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City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2015-0064
Bill Number: Z-15-12-10
Council District: 2-Russ Jehl

Introduction Date: December 22, 2015

Plan Commission
Public Hearing Date: January 11, 2016

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

Synopsis of Ordinance: To rezone approximately 3.79 acres of property from C2-Limited Commercial to NC-Neighborhood Center

Location: 3109 North Anthony

Reason for Request: To allow for a new neighborhood grocery market and attached retail tenant, approximately 54,400 total retail space.

Applicant: ForeSight Consulting, LLC

Property Owner: Rogers Family Properties, Inc.

Related Petitions: Primary Development Plan, Neighborhood Market

Effect of Passage: Property will be rezoned to the NC-Neighborhood Center which will permit a larger retail building than what is allowed by the current zoning.

Effect of Non-Passage: The property will remain zoned for limited commercial uses and may redevelop with a smaller structure than what is proposed.

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant ForeSight Consulting, LLC
Address 1910 St. Joe Center Road, Suite 51
City Fort Wayne State Indiana Zip 46825
Telephone 260.484.9900 Fax 260.484.9980 E-mail todd@4site.biz

Property Ownership
Property Owner Rogers Family Properties, Inc.
Address 521 West Washington Boulevard
City Fort Wayne State Indiana Zip 46802
Telephone 260.423.4376 Fax _____ E-mail _____

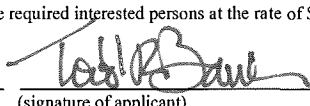
Contact Person
Contact Person ForeSight Consulting, LLC - Todd Bauer
Address 1910 St. Joe Center Road, Suite 51
City Fort Wayne State Indiana Zip 46825
Telephone 260.484.9900 Fax 260.484.9980 E-mail todd@4site.biz

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 3109 North Anthony Boulevard
Present Zoning C2 Proposed Zoning NC Acreage to be rezoned 3.79
Proposed density 1 Unit (54,400 Square Feet) units per acre
Township name Wayne Township section # 25
Purpose of rezoning (attach additional page if necessary) The requested rezoning will allow existing parcel to be redeveloped as a Neighborhood Grocery/Market. The current C2 land use zoning will not accommodate the proposed development.
Sewer provider City of Fort Wayne Water provider City of Fort Wayne

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.

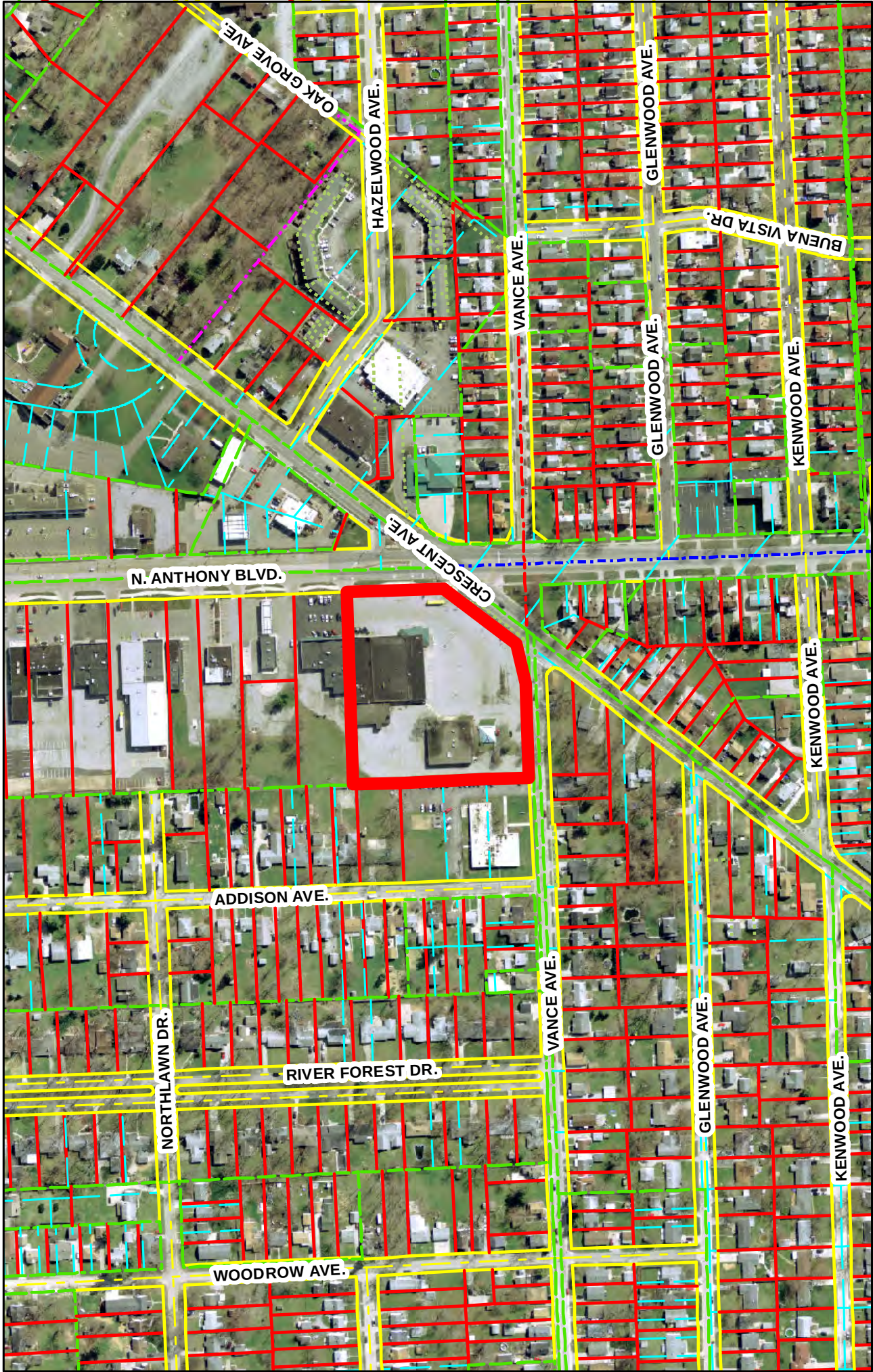
<u>Todd R. Bauer</u> (printed name of applicant)	 (signature of applicant)	<u>12/01/15</u> (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

Received <u>12/1/15</u>	Receipt No. <u>119672</u>	Hearing Date <u>1/11/16</u>	Petition No. _____
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122-2015-0064



Rezoning Petition REZ-2015-0064 and Primary Development Plan - Proposed Neighborhood Market

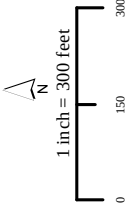


Project boundaries represented by bold colored lines are for representational purposes only.

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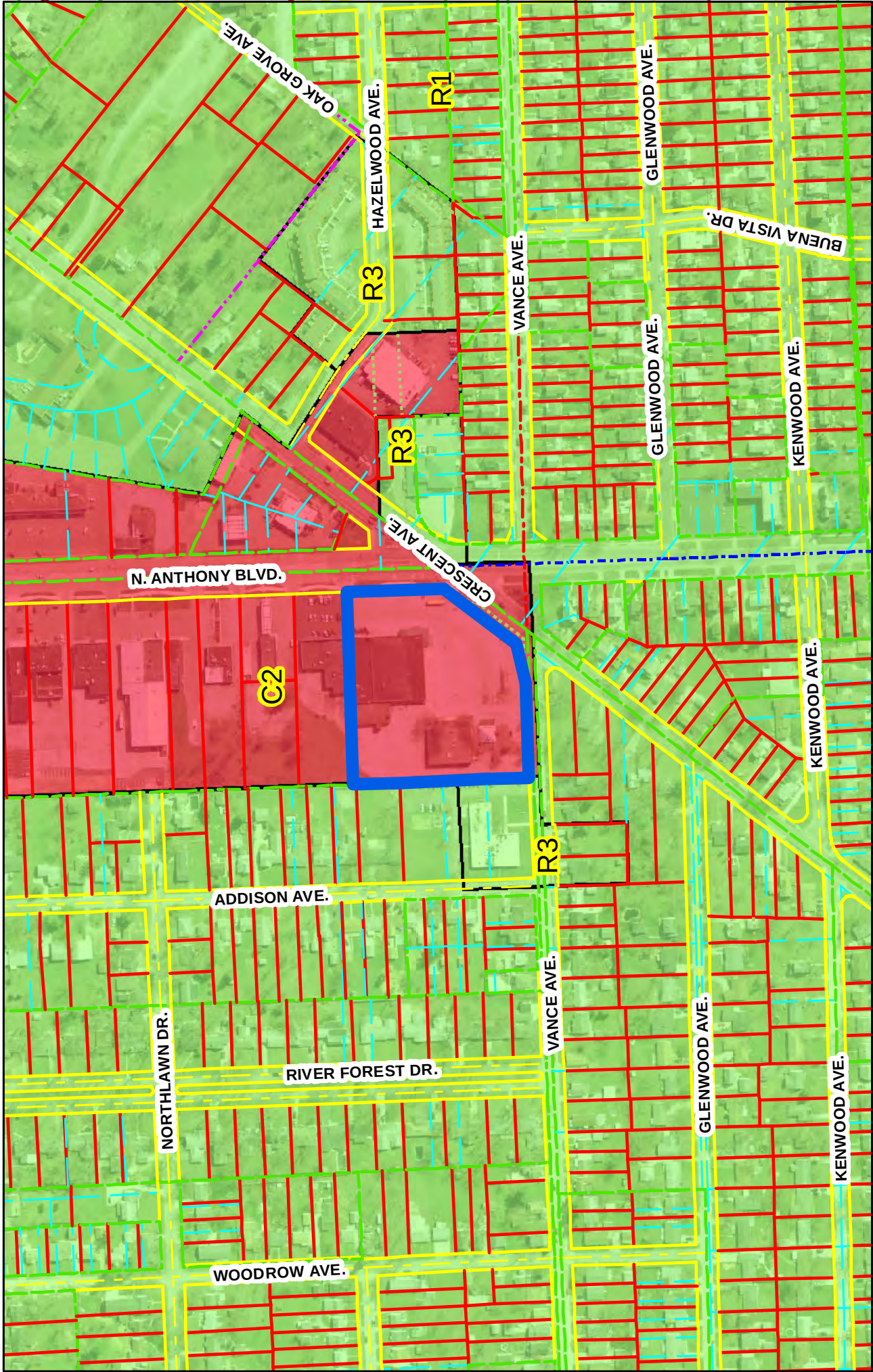
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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

Date: 12/8/2015





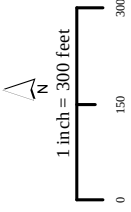
Rezoning Petition REZ-2015-0064 and Primary Development Plan - Proposed Neighborhood Market



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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009



Date: 12/8/2015

Primary Development Plan For
Proposed Neighborhood Market
3109 North Anthony Boulevard, Fort Wayne, Indiana

Development Statistics

Project Area: 3.79 Acres
Current Land Use Zoning: C2 - Limited Commercial
Proposed Land Use Zoning: NC - Neighborhood Center
Proposed Building Area: 54,400 Square Feet
Parking Spaces Provided/Required: 150/129

Project Developer

Sturges Development Group, LLC
202 West Berry Street, Suite 800
Fort Wayne, Indiana 46802
Phone: 260.424.8448
Fax: 260.420.1820
Contact: Mr. Brad Sturges

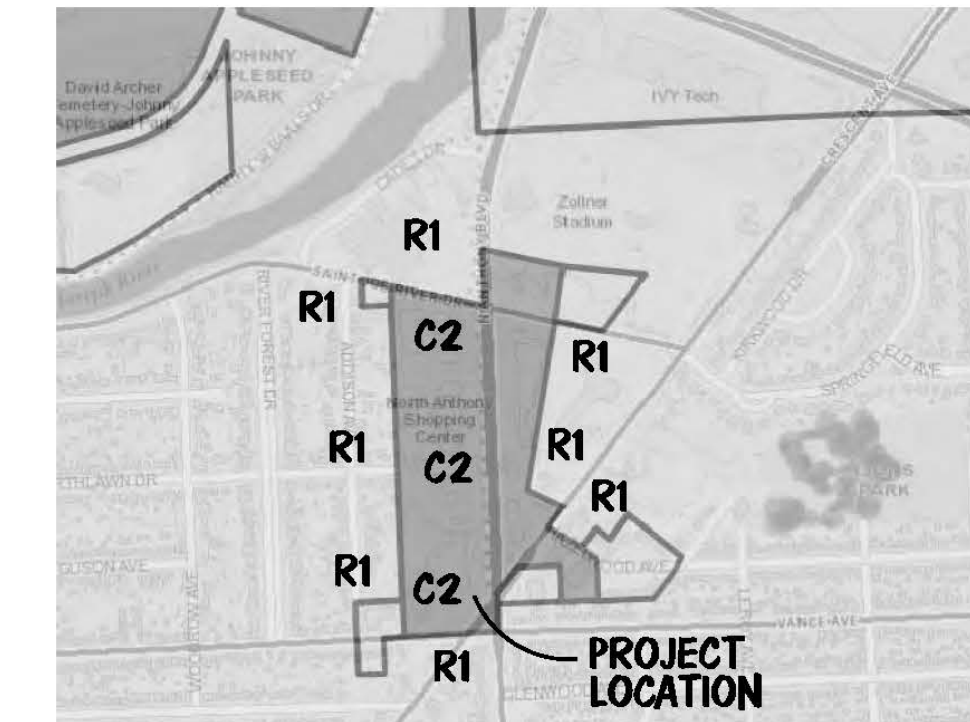
Project Civil Engineer/Land Surveyor



ForeSight Consulting, LLC
1910 St. Joe Center Road, Suite 51
Fort Wayne, Indiana 46825
Phone: 260.484.9900
Fax: 260.484.9980
Contact: Todd R. Bauer, PE, PS



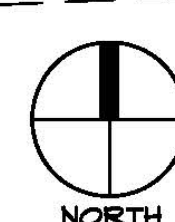
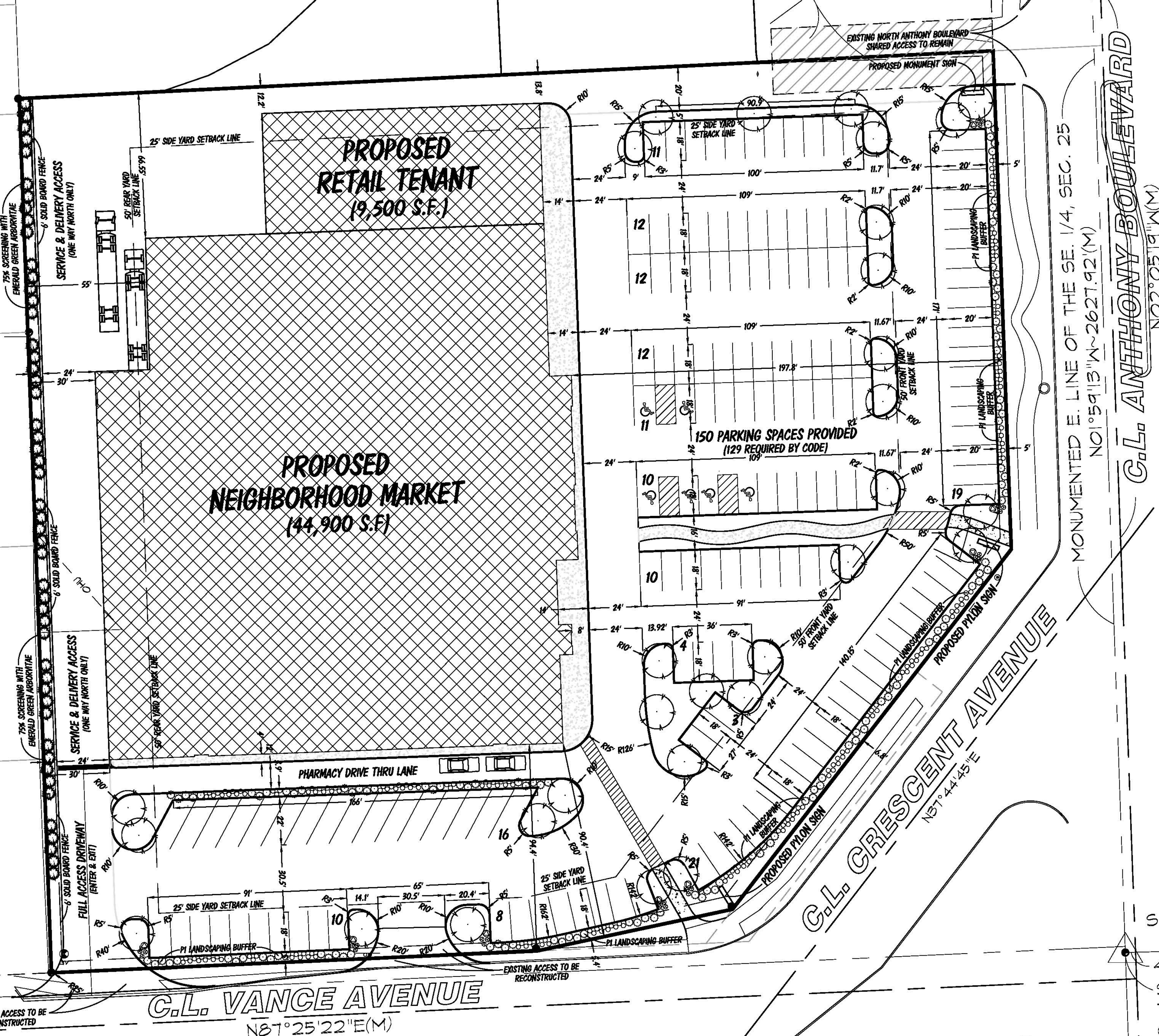
SITE LOCATION MAP
NOT TO SCALE



LAND USE ZONING MAP
NOT TO SCALE

Real Estate Description

THE SOUTH 400 FEET NORTH OF THE NORTH LINE OF VANCE AVENUE IN THE CITY OF FORT WAYNE, INDIANA OF LOT NUMBERED 4, FRED J. HAYDEN'S AMENDED PLAT OF ELIZA HANNA SENIOR'S SUBDIVISION OF THE EAST 800 ACRES OF LOT NUMBERED 11, HANNA'S PLAT 'G' IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 31 NORTH, RANGE 12 EAST, IN ALLEN COUNTY, INDIANA, AS RECORDED IN DEED RECORD 106, PAGE 267, EXCEPT THOSE PARTS APPROPRIATED FOR STREET PURPOSES.



Primary Development Plan
Scale: 1" = 30'

NC NEIGHBORHOOD CENTER DEVELOPMENT STANDARDS			
Height (maximum) ⁽¹⁾			
Primary or accessory nonresidential building or structure		40'	
Primary or accessory residential facility building or structure		Up to two stories or 30' ⁽²⁾	
Front yard			
Non-through lot		50'	
Through lot		50' at each end of the lot	
With existing building(s) with a lesser front setback adjacent to the lot		The smallest existing nonconforming setback	
Side yard (interior lot)			
Primary building			
Height		If adjacent to a residential district	If not adjacent to a residential district
Up to 30'		40'	25'
Over 30'		50'	40'
Accessory building or structure			
Height	Size	If adjacent to a residential district	If not adjacent to a residential district
Up to 25' and	Up to 200 sq. ft.	25'	5'
Over 25' or	Over 200 sq. ft.	25'	25'
Side yard (corner lot)			
Primary building – corner lot street side yard		25'	
Accessory building – corner lot street side yard		25'	
Rear yard			
Primary building – no outside activity behind the building) ⁽³⁾			
Height		If adjacent to a residential district	If not adjacent to a residential district
Up to 30'		40'	10'
Over 30'		50'	40'
Primary building – outside activity behind the building) ⁽³⁾			
50'			
Accessory building or structure			
Height	Size	If adjacent to a residential district	If not adjacent to a residential district
Up to 25' and	Up to 200 sq. ft.	25'	5'
Over 25' or	Over 200 sq. ft.	40'	25'
Notes:			
(1) See §157.405(C) in Development Standards Waivers and Exceptions for exceptions; §157.409 Signs for maximum sign heights; and §157.404(C) Residential Impact Mitigation and §157.411 Airport Overlay Districts for additional restrictions			
(2) Whichever is less			
(3) Outside activity shall include building access, delivery/loading areas, drives, and storage			

Existing Utility Provider Information

Water Service	City of Fort Wayne
Sanitary Sewer Service	City of Fort Wayne
Electric	American Electric Power
Gas	NIPSCO

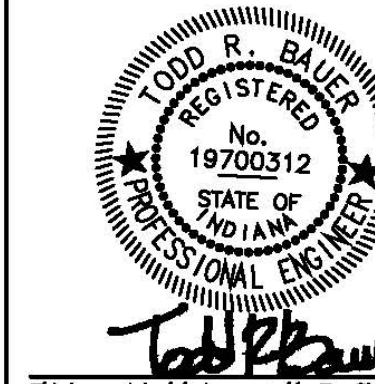
Contact Information

City of Fort Wayne Department of Land Use Management-Michelle Wood	260-427-1129
City of Fort Wayne Fire Department-Marsha Black	260-427-1168
City of Fort Wayne New Water and Sewer Engineering-Carolyn Bokern	260-427-1161
City of Fort Wayne Sewer Engineering Department-Lisa Ramos	260-427-5064
City of Fort Wayne Stormwater Engineering Department-Patrick Joley	260-427-5064
City of Fort Wayne Water Engineering Department-Rick Seals	260-427-5064
City of Fort Wayne Traffic Engineering Department-Kyle Winling	260-427-1172
American Electric Power-Karen Palmer	260-408-1863
Verizon-Amy Holtzman	260-461-3325
NIPSCO-Mike Pruitt	260-439-1408
Comcast-Dawn Leonhardt	765-449-3811



Know what's below.
Call before you dig.

ForeSight Consulting, LLC
Civil Engineering ~ Land Surveying
Serving Northeast Indiana
1910 St. Joe Center Road, Suite #51
Fort Wayne, Indiana 46825
260.484.9900 phone
260.484.9980 fax
www.4site.biz



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Performed for:

Primary Development Plan For:
Proposed Neighborhood Market
3109 North Anthony Boulevard
Fort Wayne, Indiana 46805

Drawing Revisions

Commission Number
151650

Date
December 1st, 2015

Title
Primary Development Plan
Sheet Number

PD1