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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-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

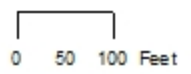
Effect of Passage: Property will be rezoned to the RP/Planned Residential zoning district, which allows for single, two-family, and multiple family residential development.

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

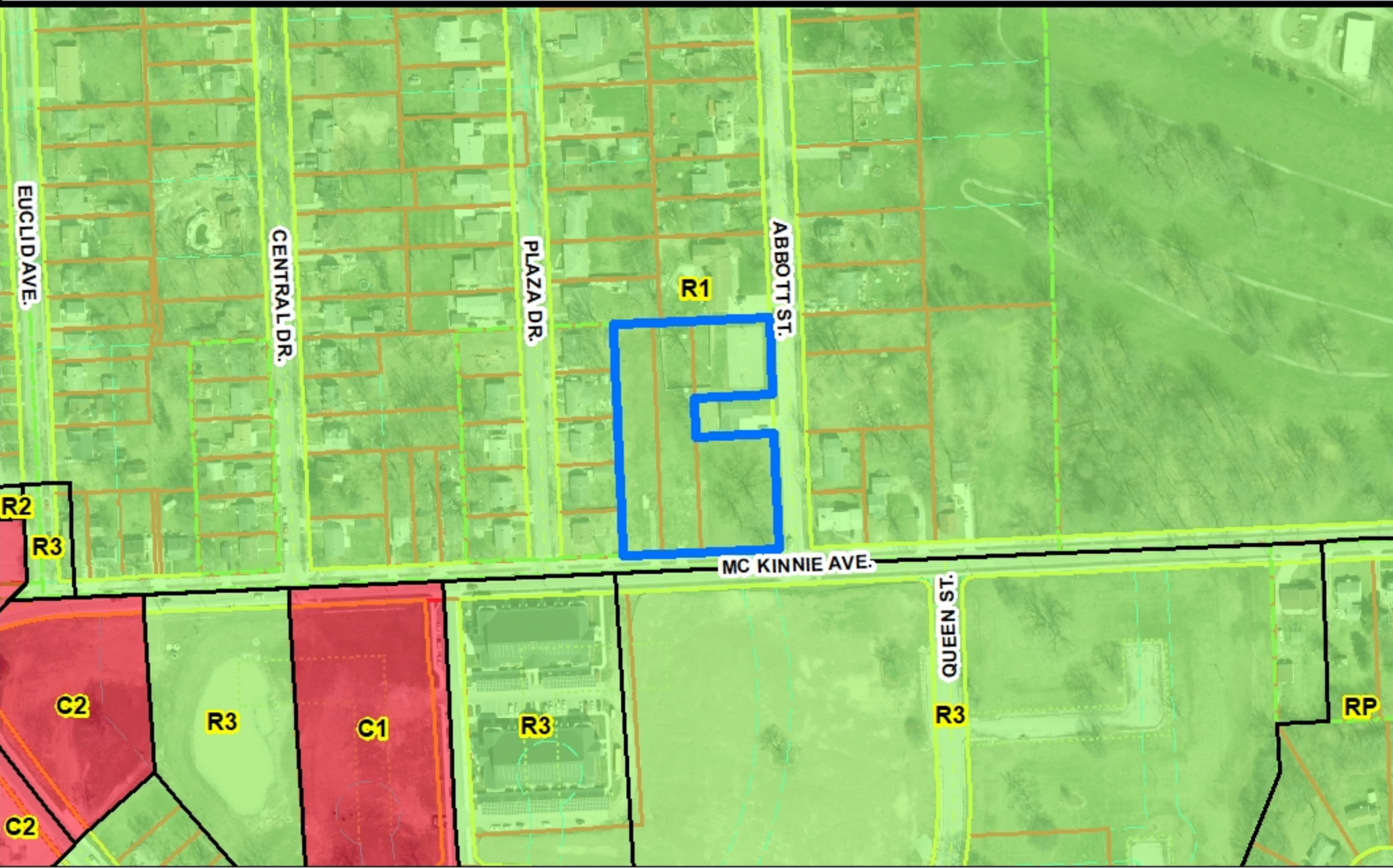


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

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

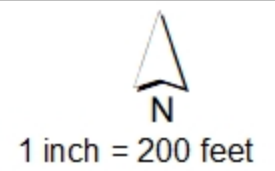
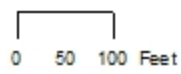


1 inch = 200 feet



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.

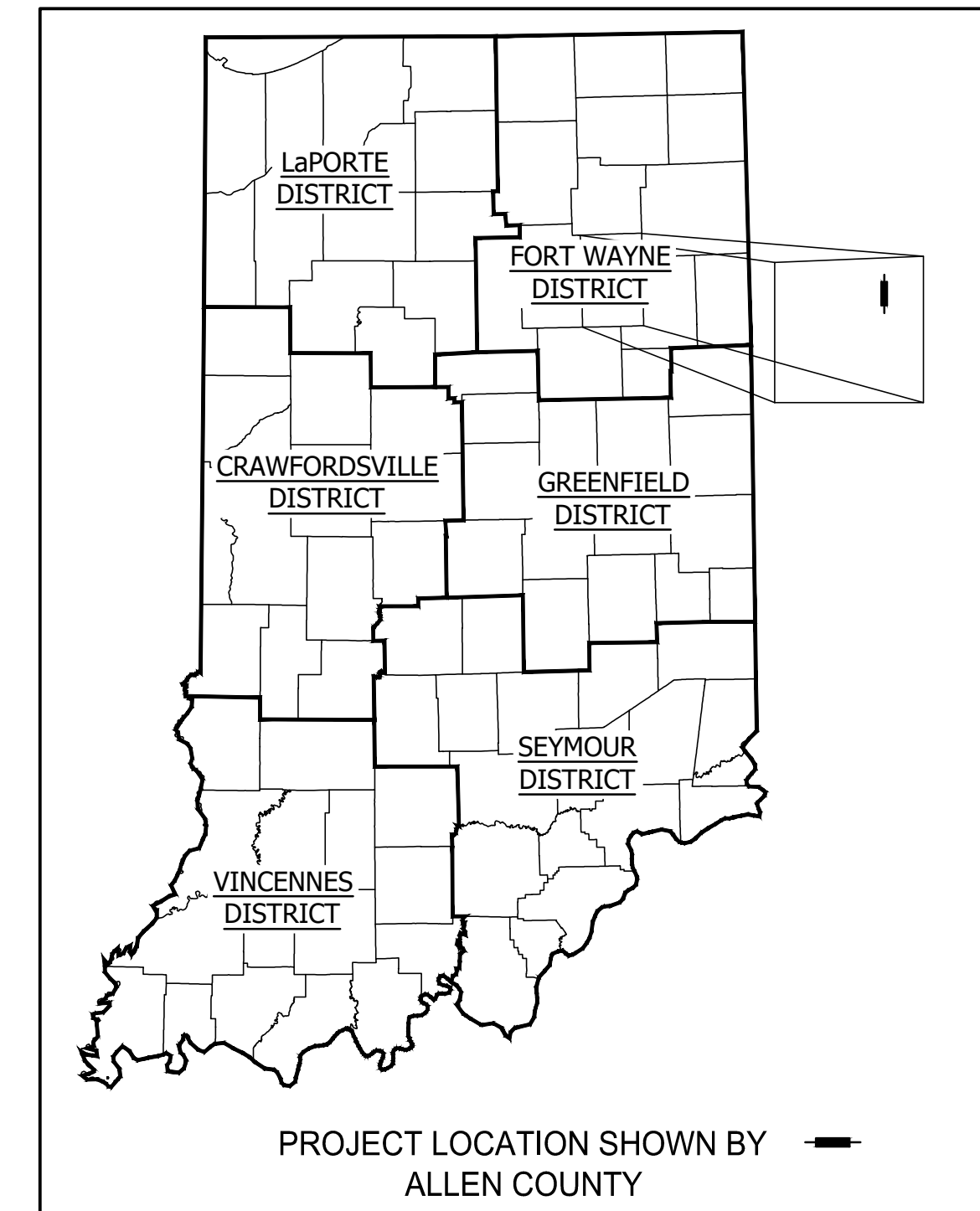
© 2004 Board of Commissioners of the County of Allen
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Photos and Contours: Spring 2009
Date: 5/16/2023



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LOCATION MAP
NOT TO SCALE



SURVEYED BY:	SS		
DESIGNED BY:	RE		
DRAWN BY:	DH		
CHECKED BY:	WZ		
APPROVED BY:	RE		

SHEET TITLE	TITLE SHEET
PROJECT	MCKINNIE AVE DEVELOPMENT PRELIMINARY

PROJECT NO.:	
23.10022	
DRAWING FILE NAME:	
01.TS	
SCALE:	
N/A	
SHEET NUMBER	TOTAL SHEETS
01	09

DEVELOPMENT APPLICANT
THINK SOUTHEAST
1521 E. Pontiac Street
Fort Wayne, IN 46803
CONTACT: Chis Payne
PHONE: 260-797-0827
chrispayne948@gmail.com

OWNER
THINK SOUTHEAST
1521 E. Pontiac Street
Fort Wayne, IN 46803
CONTACT: Chis Payne
PHONE: 260-797-0827

ENGINEER
RiSe Engineering LLC
819 AIRPORT N. OFFICE PARK
FORT WAYNE, IN 46825
PHONE: 260-416-8600
EMAIL: hello@riseengineer.com

ARCHITECT
PRANGER GROUP
43 Airport North Office Park,
Fort Wayne, IN 46825
PHONE: 260-471-4901

PRELIMINARY - NOT FOR CONSTRUCTION



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

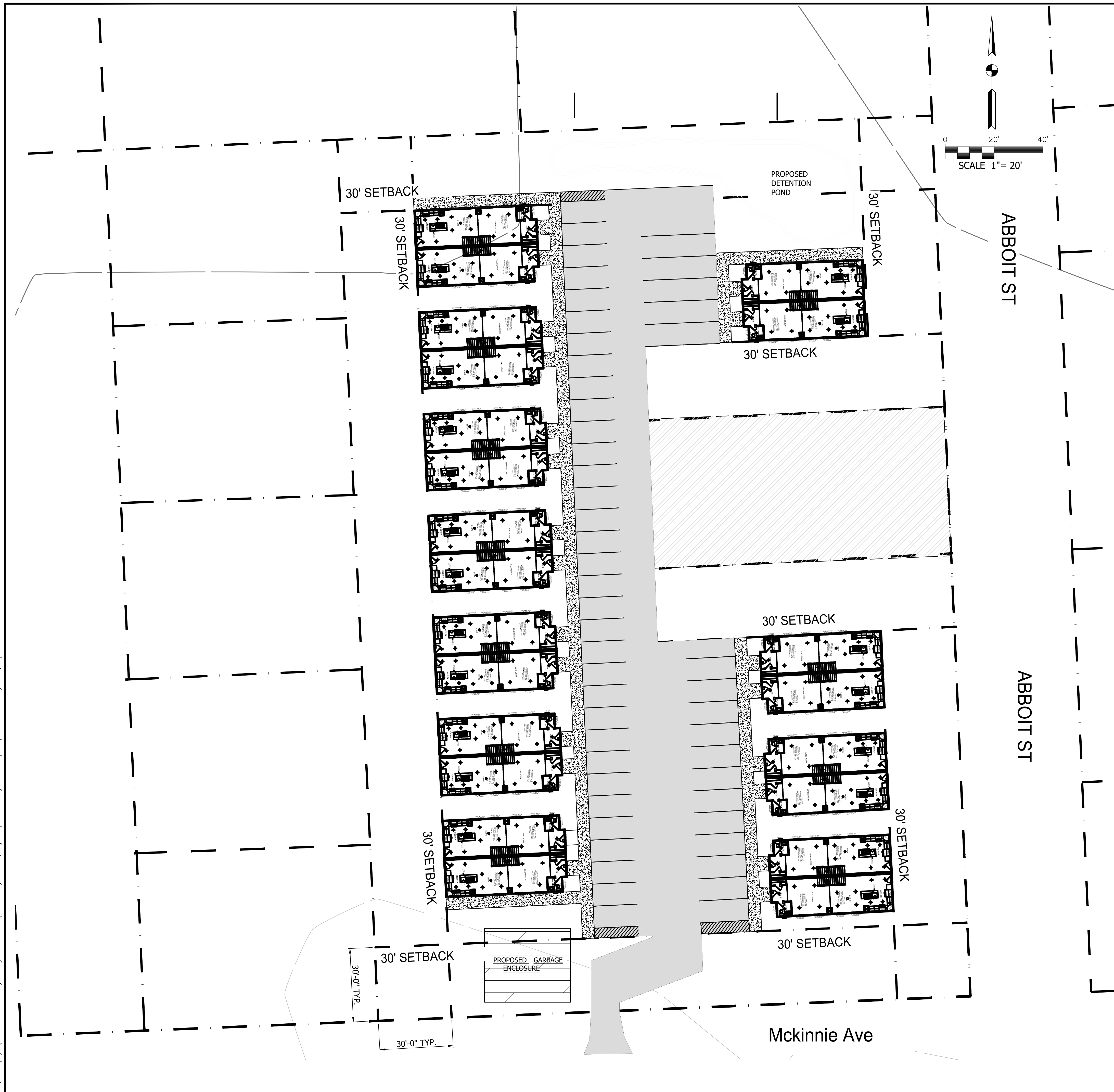
PROJECT NO.:
21-1078

DRAWING FILE NAME:
 04 Survey Plan

SCALE:
 --

SHEET NUMBER	OF	TOTAL SHEET
04		09

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 WORTH
HYDROLOGIC UNIT CODE:	04100003100040
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL PLAN
FLOOD ZONE:	ZONE PR" PER FEMA FIRM PANEL/ NUMBER:180030282G DATED 08/03/2009
CURRENT ZONING:	R1
FUTURE LAND USE:	PROPOSED ZONING: PR
BUILDING HEIGHT:	11-DUPLEX UNITS
BUILDING SQ. FOOTAGE:	2 STORIES/ 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	
<u>UNITS</u>	<u>11</u>	<u>1556</u>	<u>17116 SFT</u>	
TOTAL IMPERMEABLE AREA ADDED			37425 SFT	47%

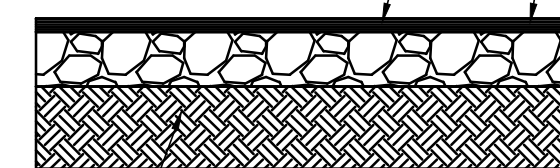
TOTAL PARCELS AREA	1	79952	79952 SFT
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SETBACKS		
BUILDING:	REQUIRED	PROVIDED
ZONING:	30'	30'
SIDE:	30'	30'
REAR:	30'	30'

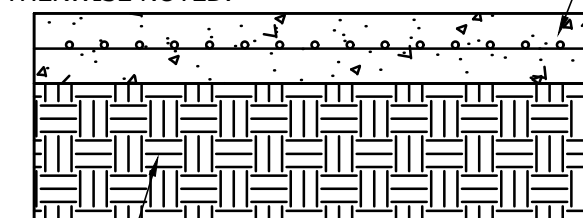
<u>PARKING/LOADING</u>	
PARKING CALCULATION:	1 PER 400 FEET
REQUIRED PARKING:	43 SPACES
PROPOSED PARKING:	50 SPACES W/ 5 SPACES HANDICAP

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.
2" ASPHALTIC SURFACE INDOT 402 —
11. THE PROPOSED DEVELOPMENT SHALL BE CONSTRUCTED ON A FLOODPLAIN. THE FLOODPLAIN THICKNESS IS 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 DENSITY DETERMINED FROM SPECIFIC GRAVITY METHODS WITH IND. TEST TOLERANCE OF +2% AND -2% OF DESIGN GRAV.
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. SLAB 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 1500 LBS/IN², (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 10'0".



SITE PLAN

MCKINNIE AVE DEVELOPMENT
PRELIMINARY

PROJECT NO.:

23.10022

DRAWING FILE NAME:

SCALE:

SHEET NUMBER

TOTAL SHEET

08

OF

09

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.
----------	-------------	--------------	--------------

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



FACT SHEET

Case #REZ-2023-0024		Bill # Z-23-06-06	Project Start: May 2023
APPLICANT:	Think Southeast		
REQUEST:	Rezone property from R1/Single Family to RP/Planned Residential and to approve a primary development plan for an 11-structure multiple family development with an alternate landscape plan.		
LOCATION:	2225 McKinnie Avenue, northeast corner of its intersection with Abbott Street (Section 18 of Adams Township)		
LAND AREA:	1.84 acre		
PRESENT ZONING:	R1/Single Family Residential		
PROPOSED ZONING:	RP/Planned Residential		
COUNCIL DISTRICT:	6-Sharon Tucker		
SPONSOR:	Fort Wayne Plan Commission		

June 12, 2023 Public Hearing

- No one from the public spoke at the hearing.
- All Plan Commission members were present.

June 26, 2023 Business Meeting

Plan Commission Recommendation: DO PASS

A motion was made by Rachel Tobin-Smith and seconded by Paul Sauerteig to return the Ordinance with a Do Pass recommendation to Common Council for their final decision.

8-0 MOTION PASSED

- Tom Freistroffer was absent.

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
July 17, 2023

PROJECT SUMMARY

- The site contained two single family residences along McKinnie Avenue that have since been demolished.
- Today, the site hosts a basketball court.
- There is no Board of Zoning Appeals history for the site.

The petitioner requests a rezoning from R1/Single Family Residential to R3/Multiple Family Residential to permit a two-story 22-unit multiple family complex. The project is located on the northwest corner of Abbott Street and McKinnie Avenue. The Village Premiere project is diagonally southwest of the site, which has a multiple family zoning classification. The southern end of McMillen Park is about three residences east of the development site. The parcel is shaped like a “C” with a single-family residence in the interior, which will not be a part of the project. The parcel itself is a part of two large platted lots that were platted in 1903 without building lines, easements, or covenants.

There is one access point off McKinnie Avenue, and another will be added off Abbott Street as a condition required by Transportation Engineering. The perimeter setback is 30 feet for the primary buildings, which the applicant shows both the parking and the structures all within. Internal sidewalks are provided, and sidewalks are already installed along McKinnie and Abbott Streets.

The applicant has requested an alternate landscaping plan to use a shrub buffer rather than a fence for more natural vegetation. The applicant has also revised the plans to show landscaping in the parking lot, including a parking island. The site lighting and dumpster screening will be in compliance with the development standards.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

- The project site is located within the Priority Investment Area. This first tier of infill includes areas well-served by infrastructure with established traditional neighborhood patterns and opportunities for investment that will lead to more complete neighborhoods with good access to amenities
- The following Goal would be applicable and supportive of this request:
LUD1. Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas

Overall Land Use Policies

- The following Land Use Policies would be applicable and supportive of this request:
LUD Policy 1 - Support and promote a diversity of housing types within the applicable land use categories defined in this chapter.

Generalized Future Land Use Map

- The project site is located within the Traditional Neighborhood generalized land use category.
- A Secondary Land Use in this category is Multiple-Family Residential.
- Adjacent properties are categorized as Traditional Neighborhood, but mixed residential, which includes multiple family as a primary use, is identified across the street.

Overall Land Use Related Action Steps

- The following Action Steps are directly applicable to the request:
HN.1.1.3. Encourage the development of an integrated network of sidewalks, trails, and bike routes within existing and new neighborhoods that will provide safe access to community amenities.
HN.1.1.4. Promote residential development with compact block structure, a mix of uses and housing types, and active transportation access to nearby jobs, recreation, fresh and nutritious food, and schools as well as connections to nearby neighborhoods.
TM.2.1.3. Identify and prioritize active transportation gaps and encourage improved connectivity in new developments in addition to expanding transit service areas.

Compatibility Matrix

- This proposed use is permitted in R3/Multiple Family Residential which is considered compatible with Traditional Neighborhood

Other Applicable Plans: Southeast Strategy 2021 – Community & Pride

- Infill development and redevelopment in existing residential and commercial areas should respect and complement historic and surrounding development patterns including mix of uses, lot sizes, development standards and building forms.
- Zoning classifications should be compatible with existing land uses and development patterns in developed areas.
- The area around Anthony and McKinnie, about four blocks west of the development site, was identified as a targeted area for investment and attention in the Southeast Strategy.

The Comprehensive Plan encourages infill development and good connectivity among residential uses, public amenities, and commercial places. The site is about four blocks east of the South Anthony Boulevard commercial corridor and continues the city's investment with Village Premiere, McMillen Park, and other amenities. As mentioned, R3 zoning can be found southwest of the site and a multiple family complex formerly was situated across the street. It may be best planning practices to include the house for a more cohesive development site, but screening and buffering standards can take place, and perhaps the home can be incorporated into the development in the future.

The applicant discussed the rezoning criteria set forth in state code. The applicant submitted an additional information sheet which is attached in this report. Below are the criteria for consideration of a rezoning:

1. The Comprehensive Plan;
2. Current conditions and the character of current structures and uses in the district;
3. The most desirable use for which the land in the district is adapted;
4. The conservation of property values throughout the jurisdiction;
5. Responsible development and growth

PUBLIC HEARING SUMMARY:

Presenter: Ray Elsherif, representing the developer Think Southeast, presented the request as outlined above.

Public Comments:

None

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

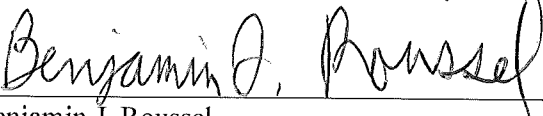
Rezoning Petition REZ-2023-0024

APPLICANT: Think Southeast
REQUEST: Rezone property from R1/Single Family to RP/Planned Residential
LOCATION: 2225 McKinnie Avenue, northeast corner of its intersection with Abbott Street
(Section 18 of Adams Township)
LAND AREA: 1.84 acre
PRESENT ZONING: R1/Single Family Residential
PROPOSED ZONING: RP/Planned Residential

The Plan Commission recommends that Rezoning Petition REZ-2023-0024 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 R3/ Multiple Family Residential zoning will continue the precedent of residential development in the southeast quadrant of the city and fulfill several action steps of the Southeast Strategy for quality housing. This proposal will continue ongoing development initiated by the City of Fort Wayne, with Village Premiere and Posterity Heights across the street.
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. Development will be routed to applicable agencies to mitigate impact on the current conditions in the area. The applicant has committed to screening and buffering that will mitigate impacts between single family and multiple family uses.
3. Approval is consistent with the preservation of property values in the area. This proposal will allow investment into a currently vacant property. Investment in new construction residential is ongoing in the general area.
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. The Comprehensive Plan identifies this area as a priority investment area in the All in Allen Comprehensive Plan.

These findings approved by the Fort Wayne Plan Commission on June 26, 2023.



Benjamin J. Roussel
Executive Director
Secretary to the Commission

Comprehensive Plan for Developing McKinnie Ave Development in the Southeast Area of Fort Wayne, Indiana

1. Introduction:

The purpose of this comprehensive plan is to outline the development of duplexes in the southeast area of Fort Wayne, Indiana. The plan aims to provide a sustainable, attractive, and functional living environment for residents, while adhering to local regulations and meeting the needs of the community.

2. Project Overview:

- a. Location: The apartment will be situated in the southeast area of Fort Wayne, chosen for its convenient access to amenities, transportation routes, improving the living in the southeast area and potential demand for housing.
- b. Project Objectives: The primary objectives of the project are to create high-quality, affordable housing options, foster a sense of community, promote sustainability, and enhance the overall livability of the area.

3. Site Analysis:

- a. Site Assessment: After conducting a detailed analysis of the chosen site, including topography, soil conditions, environmental factors, and any existing structures. It was found that the site is suitable for the proposed development.
- b. Infrastructure: After evaluating the availability and adequacy of infrastructure such as roads, water supply, sewage systems, electricity, and telecommunications. Identify any required upgrades or improvements. It was found that the utilities are near the site to be connected to.

4. Zoning and Regulatory Compliance:

- a. Zoning Regulations: after the review local zoning ordinances and ensure compliance with the permitted land use and density requirements for the duplexes. We found that a variance is required in this particular land due to its land use which is R1 and an approval for a plan residential is needed.
- b. Environmental Impact Assessment: after conducting an environmental impact assessment to identify and mitigate any potential environmental concerns or impacts. It was found that there is no environmental impact that would be imposed from this development.

5. Conceptual Design and Architecture:

- a. Architectural Design: Engage professional architects and designers to create a visually appealing and functional apartment complex design that complements the surrounding area.
- b. Unit Mix and Amenities: Determine the optimal unit mix based on market demand and local demographics. Incorporate amenities such as parking, green spaces, recreational areas, and community facilities.

6. Housing Affordability:

- a. Market Research: Conduct market research to identify the demand for affordable housing in the southeast area of Fort Wayne. Determine the appropriate rent or sale prices to ensure affordability for various income levels.

- b. **Financing and Incentives:** Explore financing options and potential government incentives to support the development of affordable housing units.

7. Sustainable Development:

- a. **Energy Efficiency:** Incorporate energy-efficient features into the design, such as solar panels, energy-saving appliances, and insulation, to minimize energy consumption and reduce utility costs for residents.
- b. **Water Management:** Implement sustainable water management practices, including rainwater harvesting, water-efficient fixtures, and landscaping design that promotes water conservation.
- c. **Green Spaces:** Include landscaped areas, gardens, and tree planting to enhance the aesthetics of the complex, provide recreational spaces, and contribute to environmental sustainability.

8. Transportation and Accessibility:

- a. **Parking:** Allocate sufficient parking spaces for residents and visitors, considering the size and projected demand of the apartment complex.
- b. **Connectivity:** Ensure the complex is well-connected to public transportation networks and bike paths to promote alternative transportation options.

9. Community Engagement:

- a. **Stakeholder Involvement:** Engage with local residents, community organizations, and relevant stakeholders to gather feedback, address concerns, and incorporate community input into the development process.
- b. **Community Facilities:** Consider incorporating community spaces, such as a clubhouse, playgrounds, or gathering areas, to foster a sense of community and encourage social interaction among residents.

10. Implementation and Phasing:

- a. **Project Timeline:** Develop a realistic timeline for the various stages of the project, including land acquisition, design, permitting, construction, and completion.
- b. **Construction Management:** Establish a project management team to oversee the construction process, ensuring adherence to quality standards, safety regulations, and timely completion.
- c. **Ongoing Operations:** Develop a plan for the ongoing management, maintenance, and upkeep of the apartment complex after construction is complete.

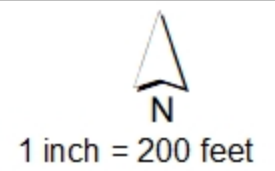
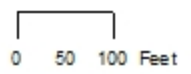
11. Conclusion:

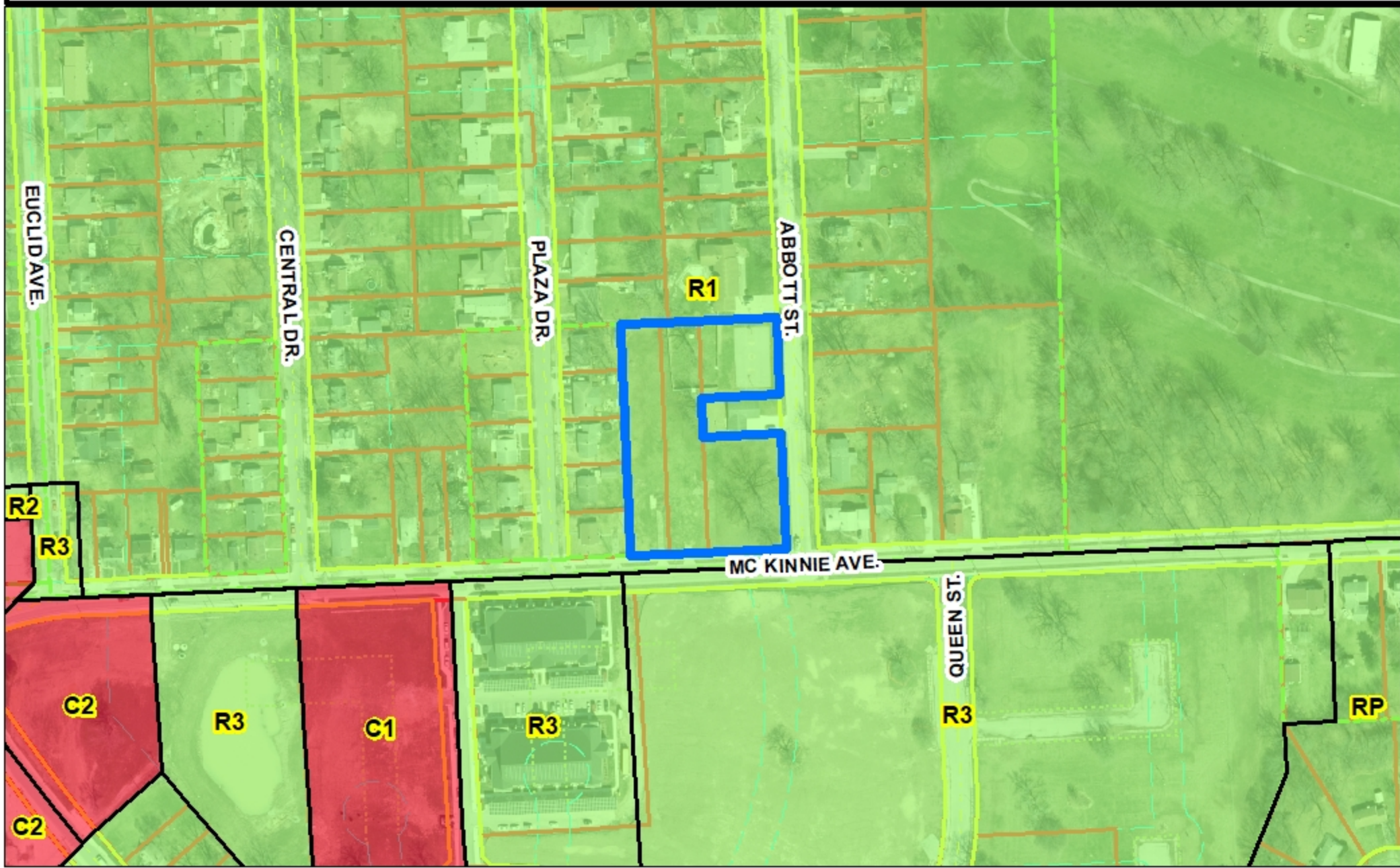
This comprehensive plan outlines the key considerations and steps involved in developing townhouses at McKinnie Ave in the southeast area of Fort Wayne, Indiana. By following this plan, the project aims to create an inclusive, sustainable, and desirable living environment that contributes positively to the community.



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.

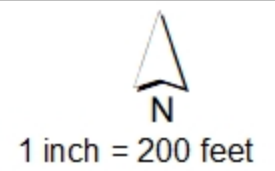
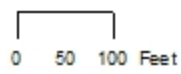
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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 5/16/2023





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Photos and Contours: Spring 2009
Date: 5/16/2023



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DEVELOPMENT TEAM

DEVELOPMENT APPLICANT	OWNER
THINK SOUTHEAST	THINK SOUTHEAST
1521 E. Pontiac Street	1521 E. Pontiac Street
Fort Wayne, IN 46803	Fort Wayne, IN 46803
CONTACT: Chis Payne	CONTACT: Chis Payne
PHONE: 260-797-0827	PHONE: 260-797-0827
chrispayne948@gmail.com	
ENGINEER	ARCHITECT
RiSe Engineering LLC	PRANGER GROUP
819 AIRPORT N. OFFICE PARK	43 Airport North Office Park,
FORT WAYNE, IN 46825	Fort Wayne, IN 46825
PHONE: 260-416-8600	PHONE: 260-471-4901
EMAIL: hello@riseengineer.com	



MCKINNIE AVE DEVELOPMENT
PRELIMINARY

PROJECT NO.:
23.10022

DRAWING FILE NAME:
01 TS

SCALE:
N/A

SHEET NUMBER	OF	TOTAL SHEETS
01		09

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PRELIMINARY - NOT FOR CONSTRUCTION



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.



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



BY: _____

DATE: _____

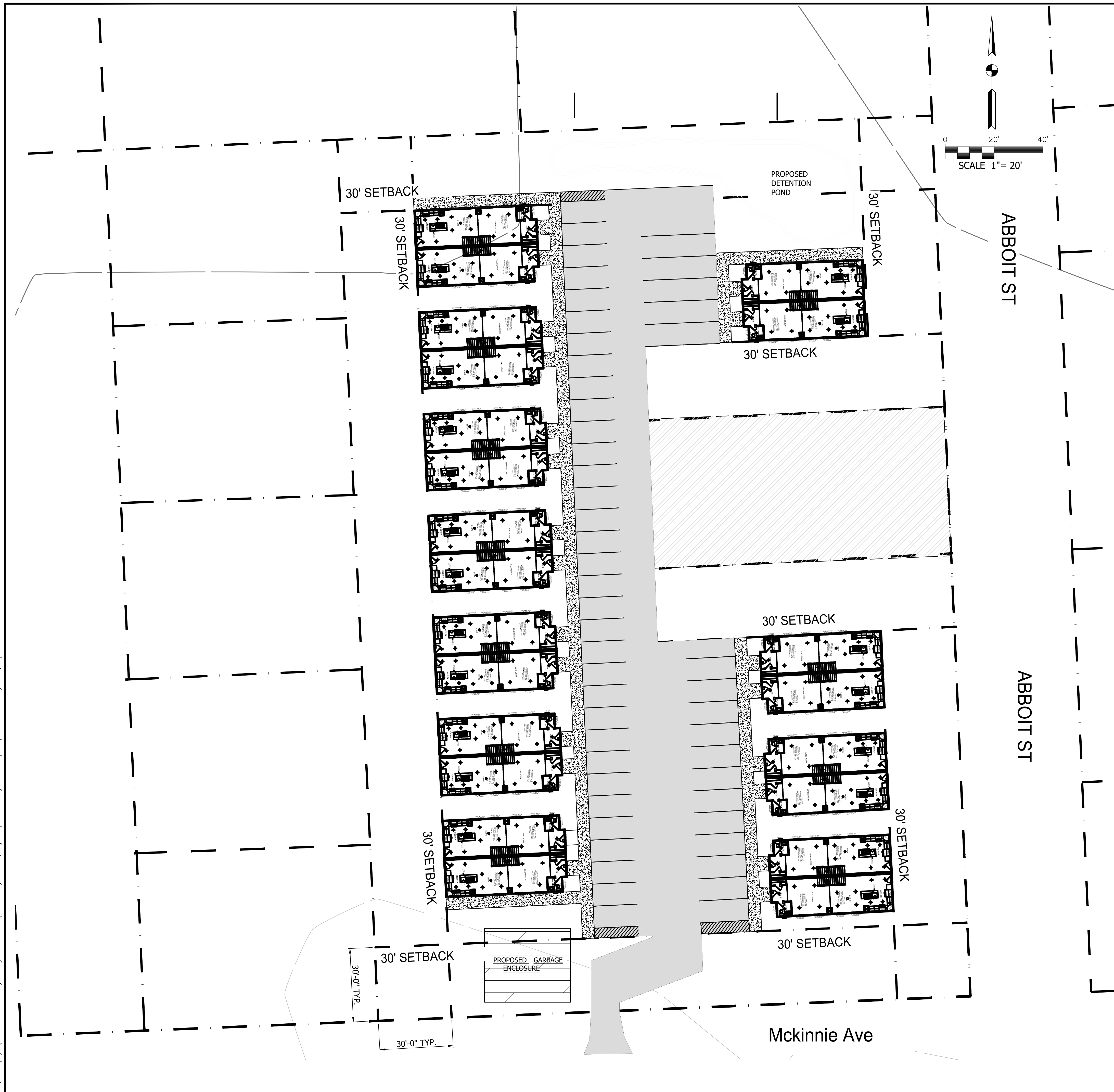
Tel: 317.644.0022
260.416.8600
www.insrengineer.com

PRELIMINARY - NOT FOR CONSTRUCTION

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SHEET TITLE	LEGAL DESCRIPTION
PROJECT	MCKINNIE AVE DEVELOPMENT PRELIMINARY

<div style="display: flex; justify-content: space-between;"> <div>PROJECT NO.:</div> <div style="font-size: 24px; font-weight: bold;">21-1078</div> </div> <hr style="border: 1px solid black; margin: 5px 0;"/> <div style="text-align: center;"> DRAWING FILE NAME: 04 Survey Plan </div> <hr style="border: 1px solid black; margin: 5px 0;"/> <div style="display: flex; justify-content: space-between;"> <div>SCALE:</div> <div>---</div> </div> <hr style="border: 1px solid black; margin: 5px 0;"/> <div style="display: flex; justify-content: space-between;"> <div>SHEET NUMBER</div> <div>OF</div> <div>TOTAL SHEETS</div> </div> <div style="display: flex; justify-content: space-between; font-size: 24px; font-weight: bold;"> <div>04</div> <div></div> <div>09</div> </div>									



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 WORTH
HYDROLOGIC UNIT CODE:	04100000300040
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL PLAN
FLOOD ZONE:	ZONE PR" PER FEMA FIRM PANEL/ NUMBER:180030282G DATED 08/03/2009
CURRENT ZONING:	R1
FUTURE LAND USE:	PROPOSED ZONING: PR
BUILDING HEIGHT:	11-DUPLEX UNITS
BUILDING SQ. FOOTAGE:	2 STORIES/ 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	
<u>UNITS</u>	<u>11</u>	<u>1556</u>	<u>17116 SFT</u>	
TOTAL IMPERMEABLE AREA ADDED			37425 SFT	47%

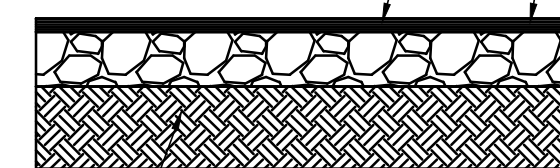
TOTAL PARCELS AREA	1	79952	79952 SFT
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SETBACKS		
BUILDING:	REQUIRED	PROVIDED
ZONING:	30'	30'
SIDE:	30'	30'
REAR:	30'	30'

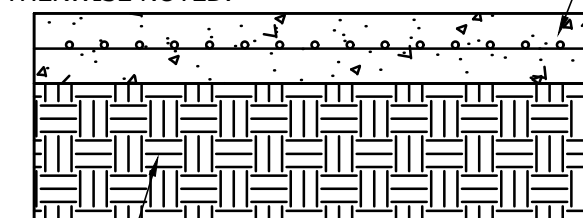
<u>PARKING/LOADING</u>	
PARKING CALCULATION:	1 PER 400 FEET
REQUIRED PARKING:	43 SPACES
PROPOSED PARKING:	50 SPACES W/ 5 SPACES HANDICAP

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.
2" ASPHALTIC SURFACE INDOT 402 —
11. THE PROPOSED DEVELOPMENT SHALL BE CONSTRUCTED ON A FLOODPLAIN. THE FLOODPLAIN THICKNESS IS 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 DENSITY DETERMINED FROM SPECIFIC GRAVITY METHODS WITH IND. TEST TOLERANCE OF +2% AND -2% OF DESIGN GRADE.
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. SLAB 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 1500 LBS/IN², (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 10'0".



SITE PLAN

MCKINNIE AVE DEVELOPMENT
PRELIMINARY

PROJECT NO.: 23.10022

DRAWING FILE NAME

06 Site Plan

SCALE:

SHEET NUMBER	TOTAL
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08 OF 0