

#1269

BILL NO. Z-12-01-02

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. O-06 (Sec. 1 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 an R3
(Multiple Family Residential) District under the terms of Chapter 157 Title XV of the Code of
the City of Fort Wayne, Indiana:

Lots 50, 51, 52, 53, 54 and 55 in College Addition to the City of Fort Wayne,
Indiana.

and the symbols of the City of Fort Wayne Zoning Map No. O-06 (Sec. 1 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: 1269/11
Bill Number: Z-12-01-02
Council District: 5 – Geoff Paddock

Introduction Date: January 10, 2012

Plan Commission
Public Hearing Date: January 9, 2012

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

Synopsis of Ordinance: To rezone approximately 0.87 acres of property from R2-Attached Single Family and Two Family Residential to R3-Multiple Family Residential

Location: North side of the 1300 block of East Washington Boulevard, including lots 51-55 of College Addition.

Reason for Request: To allow for development of the site with a one-building, three-story student housing building with a total of 50 sleeping rooms.

Applicant: Indiana Tech – Judy K. Roy

Property Owner: Indiana Tech

Related Petitions: Primary Development Plan, Indiana Tech Student Suites

Effect of Passage: Property will be rezoned to R3-Multiple Family Residential and may redevelop with student housing, as well as all other permitted R3 uses.

Effect of Non-Passage: The property will remain zoned R2- Attached Single Family and Two Family Residential and may redevelop with detached single, attached single or two family residential uses.

Department of Planning Services
Rezoning Petition Application

Applicant	Applicant <u>Judy K. Roy</u>		
	Address <u>1600 E. Washington Blvd.</u>		
	City <u>Fort Wayne</u>	State <u>IN</u>	Zip <u>46803</u>
	Telephone <u>260-399-2825</u>	Fax <u>260-420-1453</u>	E-mail <u>jkroy@indianatech.edu</u>

Property Ownership	Property Owner <u>Indiana Tech</u>		
	Address <u>1600 E. Washington Blvd.</u>		
	City <u>Fort Wayne</u>	State <u>IN</u>	Zip <u>46803</u>
	Telephone <u>260-399-2825</u>	Fax <u>260-420-1453</u>	E-mail <u>jkroy@indianatech.edu</u>

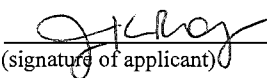
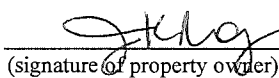
Contact Person	Contact Person <u>Mark Reinhard - Engineering Resources Inc.</u>		
	Address <u>9835 Auburn Road</u>		
	City <u>Fort Wayne</u>	State <u>IN</u>	Zip <u>46825</u>
	Telephone <u>260-490-1025</u>	Fax <u>260-490-1026</u>	E-mail <u>mark@engineeringresourcesinc.com</u>

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 <u>Lots 51, 52, 53, 54 & 55 in College Addition on Washington Blvd.</u>		
	Present Zoning <u>R2</u>	Proposed Zoning <u>R3</u>	Acreage to be rezoned <u>0.86 acres</u>
	Proposed density <u>1 Building</u> units per acre		
	Township name <u>Wayne</u> Township section # <u>1</u>		
	Purpose of rezoning (attach additional page if necessary) <u>To construct Campus Housing for students of Indiana Tech</u>		
Sewer provider <u>City of Fort Wayne</u> Water provider <u>City of Fort Wayne</u>			

Filing Requirements	<i>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.</i>	
	☒ 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.

Judy K. Roy		<u>12/5/11</u>
(printed name of applicant)	(signature of applicant)	(date)
Judy K. Roy		<u>12/5/11</u>
(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 <u>12/8/11</u>	Receipt No. <u>106902 2</u> <u>106903</u>	Hearing Date	Petition No.
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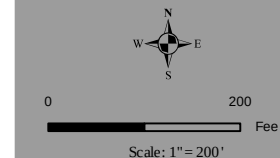


This map is for representational purposes only - Boundaries identified by bold colored lines represent the general location of the proposed project

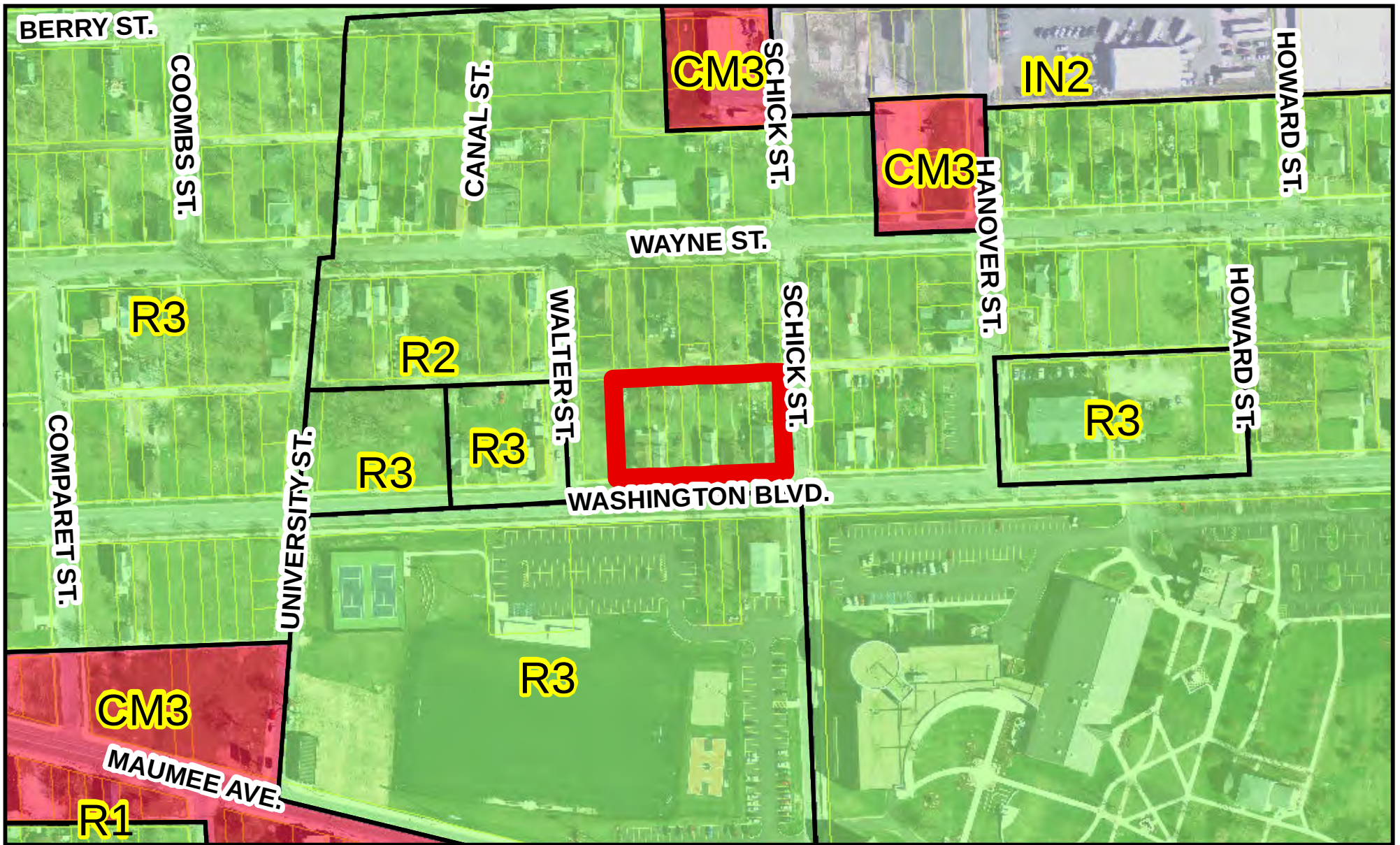
Rezoning Petition 1269/11
Primary Development Plan - Indiana Tech Student Suites



Printed: December 30, 2011
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos: Spring 2006 / Contours: 1999



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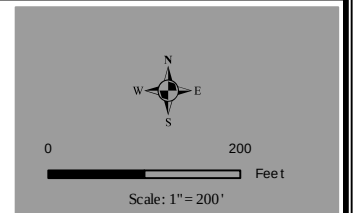


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Rezoning Petition 1269/11
Primary Development Plan - Indiana Tech Student Suites

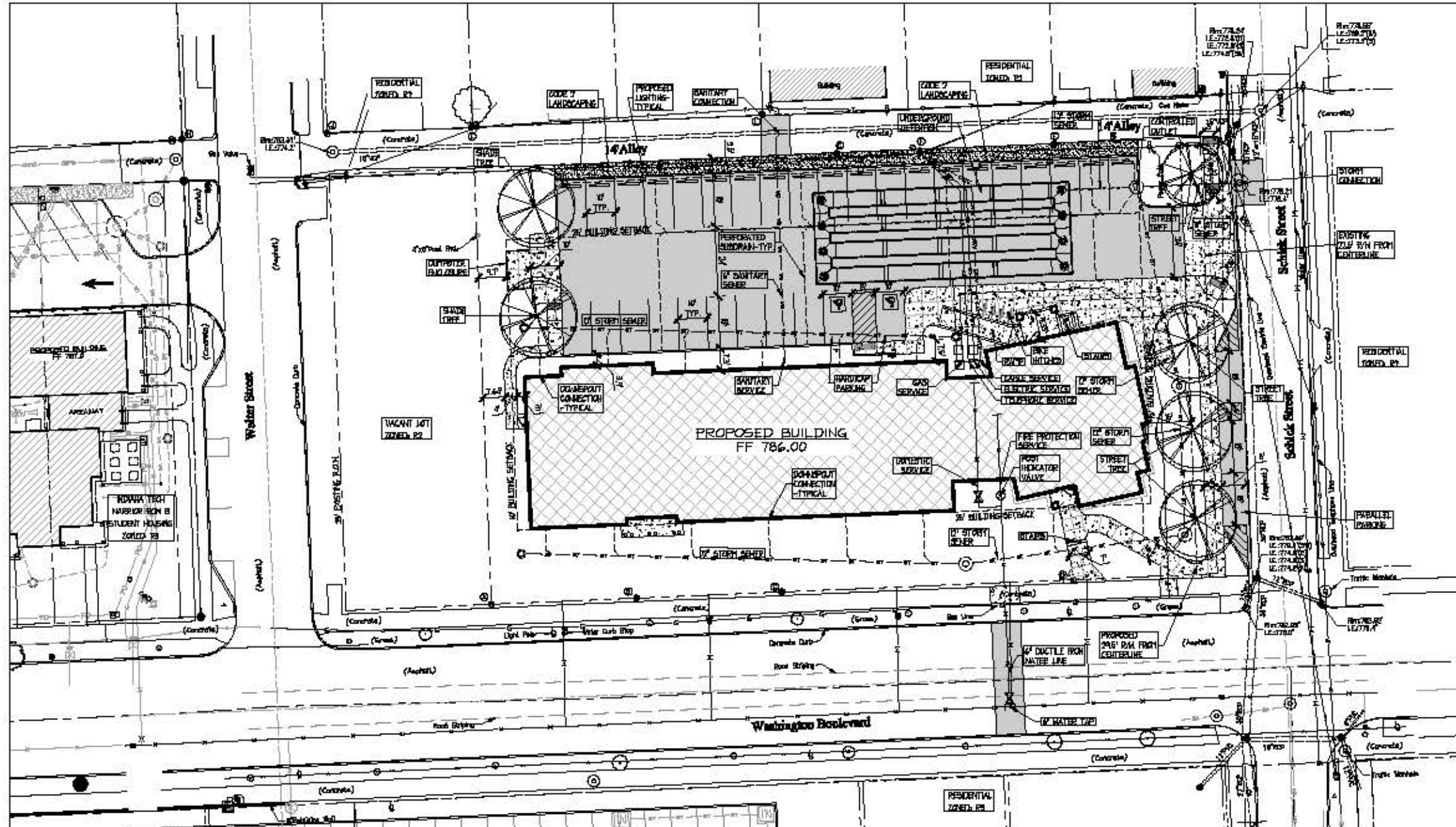


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Drawn by: J. R. Smith
Checked by: J. R. Smith
Date: 08/01/11
Project: 20110142 - Indiana Tech Student Suites
Sheet: D1.0



Primary Development Plan
SCALE: 1" = 20'-0"



Project Location Map
SCALE: 1" = 100'-0"

LAYOUT LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT (SIDEWALKS, DRIVEWAYS, AND STREET APPROACHES)

LANDSCAPE LEGEND:

- CODE 2 LANDSCAPE PLANTINGS TO BE PROVIDED IN THE PARKING LOT AREA
- SHADE TREE / STREET TREE TO MEET THE CITY OF FORT WAYNE LANDSCAPE REQUIREMENTS. ORNAMENTAL TREE TO BE USED IF THERE IS A CONFLICT WITH OVERHEAD POWER LINES

BUILDING LIGHTING:

THE BUILDING WILL HAVE LIGHTING AT EACH DOOR.

PROPOSED LEGEND:

- STORM STRUCTURE
- SANITARY CLEANSOUT
- GATE VALVE
- PIV
- SIGN
- HANDICAP SYMBOL
- LIGHT POLE
- STORM SEWER
- SANITARY SEWER
- WATER LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- CABLE TV

UTILITY CONTACT INFORMATION

- INPSO
1122 FRUIT
601 W. HALE AVE.
FORT WAYNE, IN 46803
(360) 491-1425
- AT&T
800 W. HALE
300 S. PLYMOUTH AVE.
P.O. BOX 60
FORT WAYNE, IN 46801
(360) 431-1155
- VERIZON
1516 N. KOSCIUSKO
(360) 491-2288
- CORCAST CABLE COMMUNICATIONS, INC.
JOHN GARDY
720 TAYLOR STREET
FORT WAYNE, IN 46802
(360) 491-5107

OWNER

INDIANA TECH
1600 E. WASHINGTON BLVD.
FORT WAYNE, IN 46803
PH: (360) 344-2875
FAX: (360) 420-1453
CONTACT: JUDY K. ROY
EMAIL: J.K.Roy@indianatech.edu

ENGINEER

ENGINEERING RESOURCES, INC.
9035 AUBURN RD.
FORT WAYNE, IN 46805
PH: (360) 490-1025
FAX: (360) 490-1025
CONTACT: MARK REINHARD
EMAIL: mark@engineeringresourcesinc.com

ARCHITECT

DESIGN COLLABORATIVE, INC.
200 E. MAIN, STE 400
FORT WAYNE, IN 46802
PH: (360) 422-4241
FAX: (360) 422-4247
CONTACT: KEVIN SCULLY
EMAIL: kscully@designcollaborative.com

SURVEYOR

MILLER LAND SURVEYING
221 TONER DRIVE
P.O. BOX 34
MONROE, IN 46772
PH: (360) 692-4166
FAX: (360) 692-4242
CONTACT: BRETT MILLER
EMAIL: brett@mlswebsite.us

FLOOD INSURANCE RATE MAP (FIRM):

ALLEN COUNTY, INDIANA AND INCORPORATED AREAS
FIRM MAP NUMBER: 1800SC0305 G
PANEL 305 OF 495
DATED AUGUST 3, 2009
ZONE "X" OTHER AREAS

BUILDING INFORMATION

	PROPOSED BUILDING
BUILDING FLOORS SQUARE FOOTAGE (ALL 3 FLOORS)	29,790 SF
*BUILDING HEIGHT	53'-0"
*Building Height Waiver Requested	

LOT INFORMATION

CURRENT ZONING	R2
PROPOSED ZONING	R3
CURRENT USE	SINGLE FAMILY HOUSING
PROPOSED USE	MULTI-FAMILY HOUSING
DISTURBED AREA	0.66 AC

PARKING SUMMARY

PROPOSED ROOMS	PARKING REQUIRED	PARKING PROVIDED
50 ROOMS	25 SPACES	31 SPACES



All drawings, plans, specifications and reports are the property of Design Collaborative, Inc. and shall not be used for any purpose without the express written consent of Design Collaborative, Inc.

INDIANA TECH

STUDENT SUITES

Fort Wayne, Indiana

REVISION DATE BY

DATE PROJECT
12-07-2011 20110142

Primary Development Plan

SHEET

D1.0

CERTIFICATION

All concepts, ideas, designs, plans and details as shown on this document are the sole property of Design Collaborative, Inc. and shall not be used for any purpose without their expressed written consent. The owner shall be permitted to retain copies for information and reference.

2012 RESIDENCE HOUSING
PROJECT FOR:
INDIANA TECH

REVISION DATE BY

DATE PROJECT
11/28/2011 2011.0142
TITLE

Exterior Elevations

SHEET

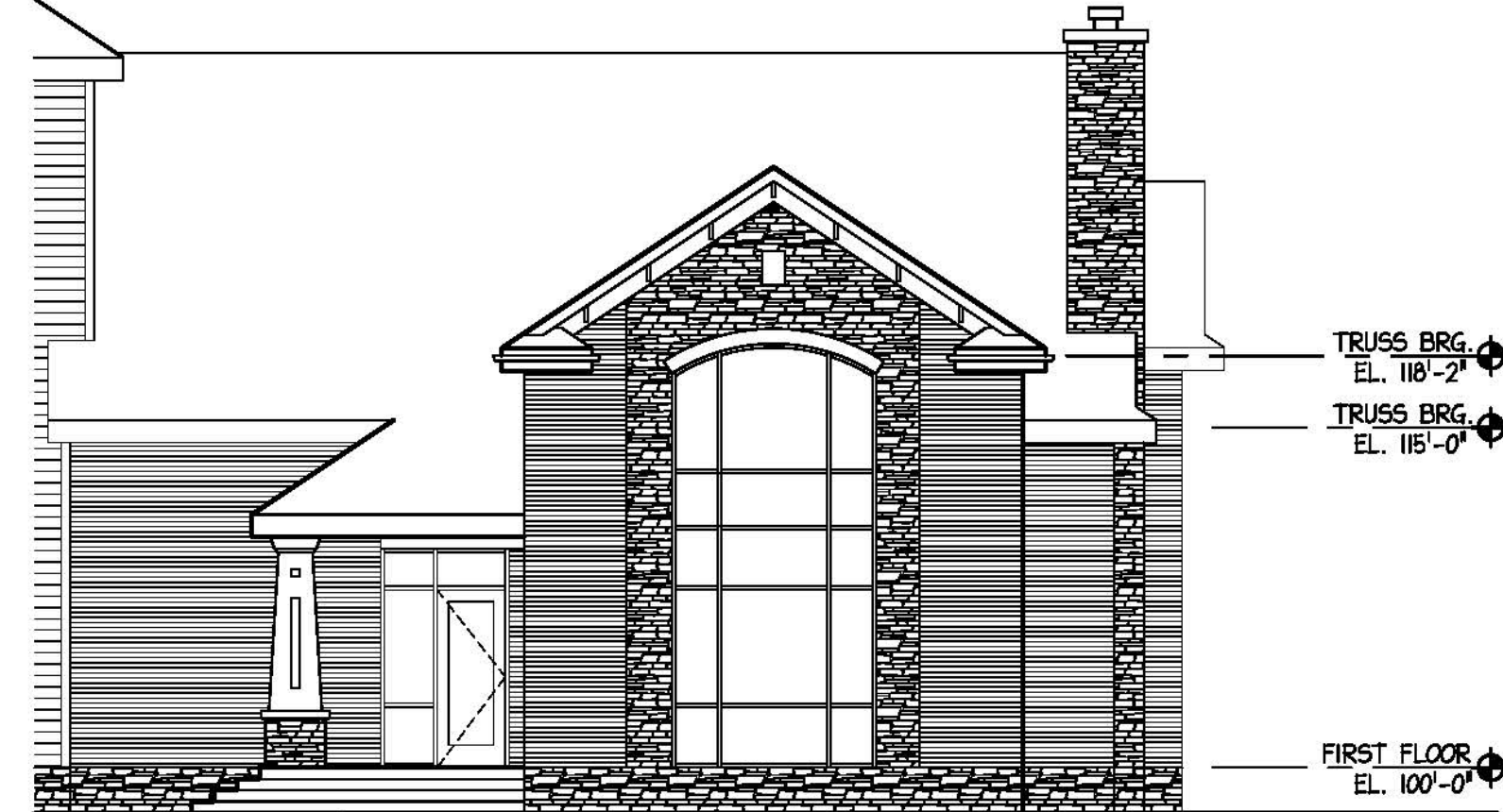
A4.1

KEYNOTES: EXTERIOR ELEVATIONS

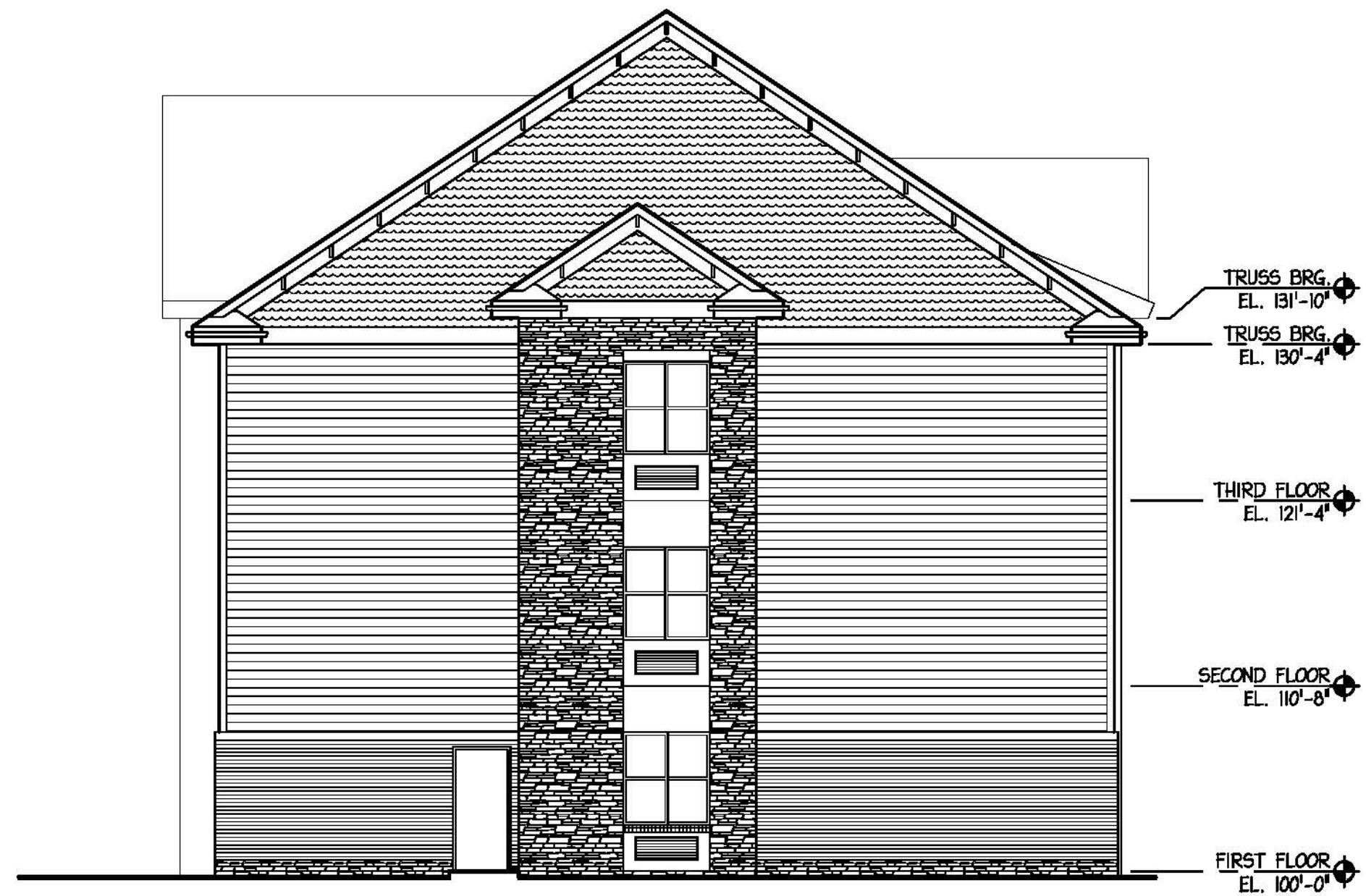
- 4.01 BRICK VENEER, RUNNING BOND (COLOR 1)
- 4.02 BRICK VENEER, RUNNING BOND (COLOR 2)
- 4.03 BRICK VENEER, SOLDIER COURSE (COLOR 1)
- 4.04 BRICK VENEER, DOUBLE SOLDIER COURSE (COLOR 1)
- 4.05 BRICK VENEER, DOUBLE ROWLOCK COURSE (COLOR 1)
- 4.06 BRICK VENEER, ROWLOCK SILL (COLOR 1)
- 4.07 NOT USED
- 4.08 BRICK VENEER, ROWLOCK COURSE PROJECTED 1", SEE DETAILS
- 4.09 BRICK VENEER PROJECTED 1", SEE PLANS AND SECTIONS
- 4.10 BRICK MASONRY EXPANSION JOINT
- 4.11 PRECAST CONCRETE BAND, SEE DETAILS
- 4.12 PRECAST CONCRETE SILL, SEE DETAILS
- 4.13 CURTAINWALL GLAZING SYSTEM
- 4.14 STOREFRONT GLAZING SYSTEM
- 4.15 ALUMINUM ENTRY DOOR, SEE SCHEDULE
- 4.16 EXTERIOR HOLLOW METAL DOOR AND FRAME, INSULATED, PAINTED, SEE DOOR SCHEDULE
- 4.17 PREFINISHED ALUMINUM SUB FASCIA DETAIL, SEE DETAIL 3/A6.1
- 4.18 PREFINISHED METAL COPING SYSTEM
- 4.19 PREFINISHED ALUMINUM FASCIA
- 4.20 PREFINISHED ALUMINUM GUTTER
- 4.21 PREFINISHED ALUMINUM DOWNSPOUT, SEE ROOF PLAN FOR LOCATIONS
- 4.22 STEP FLASHING, (COLOR TO MATCH BRICK)
- 4.23 ASPHALT SHINGLES, SEE ROOF PLAN & DETAILS
- 4.24 LOUVER VENT, PREFINISHED TO MATCH ADJACENT BRICK, SEE SPECS
- 4.25 FOUNDATION, SEE STRUCTURAL
- 4.26 STONE VENEER
- 4.27 PROVIDE THRU-WALL FLASHING & COUNTERFLASHING AT ALL PARAPET TO WALL TERMINATIONS
- 4.28 ADA DOOR SWITCH
- 4.29 WALL MOUNTED EXTERIOR LIGHTING, SEE ELECTRICAL
- 4.30 HORIZONTAL METAL PANEL SIDING EQUAL TO METEKO XC-12 HORIZONTAL SERIES, PREFINISHED
- 4.31 PRECAST CAP, SEE DETAILS
- 4.32 PREFINISHED METAL PANEL SYSTEM
- 4.33 METAL PANEL, REVEAL
- 4.34 18 GA. PREFINISHED METAL CANOPY TO MATCH BRICK, CLOSE ENDS SOLID, SEE DETAILS ON A7.2
- 4.35 RETURN BRICK BACK 1'-0", PROVIDE STEP FLASHING AT ROOF
- 4.36 PRECAST CONCRETE CAP
- 4.37 STEEL PICKET GATE EQUAL TO AMERISTAR FENCE PRODUCTS MONTAGE PLUS SERIES, GENESIS STYLE, 4'-0" HIGH AND 3'-6" WIDE. PROVIDE 8" DIAMETER X 3'-0" DEEP FOUNDATION AT POST LOCATIONS.
- 4.38 PROVIDE BREAK METAL CLOSURE PIECE ON ALL GABLE RETURNS
- 4.39 THROUGH WALL FLASHING WITH END DAMS, STEP CONSISTENTLY DOWN SLOPE
- 4.40 APPLY MASONRY SEALER EQUAL TO PROTECTOSIL CHEM-TRETE BSM 400 TO BRICK BELOW THROUGH WALL FLASHING AND ABOVE COUNTER FLASHING REGLET FOR SLOPED ROOF. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- 4.41 COUNTER FLASHING, REGLET TO BRICK HOLD 8" EXTENSION FROM SLOPED ROOF
- 4.42 CHANGE IN BRICK PLANE, SEE PLAN DETAIL FOR MORE INFORMATION
- 4.43 STEP C/11 WALL BELOW DECK, SEE SECTION



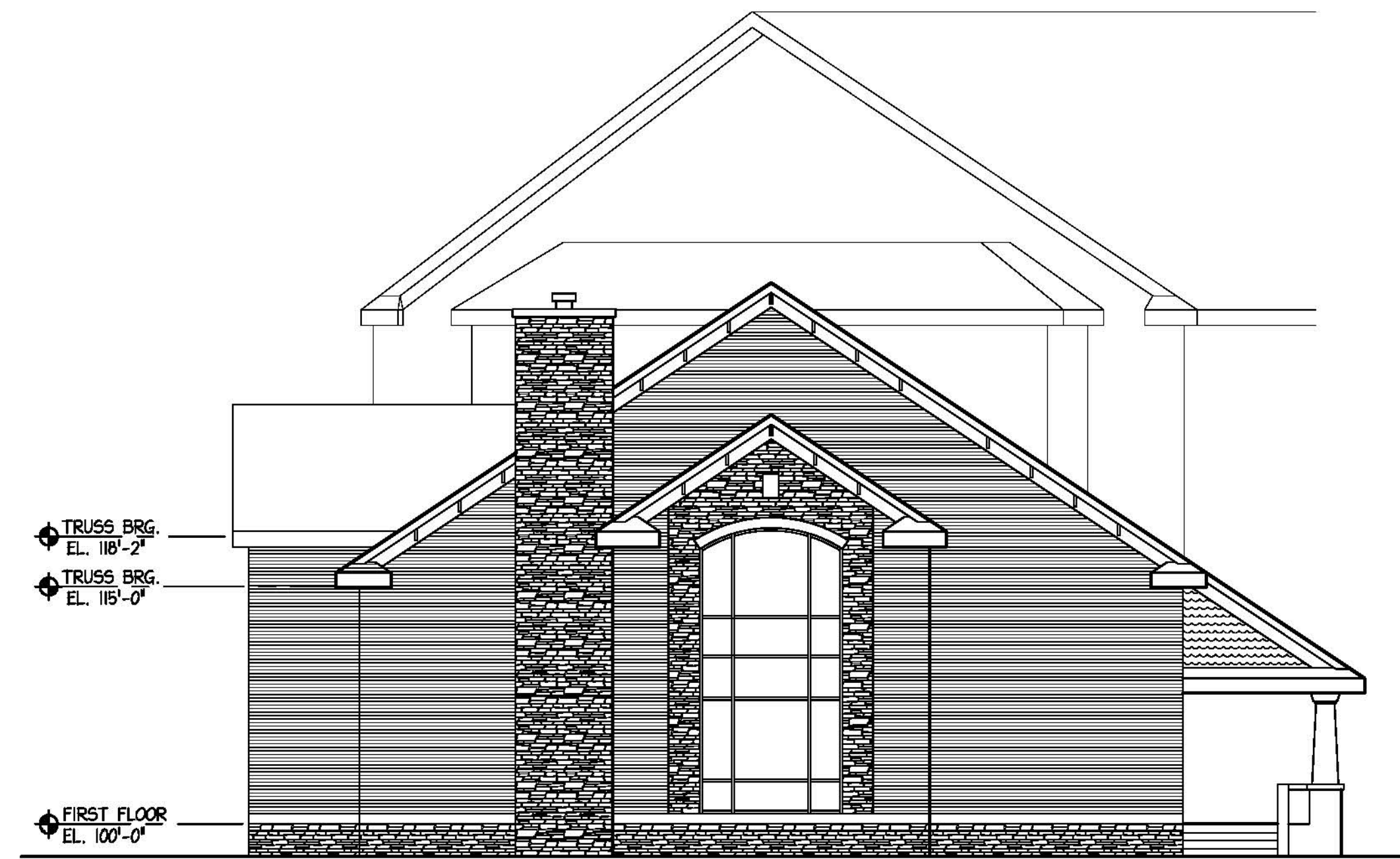
6 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



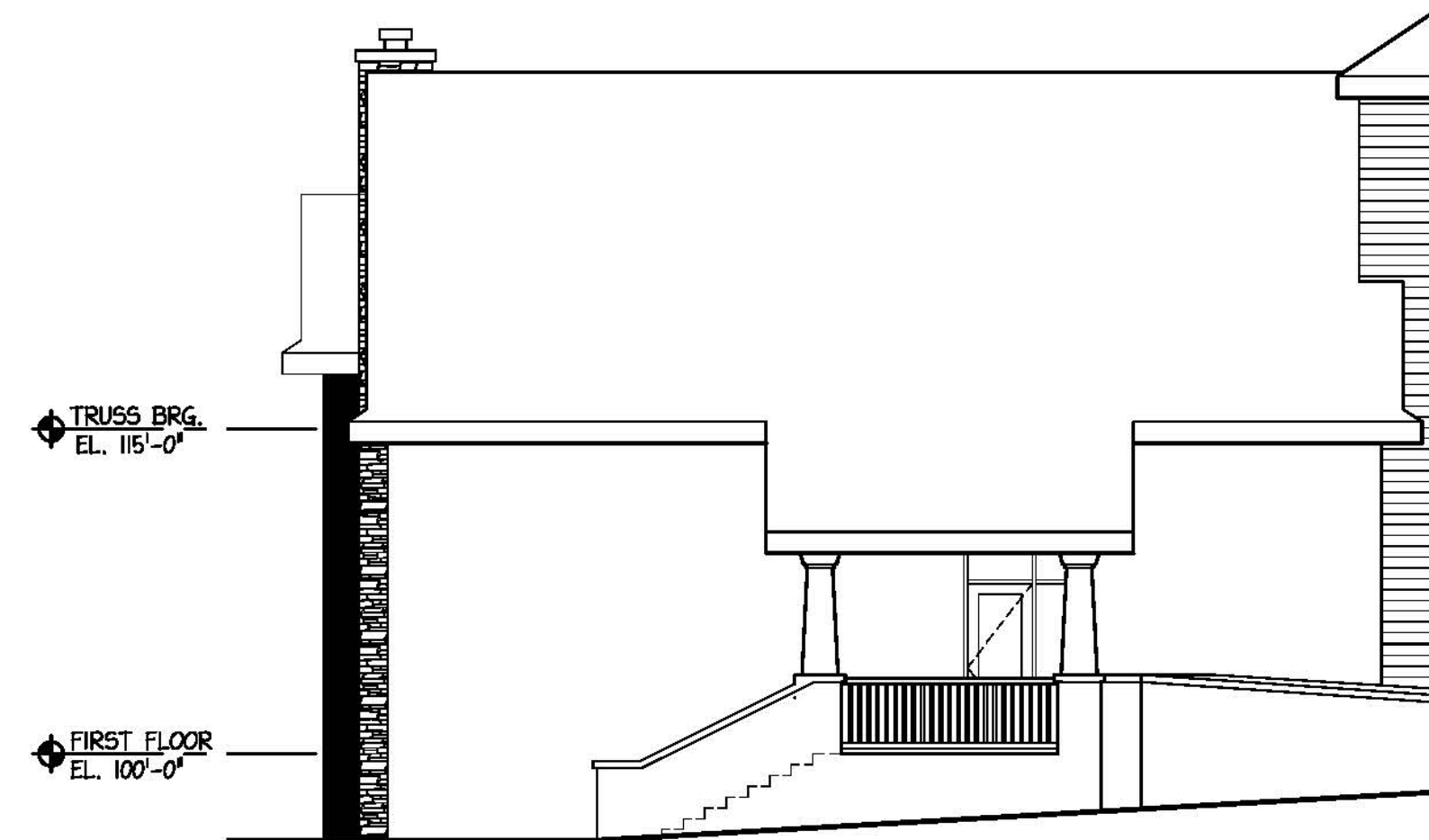
5 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"