

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2016-0033
Bill Number: Z-16-08-16
Council District: 6-Glynn Hines

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 1.03 acres of property from R3-Multiple Family Residential to C1-Professional Office and Personal Services.

Location: 2000 Block of McKinnie Avenue (south side)

Reason for Request: To allow a childcare center.

Applicant: BWI Development

Property Owner: City of Fort Wayne

Related Petitions: Primary Development Plan, Posterity Scholar House-Phase 1

Effect of Passage: Property will be rezoned to the C1-Professional Office and Personal Services, which will allow the construction of a childcare center to support the proposed multi-family development.

Effect of Non-Passage: The property will remain zoned R3-Multiple Family Residential and may development with residential uses.

Council Member

APPROVED AS TO FORM AND LEGALITY:

Carol T. Helton, City Attorney

**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

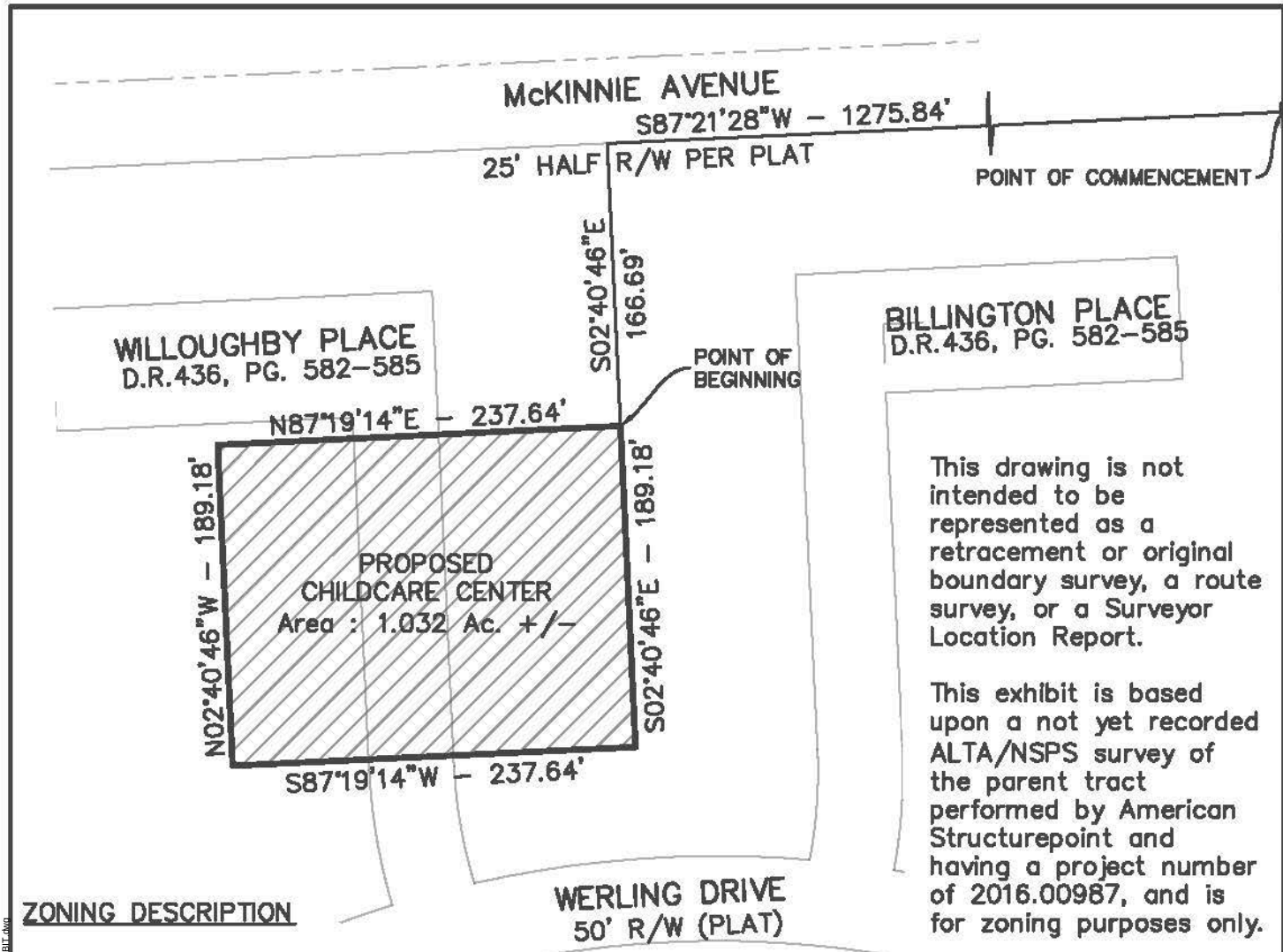
Sewer provider Fort Wayne Utilities Water provider Fort Wayne Utilities

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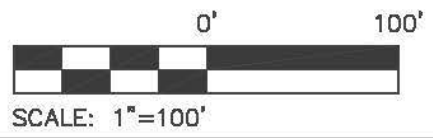
This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.

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

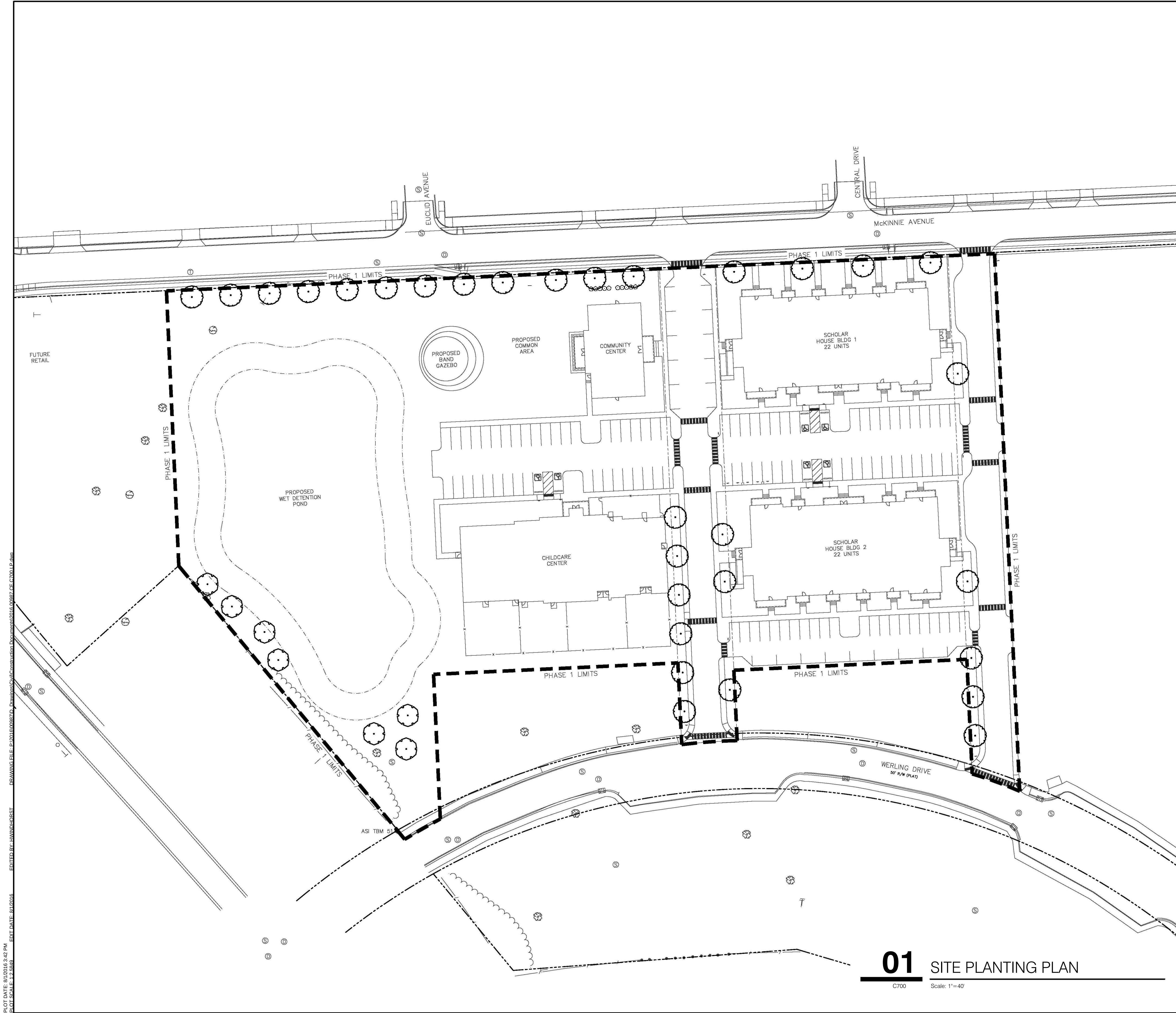
Part of Block 4 and a cul de sac lying within said Block 4 in Anthony Wayne Village Subdivision in the City of Fort Wayne, Indiana, recorded in Plat Record 16, page 136 and 137 and found in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

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.

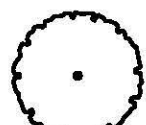
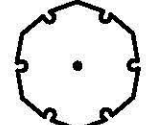


DRAWING FILE: P:\2016\00987\DWG\2016.00987.SV\CHILDCARE EXHIBIT.dwg
EDITED BY: HUEBMAN
PLOT DATE: 8/17/2016
PLOT SCALE: 1"=100'

 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' Drawn By: JTH Checked By: JTH Date: 8-17-2016 Job No.: 2016.00987	SHEET 1 OF 1
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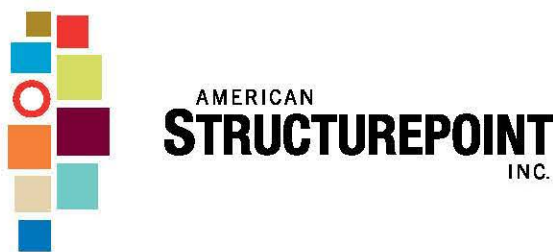


PRELIMINARY PLANT SCHEDULE

-  **STREETSCAPE TREE** 30
2.5" CALIPER
-  **LARGE SHADE TREE** 7
2.5" CALIPER
-  **B1 BUFFER SHRUB** 10



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POSTERITY SCHOLAR
HOUSE - PHASE 1

McKINNIE AVENUE
FORT WAYNE, INDIANA

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

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

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2016.00987

LANDSCAPE PLAN

C701