

FACT SHEET

Case #REZ-2016-0033

Bill # Z-16-08-16

Project Start: 23 August 2016

APPLICANT:	BWI Development
REQUEST:	To rezone a portion of property from R3/Multiple Family Residential to C1/Professional Office and Personal Services; and approve a primary development plan for a four building development consisting of a child care center, multiple family residential, and accessory uses.
LOCATION:	The site is located on the south side of the 1900 to 2200 blocks of McKinnie Avenue, and on the north side of 4200 to 4300 blocks of Werling Drive (Section 19 of Adams Township).
LAND AREA:	Approximately 1.1 acres for rezoning Approximately 7.5 acres for first phase of development
PRESENT ZONING:	R3/Multiple Family Residential
PROPOSED ZONING:	C1/Professional Offices and Personal Services on 1.1 acres
NEIGHBORHOOD ASSOCIATIONS:	Community Liaison, Southeast Area Partnership, Renaissance Pointe Neighborhood
COUNCIL DISTRICT:	6-Glynn Hines
ASSOCIATED PROJECTS:	Primary Development Plan, Scholar House
SPONSOR:	City of Fort Wayne Plan Commission

12 September 2016 Public Hearing

- No one spoke at the hearing in favor.
- No one spoke at the hearing in opposition or with concern.
- Connie Hass Zuber and Justin Shurley were absent.
- Staff recommended Do Pass.

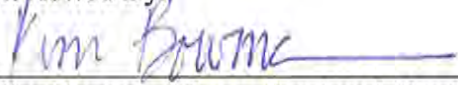
19 September 2016 – Business Meeting

Plan Commission Recommendation: Do Pass

- A motion was made by Judi Wire and seconded by Mike Bultemeier to return the ordinance to Common Council for their final decision. 9-0 MOTION PASSED
- All members were present.

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
28 September 2016

Reviewed By:


Kim Bowman, Executive Land Use Director

PROJECT SUMMARY

The site is the location of the former McMillen Apartments, which were demolished in 2011. The property is currently owned by the City of Fort Wayne. This rezoning and development plan request is part of an overall project called Moving Forward Posterity Scholar House, which will potentially include multiple and single family housing, childcare, retail services, various types of parks, urban farming, and a solar array, over 26 acres. Posterity Scholar House is a venture by the local non-profit Joshua's Hand, Inc., and seeks to provide affordable housing, childcare, and educational assistance to single-parents. The project site is the former McMillen Apartments. All of the structures have been removed and the City-owned property is currently vacant. The current Phase I proposal includes 44 apartment units in 2 buildings, a community center, and a childcare facility.

This request will utilize the existing R3-Multiple Family zoning for the housing portion, and seeks C1-Professional Office and Personal Services for the childcare/learning portion of the development. The general is predominately residential. Immediately north and south are single family neighborhoods. There is commercial zoning to the west, at the intersection of McKinnie and South Anthony. Future phases of the Posterity Scholar House development may include expanding the commercial zoning for restaurants and retail services. The proposed C1 zoning for the childcare/learning facility can be considered compatible with surrounding zoning and land uses. The rezoning request will allow the childcare/learning facility to be located within walking distance of the proposed apartments and become a part of the neighborhood campus. The proposed apartments will provide a modern, affordable housing type that will help fulfill the Plan-it Allen Comprehensive Plan objective of providing a variety of housing types and densities. The proposal also helps fulfill objectives in the Housing and Neighborhoods section of the Comprehensive Plan by promoting attractive neighborhoods, building on the assets and stabilizing existing neighborhoods, and providing housing choices within neighborhoods (Objectives, H2, H3 and H4).

The proposal for Phase I includes 2 apartment buildings of 22 units each, a 13,400 square foot childcare/learning center, and a 7,400 square foot community center. Access is proposed from two new public streets that will run north-south from McKinnie Avenue to Werling Drive. The proposed building footprints and elevations are intended to create an urban residential style with reduced front yards and front porches close to the street and sidewalk. The applicant is requesting a waiver of the 30 foot perimeter setback. On McKinnie, the closest building setback will be 15 feet with porches encroaching an additional 6 feet. The community center will be approximately 18 feet from the new right-of-way and the childcare center approximately 6 feet from the right-of-way. The two apartment buildings will be approximately 10 to 12 feet from the new right-of-way with porches encroaching another 6 feet. The Comprehensive Plan encourages pedestrian-oriented development that is compact and urbanized. Parking is proposed between the apartment buildings and between the community center and childcare center. Minimum requirements are being met. Three monument signs are being proposed with this phase: one on either side of the western entrance, and one within the common area. Street trees are being proposed along of the existing and new public streets. Foundation plantings and supplemental landscaping can be reviewed with the Secondary Development Plan. A stormwater detention pond is shown on the west end of the development.

Approval of the proposed development plans will aid in making these parcels more suitable for redevelopment and filling in gaps in the residential fabric of this neighborhood. The proposed apartments and accessory buildings will be a unique housing type that will help fulfill the Plan-it Allen Comprehensive Plan objective of providing a variety of housing types and densities. The proposal also helps fulfill objectives in the Housing and Neighborhoods section of the Comprehensive Plan by promoting attractive neighborhoods, building on the assets and stabilizing existing neighborhoods, and providing housing choices within neighborhoods (Objectives, H2, H3 and H4). The requested waivers can be considered justified by the attempt to fit the proposed buildings into the existing fabric and development patterns of the neighborhood. The intent is for this development to feel more like a traditional walkable, urban neighborhood and less like a typical apartment complex. The use of new public right-of-way, with sidewalks and reduced front yards is specifically intended to create a neighborhood feel, versus a private complex.

PUBLIC HEARING SUMMARY:

Presenters:

Robert Kruger, Burt Blee Sutton Dixon and Bloom

Yusanda Blackmon

Brittany Heidenreich, Structurepoint

The representatives presented the proposal to the Plan Commission as outlined above.

Comments in Favor:

none

Comments in Opposition:

none

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant BWI Development
Address 5902 E. 34th Street
City Indianapolis State IN Zip 46218
Telephone 317-377-1790 E-mail gary@bwillc.com

Contact Person
Contact Person Kelli Werner
Address 5902 E. 34th Street
City Indianapolis State IN Zip 46218
Telephone 317-377-1790 E-mail kwerner@bwillc.com

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

**Please also cc engineer, Brittany Heidenreich, on all technical comments that will need to be addressed.

Request
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property 4209 Plaza Drive
Present Zoning R3 Proposed Zoning C1 Acreage to be rezoned TBD
Proposed density N/A units per acre
Township name Adams Township section # 30N 13E 19
Purpose of rezoning (attach additional page if necessary) Proposed child care center

Sewer provider Fort Wayne Utilities Water provider Fort Wayne Utilities

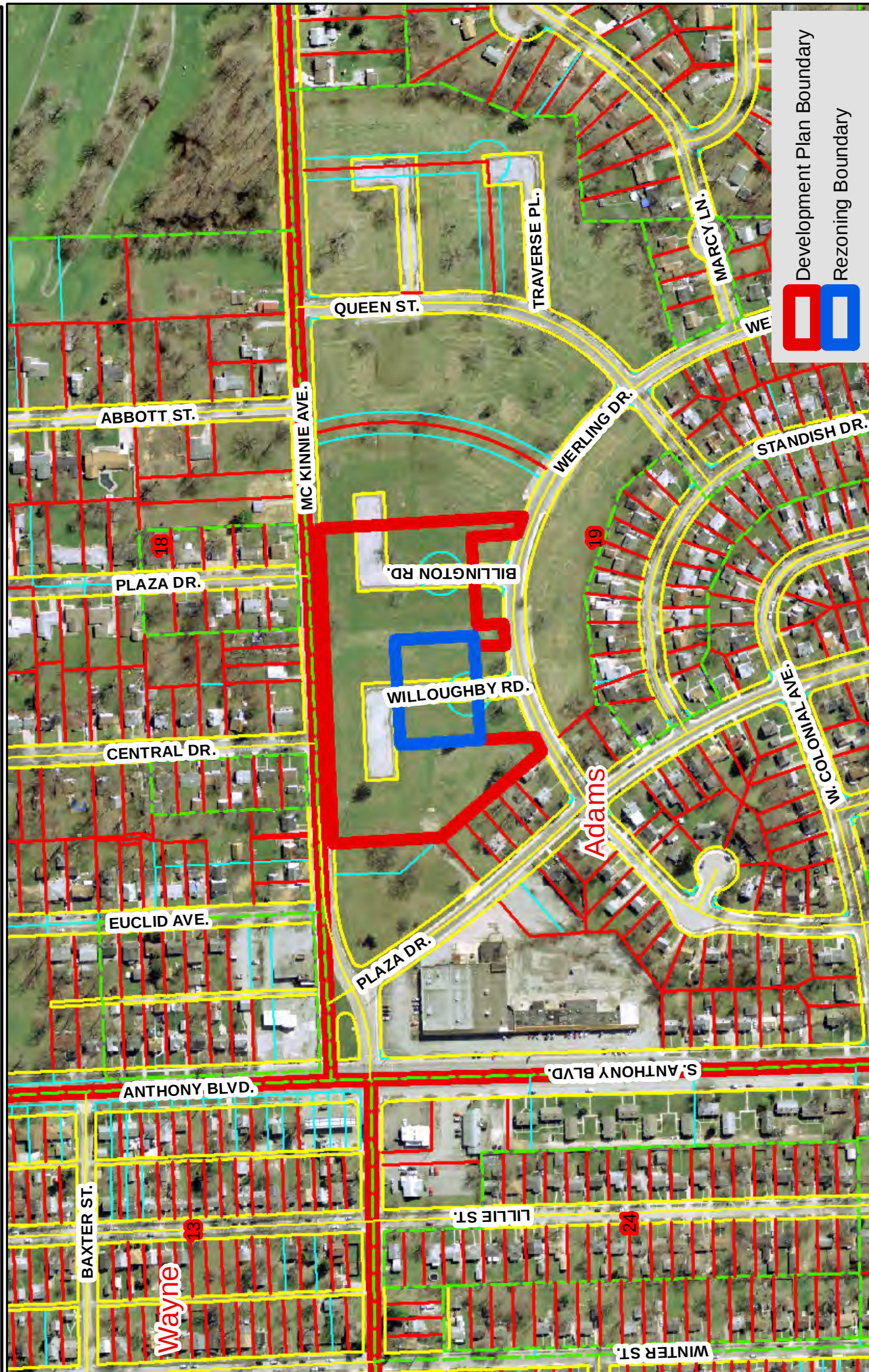
Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements.

- ☒ 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

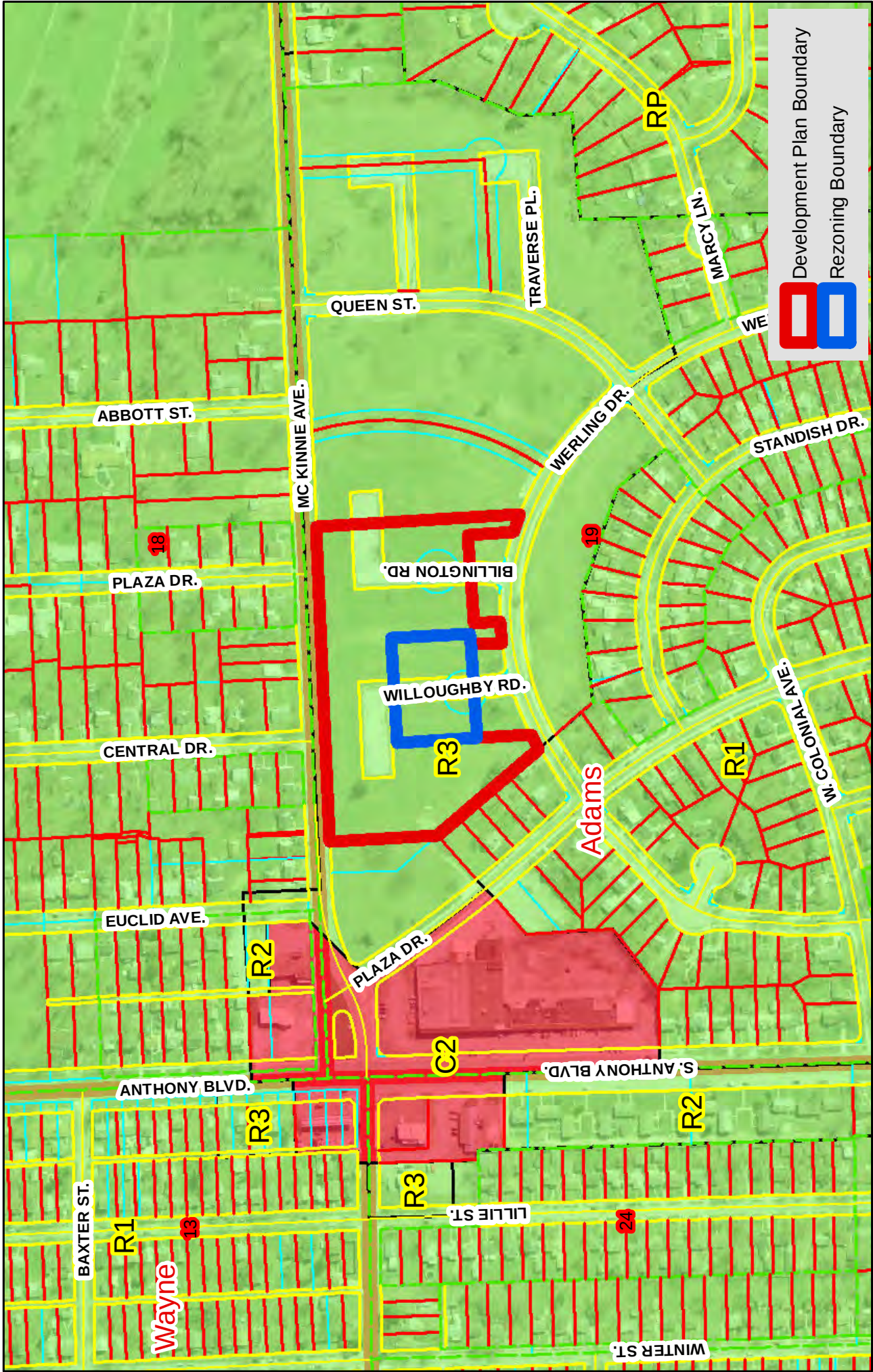
I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures 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>GARY HUBBS</u> (printed name of applicant)	<u>[Signature]</u> (signature of applicant)	<u>8/1/16</u> (date)
<u>GARY HUBBS</u> (printed name of property owner)	<u>[Signature]</u> (signature of property owner)	<u>8/1/16</u> (date)
 (printed name of property owner)	 (signature of property owner)	 (date)
 (printed name of property owner)	 (signature of property owner)	 (date)

Received <u>8-2-16</u>	Receipt No.	Hearing Date <u>9-12-16</u>	Petition No. <u>REZ-2016-0033</u>
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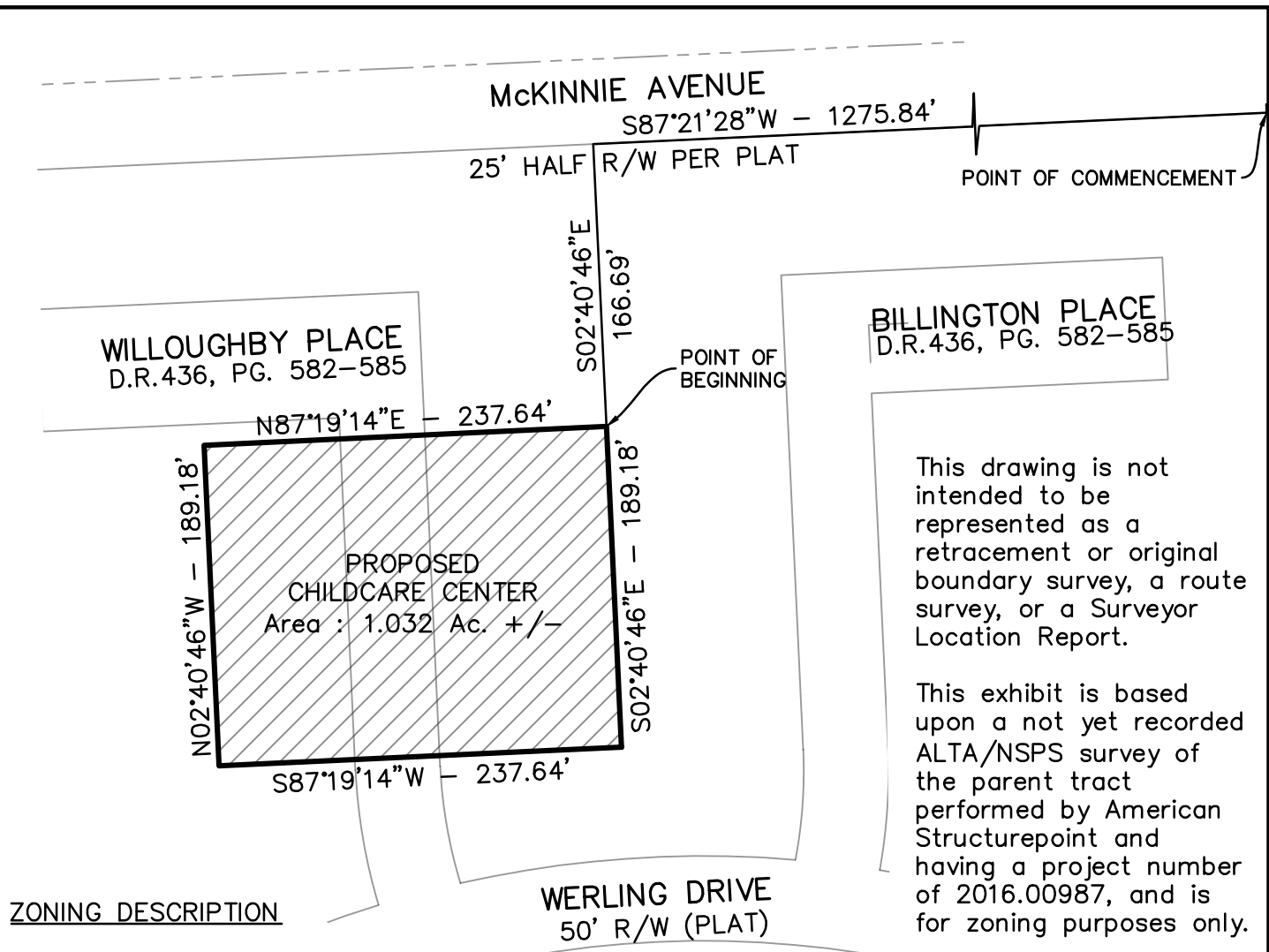


Project boundaries represented by bold colored lines are for representational purposes only.



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

PLAT DATE: 8/17/2016 1:50 PM
PLAT SCALE: 1"=100'
DRAWING FILE: P:\2016\00987\Drawings\Survey\2016.00987.SV.CHILDCARE EXHIBIT.dwg
EDITED BY: JOCEMAN
DATE: 8/17/2016



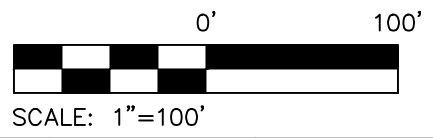
This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.

This exhibit is based upon a not yet recorded ALTA/NSPS survey of the parent tract performed by American Structurepoint and having a project number of 2016.00987, and is for zoning purposes only.

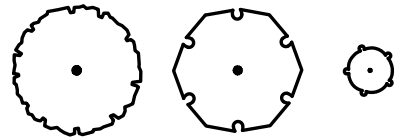
ZONING DESCRIPTION

Part of Block 4 and a cul de sac lying within said Block 4 in Anthony Wayne Village Subdivision in the City of Fort Wayne, Indiana, recorded in Plat Record 16, page 136 and 137 and found in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

Commencing at a 1/2 inch rebar at the intersection of the South right of way line of McKinnie Avenue with the East line of Block 7 in said Anthony Wayne Village, said point being located 5.00 feet South 01 degrees 50 minutes 01 seconds East of the Northeast corner of said Block 7; thence South 87 degrees 21 minutes 28 seconds West, on said South right of way line, 1,275.84 feet; thence South 02 degrees 40 minutes 46 seconds East 166.69 feet to the Point of Beginning; thence continue South 2 degrees 40 minutes 46 seconds East 189.18; thence South 87 degrees 19 minutes 14 seconds West 237.64; thence North 2 degrees 40 minutes 46 seconds West 189.18; thence North 87 degrees 19 minutes 14 seconds East 237.64 to the POINT OF BEGINNING, containing 1.032 acres of land, more or less.



 BW DEVELOPMENT 5902 E. 34TH STREET INDIANAPOLIS, IN 46218	 AMERICAN STRUCTUREPOINT INC. 7260 Shadeland Station Indianapolis, Indiana 46256 TEL 317.547.5580 FAX 317.543.0270 www.structurepoint.com	POSTERITY SCHOLAR HOUSE CHILDCARE CENTER EXHIBIT	PART OF BLOCK 4 ANTHONY WAYNE VILLAGE FORT WAYNE, ALLEN COUNTY, INDIANA	Scale:	1" = 100'	SHEET 1 OF 1
				Drawn By:	JTH	
				Checked By:	JTH	
				Date:	8-17-2016	
				Job No.:	2016.00987	



BWI DEVELOPMENT
5902 E. 34TH STREET
INDIANAPOLIS, INDIANA 46218



260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

POSTERITY SCHOLAR HOUSE - PHASE 1

**McKINNIE AVENUE
FORT WAYNE, INDIANA**

NOT FOR CONSTRUCTION
APPROVAL PENDING

CERTIFIED BY

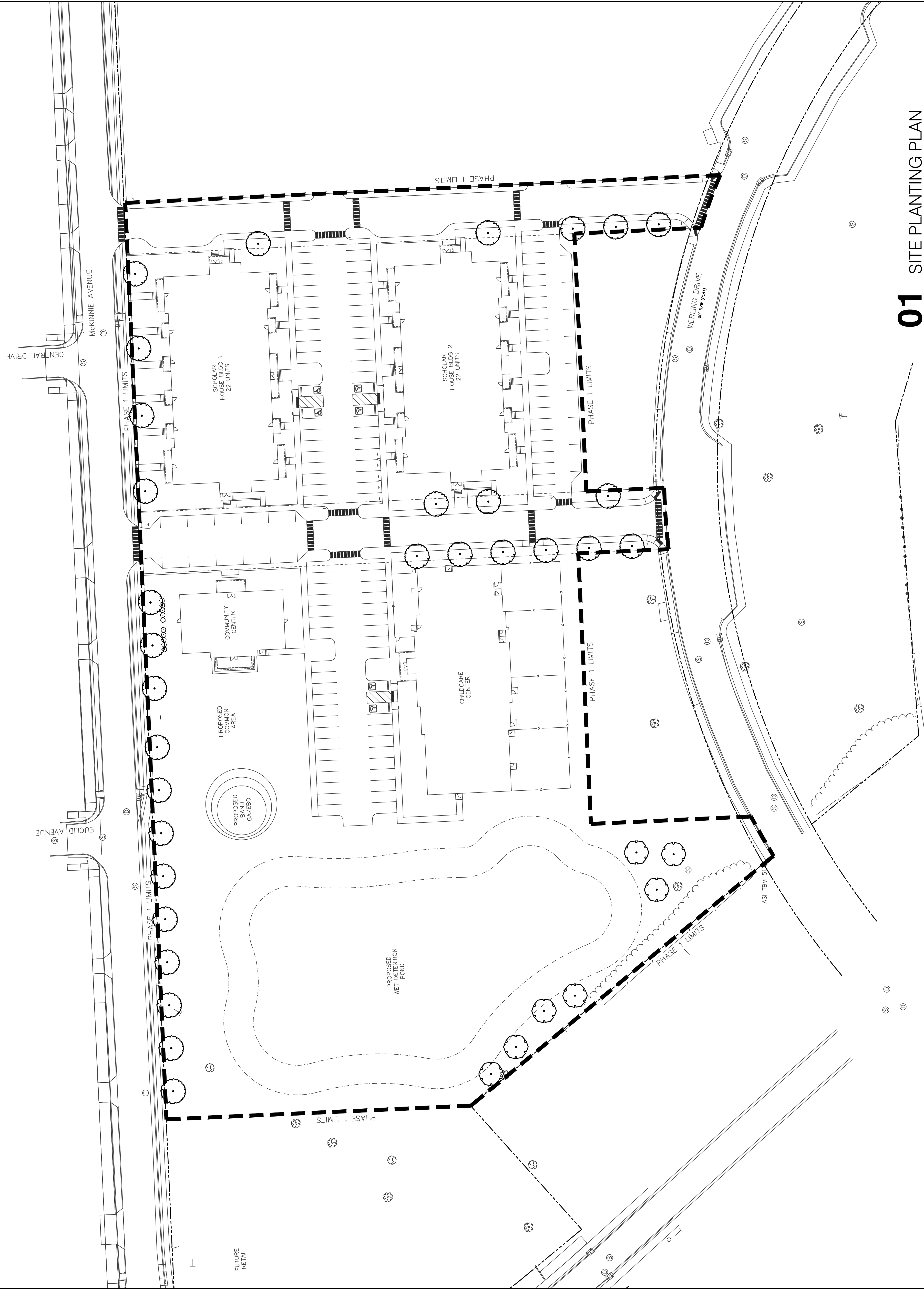
ISSUANCE INDEX
DATE:
08/02/2016
PROJECT PHASE:
PRIMARY DEVELOPMENT PLANS

[illegible]

Project Number	2016.00987
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LANDSCAPE PLAN

C701



September 2, 2016

To whom it may concern;

I am writing this letter of support for the Joshua's Hand development in the 6th district which I have represented since 1999. There have been a number of very positive housing initiatives in the 6th district which have provided housing and economic development for the residents. Pastor Cedric Walker's Prosperity Development Plan is another outstanding project that provides citizens of Fort Wayne with a unique opportunity for housing, educational support and stability.

I am supporting this total project and would appreciate the approval of the Planning Commission, support from the City of Fort Wayne and Legacy funding. I look forward to the completion of this visionary project by Joshua's Hand so that many needy adults and their children can benefit from its programs and support programs.

If I can be of any additional assistance please feel free to contact me at your earliest convenience at glynnhines@aol.com or 260-402-7495.

Sincerely,

Glynn Hines

6th District City Council

City of Fort Wayne