155 SF 96 feet Up to 20 feet 25 Feet+ 22 feet 1 space/unit	Conforms to CM5C Conforms to CM5C Conforms to CM5C Conforms to CM5C Waiver required - Maximum setback 20 feet Conforms to CM5C Waiver required - Maximum setback 22 feet Conforms to CM5C Conforms to CM5C
Parcel 4 – 1502-1525 E. Pontiac Street Use Height Lot Size Lot Width - Single Family/Attached Single Family Setback - Front Yard Setback - Rear Setback - Side/Corner Corner Visibility Parking	CM5C Neighborhood Commercial Corridor 40 Feet 6,000 SF 50 feet 0 to 10 feet 25 feet 0 feet min/10 feet max See 157.223(F)(1) 1 space /unit	Multifamily Residential Up to 40 feet 29,140 SF 225 feet Up to 20 feet 25 Feet+ Up to 10 feet 1 space/unit	Conforms to CM5C Conforms to CM5C Conforms to CM5C Conforms to CM5C Waiver required - Maximum setback 20 feet Conforms to CM5C Conforms to CM5C Conforms to CM5C
Parcel 5 – 2528-2602 Winter St	R2	19,377 SF	Conforms to R2
Parcel 6 – 1714 E. Pontiac Street Use Height Lot Size Lot Width - Single Family/Attached Single Family Setback - Front Yard Setback - Rear Setback - Side/Corner Corner Visibility Parking	CM5C Neighborhood Commercial Corridor 40 Feet 6,000 SF 50 feet 0 to 10 feet 25 feet 0 feet min/10 feet max See 157.223(F)(1) 1 space /unit	Multifamily Residential Up to 40 feet 11,350 SF 125 feet Up to 20 feet 25 Feet+ Up to 10 feet 1 space/unit	Conforms to CM5C Conforms to CM5C Conforms to CM5C Conforms to CM5C Waiver required - Maximum setback 20 feet Conforms to CM5C Conforms to CM5C Conforms to CM5C

Zoning Analysis



Proposed Zoning Map

AREA	ZONING REQ.	DWELLING UNITS	SPACES
Parcel 1 1631 E. Pontiac St	CM5C 1.0 Spaces/Dwelling Unit	44	44 (42 STANDARD/ 2 HC)
Parcel 2 2502-2520 Lillie St. & 2519-2535 Winter St.	R2 2.0 Spaces/Dwelling Unit	12	24 (23 STANDARD/ 1 HC)
Parcel 3 1501-1511 E. Pontiac St.	CM5C 1.0 Spaces/Dwelling Unit	6	6 (5 STANDARD/ 1 HC)
Parcel 4 1502-1525 E. Pontiac St.	CM5C 1.0 Spaces/Dwelling Unit	12	15 (14 STANDARD/ 1 HC)
Parcel 5 1714 E. Pontiac St.	R2 2.0 Spaces/Dwelling Unit	6	12 (11 STANDARD/ 1 HC)
Parcel 6 2528-2540 Winter St.	CM5C 1.0 Spaces/Dwelling Unit	6	6 (5 STANDARD/ 1 HC)

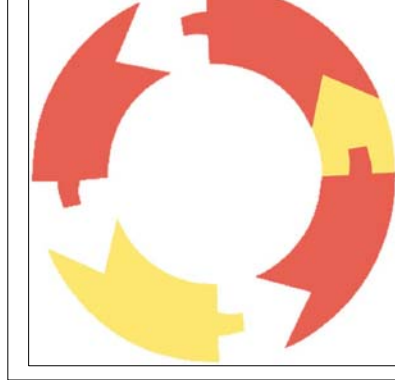
Parking Requirements

BUILDING TYPE	KEY	UNIT TYPE	SIZE	HEIGHT	BLDGS.	UNIT TOTAL
Type A Stacked Duplex		3-BR	1,650	31'	6	12
Type B Signature Building		2-BR	1,225	28'	1	10
Type C Side by Side Duplex		2-BR	1,230	28'	3	6
Type D Four Family		2-BR	1,155	32'	1	4
Type CDC Six-Family		2-BR	1,010 1,150	32'	2	12
Type E Four Family, 2		2-BR	1,255	26'	2	8
Renovation Coke Building		1-BR 2-BR	625 1,200		2	34
UNIT TOTAL						86

Total Site Area	217,822 SF
Total Number of Parcels	25
Total Number of Units	86
Total Building Area	95,050 SF

Unit Typologies

Summary

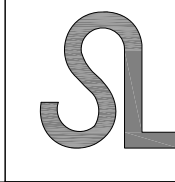


DEVELOPER

The Community Builders, Inc
135 South LaSalle Street
Suite 3350
Chicago, IL 60603
tel: 312 577 5555



SPONSOR
CITY OF FORT WAYNE,
Division of Community Development
One East Main Street
Fort Wayne, IN 46802
tel: 260 427 1127 fax: 260 427 1447



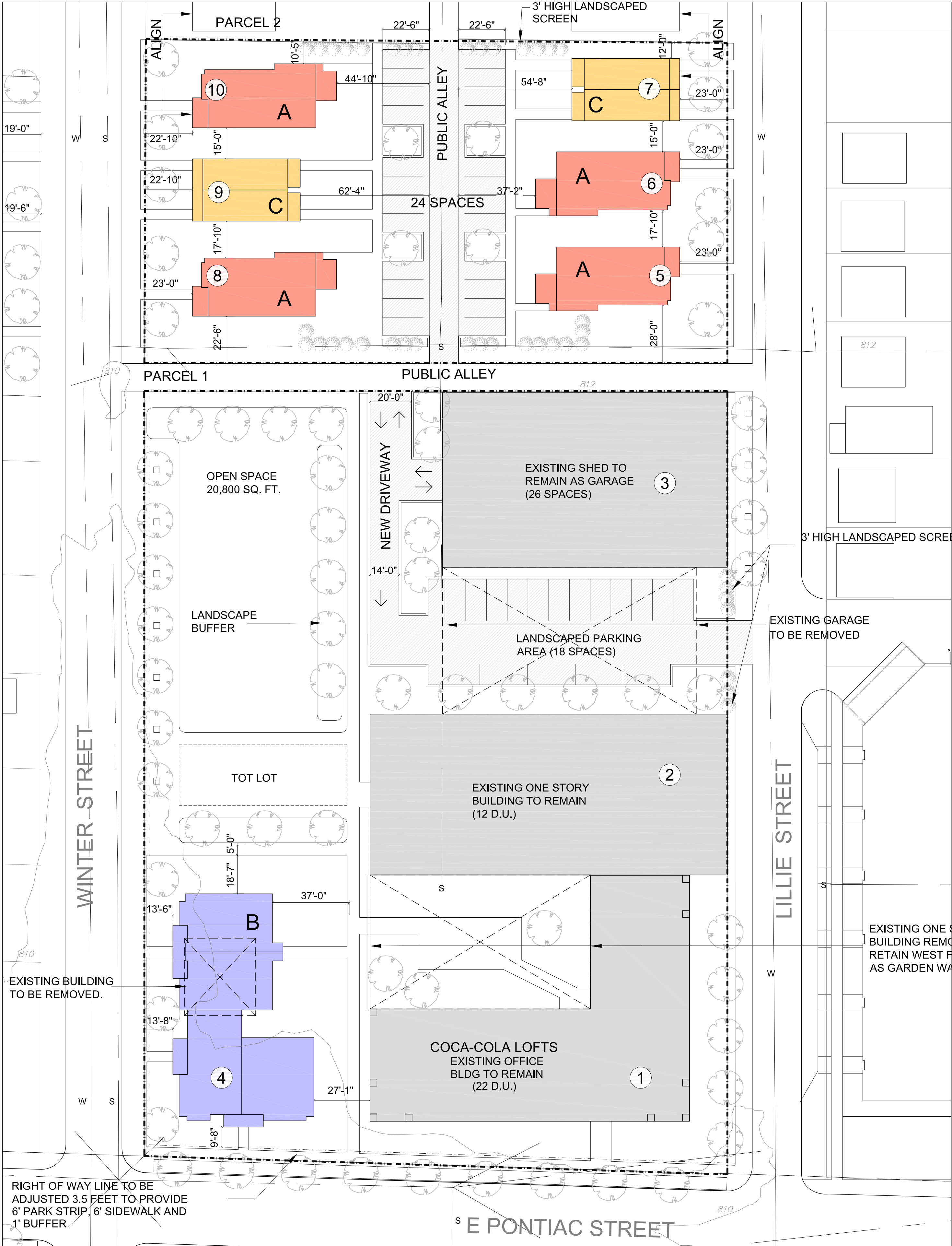
ARCHITECT/PLANNER
Stull and Lee Inc.
33/41 Farnsworth Street, First floor
Boston, Massachusetts 02210
tel: 617 426 0400 fax: 617 426 2835

Site Plan

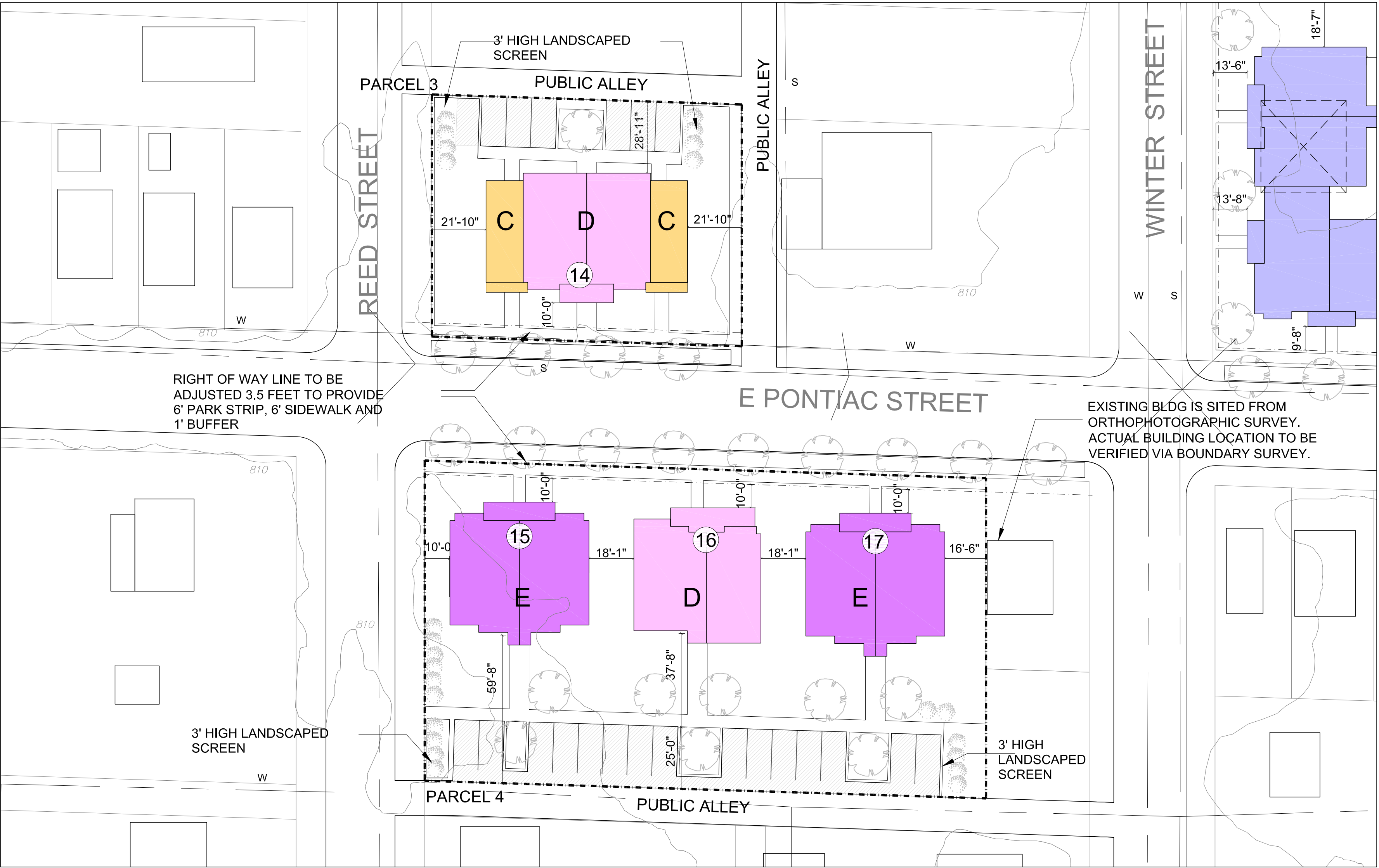
PONTIAC SQUARE

DATE
8/1/2011

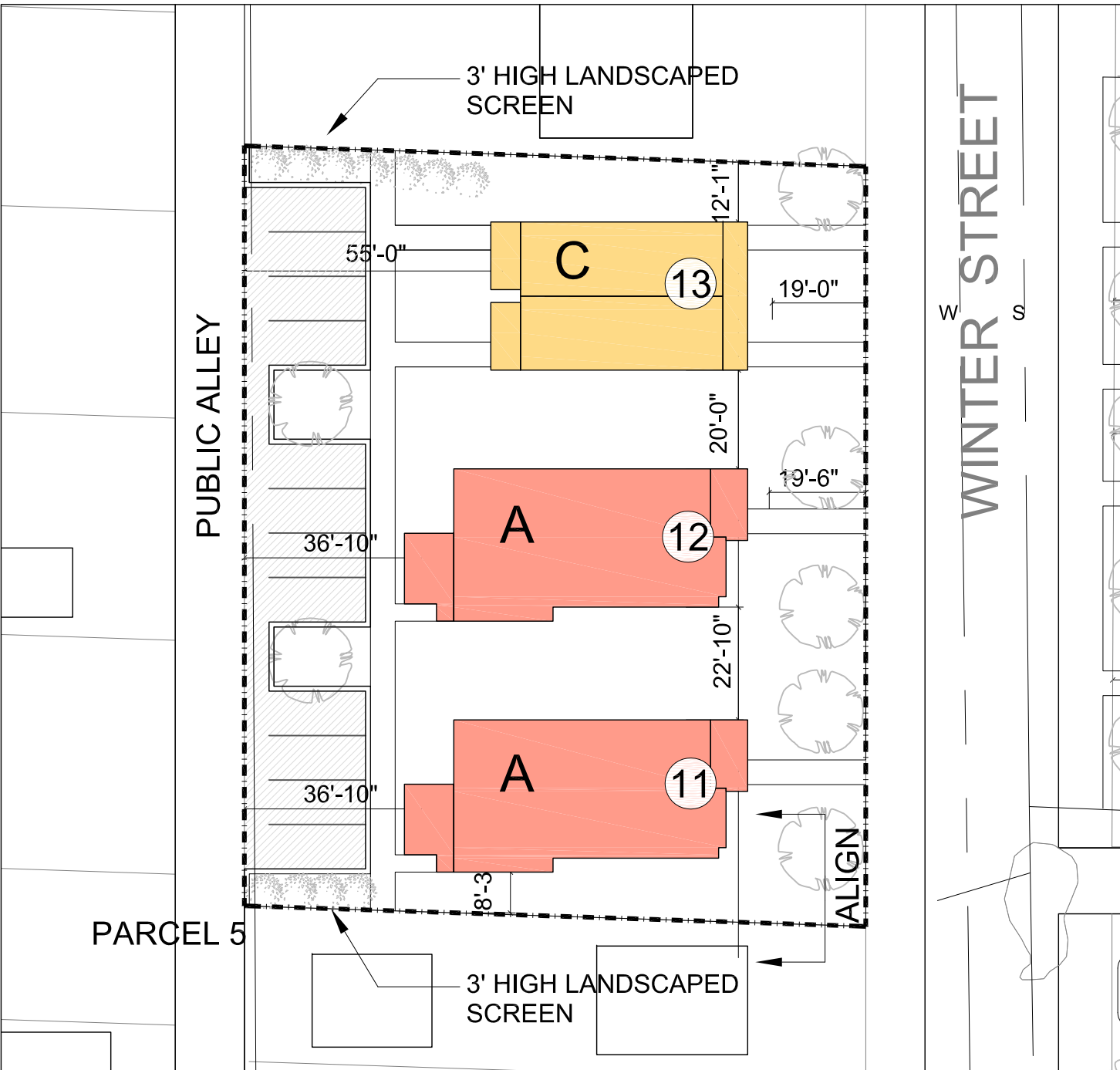
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A0.1



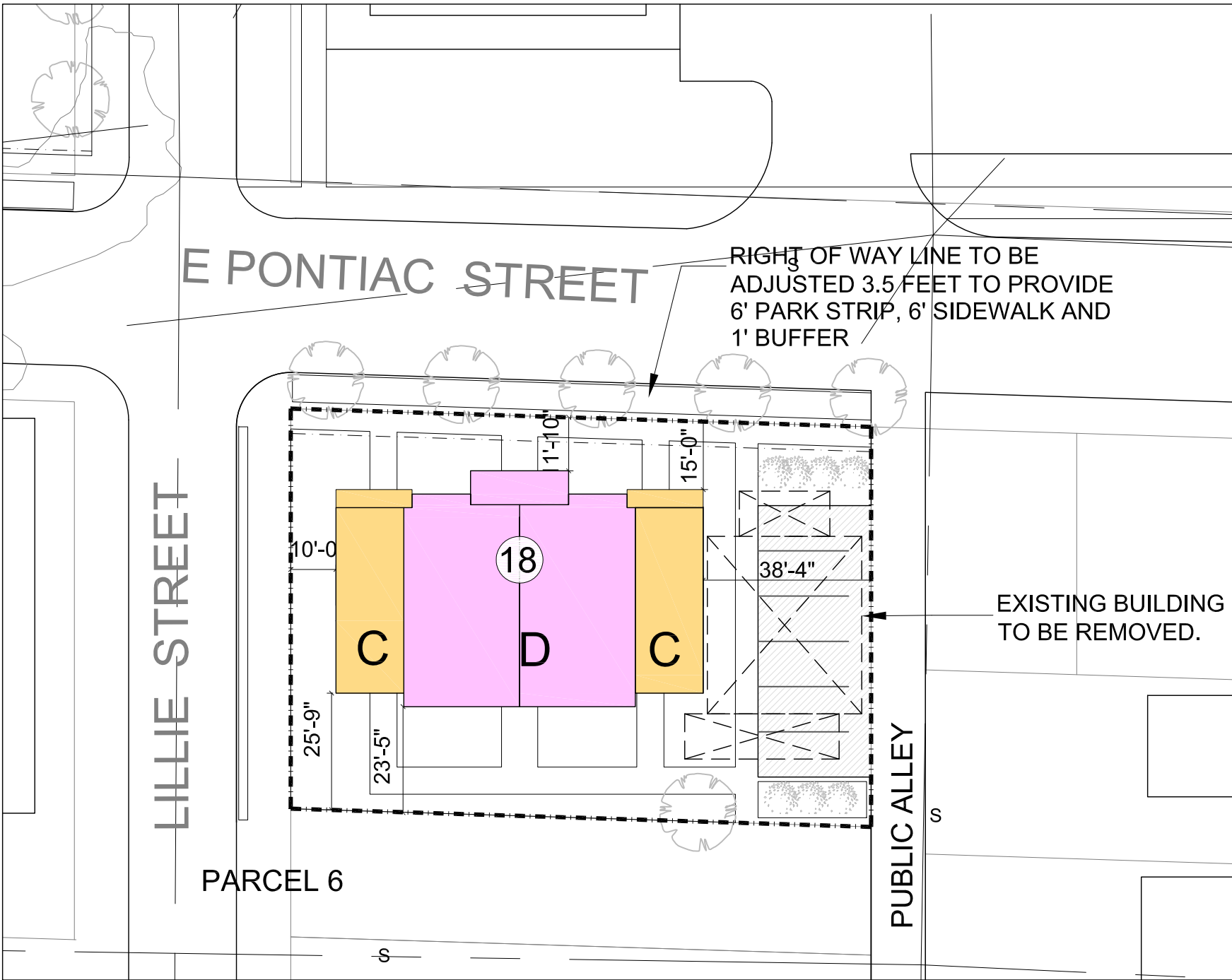
Parcels 1+2



Parcel 3 + Parcel 4



Parcel 5



Parcel 6



TYPE A

Front Elevation

Side Elevation



TYPE B

Front Elevation

Side Elevation



TYPE C

Front Elevation

Side Elevation



DEVELOPER
The Community Builders, Inc
135 South LaSalle Street
Suite 3350
Chicago, IL 60603
tel: 312 577 5555



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ARCHITECT/PLANNER
Stull and Lee Inc.
33/41 Farnsworth Street, First floor
Boston, Massachusetts 02210
tel: 617 426 0406 fax: 617 426 2835

Building Elevations

PONTIAC SQUARE

Scale: 1/8" = 1'-0"

DATE
8/1/2011

DWG. NO.

A2.0



TYPE CDC

Front Elevation

Side Elevation



TYPE D

Front Elevation



Side Elevation



TYPE E

Front Elevation



Side Elevation