

FACT SHEET

Case #REZ-2017-0053

Bill # Z-17-11-19

Project Start: 28 November 2017

APPLICANT:	Junior Achievement Foundation
REQUEST:	To rezone property from RP/Planned Residential to C1/Professional Office and Personal Services; and approve a primary development plan for a new facility for Junior Achievement.
LOCATION:	The site lies on the south side of the 500 block of East Wallen Road, and on the west side of the 8600 to 8800 blocks of Coldwater Road (Sections 11 and 12 of Washington Township).
LAND AREA:	Approximately 21 acres
PRESENT ZONING:	RP/Planned Residential
PROPOSED ZONING:	C1/Professional Office and Personal Services
COUNCIL DISTRICT:	3-Tom Didier
ASSOCIATED PROJECTS:	Primary Development Plan, Junior Achievement
SPONSOR:	City of Fort Wayne Plan Commission

11 December 2017 Public Hearing

- One person spoke in favor at the hearing.
- No one spoke at the hearing in opposition.
- Staff recommended Do Pass.
- Mike Bynum and Billy Davenport were absent.

18 December 2017 – Business Meeting

Plan Commission Recommendation: DO PASS

A motion was made by Paul Sauerteig and seconded by Judi Wire to return the ordinance to Common Council for their final decision.

7-0 MOTION PASSED

- Billy Davenport and Justin Shurley were absent.

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
4 January 2018

Reviewed by:



Kimberly R. Bowman
Executive Land Use Director

PROJECT SUMMARY

The petitioner requests to rezone the property generally located at the southwest corner of the intersection of Coldwater Road and East Wallen Road from RP/Planned Residential to C1/Professional Office and Personal Services. A primary development plan for Junior Achievement has been submitted. The proposal is for a single building to be constructed and contain approximately 38,000 square feet.

There is existing C1 zoning to the north of the site, an office park at the northwest corner of the intersection, and also to the east on the opposite side of Coldwater Road. This rezoning petition will be heard at the same time as the rezoning petition and primary development plan for Speedway, which lies directly at the southwest corner of the intersection of Coldwater Road and East Wallen Road. With the Speedway property, the C2 zoning is proposed to be extended to allow for additional C2 ground, and construction of a new gas station/convenience store. The alignment of zoning districts is proposed to be very similar to what lies on the east side of Coldwater Road, which C2 at the intersection and office zoning further to the south towards residential properties.

The proposed zoning district can be supported by the Comprehensive Plan in that it will offer infill development and investment in the area. The proposal will provide space for Junior Achievement within close proximity to other services and neighborhoods. The comprehensive plan supports this development through the following objectives:

LU1. Encourage carefully planned growth by utilizing the conceptual development map as part of the community's land use decision-making process;

LU3. Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure;

LU8. Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.

The development plans to utilize one access point, which will be off East Wallen Road, immediately opposite of the access to the office park. This development will propose vehicular interconnection with the Speedway development. The Speedway development will provide a right-in/right-out access off Coldwater Road. A sidewalk will be installed along the site's public street frontages. A parking lot is proposed to the north and west of the structure, and exceeds the off-street parking minimums. Bus parking is also proposed to serve school functions utilizing Junior Achievement. The development plan proposes to meet the Zoning Ordinance standards, as no waivers are requested. Stormwater detention will be provided in a new basin on the west side of the development. The detention pond will be shared with Speedway as well. The primary development plan shows landscape areas and existing vegetation. A large portion of the site adjacent to residential property will remain undeveloped due to wetlands, which are proposed to remain.

PUBLIC HEARING SUMMARY:

Presenter: Don Steininger, board member of Junior Achievement, presented the proposal to the Plan Commission as outlined above. The JA President also spoke and stated that the organization helps over 140,000 youth.

Comments in Favor:

Karl Price, President of Waterswolde Neighborhood Association, spoke in favor.

Questions or Comments in Opposition:

None

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

Rezoning Petition REZ-2017-0053

APPLICANT:	Junior Achievement Foundation
REQUEST:	To rezone property from RP/Planned Residential to C1/Professional Office and Personal Services for a new facility for Junior Achievement.
LOCATION:	The site lies on the south side of the 500 block of East Wallen Road, and on the west side of the 8600 to 8800 blocks of Coldwater Road (Sections 11 and 12 of Washington Township).
LAND AREA:	Approximately 21 acres
PRESENT ZONING:	RP/Planned Residential
PROPOSED ZONING:	C1/Professional Office and Personal Services

The Plan Commission recommends that Rezoning Petition REZ-2017-0053 be returned to Council with a “Do Pass” recommendation for the following reasons:

1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The general area has seen a mixture of land developments from professional offices and retail development to single family residential land uses. This proposal will provide for the development of additional office space for community programming.
The Comprehensive Plan can support this proposal through the following objectives:
LU1. Encourage carefully planned growth by utilizing the conceptual development map as part of the community’s land use decision-making process;
LU3. Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure;
LU5. Encourage sustainable growth and quality development, revitalization and redevelopment by increasing and enhancing connectivity;
LU5.C Encourage development proposals that provide neighborhood commercial, civic, institutional and other similar uses, designed to allow adequate access for pedestrians and bicycles, in close proximity to housing.
LU8. Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.
2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. Site plan review from the Plan Commission and staff will ensure a compatible development that complements the area.
3. Approval is consistent with the preservation of property values in the area. This proposal allows for additional office uses to expand and provide services in the northeast quadrant of Fort Wayne.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Review by City engineering departments indicates that the site can be developed for the proposed uses and adequate infrastructure is available to service the site.

These findings approved by the Fort Wayne Plan Commission on December 18, 2017.



Kimberly R. Bowman, AICP
Executive Director
Secretary to the Commission

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Junior Achievement Foundation
Address 601 Noble Drive
City Fort Wayne State IN Zip 46825
Telephone 260-484-2543 E-mail lena.yarian@ja.org

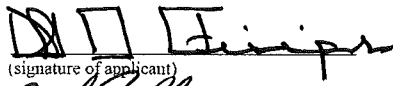
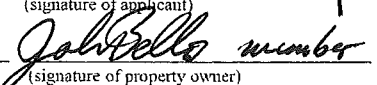
Contact Person
Contact Person Don Steininger
Address 6914 Woodcroft Lane
City Fort Wayne State IN Zip 46804
Telephone 260-438-2030 E-mail don@steindex.com

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

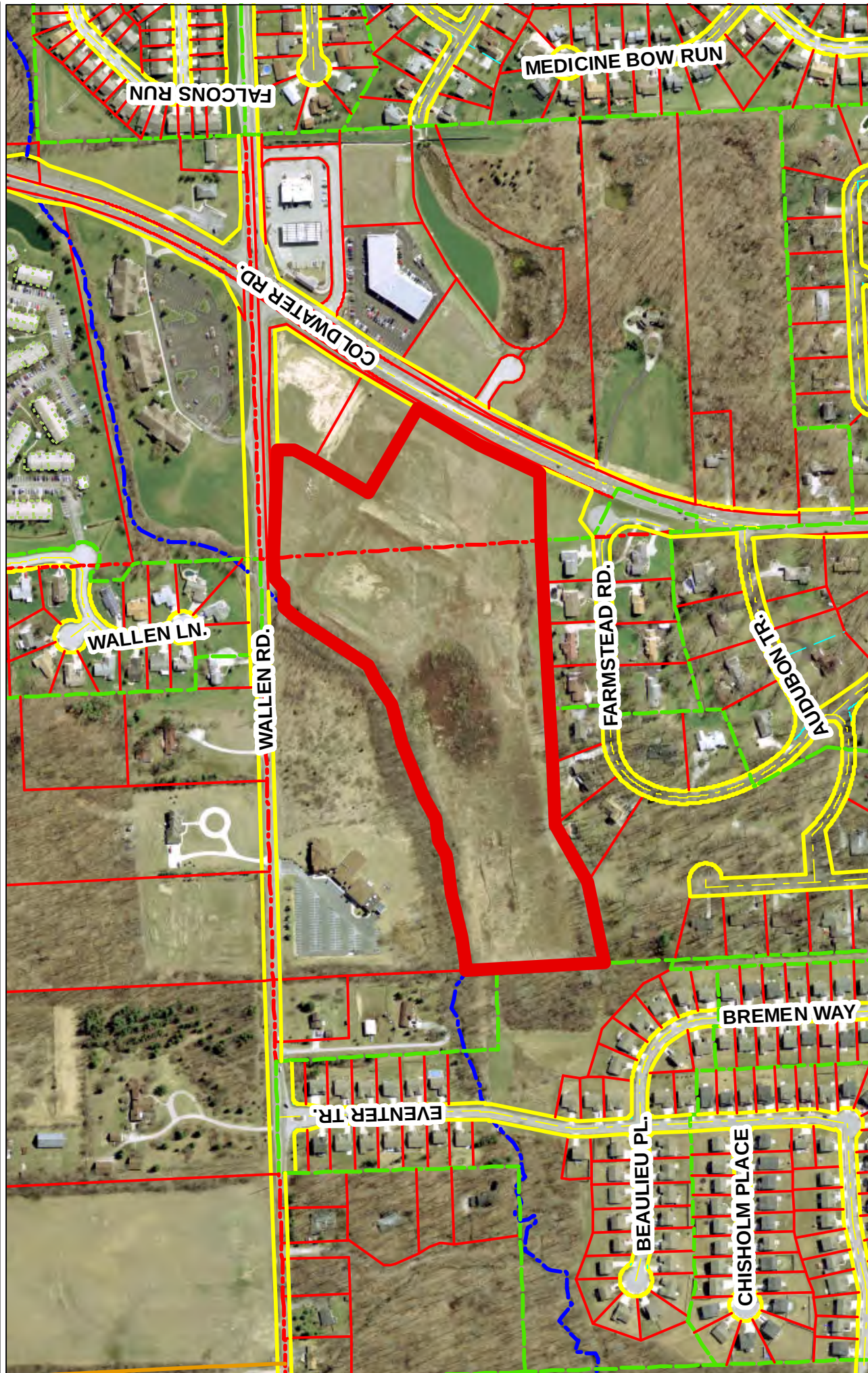
Request
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property 550 Wallen Road
Present Zoning RP Proposed Zoning C-1 Acreage to be rezoned 21 acres
Proposed density N/A units per acre
Township name Washington Township section # 11&12
Purpose of rezoning (attach additional page if necessary) To provide for a permanent home for Junior Achievement of Northern Indiana
Sewer provider City of Ft Wayne Water provider City of Ft Wayne

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.

Junior Achievement Foundation		10/30/17
(printed name of applicant)	(signature of applicant)	(date)
Coldwater Village, LLC		10-31-17
(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 11/1/17	Receipt No. 125559	Hearing Date 11/11/17	Petition No. 222-2017-0053
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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.

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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 11/17/2017

Areas depicted with bold lines are for representational purposes only.



1 inch = 400 feet

