

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2017-0011
Bill Number: Z-17-02-18
Council District: 5-Geoff Paddock

Introduction Date: February 28, 2017

Plan Commission
Public Hearing Date: March 13, 2017 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 4,500 square feet of property from DE-Downtown Edge to DC-Downtown Core

Location: 430 E. Washington Boulevard

Reason for Request: To allow for additional parking for a proposed homeless shelter

Applicant: Fort Wayne Rescue Mission Ministries, Inc.

Property Owner: Sharran Gavin and Susan D. Wall

Related Petitions: Amended Primary Development Plan, Fort Wayne Rescue Mission (PC)
Special Use for expansion of the homeless shelter property (BZA)

Effect of Passage: Property will be rezoned to the DC-Downtown Core District, which will allow the mission to expand the Special Use approval for additional parking for the proposed homeless shelter.

Effect of Non-Passage: The property will remain zoned DE-Downtown Edge district, which does not allow a new, stand-alone surface parking lot.

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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 499 E. Washington Blvd.
Present Zoning DE Proposed Zoning DC Acreage to be rezoned 1.01 4,500 sq. ft
Proposed density N/A units per acre
Township name Wayne Township section # 12
Purpose of rezoning (attach additional page if necessary) To allow additional parking to be included in the special use approved 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.

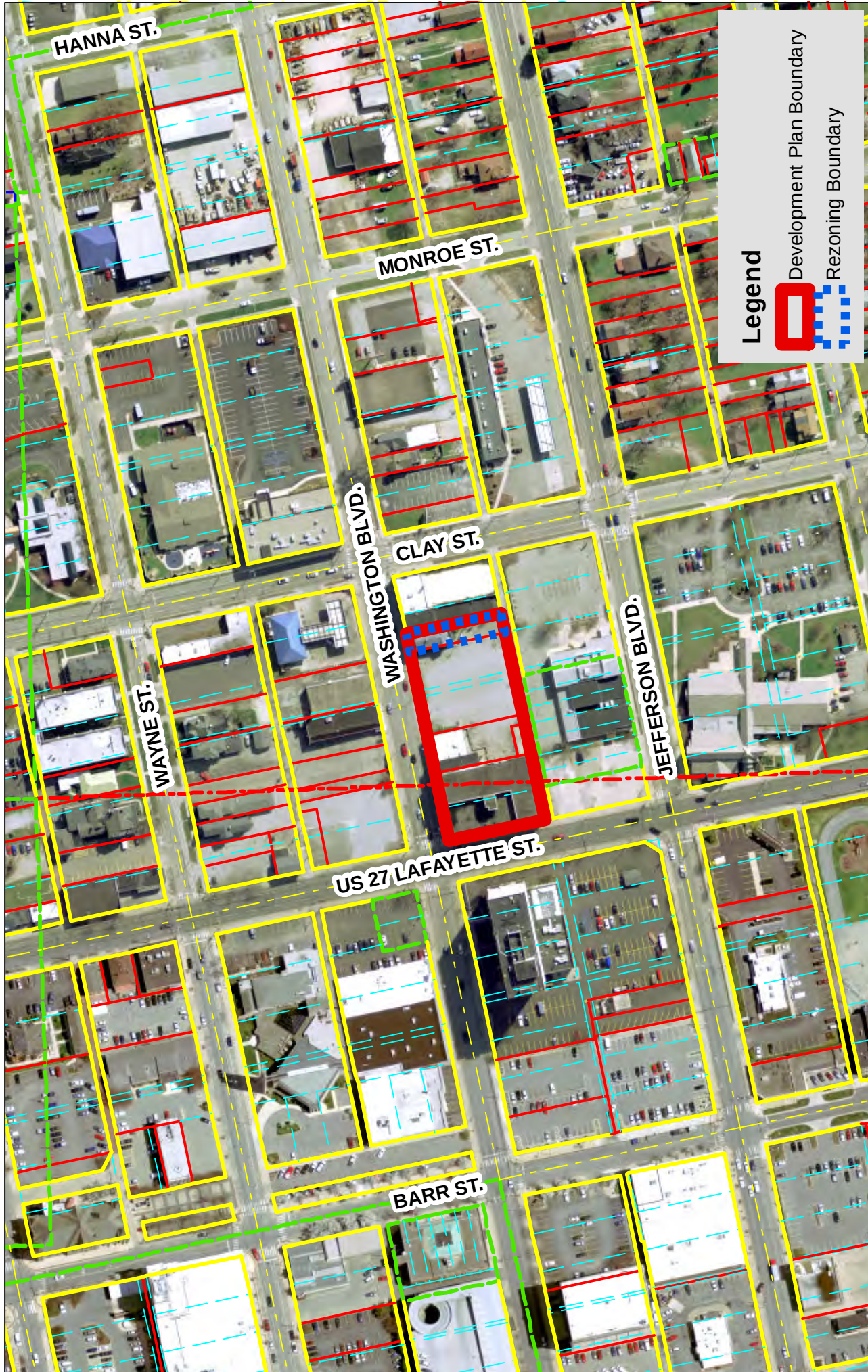
- ☐ Applicable filing fee
- ☐ Applicable number of surveys showing area to be rezoned (plans must be folded)
- ☐ Legal Description of parcel to be rezoned
- ☐ Rezoning Questionnaire (original and 10 copies) County Rezoning Only

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) _____
Sharran Gavin
(printed name of property owner) _____ (signature of property owner) _____ (date) 2-7-17
Susan D. Wall
(printed name of property owner) _____ (signature of property owner) _____ (date) 2-7-17

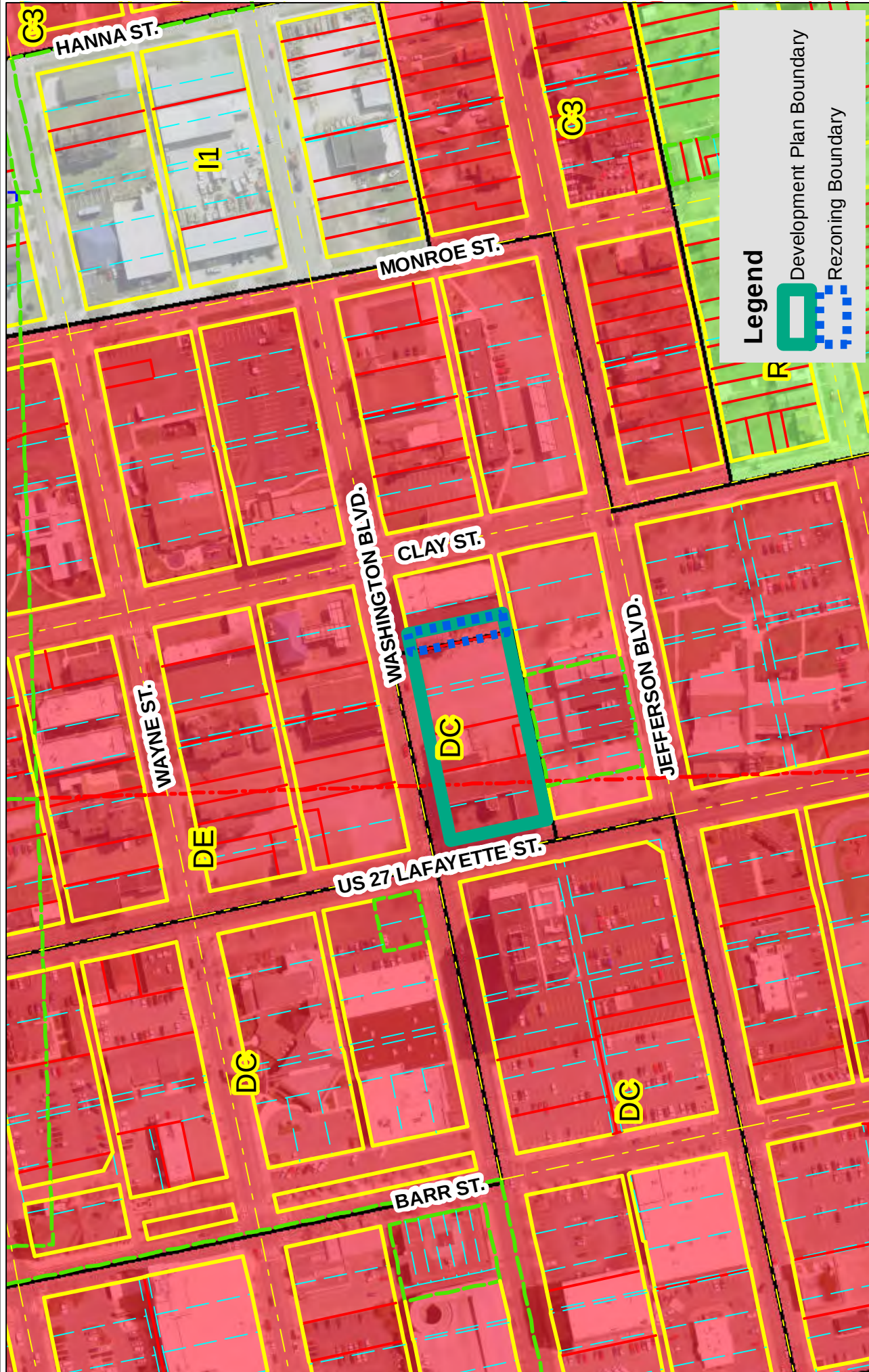
(printed name of property owner) _____ (signature of property owner) _____ (date) _____

Received	Receipt No.	Hearing Date	Petition No.



Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 4/24/2017



Legend

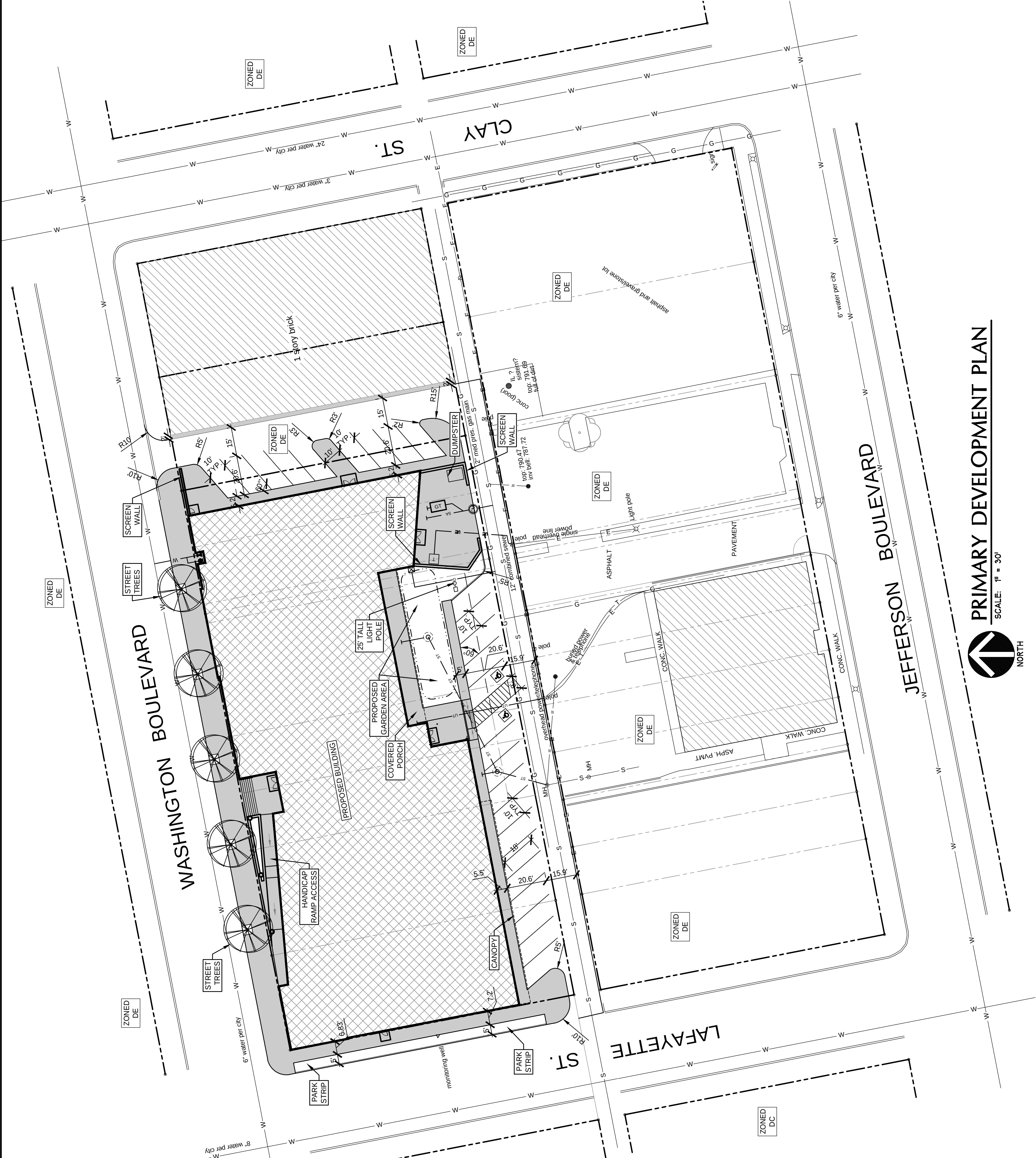


Development Plan Boundary
Rezoning Boundary



1 inch = 200 feet





PROPOSED LEGEND:

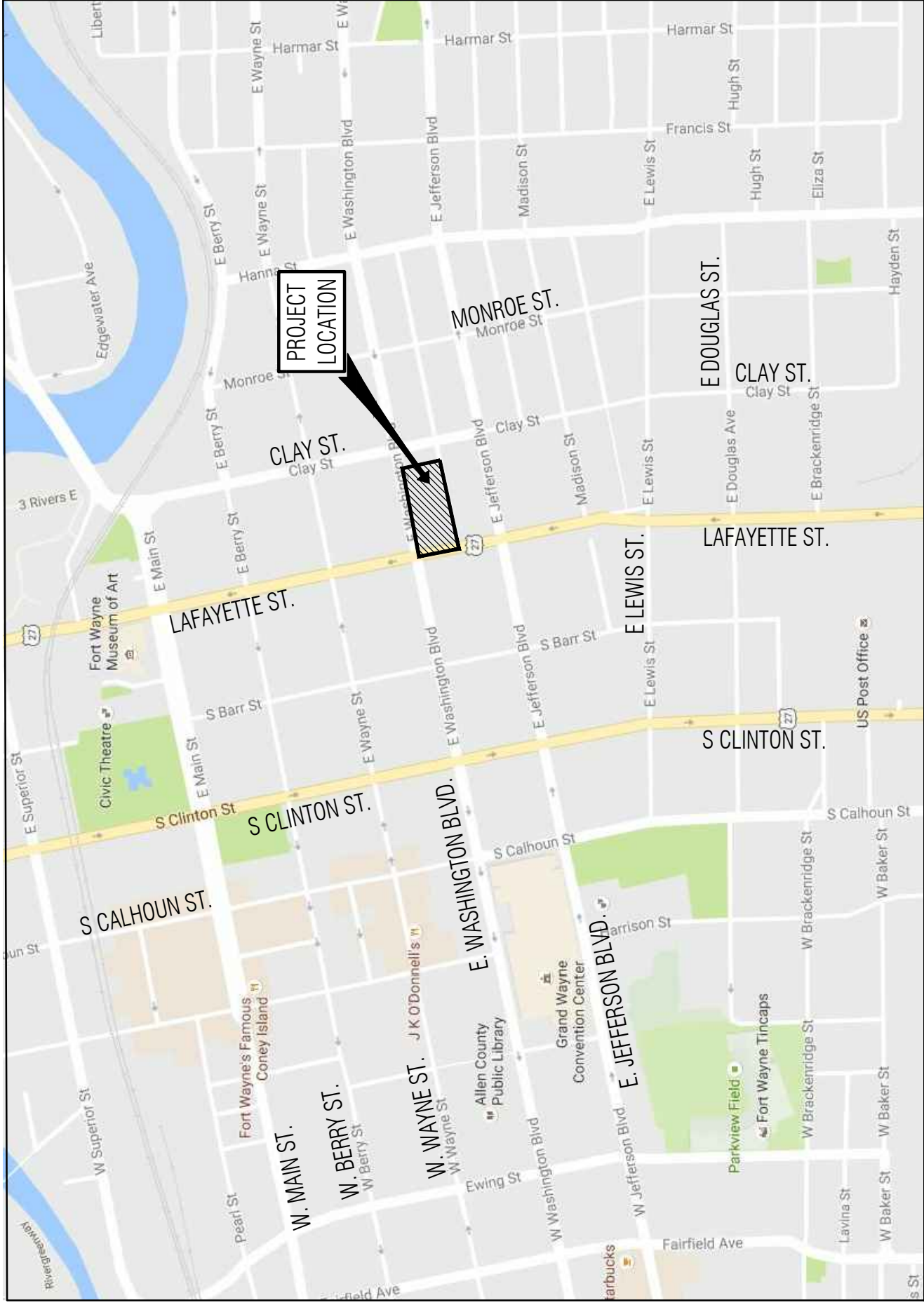
- STORM MANHOLE
- CONTROL MANHOLE
- GATE VALVE
- P/V
- SHADE TREE W/ TREE GRATE
- HANDICAP PARKING
- SIGN
- 25' TALL LIGHT POLE
- STORM SEWER
- SANITARY SEWER
- WATER LINE
- TELEPHONE LINE
- GAS LINE
- ELECTRIC LINE

LAYOUT LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALKS

PRIMARY DEVELOPMENT PLAN

SCALE: 1" = 30'



LOCATION MAP

SCALE: NOT TO SCALE



FORT WAYNE
RESCUE MISSION
FORT WAYNE, IN



ENGINEERING
RESOURCES, INC.
11020 Diebold Road, Fort Wayne, IN 46845
Ph: (260) 490-1025 Fax: (260) 490-1026
www.eri.consulting

LOT INFORMATION	
CURRENT ZONING	DE
CURRENT USE	COMMERCIAL
PROPOSED ZONING	DC
PROPOSED USE	HOMELESS SHELTER WITH SUPPORTING USES
DISTURBED AREA	±1.36 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 = 26 SPACES	
*PARKING SPACES ARE SHOWN AS 10' x 20.6' (60° ANGLED) WITH A 15' MINIMUM 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	
HOER AND DAVIS, INC. 203 2. WAYNE STREET, SUITE 316 FORT WAYNE, IN 46802 PH: (260) 422-9922 EMAIL: hoerdavis@aol.com	