

#1256

BILL NO. Z-11-08-14

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. O-07 (Sec. 13 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:

**1502, 1506, 1512, 1516, 1518, 1522, 1526 E. Pontiac Street; 2711 Reed Street; and 2714
Winter Street
Lots # 1, 2, 3, 4, 5, 6, 7 Nirdlingers Sub Addition**

Beginning at the Southeast corner of Section 12 Wayne Township, Allen County, Indiana,
West 951.50 feet along the South line of Section 12. Thence South 25 feet to the South R/W
line of Pontiac and the East R/W line of Reed Street and the point of beginning, thence
South 135.00 feet along the East R/W of Reed Street to the Southwest corner of Lot #7
Nirdlingers Sub Addition, thence East 270.00 feet along the North R/W of an East - West
alley to the Southeast corner of Lot #1 Nirdlingers Sub Addition. Thence North 135.00 feet to
the Northeast corner of Lot #1 Nirdlingers Sub Addition, thence West 270.00 feet along the
South R/W of Pontiac Street to the point of beginning, containing 0.838 acres, more or less.
(Plat Book 4A Page 21, Office of Allen County Recorder)

and the symbols of the City of Fort Wayne Zoning Map No. O-07 (Sec. 13 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: 1256/11
Bill Number: Z-11-08-14
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 0.838 acres of property from R1- Single Family Residential to CM5C-Neighborhood Commercial Corridor

Location: 1502 through 1526 East Pontiac Street, 2711 Reed Street and 2714 Winter 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.

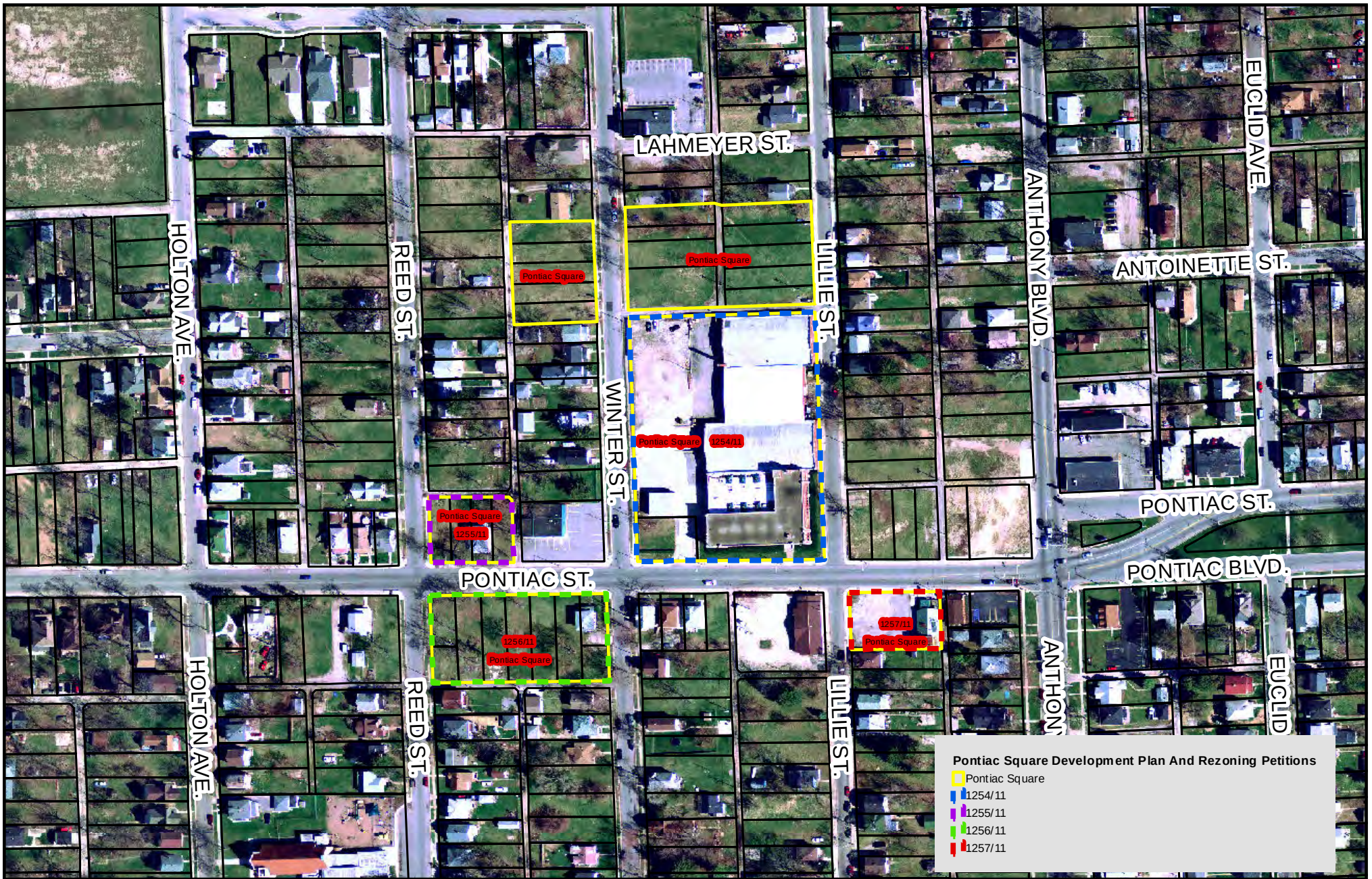
Applicant: City of Fort Wayne – Division of Community Development

Property Owners: City of Fort Wayne, Housing and Neighborhood Development Services, Inc., Finley Properties, LLC and Allen County Community Development Corporation

Related Petitions: Rezoning Petitions 1254/11, 1255/11 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 R1- Single Family Residential and may be developed with uses permitted that district.



Pontiac Square Development Plan And Rezoning Petitions

- Yellow dashed line: Pontiac Square
- Blue dashed line: 1254/11
- Purple dashed line: 1255/11
- Green dashed line: 1256/11
- Red dashed line: 1257/11

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

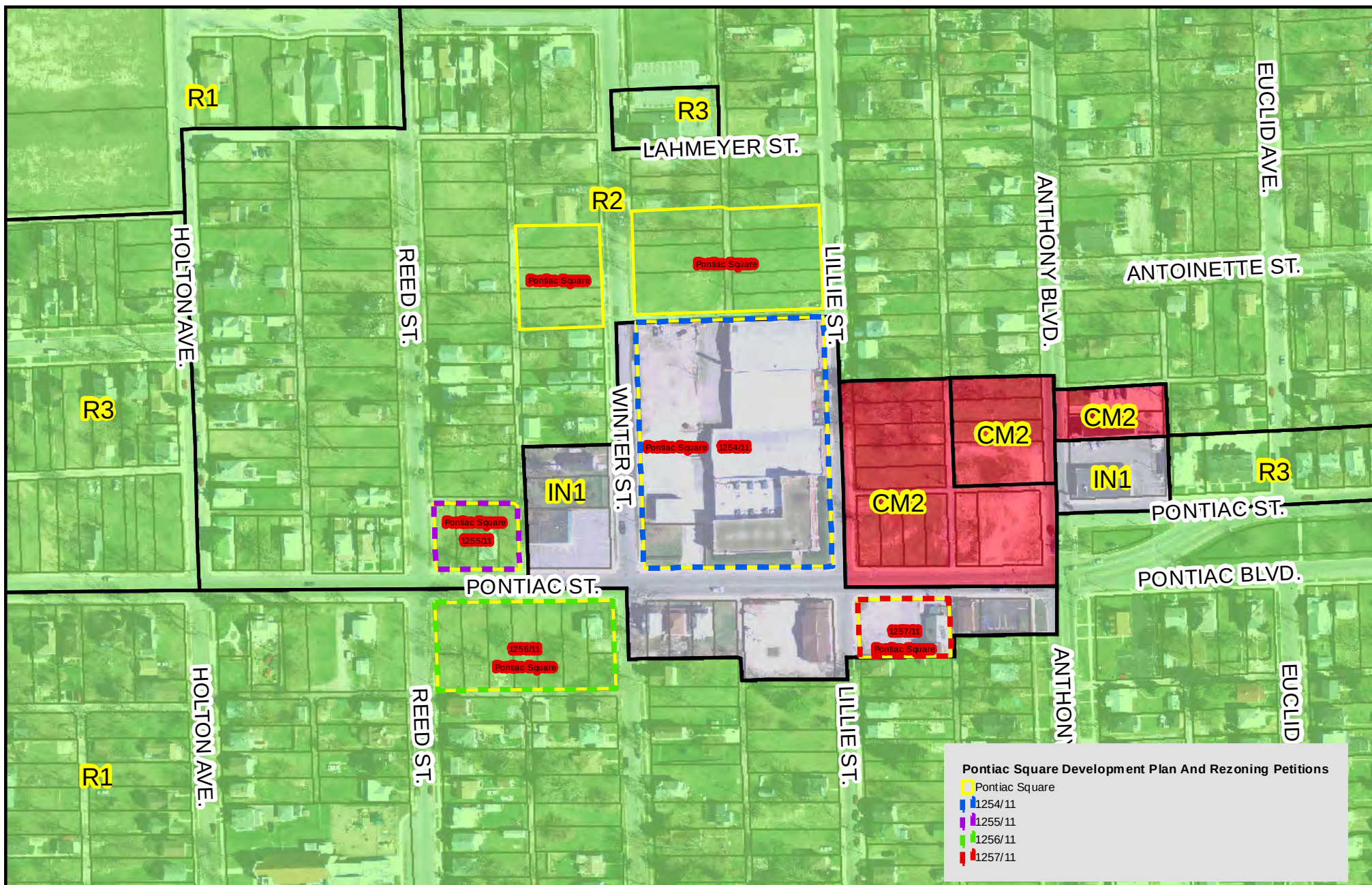


Printed: July 6, 2011
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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos: Spring 2006 / Contours: 1999

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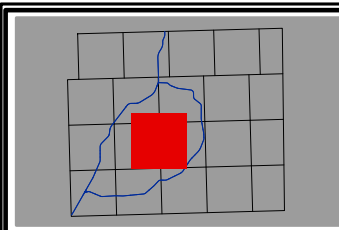


0 200 Feet
Scale: 1" = 200'



Pontiac Square Development Plan And Rezoning Petitions

- Pontiac Square
- 1254/11
- 1255/11
- 1256/11
- 1257/11

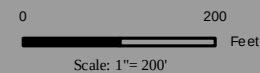


Rezoning Petitions 1254/11, 1255/11, 1256/11, and 1257/11
Primary Development Plan - Pontiac Square



Printed: July 6, 2011
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Department of Planning Services
Rezoning Petition Application

Parcel 4

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 1502-1526 E. Pontiac Street; 2711 Reed Street; 2714 Winter Street
Present Zoning R1 Proposed Zoning CM5C Acreage to be rezoned .838
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 Rezoning 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)

(signature of applicant)

(date)

Kathleen R. Presley-Cowen

(printed name of property owner)

(signature of property owner)

(date)

(printed name of property owner)

(signature of property owner)

(date)

(printed name of property owner)

(signature of property owner)

(date)

Received	Receipt No.	Hearing Date	Petition No.
8/3/11	n/c	9/12/11	1256/11

city



Robert Widner

Survey Technician
Transportation
Engineering
June 27, 2011

**1502, 1506, 1512, 1516, 1518, 1522, 1526 E. Pontiac Street; 2711 Reed Street; and
2714 Winter Street
Lots # 1, 2, 3, 4, 5, 6, 7 Nirdlingers Sub 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 . Thence south 25' to the South
R/W line of Pontiac and the East R/W line of Reed Street. and the POB,
Thence, south 135.00' along the East R/W of Reed Street to the South West corner of
Lot #7 Nirdlingers Sub Addition, Thence East 270.00' Along the North R/W of an East
West Alley to the South East corner of Lot #1 Nirdlingers Sub Addition.
Thence North 135.00' to the North East corner of Lot #1 Nirdlingers Sub Addition,
Thence West 270.00' Along the South R/W of Pontiac Street to the POB
Plat Book 4A Page 21 , 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)

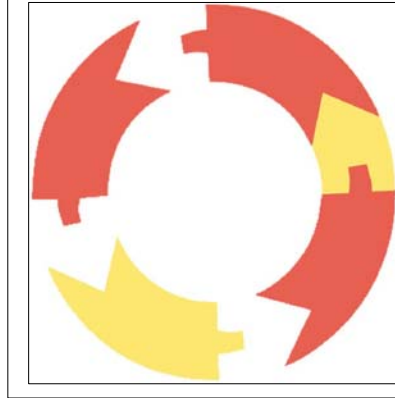
Parking Requirements

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

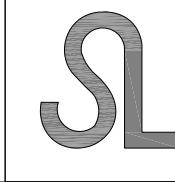


DEVELOPER

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

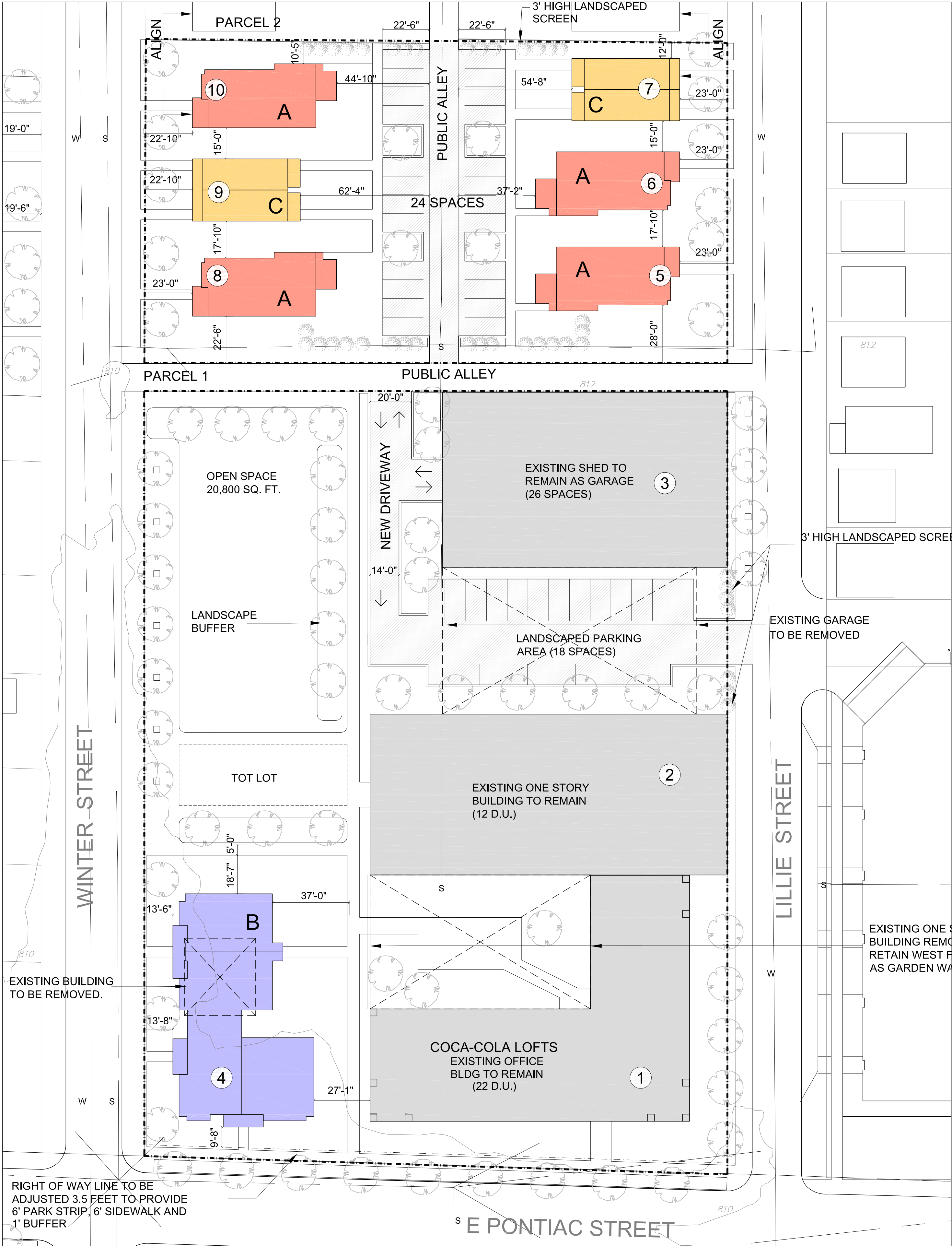
PONTIAC SQUARE

DATE

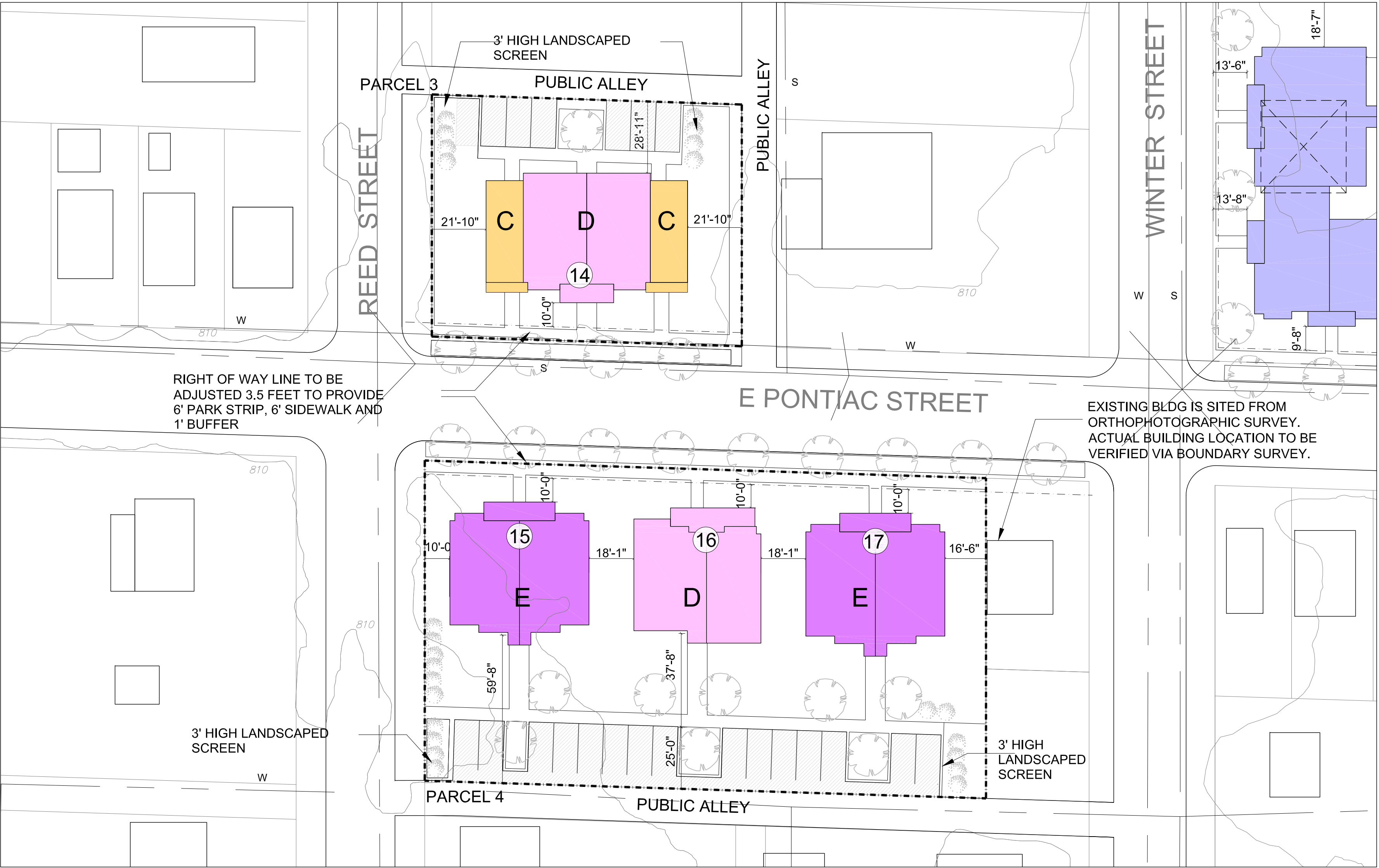
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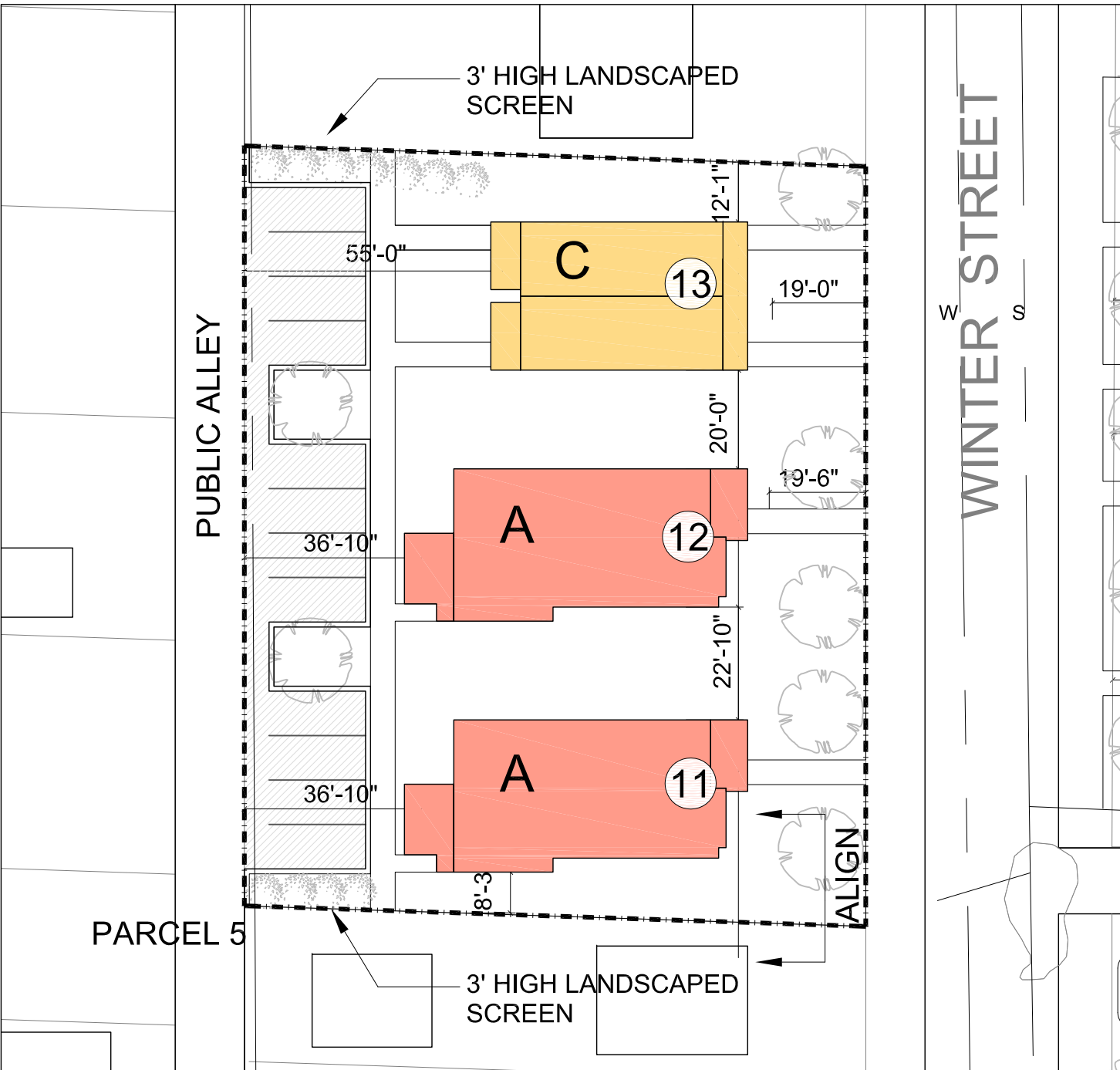
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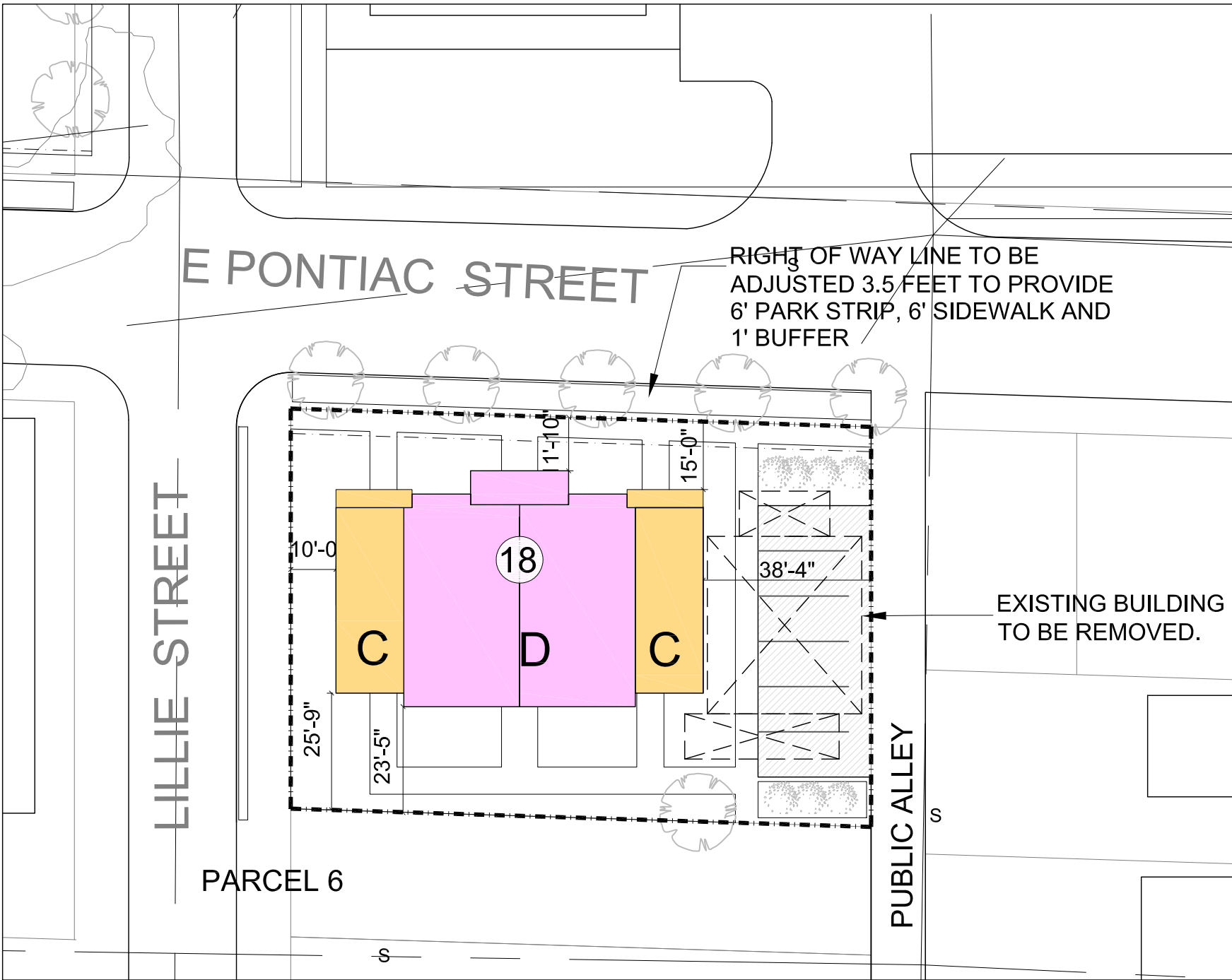
Parcels 1+2



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



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tel: 312 577 5555



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ARCHITECT/PLANNER
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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



DEVELOPER

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Division of Community Development

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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.

A2.1