

#REZ-2022-0030

BILL NO. Z-22-07-09

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. O-19 (Sec. 24 of Wayne Township)**

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
INDIANA:

SECTION 1. That the area described as follows is hereby designated a C1
(Professional Office and Personal Services) District under the terms of Chapter 157 Title XV
of the Code of the City of Fort Wayne, Indiana:

TRACT 2 – 1.778 ACRES

THE EASTERLY HALF OF SOUTH PARK DRIVE (ALSO KNOWN AS JOHN STREET)
LYING SOUTH OF ELMROW DRIVE AND NORTH OF FAIRFAX AVENUE ALONG
WITH LOTS NUMBERED 228 THROUGH 234, LOTS NUMBERED 247 THROUGH 253,
AND A PORTION OF LOTS NUMBERED 235 AND 246 IN SOUTHERN HEIGHTS
ADDITION TO THE CITY OF FORT WAYNE RECORDED IN PLAT BOOK 11A, PAGE 26
ON JULY 8, 1924 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA,
AS SHOWN ON THE ORIGINAL SURVEY COMPLETED BY BERTSCH FRANK &
ASSOCIATES, AND CERTIFIED BY MATTHEW G. BERTSCH (P.S.#20200087) ON MAY
25, 2022 UNDER PROJECT NUMBER 22029.100; BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 240, ALSO BEING THE
INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF FAIRFAX AVENUE AND
THE WEST RIGHT-OF-WAY LINE OF GAYWOOD DRIVE; THENCE SOUTH 89
DEGREES 00 MINUTES 28 SECONDS WEST (NAD83 INDIANA STATE PLANE, ZONE
EAST GRID AND BASIS OF BEARINGS TO FOLLOW), 227.00 FEET ALONG SAID
NORTH RIGHT-OF-WAY LINE TO A 5/8" REBAR WITH A "BERTSCH-FRANK"
IDENTIFICATION CAP SET AT THE **POINT OF BEGINNING** OF THE HEREIN
DESCRIBED TRACT; THENCE CONTINUING SOUTH 89 DEGREES 00 MINUTES 28
SECONDS WEST, 318.61 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A
SURVEY MARKER NAIL WITH A "BERTSCH-FRANK" IDENTIFICATION RING SET ON
THE CENTERLINE OF SOUTH PARK DRIVE; THENCE NORTH 01 DEGREES 45
MINUTES 47 SECONDS WEST, 243.89 FEET ALONG SAID CENTERLINE TO A SURVEY
MARKER NAIL WITH A "BERTSCH-FRANK" IDENTIFICATION RING SET ON THE
SOUTH RIGHT-OF-WAY LINE OF ELMROW DRIVE; THENCE NORTH 89 DEGREES 20
MINUTES 53 SECONDS EAST, 318.25 FEET ALONG SAID SOUTH RIGHT-OF-WAY
LINE TO A SURVEY MARKER NAIL WITH A "BERTSCH-FRANK" IDENTIFICATION
RING SET AT A POINT LOCATED 227.00 FEET WEST OF THE NORTHEAST CORNER
OF LOT NUMBERED 241 IN SOUTHERN HEIGHTS ADDITION; THENCE SOUTH 01
DEGREES 51 MINUTES 20 SECONDS EAST, 242.01 FEET TO THE POINT OF
BEGINNING, CONTAINING 1.778 ACRES MORE OR LESS. SUBJECT TO EASEMENTS
OF RECORD.

1
2 and the symbols of the City of Fort Wayne Zoning Map No. O-19 (Sec. 24 of Wayne
3 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
4 Wayne, Indiana is hereby changed accordingly.
5

6 SECTION 2. If a written commitment is a condition of the Plan Commission's
7 recommendation for the adoption of the rezoning, or if a written commitment is modified and
8 approved by the Common Council as part of the zone map amendment, that written
9 commitment is hereby approved and is hereby incorporated by reference.
10

11 SECTION 3. That this Ordinance shall be in full force and effect from and after its
12 passage and approval by the Mayor.
13

Council Member

14
15 APPROVED AS TO FORM AND LEGALITY:

16 
17 _____
Malak Heiny, City Attorney
18
19
20
21
22
23
24
25
26
27
28
29
30

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2022-0030
Bill Number: Z-22-07-09
Council District: 6-Sharon Tucker

Introduction Date: July 12, 2022

Plan Commission
Public Hearing Date: July 11, 2022 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 1.78 acres from R1/Single Family Residential to C1/Professional Office and Personal Services.

Location: 900 block of E Fairfax, 300 feet west of its intersection with Gaywood Drive

Reason for Request: To allow an early childhood learning center.

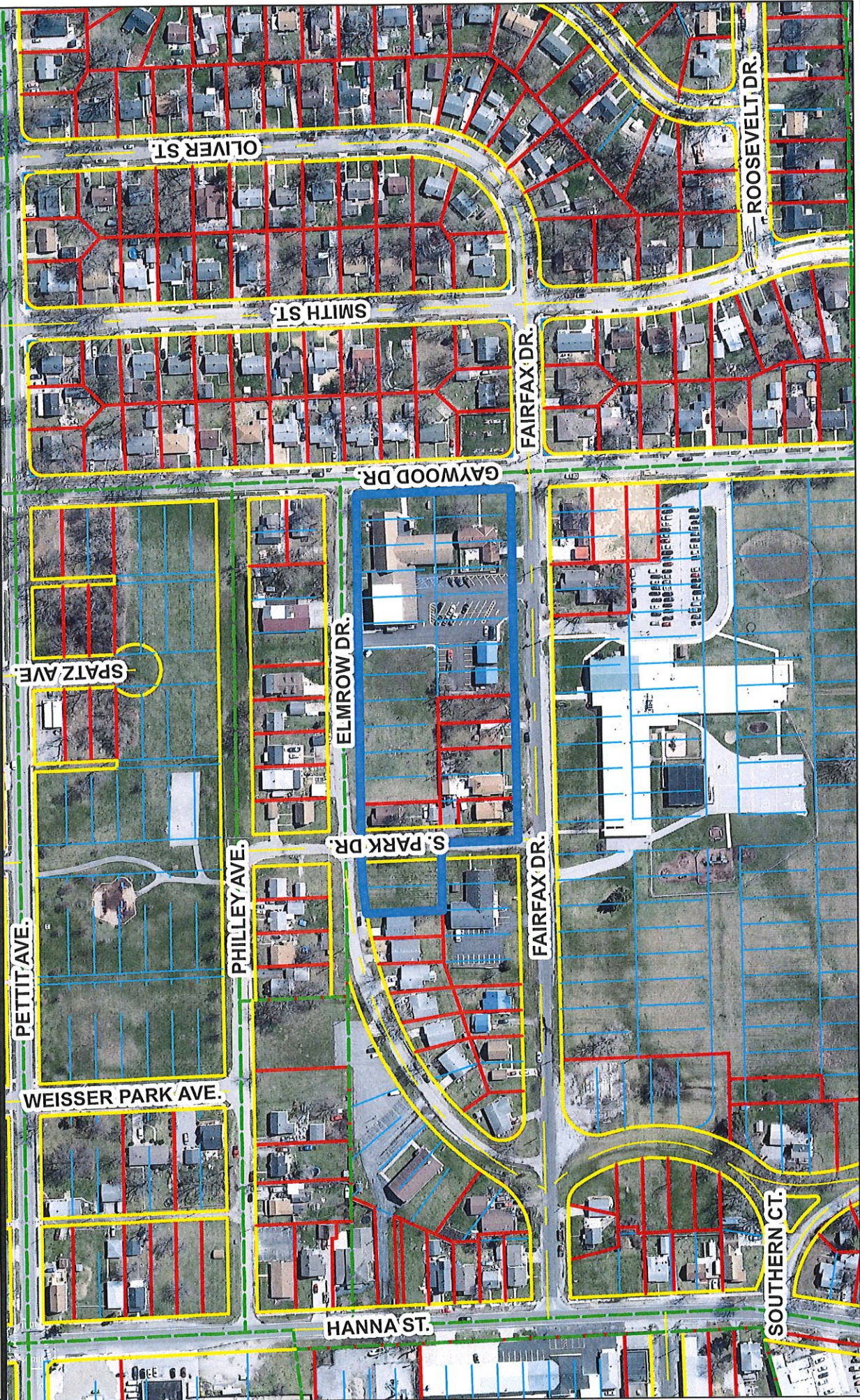
Applicant: Bridge of Grace

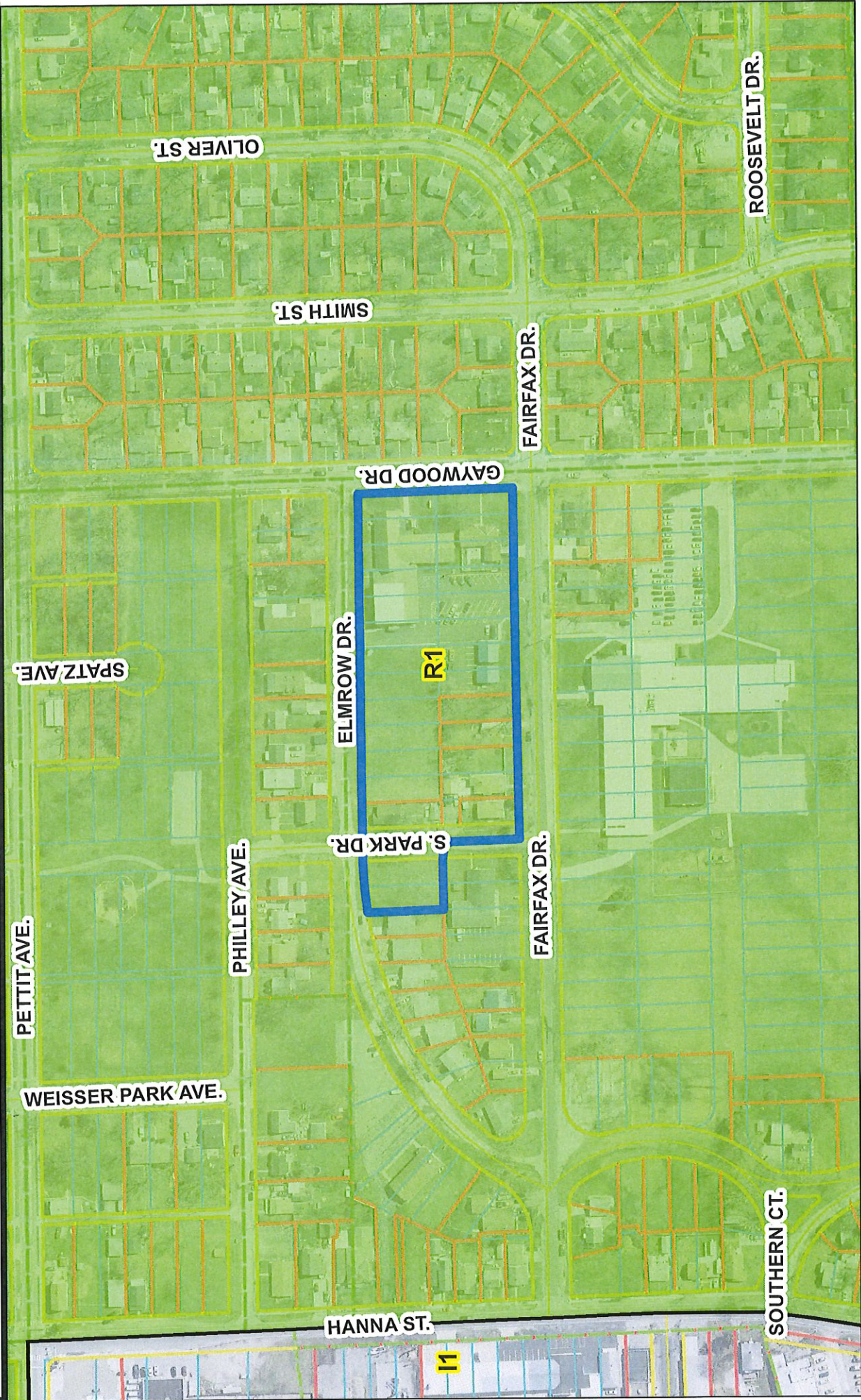
Property Owner: Bridge of Grace

Related Petitions: Primary Development Plan, Bridge of Grace - Early Learning Center

Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal Services district, which will allow construction of a new early childhood learning center.

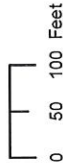
Effect of Non-Passage: The property will remain zoned R1, which allows for single family uses.





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: 6/28/2022



1 inch = 200 feet

Department of Planning Services
Rezoning Petition Application

Applicant
Applicant Bridge of Grace, Inc.
Address 5100 Gaywood Drive
City Fort Wayne State Indiana Zip 46806
Telephone (260) 744-4446 E-mail jmondragon@bridgeofgracemc.com

Contact Person
Contact Person Tom Trent, Rothberg Law Firm
Address 505 E. Washington Blvd.
City Fort Wayne State Indiana Zip 46802
Telephone (260) 422-9454 E-mail ttrent@rothberg.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 See Exhibit A, attached hereto
Present Zoning R1 Proposed Zoning C1 Acreage to be rezoned 1.778
Proposed density 0.56 units per acre
Township name Wayne Township section # 24
Purpose of rezoning (attach additional page if necessary) _____
Applicant seeks to construct and operate an Early Learning Center and Neighborhood Health Clinic
Sewer provider City of Fort Wayne Water provider City of Fort 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.

Bridge of Grace, Inc.

(printed name of applicant)

(signature of applicant)

(date)

See Exhibit A, attached hereto

(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)

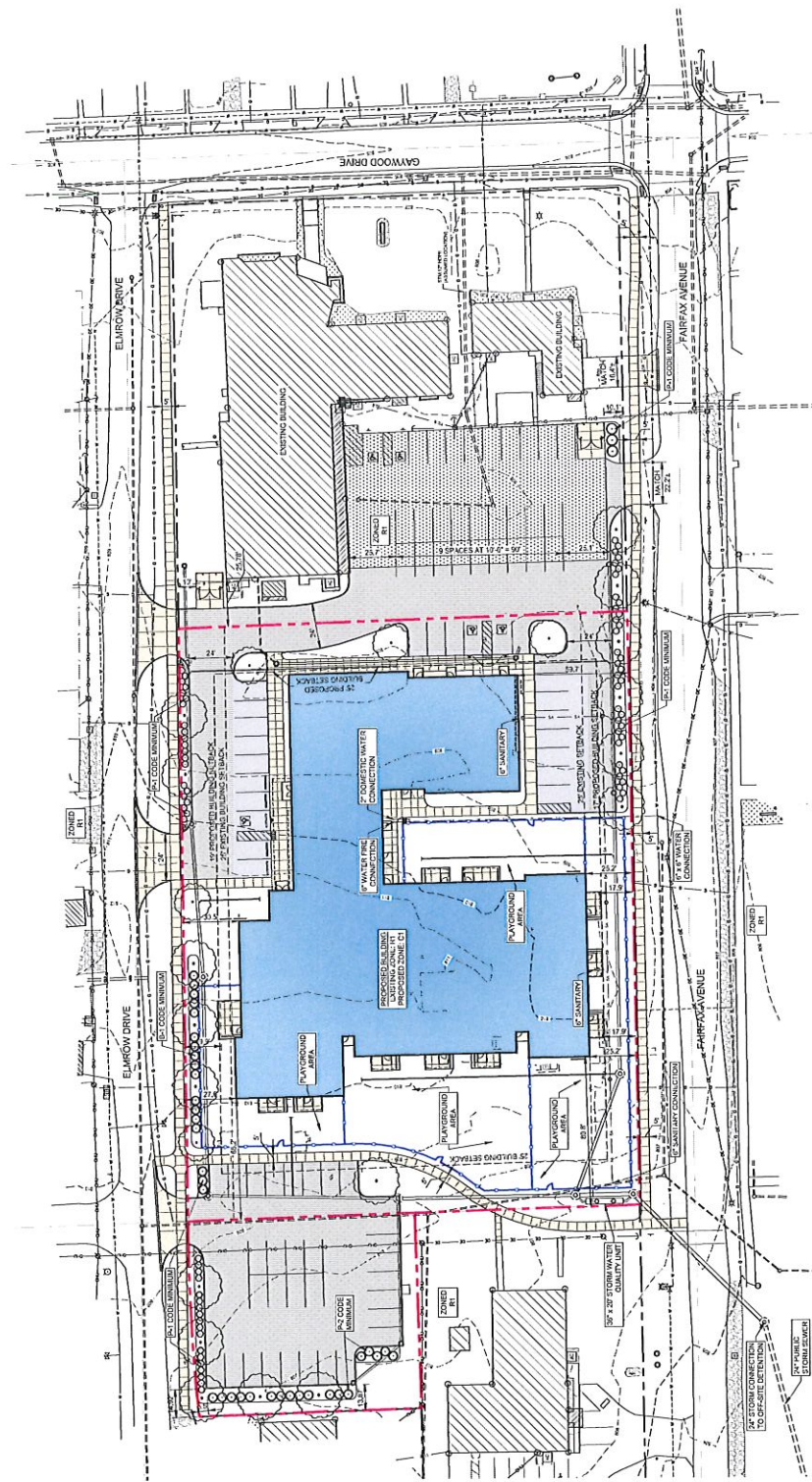
(date)

Received	Receipt No.	Hearing Date	Petition No.
<u>June 7</u>	<u>1410492</u>	<u>7/11/22</u>	<u>REF-2002-0030</u>

LAYOUT LEGEND:
PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE SIDEWALK AND
PAVEMENT
PROPOSED MILL AND SURFACE PAVEMENT
PROPOSED 4" TALL ORNAMENTAL FENCE

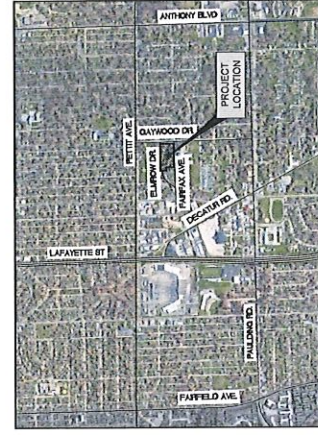
PROPOSED LEGEND:
WATER LINE
SANITARY SEWER
STORM SEWER

LANDSCAPE LEGEND:
DECIDUOUS SHADE TREE
PROPOSED SHRUB SCREENING
PROPOSED PERENNIALS



PRIMARY DEVELOPMENT PLAN
SCALE: 1" = 30'-0"

NORTH



LOCATION MAP
SCALE: 1" = 300'

BUILDING INFORMATION	
PROPOSED BUILDING SQUARE FOOTAGE	21,000 SF
PROPOSED BUILDING HEIGHT	26 FT.
LOT INFORMATION	
EXISTING ZONING	R-1 SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING	C-1 COMMERCIAL OFFICE AND PERSONAL SERVICES
CURRENT USE	RESIDENTIAL OPEN LAND, AND
PROPOSED USE	OFFICE SPACE, OFFICE CENTER AND MEDICAL CLINIC
PARKING SUMMARY	
1 SPACE PER 400 SQ. FT.	PROPOSED PARKING REQUIRED
21,000 SQ. FT.	53 SPACES
56 SPACES**	
**NUMBER APPLIED TO USE OFF-SITE PARKING.	

CIVIL ENGINEER & LANDSCAPE ARCHITECT	
ENGINEERING RESOURCES, INC. 200 EAST MAIN STREET SUITE 600 FORT WAYNE, IN 46802 PH: 260.422.4241 WWW.ERI-INC.COM	
SURVEYOR	
DESIGN COLLABORATIVE 200 EAST MAIN STREET SUITE 600 FORT WAYNE, IN 46802 PH: 260.422.4241 WWW.DESIGNCOLLABORATIVE.COM	
FLOOD INSURANCE RATE MAP (FIRM):	
ALLEN COUNTY, INDIANA AND INCORPORATED AREAS FIRM MAP NUMBER: 1500000150 PANEL 310 OF 609 DATED AUGUST 3, 2009 ZONE "X"	

OWNER	
BRIDGE OF GRACE 5100 GAYWOOD DRIVE FORT WAYNE, IN 46805 PH: 260.422.4241 WWW.BRIDGEOFGRACE.COM	
ARCHITECT	
DESIGN COLLABORATIVE 200 EAST MAIN STREET SUITE 600 FORT WAYNE, IN 46802 PH: 260.422.4241 WWW.DESIGNCOLLABORATIVE.COM	

[illegible]

REZONING FACT SHEET

Petition #REZ-2022-0030 Z-22-07-09 Project Start: June 2022	
APPLICANT:	Bridge of Grace
REQUEST:	Rezone from R1/Single Family Residential to C1/Professional Office and Personal Services; to approve a primary development plan for an Early Learning Center and Neighborhood Health Clinic
LOCATION:	900 block of E Fairfax, 300 feet west of its intersection with Gaywood Drive (Section 24 of Wayne Township)
LAND AREA:	1.78 acres
PRESENT ZONING:	R1/Single Family Residential
PROPOSED ZONING:	C1/Professional Office and Personal Services
COUNCIL DISTRICT:	6-Sharon Tucker
ASSOCIATED PROJECT:	Primary Development Plan, Bridge of Grace Early Learning Center
SPONSOR:	City of Fort Wayne Plan Commission

11 July 2022 Plan Commission Public Hearing

- One resident spoke in support.
- Paul Sauerteig and Ryan Neumeister were absent.

18 July 2022 Business Meeting

Plan Commission Recommendation: Do Pass

- A motion was made by Tom Freistroffer and seconded by Rachel Tobin-Smith to return the ordinance to Common Council with a DO PASS recommendation for their final decision.
- Ryan Neumeister was absent.
- **8-0 MOTION PASSED**

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
August 3, 2022

PROJECT SUMMARY

The petitioner requests a rezoning from R1/Single Family Residential to C1/Professional Offices and Personal Services, to permit a neighborhood health clinic and an early learning center. The subject property has been zoned residentially for decades and has not had any sort of planned development proposed. The site currently consists of several residential homes that would be removed if the project progresses. The purpose of the rezoning is to allow an early childcare center along with a neighborhood health clinic.

The subject property is in proximity to single family homes. With appropriate buffering and layout, the proposal allows for improvements of the site. The uses that are proposed within this development would benefit the surrounding area by providing health services as well as childcare services within walking distance of homes. The proposal can be supported by the following goals and policies of the Comprehensive Plan:

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;

LU6. Encourage carefully planned sustainable growth and coordinated development by encouraging mixed land uses.

LU6.C Encourage the conversion of vacant or underutilized properties into compatible mixed-use development areas.

LU6.D Support carefully planned, coordinated, compatible mixed-use development.

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

The site is within the boundaries of the Southeast Strategy Plan, updated in 2021. The proposed rezoning map in the plan does not contemplate the site to be rezoned as part of a larger map amendment effort. The proposed improvements to the site continue to provide employment to the Southeast Fort Wayne area, which is an important facet of the Economic Development and Revitalization portion of the Southeast Strategy. The Southeast Strategy also recommends reinvestment into corridors.

The applicant is proposing one 31,000 square foot structure at a proposed height of 26 feet. The plan also includes several parking areas. The applicant is proposing to vacate South Park Drive to add this land to the development site. A portion of the property is currently owned by Many Nations Church of the Nazarene Inc., but will be split apart from the church as the project moves forward. The applicant is proposing landscaping in all of the required locations. If approved, staff can work with the applicant on species and specific placings that will meet the intent of the ordinance. The plan shows three entrances from Elmrow Drive and one from Fairfax Avenue. Today there are existing entrances - one from Elmrow and one from Fairfax. Sidewalks are shown along Elmrow as well as Fairfax. The plan also includes a sidewalk connecting both streets through the site. A four-foot ornamental fence is shown in blue on the plan surrounding the playground area for the early learning center.

PUBLIC HEARING SUMMARY:

Presenter: Tom Trent, attended with Pastor Mondragon and Kelli Packnett, presented the project to the Plan Commission, as outlined above. Mr. Trent and Ms. Packnett confirmed that this will be a state licensed child care facility serving up to 130 children, including before and after school care, with a small health care component. The focus is to serve the Petit-Rudisill and Mount Vernon neighborhoods.

Public Hearing Comments:

One resident, Sheryl Williams, spoke in support of the proposal.

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

Rezoning Petition REZ-2022-0030

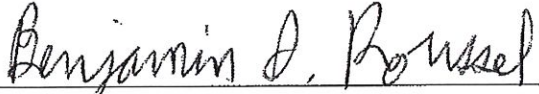
APPLICANT:	Bridge of Grace
REQUEST:	Rezone from R1/Single Family Residential to C1/Professional Office and Personal Services; to approve a primary development plan for an Early Learning Center and Neighborhood Health Clinic The following waivers are requested: Reduce front and rear yard setbacks, increase height of ornamental fencing in the front yard, reduce minimum parking spaces.
LOCATION:	900 block of E Fairfax, 300 feet west of its intersection with Gaywood Drive (Section 24 of Wayne Township)
LAND AREA:	1.78 acres
PRESENT ZONING:	R1/Single Family Residential
PROPOSED ZONING:	C1/Professional Office and Personal Services

The Site Committee recommends that Rezoning Petition REZ-2022-0030, be returned to Council with a “Do Pass” recommendation after considering the following:

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 site is near commercial development and the proposal will provide a local dining option for the surrounding neighborhoods. This proposal will provide infill development using existing infrastructure. The proposal could be supported by the following goals and policies of the Comprehensive Plan:
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.
LU6. Encourage carefully planned sustainable growth and coordinated development by encouraging mixed land uses.
LU6.C Encourage the conversion of vacant or underutilized properties into compatible mixed-use development areas.
LU6.D Support carefully planned, coordinated, compatible mixed-use development.
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 and architectural review from the Plan Commission and staff will ensure a compatible development that complements the neighborhood.
3. Approval is consistent with the preservation of property values in the area. This proposal will provide redevelopment in the neighborhood with a market to serve the area residents, and provide a substantial investment into the community.
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.

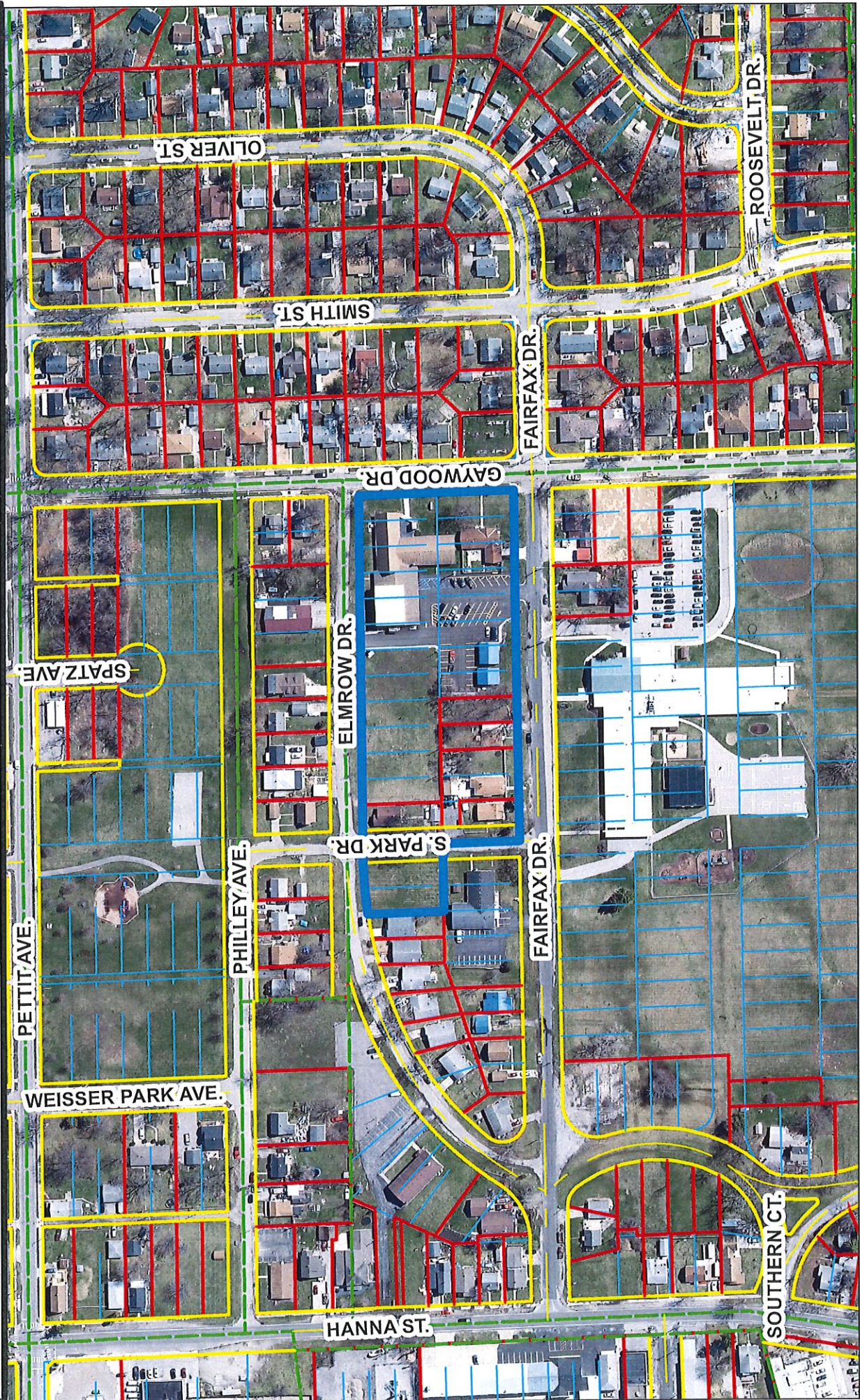
These findings approved by the Fort Wayne Plan Commission on July 18, 2022.

A handwritten signature in black ink, reading "Benjamin J. Roussel". The signature is written in a cursive style with a horizontal line underneath it.

Benjamin J. Roussel
Executive Director
Secretary to the Commission



Rezoning Petition REZ-2022-0030 and Primary Development Plan PDP-2022-0018 - Bridge of Grace

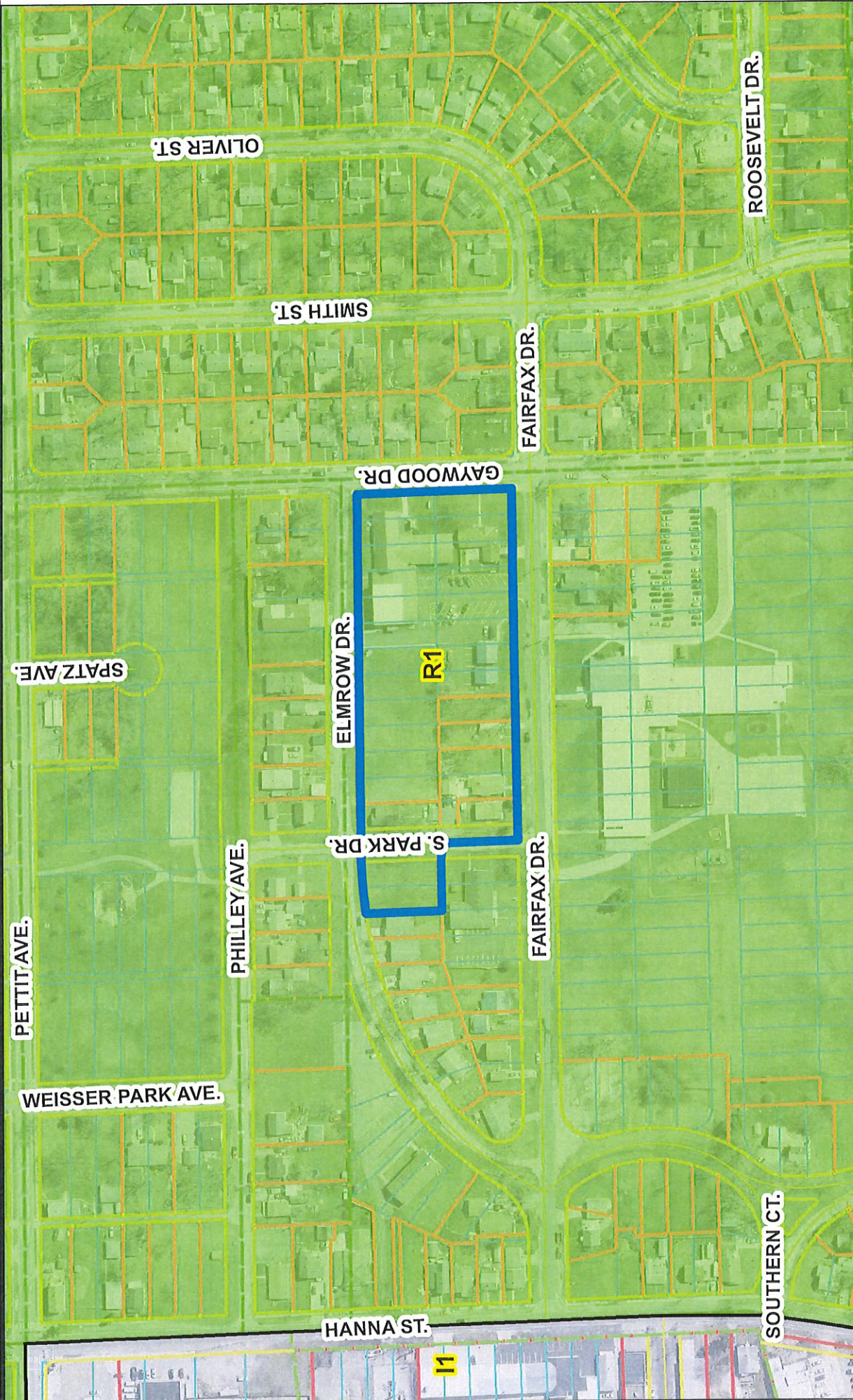


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 6/28/2022

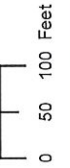


1 inch = 200 feet



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: 6/28/2022



1 inch = 200 feet

LAYOUT LEGEND:

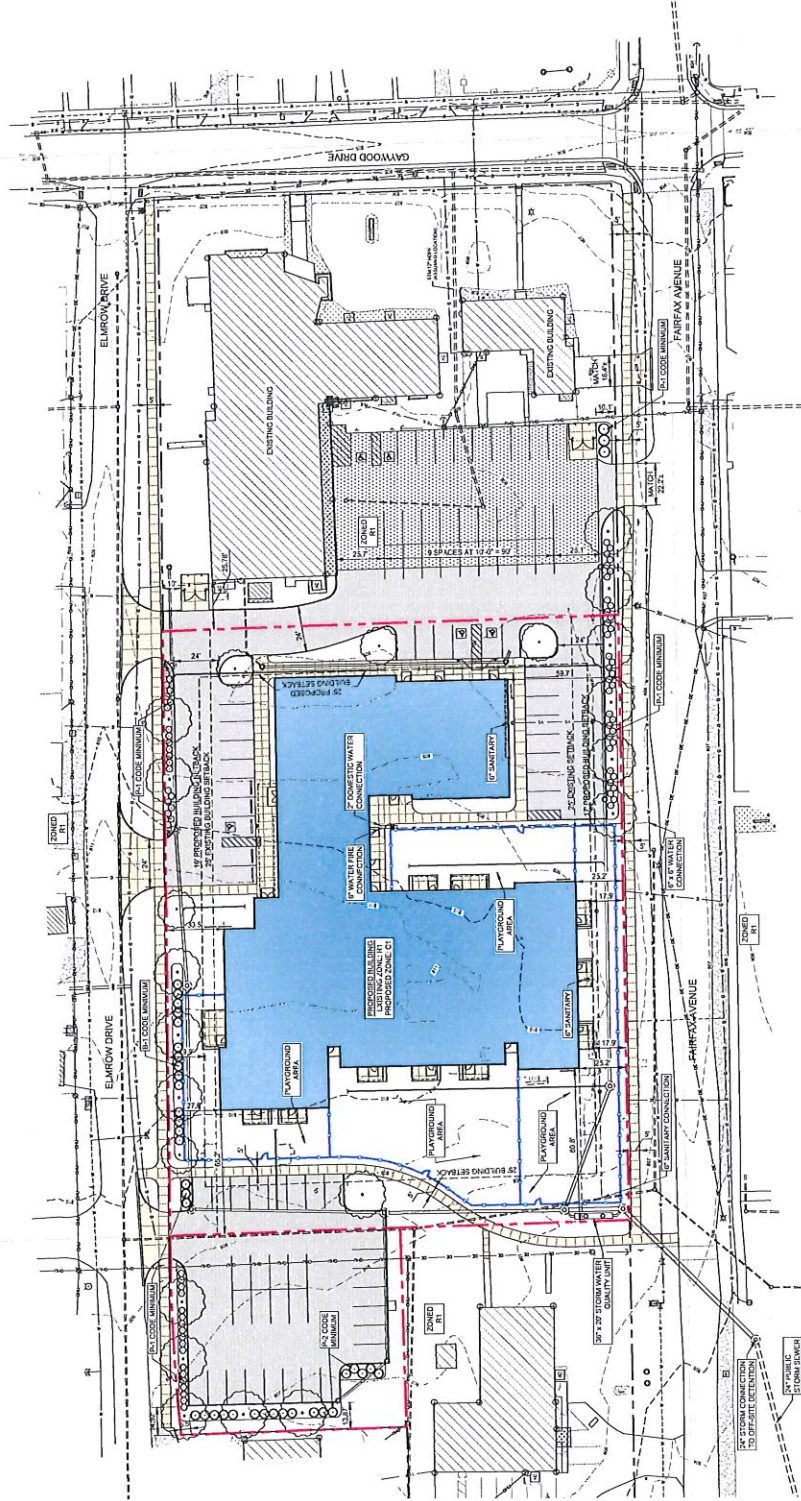
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALKS AND PAVEMENT
- PROPOSED MILL AND SURFACE PAVEMENT
- PROPOSED 4' TALL ORNAMENTAL FENCE

PROPOSED LEGEND:

- WATER LINE
- SEWAGE LINE
- STORM SEWER

LANDSCAPE LEGEND:

- DECIDUOUS SHADE TREE
- PROPOSED SHRUB SCREENING
- PROPOSED PERENNIALS



PRIMARY DEVELOPMENT PLAN
SCALE: 1" = 30'-0"

BUILDING INFORMATION	
PROPOSED BUILDING SQUARE FOOTAGE	31,000 SF
PROPOSED BUILDING HEIGHT	20' HT.

LOT INFORMATION	
EXISTING ZONING	R1 SINGLE-FAMILY RESIDENTIAL
PROPOSED ZONING	C1 PROFESSIONAL OFFICE AND PERSONAL SERVICES
CURRENT USE	RESIDENTIAL, LAND, AND PARKING
PROPOSED USE	CHILD CARE CENTER AND MEDICAL CLINIC

PARKING SUMMARY	
1 SPACE PER 400 SQ. FT.	PROPOSED PARKING
31,000 SQ. FT.	80 SPACES
	56 SPACES**

**NUMBER APPLIED TO USE OFF-SITE PARKING.

CIVIL ENGINEER & LANDSCAPE ARCHITECT
BRIDGE OF GRACE
4277 NEW VISION DRIVE
FORT WAYNE, IN 46825
CONTACT: MARK KENNARD
EMAIL: mkennard@eri-inc.com

SURVEYOR
BETHSICH FRANK & ASSOCIATES
811 LAWRENCE DR
FORT WAYNE, IN 46804
PH: (260) 334-0300
EMAIL: mfrank@bethsichfrank.com

FLOOD INSURANCE RATE MAP (FIRM):
ALLEN COUNTY, INDIANA AND INCORPORATED AREAS
FIRM MAP NUMBER: 1906052150G
DATE: AUGUST 1, 2009
ZONE: 2"

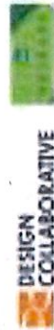
OWNER
BRIDGE OF GRACE
4277 NEW VISION DRIVE
FORT WAYNE, IN 46825
CONTACT: MARK KENNARD
EMAIL: mkennard@eri-inc.com

ARCHITECT
DESIGN COLLABORATIVE
300 E. MAIN ST., STE 600
FORT WAYNE, IN 46802
CONTACT: CHRIS STINE
EMAIL: cstin@collaborative.com



LOCATION MAP
SCALE: NOT TO SCALE

PRIMARY DEVELOPMENT PLAN



MOUNT VERNON PARK EARLY LEARNING CENTER | 2021.03.16





DESIGN
COLLABORATIVE



MOUNT VERNON PARK EARLY LEARNING CENTER | 2021.03.10





DESIGN
COLLABORATIVE



Mount Vernon Park Early Learning Center | 2021.03.10



BRIDGE of GRACE
COMMUNITY SERVICES

