

#REZ-2022-0049

BILL NO. Z-22-10-03

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. N-22 (Sec. 25 of Washington 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 C2 (Limited
Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
Wayne, Indiana:

Commencing at a point 105 feet South of the intersection of the West line of Parnell
Avenue and the South line of the right-of-way of the Indiana Service Corporation Electric
Railway; thence South on the West line of Parnell Avenue to St. Joseph Rive; thence
Westerly with the meanderings of the North bank od said river to a point 320 feet due
West of the West line of said Parnell Avenue; thence North parallel with the said West line
of Parnell Avenue to a point 100 feet South of the South line of the right-of-way of the said
Indiana Service Corporation; thence Northeasterly in a straight line to the place of
beginning.

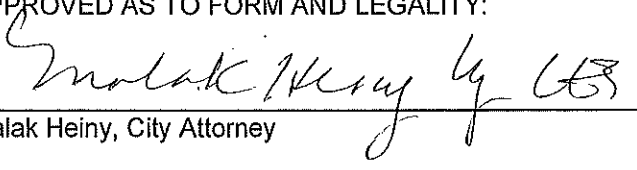
and the symbols of the City of Fort Wayne Zoning Map No. N-22 (Sec. 25 of Washington
Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
Wayne, Indiana is hereby changed accordingly.

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

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

Council Member

APPROVED AS TO FORM AND LEGALITY:



Malak Heiny, City Attorney

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2022-0049
Bill Number: Z-22-10-03
Council District: 3-Tom Didier

Introduction Date: October 11, 2022

Plan Commission
Public Hearing Date: October 10, 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 1.71 acres from R1/Single Family Residential to
C2/Limited Commercial

Location: 3501 Parnell Avenue

Reason for Request: To allow for the construction of two commercial structures for a river-
friendly boating business.

Applicant: River City Ventures LLC

Property Owner: Joseph Tippmann

Related Petitions: Primary Development Plan, River City Ventures

Effect of Passage: Property will be rezoned to the C2/Limited Commercial zoning district,
which will permit the construction of commercial structures.

Effect of Non-Passage: The property will remain zoned R1/Single Family Residential and may
redevelop as such.



Rezoning Petition REZ-2022-0049 and Primary Development Plan PDP-2022-0036 - River City Ventures



1 inch = 300 feet

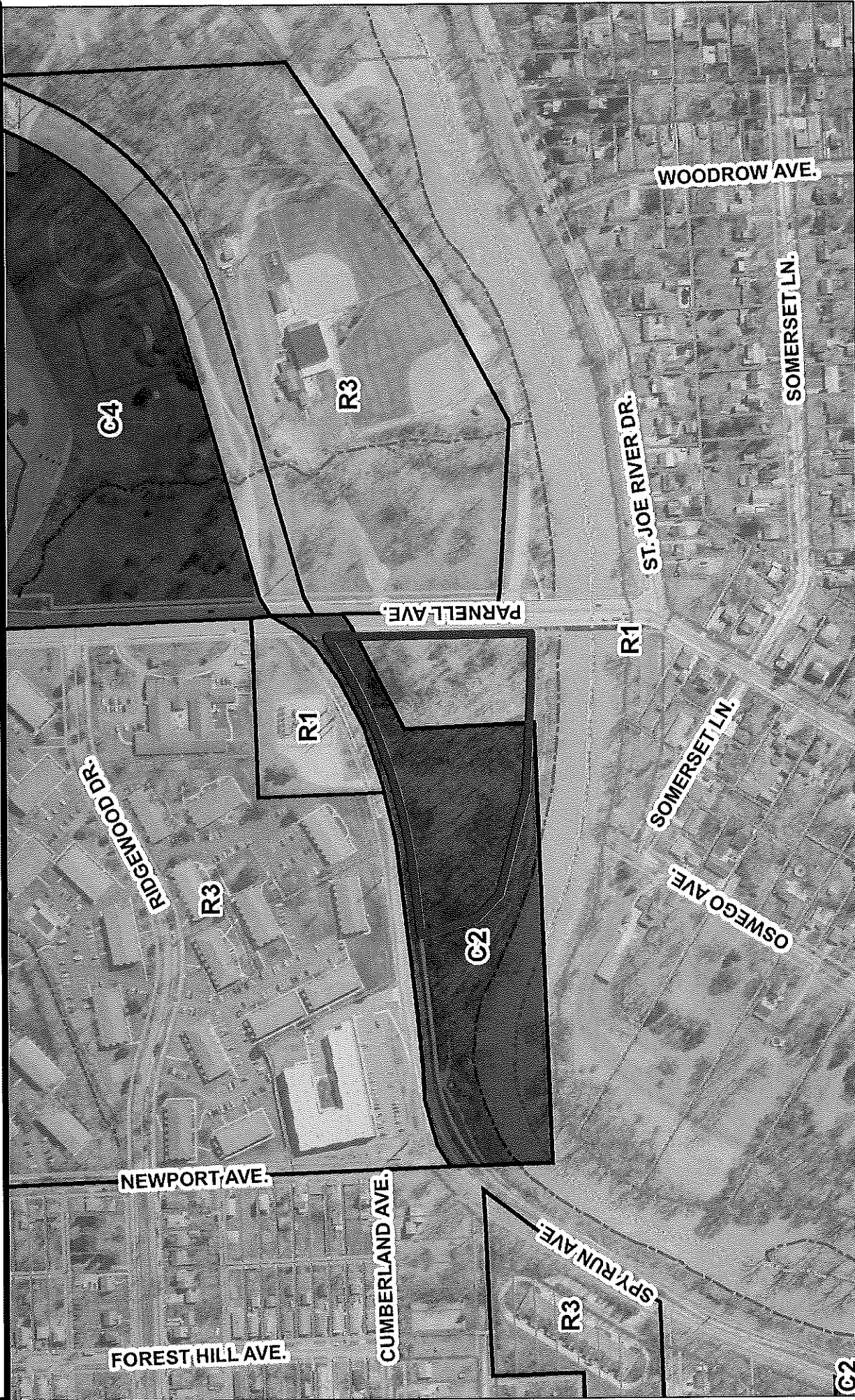


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State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 9/28/2022

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Rezoning Petition REZ-2022-0049 and Primary Development Plan PDP-2022-0036 - River City Ventures

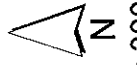


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0 50 100 Feet



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SITE DEVELOPMENT PLAN



1" = 60'-0"

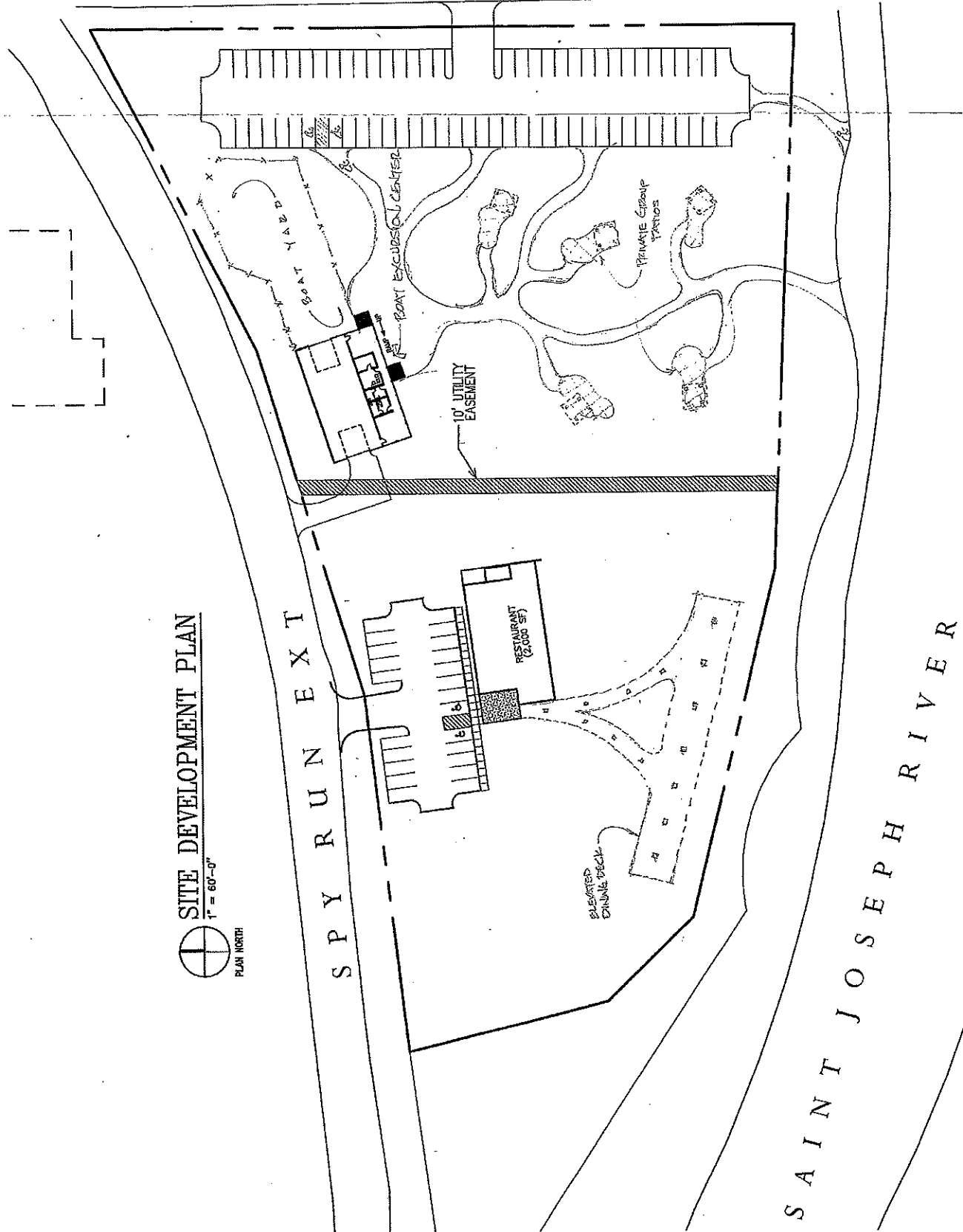
PLAN NORTH

SPY RUN EXT

PARNELL AVE

H. B. DR

SAINT JOSEPH RIVER



**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant River City Ventures LLC
Address 8834 Mayhew Road
City Fort Wayne State IN Zip 46835
Telephone 260-403-1911 E-mail joeytippmann@gmail.com

Contact Person
Contact Person Joey Tippmann
Address 8834 Mayhew Road
City Fort Wayne State IN Zip 46835
Telephone 260-403-1911 E-mail joeytippmann@gmail.com

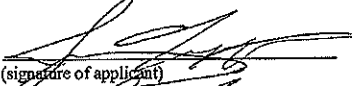
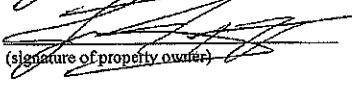
All staff correspondence will be sent only to the designated contact person.

Request
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property 3501 Parnell Avenue, Fort Wayne, IN 46805
Present Zoning R1 Proposed Zoning C2 Acreage to be rezoned 1.71 acres
Proposed density (Two separate commercial structures) 0.44 units/acre units per acre
Township name Washington Township Township section # 000
Purpose of rezoning (attach additional page if necessary) Commercial Development.
The property owner anticipates a river-friendly boating business that caters to people who want to be on the river in the summertime.
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.

<u>Joseph Tippmann</u> (printed name of applicant)	 (signature of applicant)	<u>September 6, 2022</u> (date)
<u>Joseph Tippman</u> (printed name of property owner)	 (signature of property owner)	<u>September 6, 2022</u> (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.
9-6-22	141384	10-10-2022	REZ-2022-0049

FACT SHEET

Case #REZ-2022-0049

Bill # Z-22-10-03

Project Start: October 2022

APPLICANT:	River City Ventures, LLC
REQUEST:	To rezone property from R1/Single Family Residential to C2/Limited Commercial and approve a Primary Development Plan for a ticketing/restaurant building with a parking lot and outdoor seating and dining.
LOCATION:	3602 Spy Run Avenue Ext, southwest corner of its intersection with Parnell Avenue (Section 25 of Washington Township)
LAND AREA:	Total: 4.53 acres Land area for rezoning: 1.5 acres
PRESENT ZONING:	C2/Limited Commercial and R1/Single Family Residential
PROPOSED ZONING:	C2/Limited Commercial
COUNCIL DISTRICT:	3-Tom Didier
SPONSOR:	City of Fort Wayne Plan Commission

November 7, 2022 Public Hearing

- Two individuals spoke in support.
- Seven individuals spoke in opposition or with concerns.
- All Plan Commission members were present.

November 14, 2022 Business Meeting

Plan Commission Recommendation: Re-open Public Hearing

A motion was made by Judi Wire and seconded by Rachel Tobin-Smith to re-open the public hearing with a revised plan and additional information.

6-1-1 MOTION PASSED

- Don Schmidt voted nay. Ryan Neumeister abstained.
- Tom Freistroffer was absent.

February 13, 2023 Public Hearing

- One individual spoke in support.
- Sixteen individuals spoke in opposition or with concerns.
- 18 letters of opposition and petitions were submitted prior to the close of the public hearing.
- Rachel Tobin-Smith and Paul Sauerteig were absent.

February 20, 2023 Business Meeting

Plan Commission Recommendation: Do Pass

A motion was made by Don Schmidt and seconded by Ryan Neumeister to forward a Do Pass recommendation to Common Council for their final decision.

5-1-1 MOTION PASSED

- Judi Wire voted nay. Paul Sauerteig abstained.
- Tom Freistroffer and Rachel Tobin-Smith were absent.

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
March 9, 2023

PROJECT SUMMARY

This project was continued from October to November for the applicant to submit a complete primary development plan. In November the Plan Commission reviewed the submittal and closed the public hearing. The Site Committee found the submittal lacking enough information and recommended to defer action and reopen a public hearing with a new submittal from the applicant. At the November business meeting the Plan Commission voted 6-1-1 to follow the Site Committee's recommendation. The applicant submitted the current project proposal in January, to be heard on the February agenda. Staff re-advertised the project in the local paper and through letters to adjacent property owners as normal policy.

The petitioner filed a rezone and a Primary Development Plan to develop the southwest corner of Spy Run Extended and Parnell Avenue into a river-focused restaurant with outdoor dining and ticketing booth for riverboat trips. Today, the site is mostly zoned C2/Limited Commercial, aside from the eastern third of the development site, which is zoned R1/Single Family Residential. The zoning petition will bring the entire site into the existing C2 zoning. Originally, the development plan included waivers to increase the number of structures and to modify the location of outdoor storage, but the engineering professional modified the plans, and now no waiver requests are included in the petition.

As mentioned, a majority of the site is already zoned C2. The applicant is requesting the remainder of the site to also be zoned C2, which would permit the proposed restaurant. Approximately 1.5 acres need rezoned to enable additional parking and the restaurant. Today, the site is bound by apartments to the north, the Turners Club to the east, the river to the South, and the Rivergreenway to the west and south. The site is in proximity to several regional-wide attractions, like the Memorial Coliseum, Johnny Appleseed Park, and the network of Fort Wayne trails. The general area has a mixture of uses and zoning districts, like the Northside Neighborhood to the south, multiple-family residential to the immediate north with retail and restaurant uses extending along Spy Run and up to Coliseum Boulevard. Staff for Community Development and Economic Development divisions expressed support for the venture at the first hearing. Public concerns at both hearings about expanding the commercial zoning included the intensity of the river boat operations, which would take place on the river, outside of the development plan. Questions were also raised regarding outdoor activity, noise and lighting, and the proximity to Northside Neighborhood, located across the river. Additional concern was raised about locating this development in the floodplain. At the February hearing Plan Commission received additional letters of opposition and a petition to deny the request. All of the eastern parking lot and a portion of the building are located in floodplain. Only the boat staging area appears to be in the floodway. Floodplain review has been completed for this stage of the development and the primary plans are approved with the condition of meeting all floodplain regulations, including approval from IDNR for any development of the floodway. The comprehensive plan does encourage use of and more access to the rivers. The Plan Commission considered the following goals and policies of the plan:

- LU1.** Encourage carefully planned growth by utilizing the conceptual development map as part of the community's land use decision-making process;
- LU2.C** Encourage rezoning petitions for properties that are adjacent to existing development;
- 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;
- LU8.** Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.
- LU14.** Enhance the use and presence of the three rivers.
- CI1.B.** Improve public access to rivers and waterfronts.

The revised development plan now consists of an approximately 4,400 square-foot single building that includes a restaurant and accessory ticketing booth. The remainder of the building is associated with indoor storage of boats and accessories. Just south of the structure, an outdoor dining area is shown with an ADA compliant ramp, site lighting, and fencing. Other areas of the development site are devoted to parking, most of

which is accessed off Parnell Avenue. An additional curb cut is provided off Spy Run Avenue Extended with six additional parking spaces. Concerns were raised at the hearing regarding conflicts with Rivergreenway users and the boat loading area. There have been discussions about rerouting a portion of the greenway up Parnell and along Spy Run Extended to lessen greenway traffic in the staging area, with coordination and approval by city agencies. Transportation Engineering reiterated that greenway traffic should not be impeded and Greenway and/or Park Department should be contacted for access over that area. A Stop Work Order/Notice of Violation was issued for the property because of early land disturbing activities when some trees or brush was cleared, before having a stormwater pollution prevention plan (SWPPP) in place. The new set of plans appear to include a SWPPP.

According to the plans, about 2/3 of the site will remain undisturbed. New landscaping is shown to buffer the parking lot from Parnell Avenue, which will comply with ordinance standards. The remainder of the development site will utilize the existing tree canopy for screening, buffering, etc. The proposed primary building is located on the north portion of the development site. Parking is located along Parnell Avenue, which has an average daily traffic volume of 12,200 motorists. As mentioned, no development standards waivers are required as a part of this revised plan. The outside gathering area is planned to be unpaved. The Plan Commission cannot effectively enforce noise or hours of operation, but the applicant can address these concerns with the neighborhood. Conceptual renderings have been submitted and attached.

NOVEMBER PUBLIC HEARING SUMMARY:

Presenter: Matt Kely represented the property owner at the November hearing.

Public Comments:

- Andrea Robinson, Spy Run Hill Drive – Stated that Community Development and Economic Development divisions are in support of the request.
- Bill Brown, Fox Chase – Is supportive of private sector development leadership.
- Craig Richman, Oswego Avenue – Opposed due to development of the floodplain.
- Cathie Rowand, Martin Luther Drive – Concerned about blind spots on the greenway and conflicts with the boat operation.
- Eddie Leffler, Hartford Drive – Opposed with concerns about development of the floodplain, and the behavior of participants of boat rides: loud, rude language, music, and trash. No one policing the river.
- Jennifer Nash, Somerset Lane – Concerns include conflicts with the greenway, and behavior of participants of boat rides. Concerned about noise and safety of the neighborhood.
- Mary Richman, Oswego Avenue – Opposed with concerns about behavior of boat ride participants, as well as traffic on Parnell and Spy Run Extended.
- Leigh Rowan, 3417 Parnell – Opposed with concerns about lights, noise, airboats, wildlife, liquor, traffic and riverfront erosion.
- Dan Wire, Northside Drive – Opposed with concerns about compatibility of business with the adjacent neighborhood. Also concerned with the lack of business leadership and responsibility of the boating operation. Concerned with greenway conflicts and feels this is the wrong location for the business.

FEBRUARY PUBLIC HEARING SUMMARY:

Presenter: Tom Trent represented the property owner at the February hearing. New drawings were presented with a single building and additional information on the outdoor activity areas, alternate greenway location, floodplain development, and stormwater plans. Stated that the proposal should be viewed through the lens of the rezoning. The plan could be adjusted to fit on the existing C2 ground, but not as desirable. Mentioned the activity of Turners Club across Parnell and also on the river. Referenced riverfront plans that encourage living, investing, socializing and recreating on the rivers. Addressed past inappropriate behavior and committed to no stopping on Stevie's Island. Noted there are no wetlands on the property being developed. Referenced all of the downtown development in the floodplain. Stated greenway will not be removed for this development, and

alternate route will be provided and given to the City. Stated a stormwater pollution protection plan has been submitted to rectify the stormwater violation. Submitted a site/vegetation analysis by a certified arborist.

Public Comments:

- Ben Hall, Hall's/Takaoka – Supportive of the development. Hall's had to hire professionals to expand business on the river and work through the issues and made it a better development.
- Alison Adam, Rose Avenue – Opposed. Land should be park. Other concerns include riverfront development, liquor license issues, rude behavior on the river.
- Jennifer Nash, Somerset Lane – Opposed and submitted a letter stating opposition to the party boat business.
- Sharon Partridge, Wallen Road – Opposed, recommends denial based on the submitted stormwater plans.
- Mary Richman, Northside Neighborhood President – Opposed, submitted a petition with 40 signatures in opposition.
- Victoria Kruse, South Wayne Avenue – Opposed, concerns include noise levels, number of people on boats, conflict on the greenway.
- Leigh Rowan, Parnell Avenue – Opposed, owns the first house on the river, business will disrupt quality of life, concerned about traffic on Parnell and that there is not enough parking.
- Cathie Rowand, Martin Luther Drive – Opposed, believes the greater good should take importance. Concerned about closing access on the greenway.
- Chris Fairfield, North Clinton – Opposed, bad policy to allow for aquatic traffic on this land, concerned about flooding.
- Christine Smith, East Tillman – Opposed, bad plan for people who enjoy rivers. Concerned about wetlands, trees and parkland.
- Bruce Kingsbury, Springfield Avenue – Opposed, concerns include environmental issues, safety on the greenway, lack of stewardship.
- Peg McGinn, Watersedge Cove – Opposed, concerns include the process, clear cutting, Park Department involvement, erosion, benefits are only for developer.
- Dan Wire, Northside Drive – Opposed, presented slides of trail counter and dock location. Concerned about conflicts in staff reports, drawings, and renderings. Land is a gem and highest and best use is not for party boats. Submitted supplemental information for the Plan Commission.
- Rebecca Bishop, Chichester Lane – Opposed
- Don Rekeweg, Sweetwater Court – Opposed, should utilize the river in a positive way.
- Rich Burns, Parnell – Concerned, works for Turner's Club and was told they could not build a maintenance barn within 150 feet of the river.

Closing Comments:

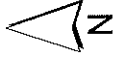
Tom Trent: The Plan Commission does not have jurisdiction over the rivers. Higher regulatory agencies have to review and make those decisions. Regarding the greenway, they are proposing an alternate route; the City will decide whether to close the existing route. The applicant accepted the conditions proposed by the Northside Neighborhood and did not get a response. The Plan Commission has no involvement in granting access to the river. The renderings weren't meant to be exact; the purpose of the renderings was to paint a picture. The development plan is the plan.



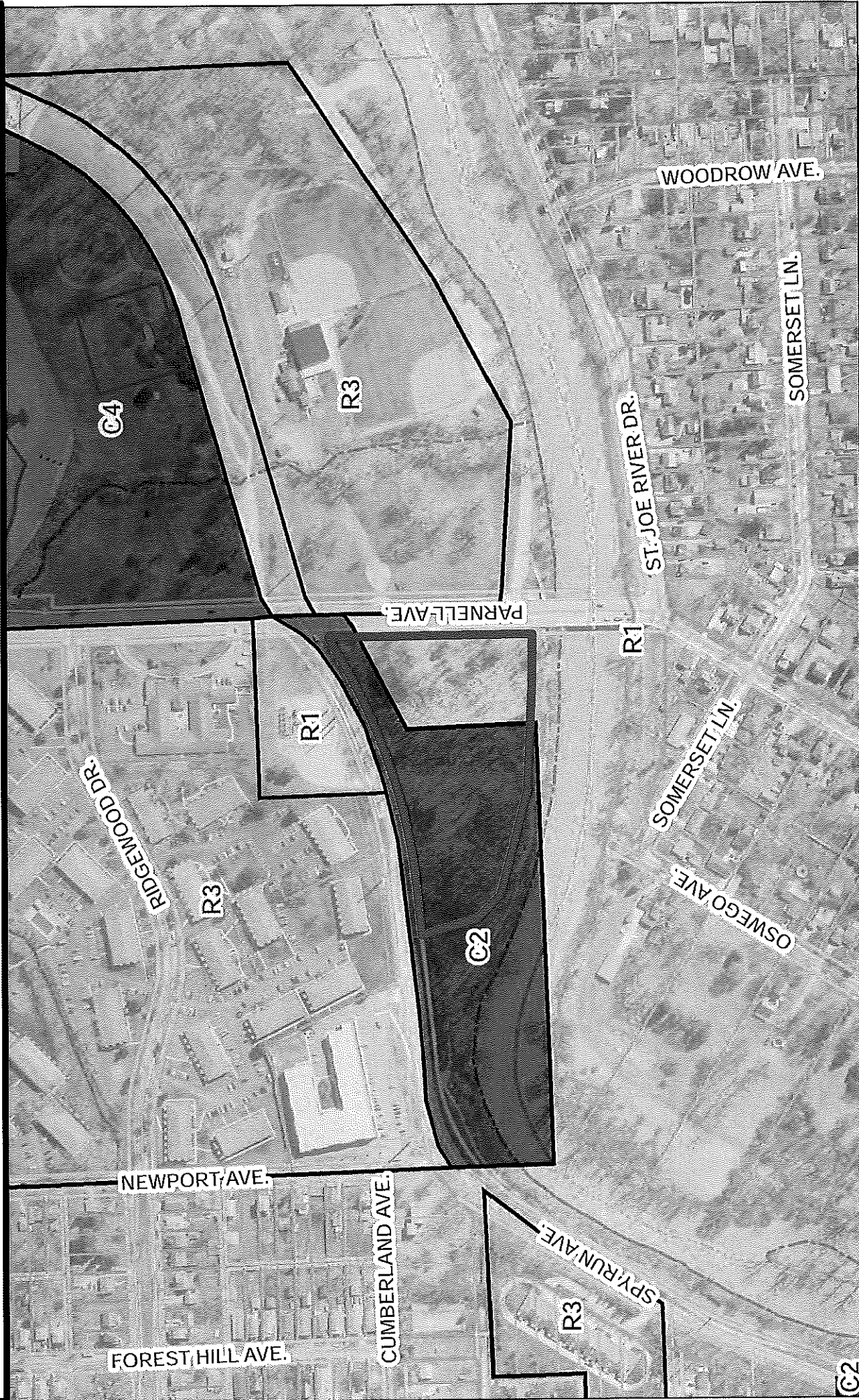
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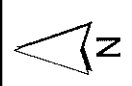


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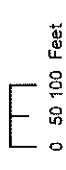


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FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

Rezoning Petition REZ-2022-0049

APPLICANT:	River City Ventures, LLC
REQUEST:	To rezone property from R1/Single Family Residential to C2/Limited Commercial for a ticketing/restaurant building with a parking lot and outdoor seating and dining.
LOCATION:	3602 Spy Run Avenue Ext, southwest corner of its intersection with Parnell Avenue (Section 25 of Washington Township)
LAND AREA:	4.53 acres
PRESENT ZONING:	C2/Limited Commercial and R1/Single Family Residential
PROPOSED ZONING:	C2/Limited Commercial

The Plan Commission recommends returning Rezoning Petition REZ-2022-0049 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. Today, about 3 of the 4.5 acres is zoned C2 and the proposed use will complement the regional nature of both the surrounding area and the Saint Joseph River. In general, north of the site hosts a variety of commercial zoning districts and uses.
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. The applicant is cooperating with city reviewing agencies and will continue to work on permitting as required by all local and state ordinances. The residentially zoned properties to the north are zoned multiple family and are closer to more intensive uses. The Northside neighborhood is separated by the Saint Joseph River and is located about 350 feet from the edge of the development site to the nearest single family dwelling. The proposed use could provide a walkable amenity for nearby neighbors. The neighborhood is adjacent to Johnny Appleseed Park, which hosts perennial events that generate thousands of visitors. The addition of a restaurant with outdoor accessory uses is not expected to substantially interrupt the existing amount of activity in the area.
3. Approval is consistent with the preservation of property values in the area. As mentioned, most of the site is zoned C2 and could be developed today. To better accommodate floodplain, the residentially zoned portion of the site, closer to Parnell Avenue and away from residential uses, is proposed to be rezoned to a consistent district. The proposal is adjacent to existing development that was developed in the 1960's. The rezone demonstrates investment as well as an opportunity to activate the river in an established area 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 to consider mapped floodplain, existing contours, and other site considerations. Applicant has worked with the Greenways system to enhance safety for all entities who want to take advantage of the development site. The applicant also met with the Department of Health regarding standards of outdoor dining capacities. Development will need approval of all city agencies prior to commencing construction and occupancy.

These findings approved by the Fort Wayne Plan Commission on February 20, 2023.

Benjamin J. Roussel

Benjamin J. Roussel
Executive Director
Secretary to the Commission

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant River City Ventures LLC
Address 8834 Mayhew Road
City Fort Wayne State IN Zip 46835
Telephone 260-403-1911 E-mail joeytippmann@gmail.com

Contact Person
Contact Person Joey Tippmann
Address 8834 Mayhew Road
City Fort Wayne State IN Zip 46835
Telephone 260-403-1911 E-mail joeytippmann@gmail.com

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

Request
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
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Proposed density (Two separate commercial structures) 0.44 units/acre units per acre
Township name Washington Township Township section # 000
Purpose of rezoning (attach additional page if necessary) Commercial Development.
The property owner anticipates a river-friendly boating business that caters to people who want to be on the river in the summertime.
Sewer provider City of Fort Wayne Water provider City of Fort Wayne

Filing Requirements
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☒ 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.

Joseph Tippmann [Signature] September 6, 2022
(printed name of applicant) (signature of applicant) (date)

Joseph Tippman [Signature] September 6, 2022
(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.
9-6-22	141384	10-10-2022	REZ-2022-0049

Department of Planning Services
Development Plan and Plat Application

Project Name River City Ventures

Applicant River City Ventures, LLC
Address 8892 Mayhew Road
City Fort Wayne State IN Zip 46825
Telephone 260-403-1911 Fax 260-426-7772 E-mail joeytippmann@gmail.com

Property Owner River City Ventures, LLC
Address 8892 Mayhew Road
City Fort Wayne State IN Zip 46835
Telephone 260-403-1911 Fax 260-426-7772 E-mail joeytippmann@gmail.com

Contact Person Thomas B. Trent, Rothberg Law Firm
Address 505 E. Washington Blvd.
City Fort Wayne State IN Zip 46802
Telephone 260-422-9454 Fax 260-422-1622 E-mail ttrent@rothberg.com

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

Arch./Eng./Surveyor Aaron J. Carl Indiana Registration # PE11400759
Address 8620 Bluffton Road
City Fort Wayne State IN Zip 46809
Telephone 260-489-5541 Fax 260-489-3174 E-mail acarl@t-einc.com

☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction

Requesting approval of a: ☒ primary ☐ amended primary ☐ secondary ☐ amended secondary
☐ residential development plan ☐ commercial development plan ☐ industrial development plan
☐ plat ☐ minor plat Development Address 3501 Parnell Avenue

Size of development 1 lots 1 units 74,400 (GFA) square feet
Present Zoning C2/R1 Total acreage of site 4.53 acres
Township name Washington Township section # 000
Sewer provider City of Fort Wayne Water provider City of Fort Wayne

Proposed Streets: ☐ Public and county/city maintained ☒ Private and privately maintained

*Applications will not be accepted unless the following filing requirements are submitted with this application.
For applicable filing fees and site plan/plat number of copies please contact staff.*

Filing Requirements

- ☒ Application signed by property owner(s)
- ☒ Applicable filing fees (check payable to the Allen County Treasurer)
- ☒ Civil and landscape plans submitted electronically or by flash drive (individual PDF documents)
- ☒ Boundary Survey and Legal Description
- ☐ Waiver request application (if applicable)
- ☐ Proposed restrictive covenants (if applicable)

I/We understand and agree, upon execution and submission of 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.

Joseph Tippmann

(printed name of applicant)

(signature of applicant)

1/8/23
(date)

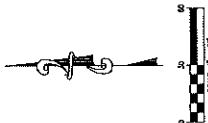
Joseph Tippmann

(printed name of property owner)

(signature of property owner)

1/3/23
(date)

Received	Receipt No.	Hearing Date	Petition No.
1-3-23	—	2-13-23	



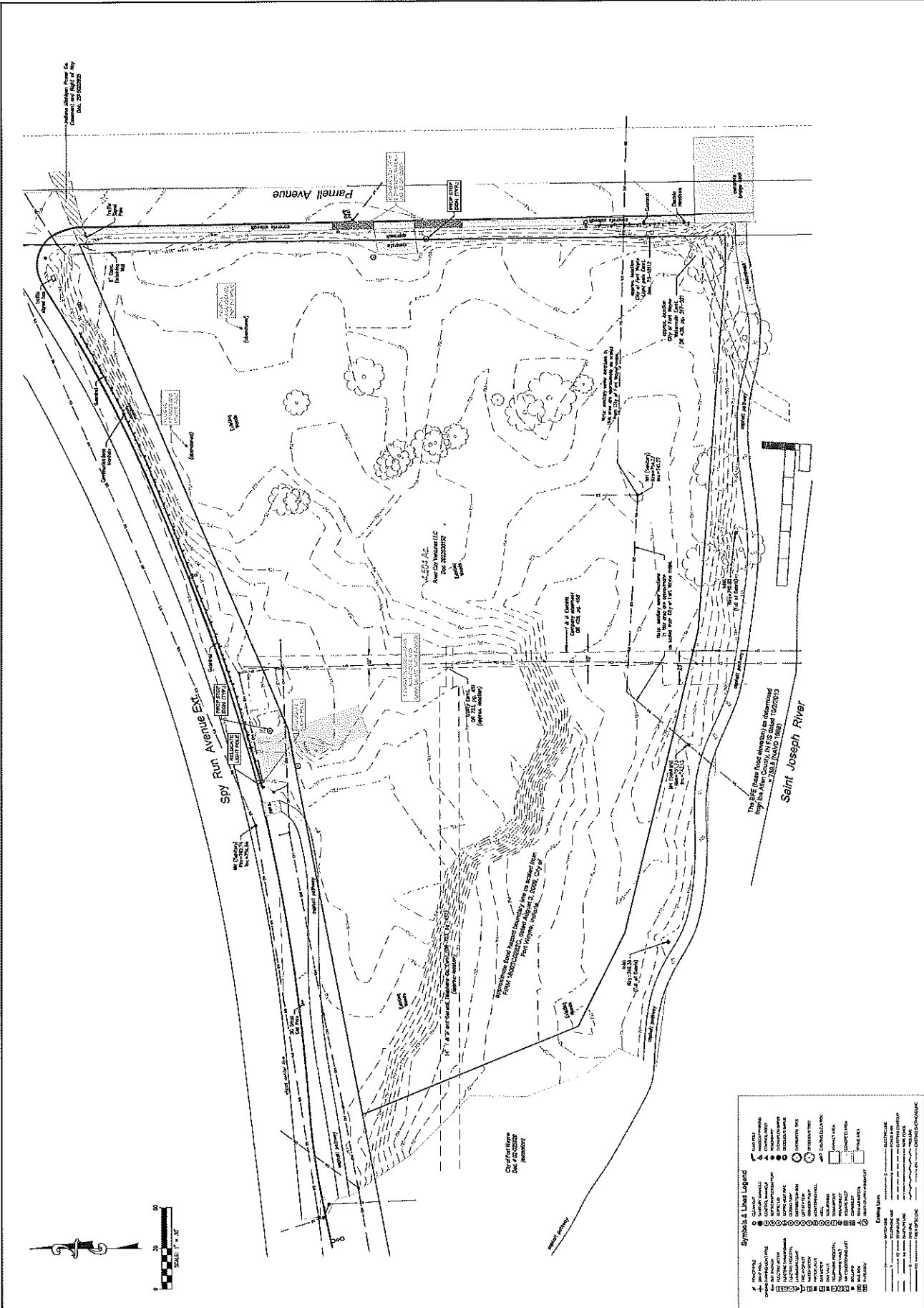
T-B INCORPORATED
 Surveying • Engineering • Mapping • Construction
 1400 E. 10th Street, Suite 100
 Rapid City, SD 57701
 Phone: (605) 343-1171
 Fax: (605) 343-1172
 Email: info@t-binc.com

By:	Remarks:

Date:	

River City Ventures, LLC	
Existing Conditions & Demolition Plan	
Partially at Risk	

Drawn By:	JAS
Checked By:	AJC
Job No.:	22188
Scale:	as shown
Sheet No.:	C2.0



Symbols & Lines Legend

1	Proposed	10	Utility
2	Existing	11	Water
3	Demolition	12	Sanitary Sewer
4	Survey	13	Storm Sewer
5	Property Line	14	Water Main
6	Right of Way	15	Sanitary Sewer Main
7	Setback	16	Storm Sewer Main
8	Utility	17	Water Main
9	Water	18	Sanitary Sewer Main

Existing Lines

1	Proposed	10	Utility
2	Existing	11	Water
3	Demolition	12	Sanitary Sewer
4	Survey	13	Storm Sewer
5	Property Line	14	Water Main
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9	Water	18	Sanitary Sewer Main

T-E INCORPORATED
 1420 Bishop Road
 Fort Wayne, IN 46809
 Phone: (260) 489-5541
 FAX: (260) 489-5174
 Email: TE@t-e.com

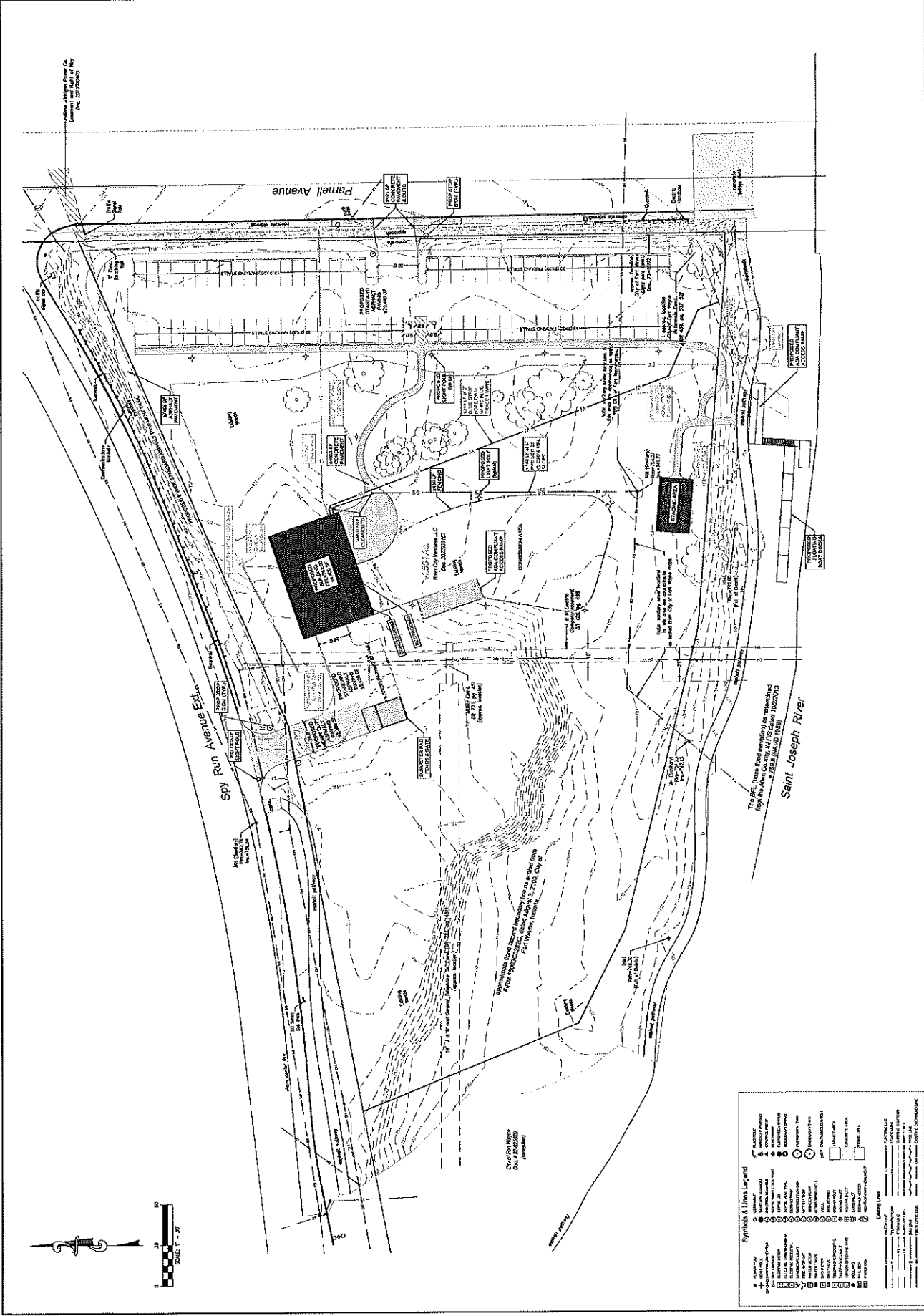
THE ENGINEERING FIRM OF
 T-E INCORPORATED
 1420 Bishop Road
 Fort Wayne, IN 46809
 Phone: (260) 489-5541
 FAX: (260) 489-5174
 Email: TE@t-e.com

Site: _____
 Date: _____
 Drawn By: _____
 Checked By: _____
 Job No.: _____
 Scale: _____
 Sheet No.: _____

Site: _____
 Date: _____
 Drawn By: _____
 Checked By: _____
 Job No.: _____
 Scale: _____
 Sheet No.: _____

River City Ventures, LLC
 Site Utility Plan
 1001 Parkway
 Fort Wayne, IN 46805

Sheet No.: C4.0



T-E INCORPORATED
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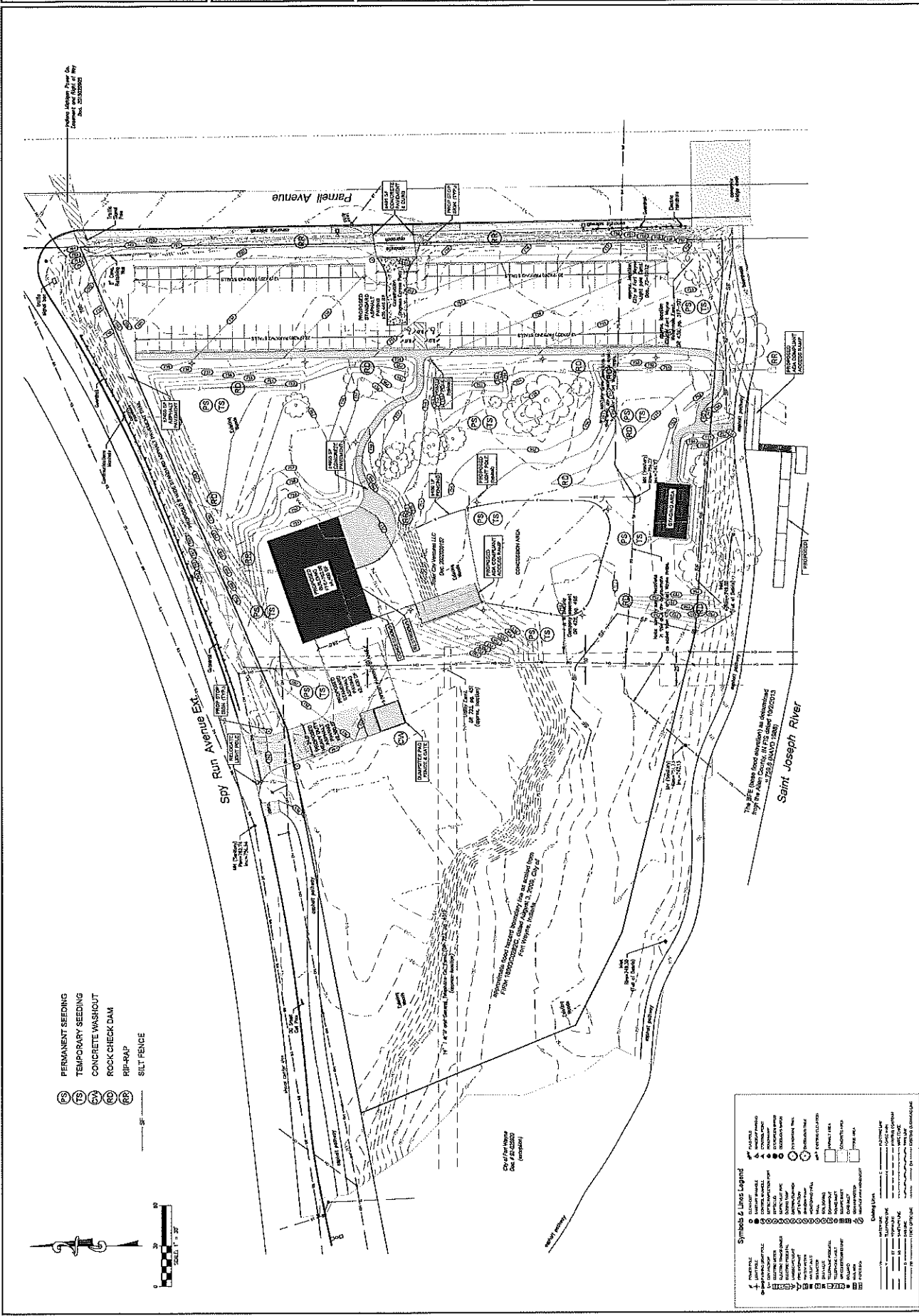
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River City Ventures, LLC
 S.W.P.P.
 1501 Balfour Ave
 Fort Wayne, IN 46809

Job No.: 22188
Scale: as shown
Sheet No.: CS.0



T-E INCORPORATED
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Engineering & Surveying
 License No. 12120
 State of Indiana

Date	10/10/10
By	REMARKS

River City Ventures, LLC
 5100 Riverchase
 Fort Wayne, IN 46809
 Project Construction S.R.P.P.

Drawn By:	JAS
Check By:	AUC
Job No.:	22188
Scale:	as shown
Sheet No.:	CS.1

