

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2016-0032
Bill Number: Z-16-08-15
Council District: 5-Geoff Paddock

Introduction Date: August 23, 2016

Plan Commission
Public Hearing Date: September 12, 2016 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 1.01 acres of property from DE-Downtown Edge district to DC-Downtown Core district.

Location: 400-412 East Washington

Reason for Request: To allow the applicant to apply for a Special Use to construct a new homeless/emergency shelter

Applicant: Fort Wayne Rescue Mission Ministries, Inc.

Property Owner: 400 E Washington, LLC

Related Petitions: Primary Development Plan, Rescue Mission

Effect of Passage: Property will be rezoned to the DC-Downtown Core zoning district, which will allow the applicant to apply for a Special Use for the homeless shelter.

Effect of Non-Passage: The property will remain zoned DE-Downtown Edge, where a homeless shelter is not a permitted use and there is no Special Use option available.

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**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Fort Wayne Rescue Mission Ministries, Inc.
Address 301 W. Superior St.
City Fort Wayne State IN Zip 46802
Telephone 260-426-7357 ext. 113 E-mail rescuedonovan@gmail.com

Contact Person
Contact Person See attached.
Address _____
City _____ State _____ Zip _____
Telephone _____ E-mail _____

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 400 E. Washington Blvd.
Present Zoning DE Proposed Zoning DC Acreage to be rezoned 1.01
Proposed density N/A units per acre
Township name Wayne Township section # 12
Purpose of rezoning (attach additional page if necessary) To allow special use request for a homeless/emergency shelter in a DC district.
Sewer provider City Water provider City

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.

Fort Wayne Rescue Mission Ministries, Inc.
(printed name of applicant) _____ (signature of applicant) _____ (date) _____
400 E Washington, LLC
(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.
8-2-16	121671	9-12-16	RG2-2016-0032

Contact Person for Development Plan Application:

Legal Counsel: Patrick R. Hess
Beckman Lawson, LLP
201 W. Wayne Street
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Phone: 260-422-0800
Email: phess@beckmanlawson.com

Engineer: Derek Frederickson, P.E.
11020 Diebold Road
Fort Wayne, IN 46845
Phone: 260-451-9720
Email: derek@eri.consulting

Architect: Ron Dick, AIA, LEED, AP
200 E. Main Street, Suite 600
Fort Wayne, IN 46802
Phone: 260-422-4241
Email: rdick@designcollaborative.com

LOT INFORMATION	
CURRENT ZONING	DE
CURRENT USE	COMMERCIAL
PROPOSED ZONING	DC
PROPOSED USE	HOMELESS SHELTER WITH SUPPORTING USES
DISTURBED AREA	±125 AC

FLOOD INSURANCE RATE MAP (FIRM):	
ALLEN COUNTY, INDIANA AND INCORPORATED AREAS	
FIRM MAP NUMBERS: 18003C0284G	
PANELS 186 AND 284 OF 495	
DATED AUGUST 3, 2009	
ZONE "X" OTHER AREAS	

BUILDING INFORMATION	
PROPOSED BUILDING FOOTPRINT	±29,800 SF
PROPOSED BUILDING GROSS SQUARE FOOTAGE	±85,000 SF
BUILDING HEIGHT	4 FLOORS - 59'-0"
CURRENT HEIGHT RESTRICTION	200' (IN DC ZONING DISTRICT)

PARKING SUMMARY	
REQUIRED PARKING = 0 SPACES	
PROPOSED PARKING = 8 SPACES	
*PARKING SPACES ARE SHOWN AS 10' x 16.5' (60° ANGLED) WITH A 20' WIDE DRIVE AISLE.	

APPLICANT	FORT WAYNE RESCUE MISSION 301 W SUPERIOR STREET FORT WAYNE, IN 46802 EMAIL: rescuedonovan@gmail.com
OWNER	400 E WASHINGTON, LLC 2120 E WASHINGTON BOULEVARD FORT WAYNE, IN 46803 CONTACT: THOMAS CURRENT EMAIL: tncurrent@currenthvac.com
ENGINEER	ENGINEERING RESOURCES 11020 DIEBOLD ROAD FORT WAYNE, IN 46845 PH: (260) 490-1025 FAX: (260) 490-1026 CONTACT: DEREK FREDERICKSON EMAIL: derek@eri.consulting
SURVEYOR	HOFER AND DAVIS, INC. 203 2. WAYNE STREET, SUITE 316 FORT WAYNE, IN 46802 PH: (260) 422-9922 EMAIL: hoferdavis@aol.com

ENGINEERING RESOURCES, INC.



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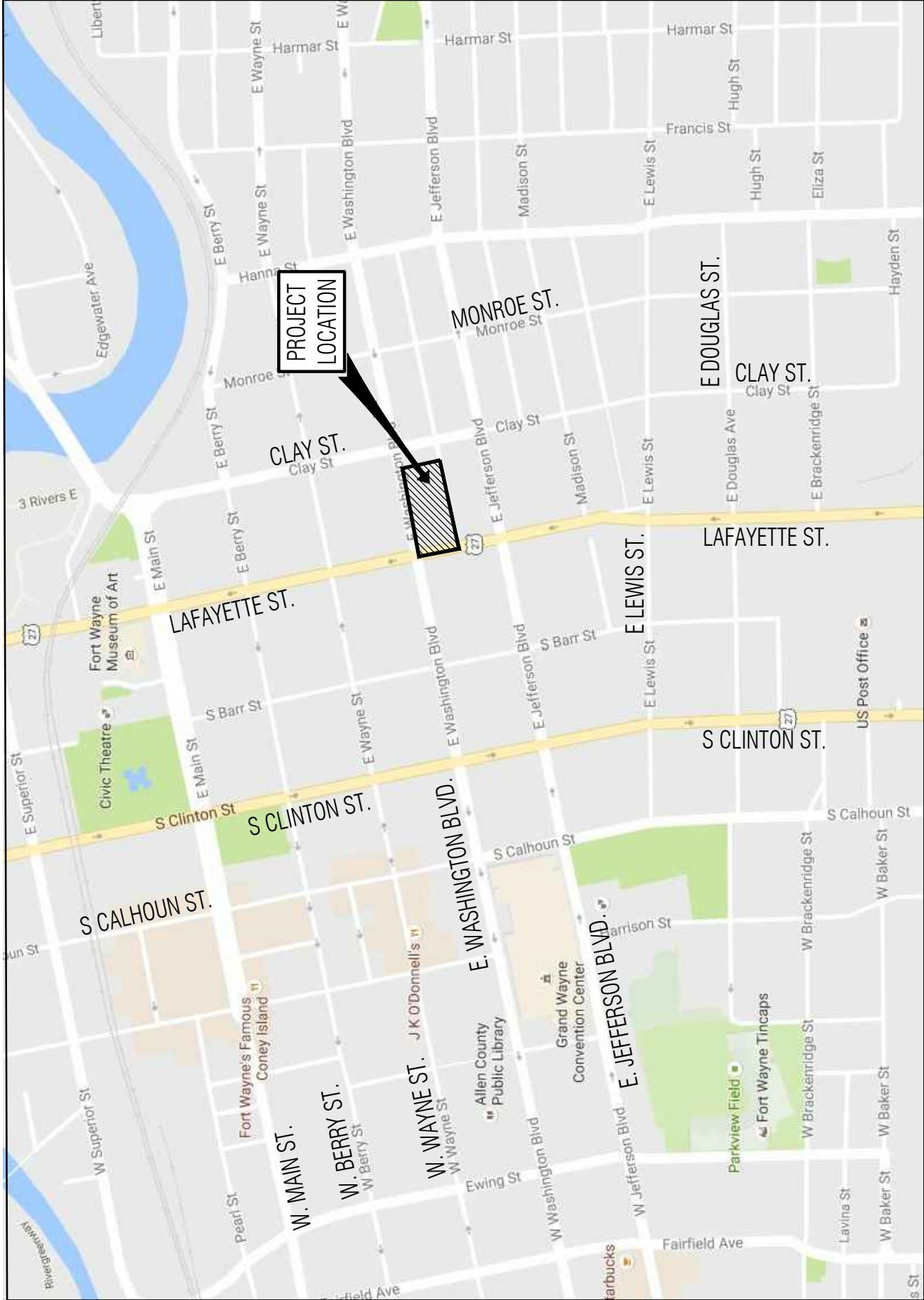
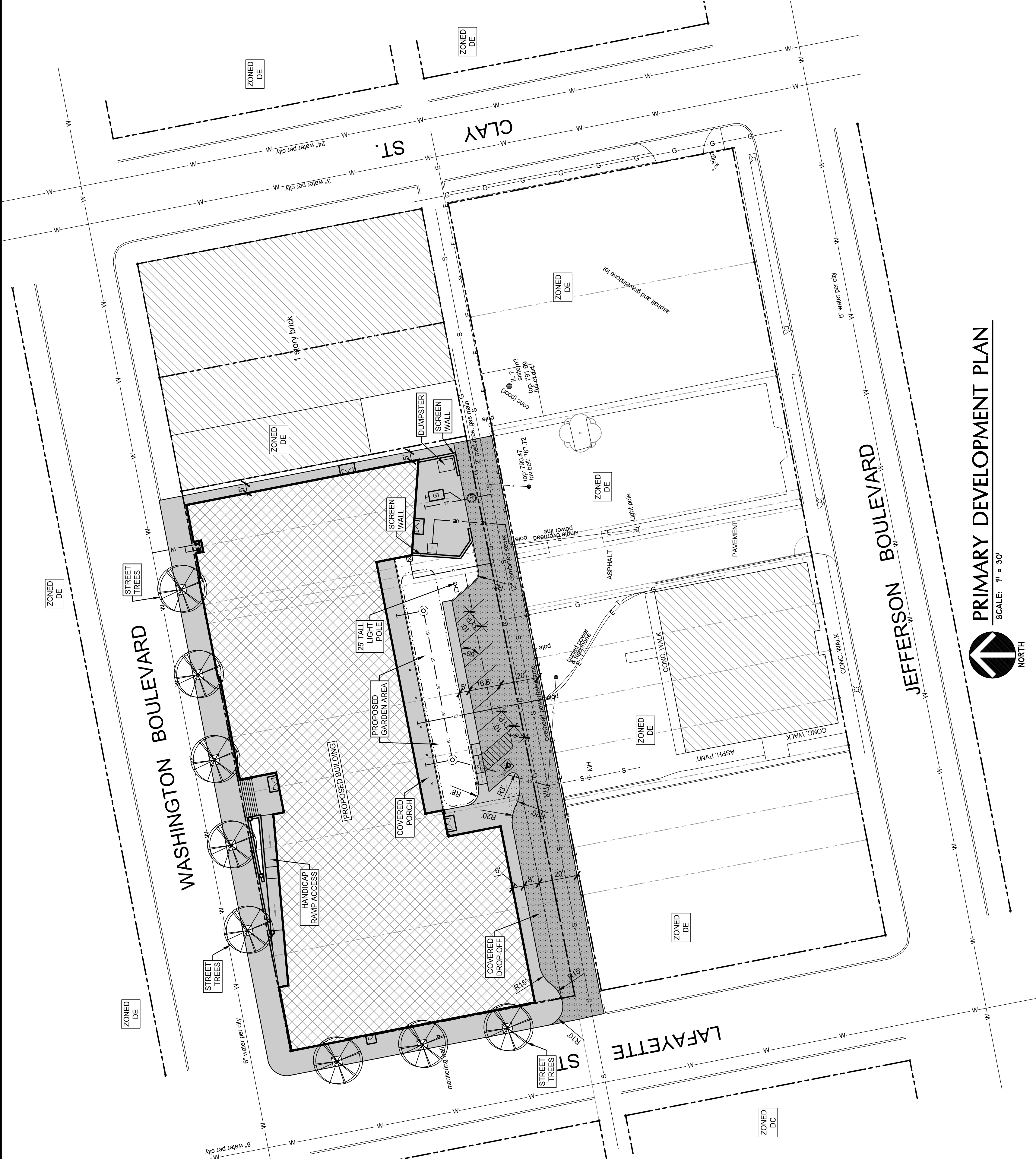
Derek L. Frederickson
Professional Engineer
No. 10100327
State of Indiana
Exp. 8/2/16

FORT WAYNE
RESCUE MISSION
FORT WAYNE, IN

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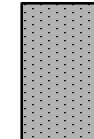
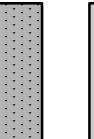
CAD FILE	Primary Development Plan
PLOT DATE	08/02/16
DRAWN BY	DLR
PLOT SCALE	1"=50'
REVISIONS	
DATE	DESCRIPTION

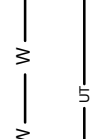
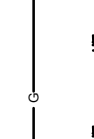
PRIMARY DEVELOPMENT PLAN
PD1



LOCATION MAP

SCALE: NOT TO SCALE

PROPOSED LEGEND:	
	STORM MANHOLE
	CONTROL MANHOLE
	GATE VALVE
	P.V.
	SHADE TREE W/ TREE GATE
	HANDICAP PARKING
	SIGN
	25' TALL LIGHT POLE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALKS

LAYOUT LEGEND:	
	STORM SEWER
	SANITARY SEWER
	WATER LINE
	TELEPHONE LINE
	GAS LINE
	ELECTRIC LINE

PRIMARY DEVELOPMENT PLAN

SCALE: 1" = 30'

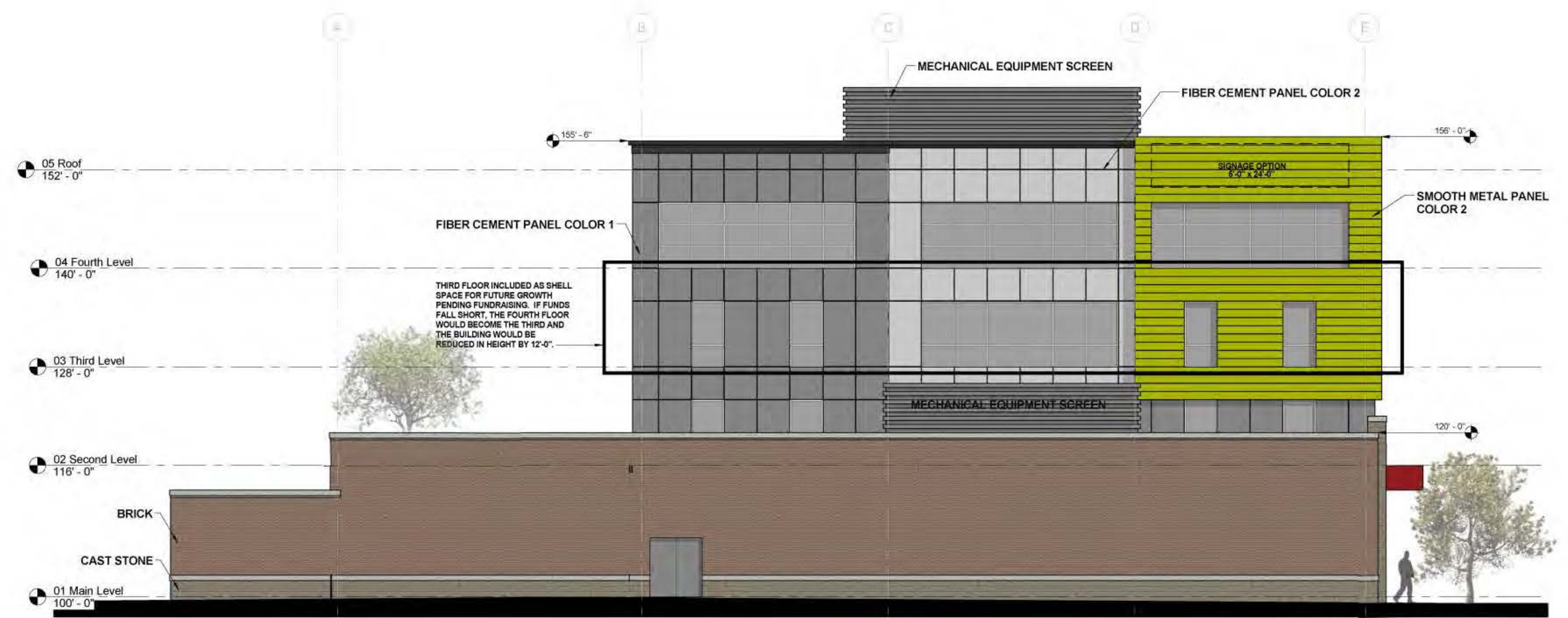




1 Exterior Elevation - North
SCALE: 1/8" = 1'-0"



2 Exterior Elevation - South
SCALE: 1/8" = 1'-0"



1 Exterior Elevation - East
SCALE: 1/8" = 1'-0"



2 Exterior Elevation - West
SCALE: 1/8" = 1'-0"