

1 commitment is hereby approved and is hereby incorporated by reference.

2
3 SECTION 3. That this Ordinance shall be in full force and effect from and after its
4 passage and approval by the Mayor.

5 _____
6 Council Member

7 APPROVED AS TO FORM AND LEGALITY:

8 _____
9 Malak Heiny, City Attorney

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City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2023-0024
Bill Number: Z-23-06-06
Council District: 6-Sharon Tucker

Introduction Date: June 6, 2023

Plan Commission
Public Hearing Date: June 12, 2023 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 1.84 acres from R1/Single Family to RP/Planned Residential.

Location: 2205, 2225 and 2235 McKinnie Avenue

Reason for Request: To allow for a 22-unit duplex townhome development.

Applicant: Chris Payne

Property Owner: Chris Payne

Related Petitions: PDP-2023-0024 – McKinnie Avenue Development

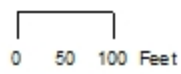
Effect of Passage: Property will be rezoned to the RP/Planned Residential zoning district, which allows for single, two-family, and multiple family residential development.

Effect of Non-Passage: The property will remain zoned R1/Single Family Residential, which may redevelop with single family residential uses.

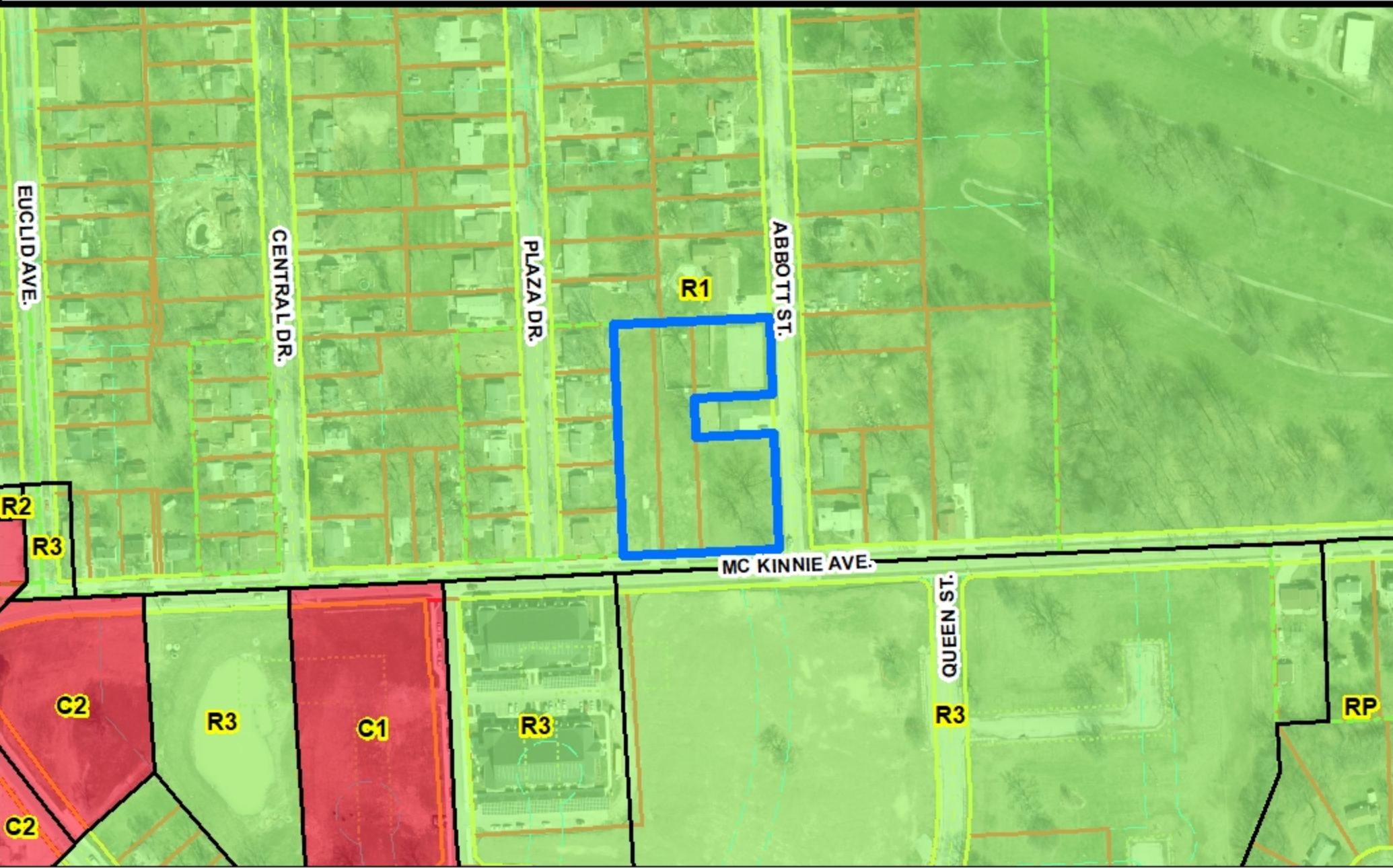


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 5/16/2023

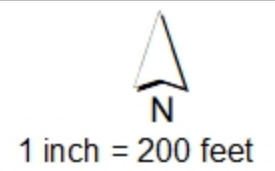
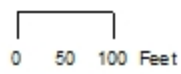


1 inch = 200 feet



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Tract 1: (02-13-18-377-032.000-074)
The East half of Lot 68 in the South Walton Avenue Acre Addition to the City of Fort Wayne, according to the recorded plat thereof.

Tract 2: (02-13-18-377-031.000-074)
The West half of Lot 68 in the South Walton Avenue Acre Addition to the City of Fort Wayne, according to the recorded plat thereof.

Tract 3: (02-13-18-377-033.000-074)
The South 180 feet of Lot 67 in South Walton Avenue Acre Addition to the City of Fort Wayne, Indiana, according to the plat thereof, recorded in Plat Record 3 at page 55 of the records in the office of the recorder of Allen County, Indiana.

Tract 4: (02-13-18-377-029.000-074)
The North 120 feet of Lot 67 in the South Walton Avenue Acre Addition to the City of Fort Wayne, Indiana, according to the recorded plat thereof.



LEGAL DESCRIPTION

MCKINNIE AVE DEVELOPMENT
PRELIMINARY

PROJECT NO.:
21-1078

DRAWING FILE NAME:
 04 Survey Plan

SCALE:

SHEET NUMBER	OF	TOTAL SHEET
04		09

 **Rise ENGINEERING**
SOLUTIONS LLC
819 Airport N. Office Park,
Fort Wayne, IN 46825
260.416.8600
www.riseengineer.com

PRELIMINARY - NOT FOR CONSTRUCTION



SITE INFORMATION:

SITE DATA

TOTAL SITE AREA:	0.82 AC (35,720 SF)
DEVELOPMENT AREA:	0.82 AC (35,720 SF)
ZONING JURISDICTION:	CITY OF FORT WAYNE
HYDROLOGIC UNIT CODE:	041000031000040
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL PR
FLOOD ZONE:	ZONE PR* PER FEMA FIRM PANEL/ NUMBER:1800C30282G DATED 08/03/2009
CURRENT ZONING:	R-1
FUTURE LAND USE:	PROPOSED ZONING: PR
BUILDING HEIGHT:	11-DUPLICATE UNITS
BUILDING SQ. FOOTAGE:	2 STOREIES/ 25'.
	778 SF/EACH STORY - EACH UNIT = 1556 SF

	QTY	AREA	T. AREA	
ASPHALT AREA	1	16554	16554 SFT	
CONCRETE SIDE WALK	1	3755	3755 SFT	
UNITS	11	1556	17116 SFT	
TOTAL IMPERMEABLE AREA ADDED			37425 SFT	47%

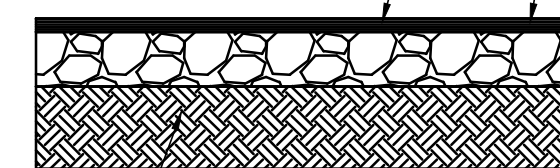
TOTAL PARCVELS AREA	1	79952	79952 SFT
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<u>SETBACKS</u>		
<u>BUILDING:</u>	REQUIRED	PROVIDED
<u>ZONING:</u>	30'	30'
<u>SIDE:</u>	30'	30'
<u>REAR:</u>	30'	30'

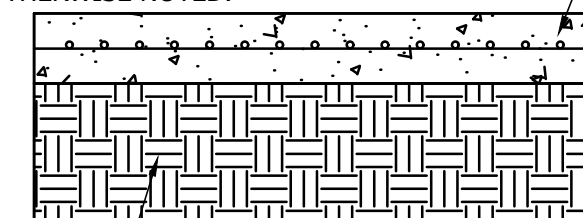
<u>PARKING/LOADING</u>	
PARKING CALCULATION:	1 PER 400 FEET
REQUIRED PARKING:	43 SPACES
PROPOSED PARKING:	50 SPACES W/ 5 SPACES HANDICAP

SITE NOTES

1. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE. ON SITE BURIAL OF TREES AND OTHER DEBRIS WILL NOT BE ALLOWED. THERE ARE NO KNOWN INERT BURY PITS ON THE SITE AND NONE WILL BE ALLOWED DURING THE CONSTRUCTION OF THE PROJECT.
2. ALL WORK SHALL COMPLY WITH ALL GOVERNING JURISDICTIONS, STATE OF INDIANA, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
3. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
4. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
5. ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
6. BASE COURSE MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO "STATE OF INDIANA TRANSPORTATION STANDARD SPECIFICATIONS", CURRENT EDITION.
7. ALL BUILDING DIMENSIONS SHALL BE CHECKED AND COORDINATED WITH THE ARCHITECTURAL PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. ALL DISTURBED AREAS WITHIN SIDEWALK/ CURB AND GUTTER/ ROAD PAVEMENT SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.
9. ALL DIMENSION ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
10. THE PROPOSED DEVELOPMENT SHALL NOT IMPACT GROUND AND SURFACE WATER FLOWS ADJACENT TO THE SITE.
11. THE PROPOSED DEVELOPMENT SHALL BE CONCENTRATED TO THE BOTTOM THICKNESS OF THE EXISTING 2" ASPHALTIC SURFACE UNDOT 402 REINFORCED #3 BARS ON 24" CTRS. BOTH WAYS 8" INDOT INTERMEDIATE, TYPE B, LBR 11) THIS SITE IS LOCATED IN A ZONE OF ZERO SEISMIC PROBABILITY. 120 COMPACTED 98% MAX. DRY DENSITY OF 5 FEET, UNLESS OTHERWISE NOTED.



12" STABILIZED SUBGRADE, LBR 40
AND COMPACTED TO AT LEAST 98%
OF MODIFIED PROCTOR MAX. DRY
DENSITY (ASTM D1557) VALUE



12" STABILIZED SUBGRADE, LBR 40
AND COMPACTED TO AT LEAST 98%
OF MODIFIED PROCTOR MAX. DRY
DENSITY (ASTM D1557) VALUE

(1) ASPHALT PAVEMENT SECTION
N.T.S.

(2) CONCRETE PAVEMENT SECTION

ASPHALT NOTES:

1. THE ASPHALT SURFACE COURSE SHOULD CONFORM TO THE MOST RECENT EDITION OF THE INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
2. THE BASE COURSE SHOULD CONFORM TO THE LATEST EDITION OF INDOT ROAD AND BRIDGE CONSTRUCTION SPECIFICATIONS, SUPPLEMENTAL SECTION 204. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY.
3. ASPHALT SHOULD BE COMPACTED TO A MINIMUM OF 93% OF LABORATORY MAXIMUM DESIGN MIX DESIGN DETERMINED FROM SPECIFIC GRAVITY METHODS WITH IND. TEST TOLERANCE OF +2% AND -1.2% OF DESIGN 5mm.
4. PLASTIC CLAY SHALL NOT BE ALLOWED TO STABILIZE THE SUBGRADE.
5. CRUSHED CONCRETE SHALL BE SOURCED FROM APPROVED INDOT SUPPLIER.

CONCRETE NOTES:

1. SUBGRADE SOILS MUST BE DENSIFIED TO AT LEAST 98% MPMDD TO A DEPTH OF AT LEAST 1-FOOT DIRECTLY BELOW THE BOTTOM OF CONCRETE SLAB.
2. THE SURFACE OF THE SUBGRADE SOILS MUST BE SMOOTH AND ANY DISTURBANCES OR WHEEL RUTTING CORRECTED PRIOR TO PLACEMENT OF CONCRETE.
3. THE SUBGRADE SOILS MUST BE MOISTENED PRIOR TO PLACEMENT OF CONCRETE.
4. CONCRETE PAVEMENT THICKNESS SHOULD BE UNIFORM THROUGHOUT, WITH EXCEPTION TO THE THICKENED EDGES (CURB OR FOOTING).
5. THE BOTTOM OF THE PAVEMENT SHOULD BE SEPARATED FROM THE ESTIMATED SHWT LEVEL BY AT LEAST 24 INCHES.
6. PAVEMENT THICKNESS FOR STANDARD DUTY CONCRETE PAVEMENTS ARE BASED ON (1) THE SUBGRADE SOILS DENSIFIED TO AT LEAST 98% MPMDD, (2) MODULUS OF SUBGRADE REACTION (K EQUAL TO 150 PCl, (3) A 30-YEAR DESIGN LIFE, AND (4) TOTAL EQUIVALENT 18 KIP SINGLE AXLE LOADS (ESAL OF 45,000).
7. MAXIMUM CONTROL JOINT SPACING SHALL BE 10'X10'.



SITE PLAN

MCKINNIE AVE DEVELOPMENT
PRELIMINARY

PROJECT NO.:

23.10022

DRAWING FILE NAME:

06 Site Plan

SCALE:

SHEET NUMBER

TOTAL SHEETS

Department of Planning Services

Rezoning Petition Application

Applicant

Applicant THINK SOUTHEAST
 Address 1521 E. Pontiac Street, Fort Wayne, IN 46803
 City Fort Wayne State IN Zip 46803
 Telephone 260-797-0827 E-mail chrispayne948@gmail.com

Property Ownership

Property Owner THINK SOUTHEAST
 Address 1521 E. Pontiac Street, Fort Wayne, IN 46803
 City Fort Wayne State IN Zip 46803
 Telephone 260-797-0827 E-mail chrispayne948@gmail.com

Contact Person

Contact Person Ray Elsherif
 Address 819 Airport N Office Park
 City Fort Wayne State IN Zip 46825
 Telephone 260-416-8600 E-mail ray@riseengineer.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 2235/2205/2225 Mckinnie Ave Township and Section _____
 Present Zoning^{R1} _____ Proposed Zoning^{RP} _____ Acreage to be rezoned 1.85 ACRES
 Purpose of rezoning (attach additional page if necessary) _____

 Sewer provider CITY OF FORT WAYNE Water provider CITY OF FORT WAYNE

Filing Checklist

Applications will not be accepted unless the following filing requirements are submitted with this application.

- ☐ Filing fee \$1000.00
- ☐ Surveys showing area to be rezoned
- ☐ Legal Description of parcel to be rezoned
- ☐ Rezoning Criteria (see attached checklist)

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 Fort Wayne and Allen County Plan Commissions 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

Chris Payne

(printed name of applicant)

(signature of applicant)

(date)

(printed name of property owner)

(signature of property owner)

(date)



Received	Receipt No.	Hearing Date	Petition No.
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Department of Planning Services • 200 East Berry Suite 150 • Fort Wayne, Indiana • 46802
 Phone (260) 449-7607 • Fax (260) 449-7682 • www.allencounty.us • www.cityoffortwayne.org

