

#REZ 2024 0025

BILL NO. Z-24-05-13

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. L-02 (Sec. 11 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
DC/Downtown Core District under the terms of Chapter 157 Title XV of the Code of the City
of Fort Wayne, Indiana:

LEGAL DESCRIPTION:

Lot Number 1 in Charles D. Bond's Subdivision of Out Lot No. 2 of the East 1/2 of the
Northwest 1/4 of Section 11, Township 30 North, Range 12 East, according to the plat
thereof, as recorded in Deed Record T, page 49, in the Office of the Recorder of Allen
County, Indiana.

ALSO:

The South 18 feet of Lot Number 2, and the North 18 feet of Lot Number 3, in Charles D.
Bond's Subdivision of Out Lot No. Two of the East 1/2 of the Northwest 1/4 of Section 11,
Township 30 North, Range 12 East, according to the plat thereof, recorded in Deed Record T,
page 49, in the Office of the Recorder of Allen County, Indiana.

ALSO:

The South 30 feet of Lot Number 3 in Charles D. Bond's Subdivision of Ewing's Out Lot No. 2
in the East Half of the Northwest Quarter of Section 11, Township 30 North, Range 12 East,
according to the plat thereof, as recorded in Deed Record T, page 49, in the Office of the
Recorder of Allen County, Indiana.

Excepting therefrom:

The South 13.4 feet of Lot 3 in Bonds Subdivision of Out Lot 2 of East Half, Northwest
Quarter, Section 11, Township 30 North, Range 12 East, as recorded in Deed Record "T",
page 49 in the Office of the Recorder of Allen County, Indiana.

ALSO INCLUDING:

The East 1/2 of vacated alley adjoining Lots on the West as vacated by General Ordinance
No. G-9-15 and recorded as Document Number 2015026908, in the Office of the Recorder
of Allen County, Indiana.

1 ALSO:

2 Lot Numbers 1 and 2, in Block 33, in Ewing's Addition to the City of Fort Wayne, as recorded
3 in Plat Record 2, page 40, in the Office of the Recorder of Allen County, Indiana.

4 ALSO:

5 Lot Numbers 3 and 4, in Block 33, in Ewing's Addition to the City of Fort Wayne, as recorded
6 in Plat Record 2, page 40, including that portion of Lot 4 as dedicated for alley in
7 Miscellaneous Record 15, page 635 and vacated by General Ordinance No. G-9-15 and
8 recorded as Document Number 2015026908, in the Office of the Recorder of Allen County,
9 Indiana.

10 TOGETHER WITH:

11 Lots 1 and 2, Block 33, Ewings Addition to the City of Fort Wayne, Allen County, Indiana.

12 and the symbols of the City of Fort Wayne Zoning Map No. L-02 (Sec. 11 of Wayne
13 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
14 Wayne, Indiana is hereby changed accordingly.

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

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

21 _____
Council Member

22
23 APPROVED AS TO FORM AND LEGALITY:

24 _____
25 Malak Heiny, City Attorney
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-2024-0025
Bill Number: Z-24-05-13
Council District: 5 – Geoff Paddock

Introduction Date: May 28, 2024

Plan Commission
Public Hearing Date: June 10, 2024 (not heard by Council)

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

Synopsis of Ordinance: To rezone 0.22 acres from DE/Downtown Edge and DC/Downtown Core to DC/Downtown Core

Location: 405 W Jefferson Blvd., the southwest corner of Ewing Street and West Jefferson Blvd. (Section 11 of Wayne Township)

Reason for Request: To create uniform zoning and development standards for a new proposed structure

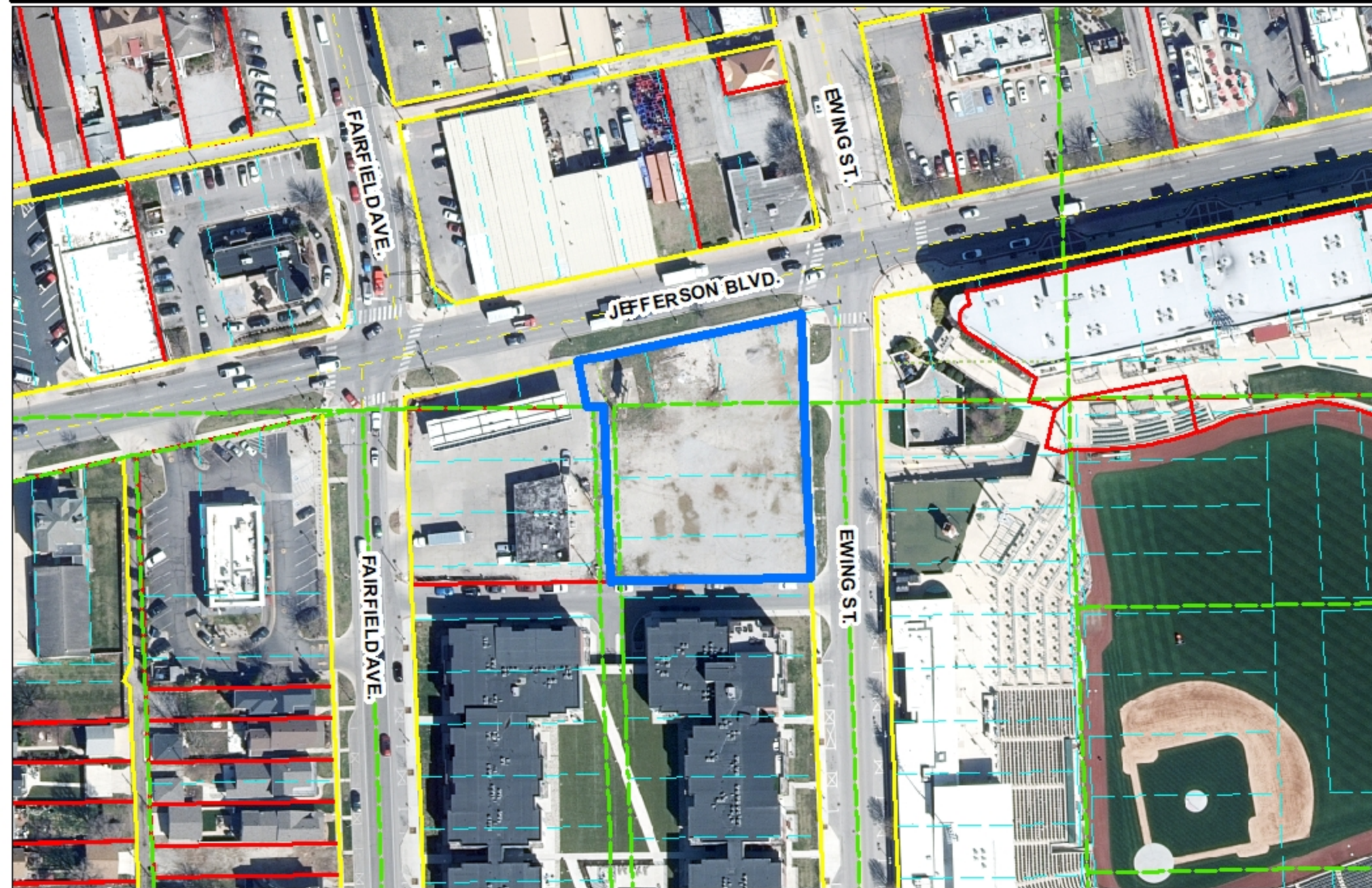
Applicant: Delight TB Indiana 4 LLC

Property Owner: Fort Wayne City of by & through its Department of Redevelopment

Related Petitions: Primary Development Plan – Taco Bell Restaurant - Downtown

Effect of Passage: Property will be rezoned to the DC/Downtown Core zoning district, which will create uniform zoning and development standards and allow for a new proposed structure.

Effect of Non-Passage: The property will remain zoned DE/Downtown Edge and DC/Downtown Core, which does not have uniform development standards making it difficult to permit a new structure on this site. The site will continue with existing uses, and may be redeveloped with limited uses as there is a split zoning.

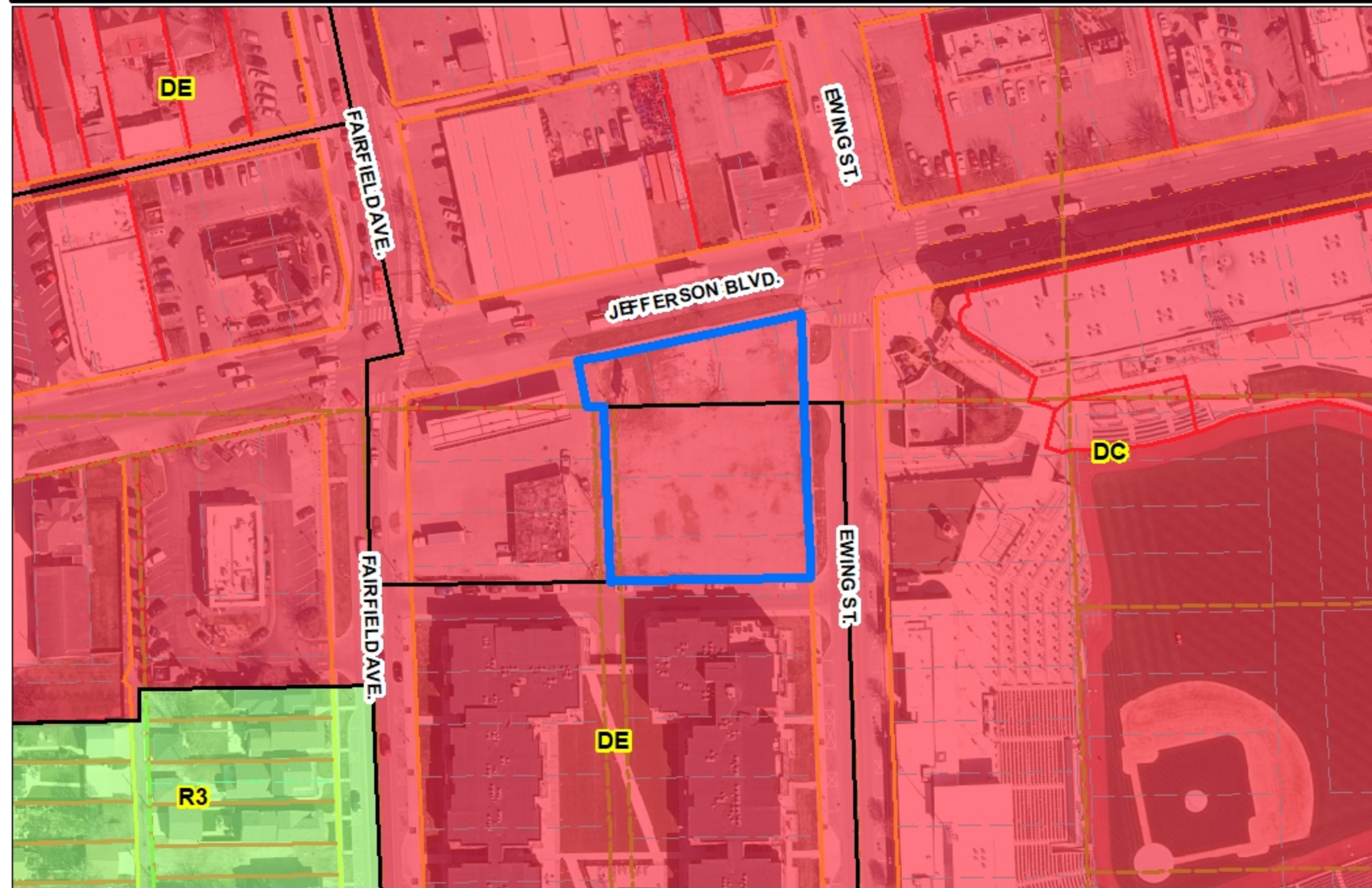


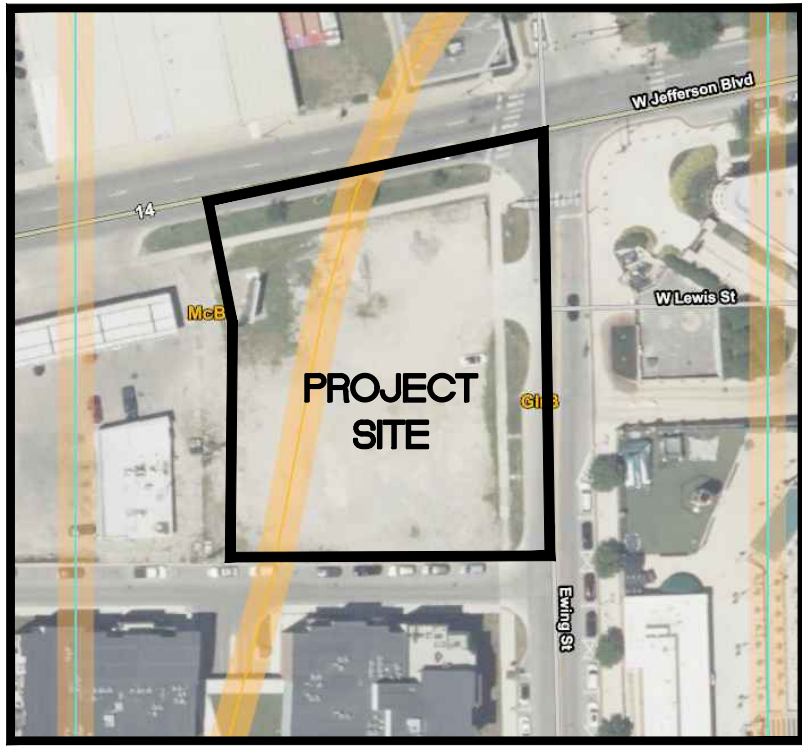
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.
 © 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 5/15/2024

0 50 100 Feet

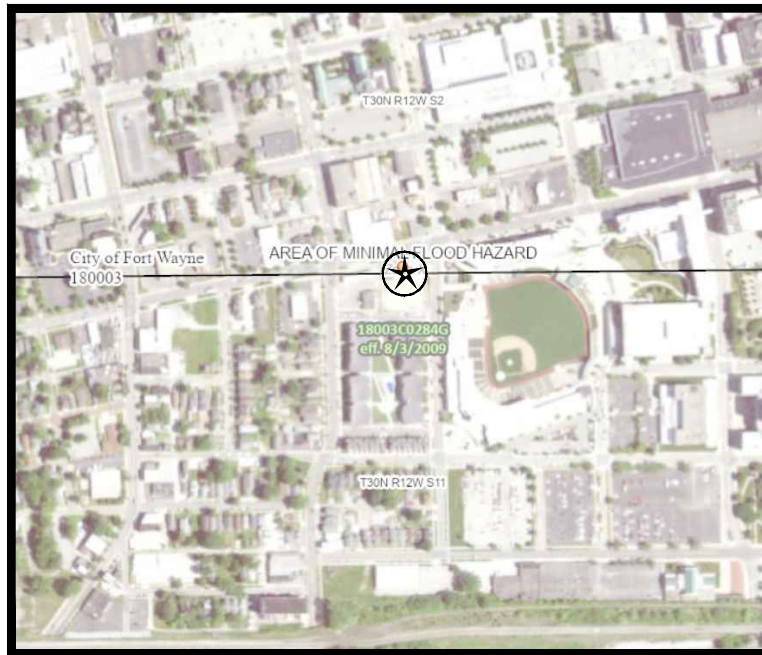


1 inch = 100 feet





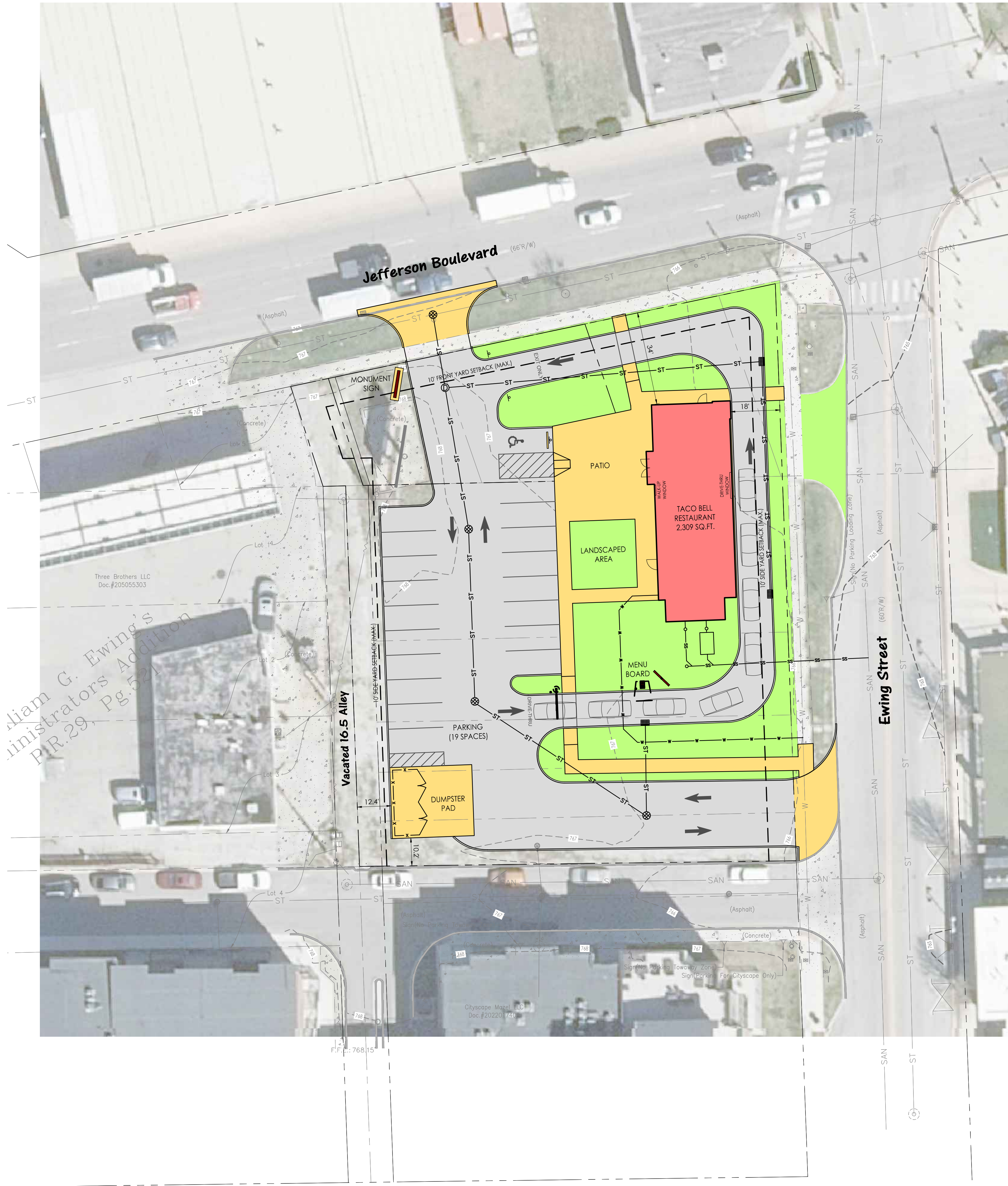
ALLEN COUNTY SOIL SURVEY MAP
NOT TO SCALE



PROJECT SITE
FLOOD INSURANCE RATE MAP (FIRM)
NOT TO SCALE
AUGUST 3, 2009 / MAP# 18003C0284G



PROJECT SITE
PROJECT SITE VICINITY MAP
NOT TO SCALE



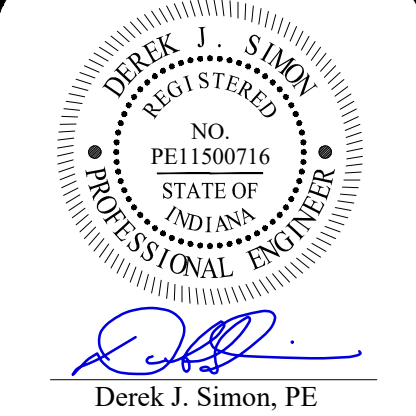
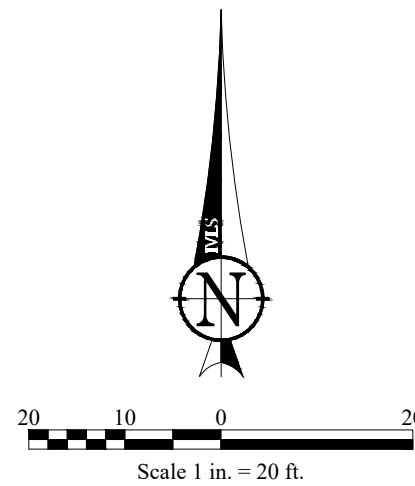
PROPOSED FEATURES LEGEND

- BUILDING
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK / PAVEMENT
- GRASS / LANDSCAPING

BUILDING SETBACK LINE

PROJECT SUMMARY

PARCEL ADDRESS:	405 W. JEFFERSON BLVD., FORT WAYNE, IN 46802
TOWNSHIP NAME:	WAYNE
TOWNSHIP SECTION:	11
EST. CONSTRUCTION START DATE:	DECEMBER 2024
EST. CONSTRUCTION END DATE:	DECEMBER 2025
CURRENT ZONING CLASSIFICATION:	DC (DOWNTOWN CORE) & DE (DOWNTOWN EDGE)
PROPOSED ZONING CLASSIFICATION:	DC (DOWNTOWN CORE)
CURRENT USE:	VACANT LOT
PROPOSED USE:	COMMERCIAL (TACO BELL RESTAURANT W/ DRIVE-THRU)
NUMBER OF BUILDINGS:	(1) BUILDING - 25' IN TOTAL HEIGHT
TOTAL BUILDING FOOTPRINT:	2,309 SQ. FT.
TOTAL LOT ACREAGE:	0.728 ACRES
TOTAL LOT IMPERVIOUS SURFACE:	0.512 ACRES
TOTAL LOT COVERAGE:	[0.512 AC. / 0.728 AC.] * 100 = 70% LOT COVERAGE
PARKING MAXIMUM:	1 SURFACE PARKING SPACE PER 800 SQ.FT. OF NEW BUILDING = 2,309 SQ.FT. / 800 = 2.89 SPACES TOTAL MAXIMUM SURFACE PARKING = 3 SPACES
PARKING PROPOSED :	18 STANDARD SPACES + 1 ADA SPACE TOTAL PARKING PROPOSED = 19 SPACES
LANDSCAPING:	SEE SHEET PDP-2 FOR LANDSCAPE PLAN SHOWING BUFFER YARDS AND MINIMUM PLANTINGS PER ORDINANCE REQUIREMENTS.
SITE LIGHTING:	SITE LIGHTING WILL BE DESIGNED TO COMPLY WITH THE ZONING ORDINANCE AND SUBMITTED TO DPS FOR REVIEW AND PERMITTING DURING THE SECONDARY DEVELOPMENT PLAN PROCESS.
SIGNAGE:	SIGNAGE WILL BE DESIGNED COMPLY WITH THE ZONING ORDINANCE AND SUBMITTED TO DPS FOR REVIEW AND PERMITTING DURING THE SECONDARY DEVELOPMENT PLAN PROCESS.
GARBAGE COLLECTION:	DUMPSTER PAD WITH SOLID ENCLOSURE
SANITARY UTILITY SERVICE:	CITY OF FORT WAYNE
WATER UTILITY SERVICE:	CITY OF FORT WAYNE
STORMWATER OUTLET:	CITY OF FORT WAYNE STORMWATER INFRASTRUCSTURE



The concepts, ideas, designs, plans, details, etc. shown on this document are the property of M.S. Engineering, LLC, and were created for use on this specific project. None of the concepts, ideas, designs, plans, details, etc. shall be used by any person, firm, or corporation for any purpose without the expressed written consent of M.S. Engineering, LLC. The owner shall be permitted to retain copies for information and reference in connection with this project.

MLSEngineering
ENGINEERING YOUR TOMORROW... TODAY
Fort Wayne Office
10060 Bant Creek Boulevard
Fort Wayne, IN 46825
Phone: (260) 482-8971
www.mlsewsite.us
Memphis Office
221 Tower Drive
Memphis, TN 38122
Phone: (901) 692-6166

PREPARED FOR:
Delight TB Indiana 4 LLC
PO Box 780023
Wichita, KS 67278
(617) 233-7114

REVISIONS:	
------------	--

Taco Bell Restaurant - Downtown
405 W. Jefferson Blvd.
Fort Wayne, Indiana 46802
Primary Development Plan
Site Plan

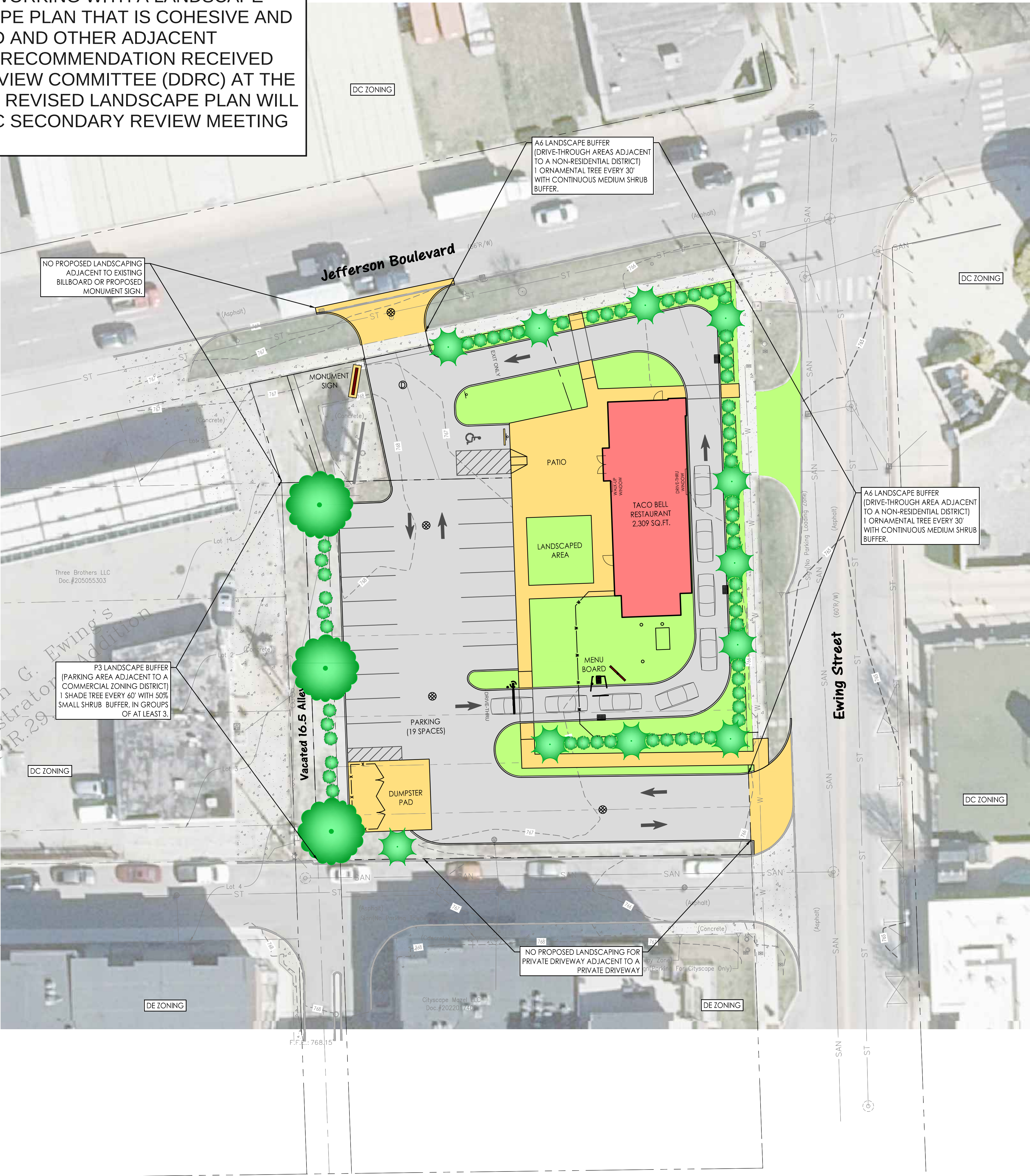
Date: 05-06-2024
Design By: ABN
Checked By: DJS
Project No.: 24017228

Sheet Number
PDP-1

MLS ENGINEERING IS CURRENTLY WORKING WITH A LANDSCAPE ARCHITECT TO CREATE A LANDSCAPE PLAN THAT IS COHESIVE AND COMPATIBLE WITH PARKVIEW FIELD AND OTHER ADJACENT DOWNTOWN DEVELOPMENTS (PER RECOMMENDATION RECEIVED FROM THE DOWNTOWN DESIGN REVIEW COMMITTEE (DDRC) AT THE PRELIMINARY REVIEW MEETING). A REVISED LANDSCAPE PLAN WILL BE SUBMITTED PRIOR TO THE DDRC SECONDARY REVIEW MEETING ON MAY 22ND, 2024.

Fairfield Avenue (66R/W)

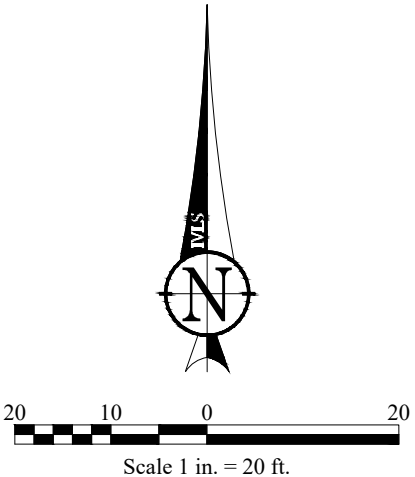
William G. Ewing's
Administrator Addition
P.R.29



PROPOSED FEATURES LEGEND

- = BUILDING
- = ASPHALT PAVEMENT
- = CONCRETE SIDEWALK / PAVEMENT
- = GRASS / LANDSCAPING

- = SHADE TREE
- = ORNAMENTAL TREE
- = SMALL/MEDIUM SHRUB



Derek J. Simon, PE
The concepts, ideas, designs, plans, details, etc. shown on this document are the property of M.S. Engineering, LLC, and were created for use on this specific project. None of the concepts, ideas, designs, plans, details, etc. shall be used by any person, firm, or corporation for any purpose without the expressed written consent of M.S. Engineering, LLC. The owner shall be permitted to retain copies for information and reference in connection with this project.

MLS Engineering
ENGINEERING YOUR TOMORROW... TODAY

Fort Wayne Office
10060 Bant Creek Boulevard
Fort Wayne, IN 46825
Phone: (260) 489-8971
www.mlswebsite.us

Monroe Office
221 Tower Drive
Monroe, IN 46772
Phone: (260) 692-6166

PREPARED FOR:
Delight TB Indiana 4 LLC
PO Box 780023
Wichita, KS 67278
(617) 233-7114

REVISIONS:

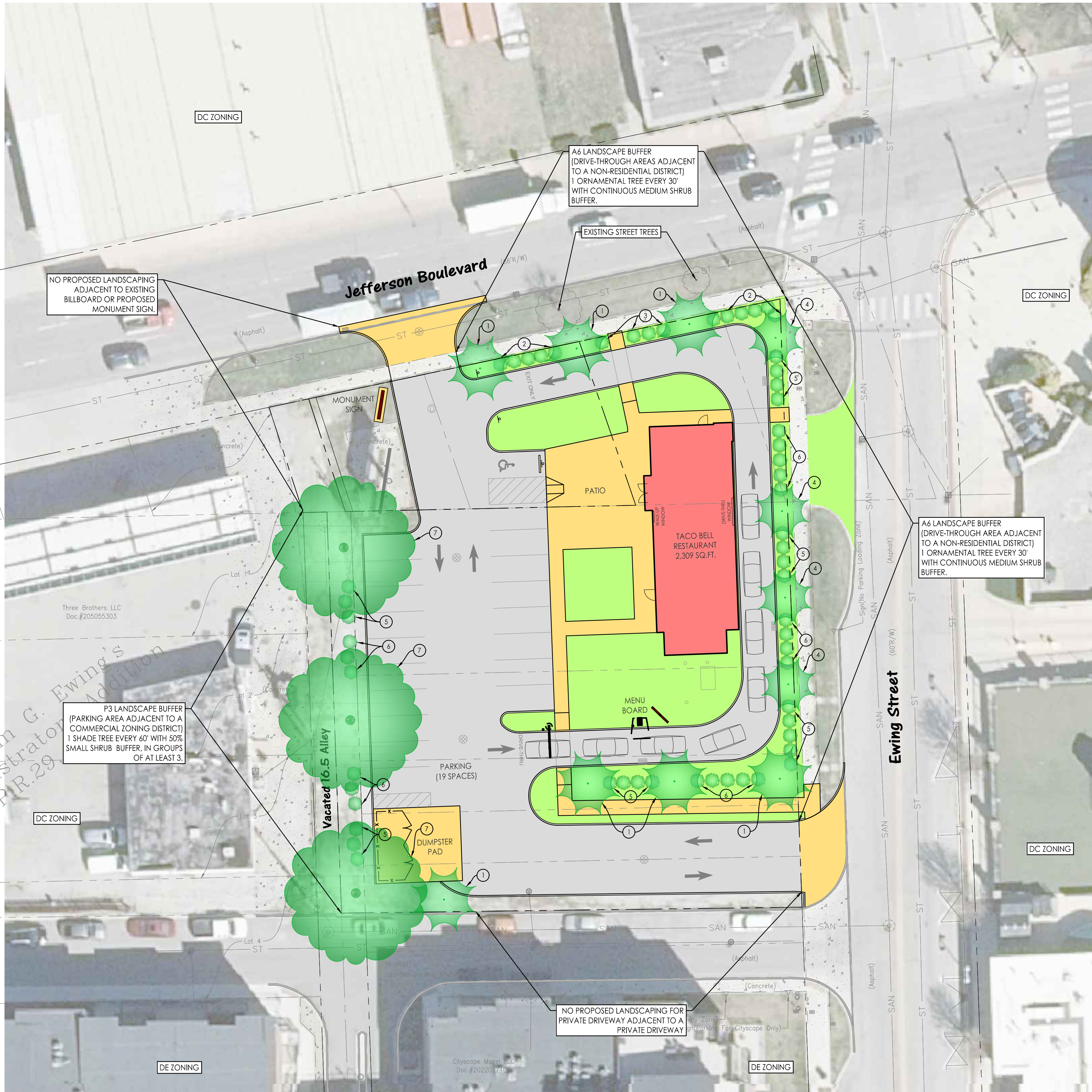
Taco Bell Restaurant - Downtown
405 W. Jefferson Blvd.
Fort Wayne, Indiana 46802
Primary Development Plan
Landscape Plan

Date: 05-06-2024
Design By: ABN
Checked By: DJS
Project No.: 24017228

Sheet Number
PDP-2

Fairfield Avenue (66R/W)

William G. Ewing's
Administrator Addition
P.R.29



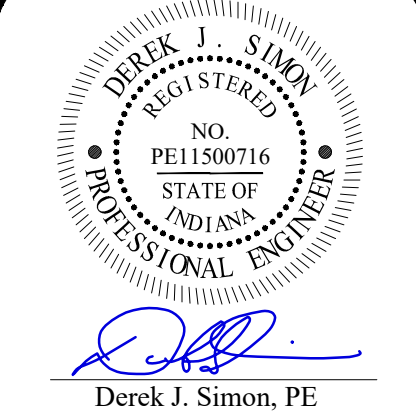
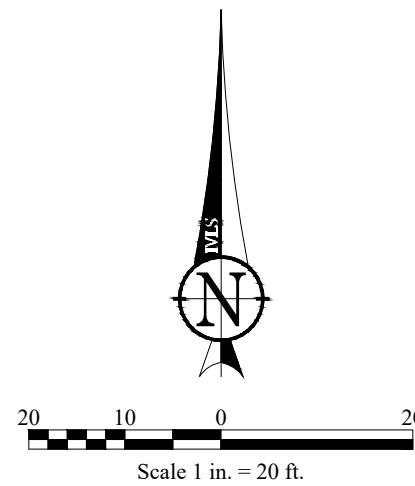
PROPOSED FEATURES LEGEND

- = BUILDING
- = ASPHALT PAVEMENT
- = CONCRETE SIDEWALK / PAVEMENT
- = GRASS

- = SHADE TREE
- = ORNAMENTAL TREE
- = SMALL/MEDIUM SHRUB

PROPOSED KEYNOTE LEGEND

- Eastern Redbud (*Cercis canadensis*)
Minimum Planting Height = 6'
Mature Height & Spread = 20' x 25'
- New Jersey Tea (*Ceanothus americanus*)
Minimum Planting Height = 2'
Maximum Spacing = 3'
Mature Height & Spread = 4' x 4'
- Japanese Spirea (*Spiraea japonica* 'Bumalda')
Minimum Planting Height = 18"
Maximum Spacing = 3'
Mature Height & Spread = 4' x 5'
- Hawthorn (Thornless) (*Crataegus punctata* 'Ohio Pioneer')
Minimum Planting Height = 6'
Mature Height & Spread = 20' x 20'
- Bayberry (*Myrica pensylvanica*)
Minimum Planting Height = 2'
Maximum Spacing = 3'
Mature Height & Spread = 5' x 5'
- Black Chokeberry (*Aronia melanocarpa*)
Minimum Planting Height = 18"
Maximum Spacing = 3'
Mature Height & Spread = 4' x 5'
- London Planetree - Bloodgood (*Platanus x acerifolia* 'Bloodgood')
Minimum Planting Height = 2" caliper
Mature Height & Spread = 50' x 30'



The concepts, ideas, designs, plans, details, etc. shown on this document are the property of M.S. Engineering, LLC, and were created for use on this specific project. None of the concepts, ideas, designs, plans, details, etc. shall be used by any person, firm, or corporation for any purpose without the expressed written consent of M.S. Engineering, LLC. The owner shall be permitted to retain copies for information and reference in connection with this project.

MLSEngineering
ENGINEERING YOUR TOMORROW... TODAY

Fort Wayne Office
10060 Bant Creek Boulevard
Fort Wayne, IN 46825
Phone: (260) 459-8971
www.mlsewebsite.us

Monroe Office
221 Tower Drive
Monroe, IN 46772
Phone: (260) 692-6166

PREPARED FOR:

Delight TB Indiana 4 LLC
PO Box 780023
Wichita, KS 67278
(617) 233-7114

REVISIONS:

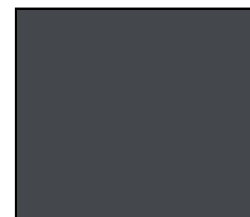
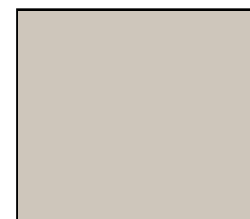
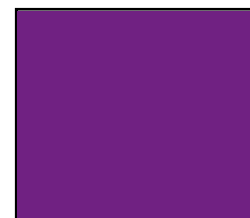
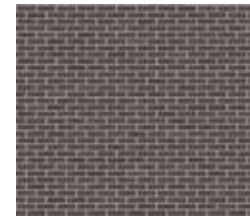
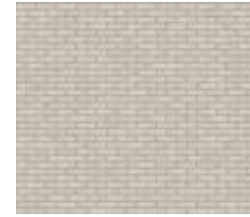
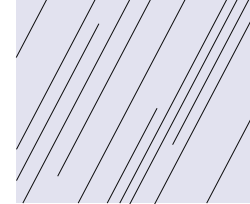
Taco Bell Restaurant - Downtown
405 W. Jefferson Blvd.
Fort Wayne, Indiana 46802
Primary Development Plan
Perimeter Landscape Plan

Date: 05-16-2024
Design By: ABN
Checked By: DJS
Project No.: 24017228

Sheet Number
PDP-2

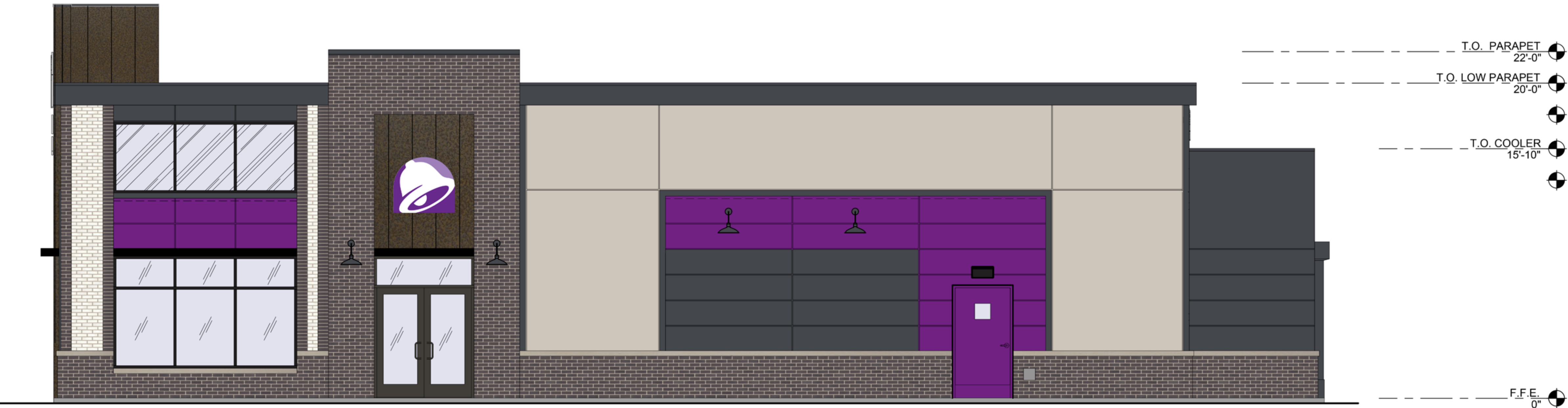


Jefferson Blvd & Ewing St.
Fort Wayne, IN

-  DRAINABLE EIFS SYSTEM
"CYBERSPACE" (SW7076)
-  DRAINABLE EIFS SYSTEM
"WORLDLY GRAY" (SW7043)
-  DRAINABLE EIFS SYSTEM
SW PURPLE TB2603C
-  METAL PANEL
"WEATHERED RUSTIC"
-  BRICK VENEER
"GRAY"
-  BRICK VENEER
"WHITE"
-  STONE SILL
"CREME"
-  OPAQUE SPANDREL GLASS



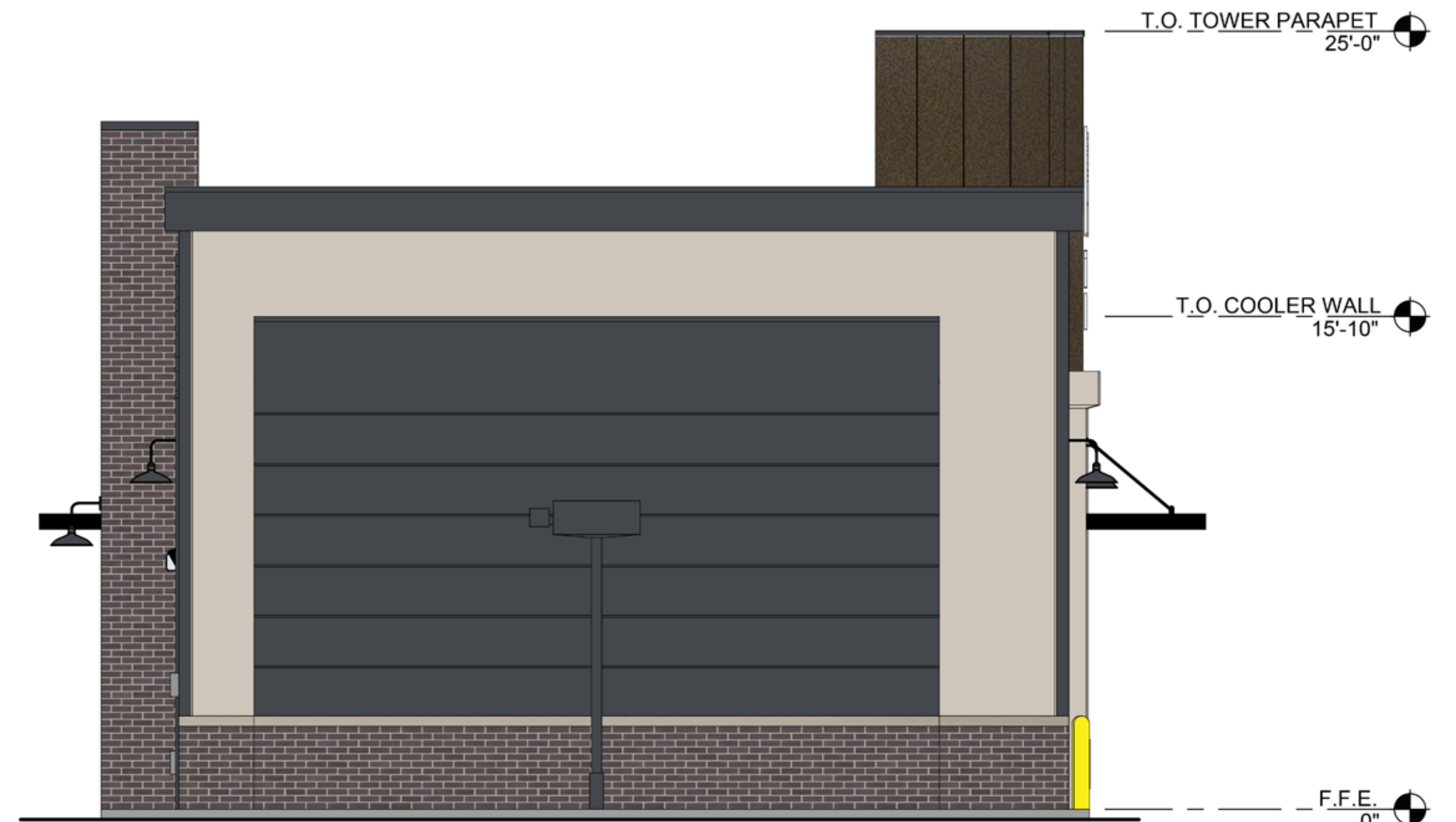
EAST ELEVATION 1/4" = 1'-0" 1



WEST ELEVATION 1/4" = 1'-0" 2



NORTH ELEVATION 1/4" = 1'-0" 3



SOUTH ELEVATION 1/4" = 1'-0" 4

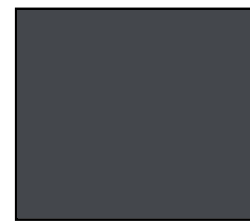
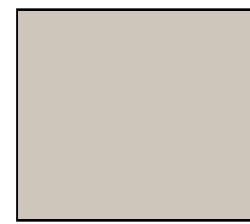
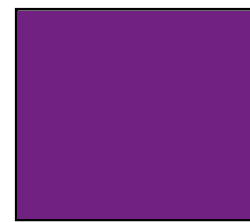
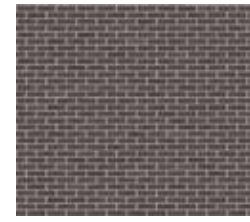
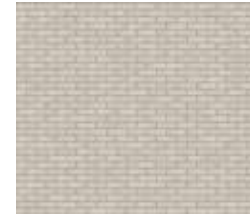
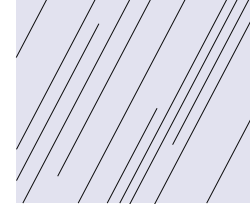
Wallin ■ Gomez
ARCHITECTS LTD

711 S. Dearborn Street, Suite 606 | Chicago, Illinois 60605 | 312.427.4702

05.07.2024

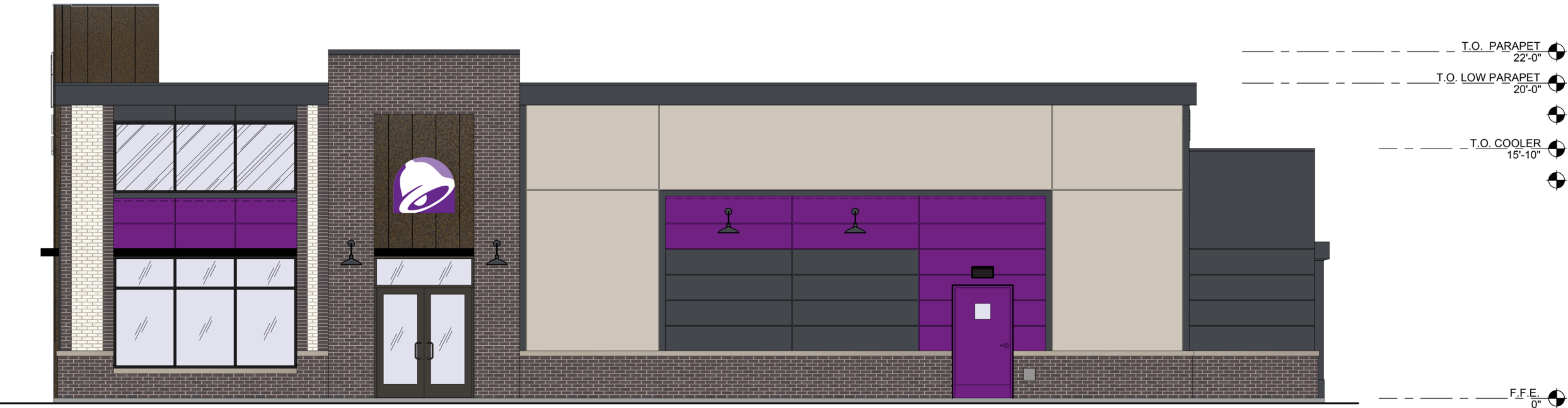


Jefferson Blvd & Ewing St.
Fort Wayne, IN

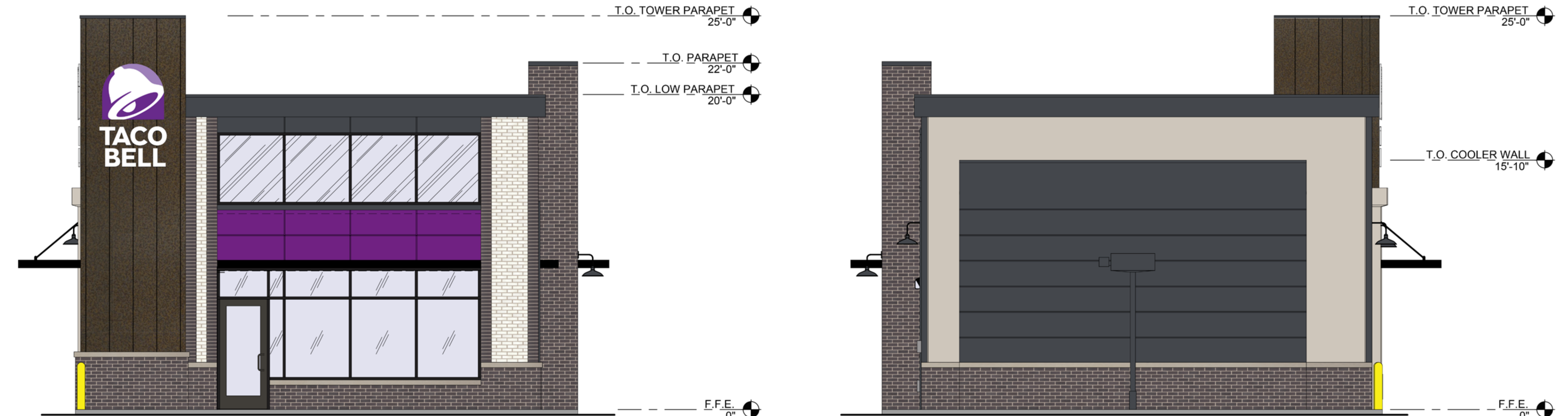
-  DRAINABLE EIFS SYSTEM
"CYBERSPACE" (SW7076)
-  DRAINABLE EIFS SYSTEM
"WORLDLY GRAY" (SW7043)
-  DRAINABLE EIFS SYSTEM
SW PURPLE TB2603C
-  METAL PANEL
"WEATHERED RUSTIC"
-  BRICK VENEER
"GRAY"
-  BRICK VENEER
"WHITE"
-  STONE SILL
"CREME"
-  OPAQUE SPANDREL GLASS



EAST ELEVATION 1/4" = 1'-0" 1



WEST ELEVATION 1/4" = 1'-0" 2



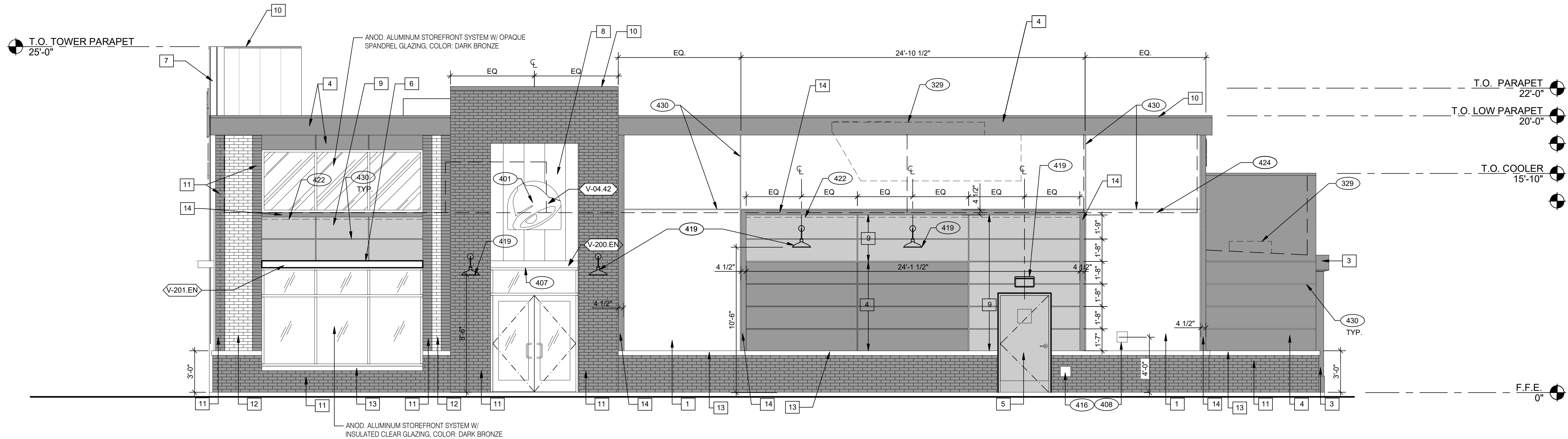
NORTH ELEVATION 1/4" = 1'-0" 3

SOUTH ELEVATION 1/4" = 1'-0" 4

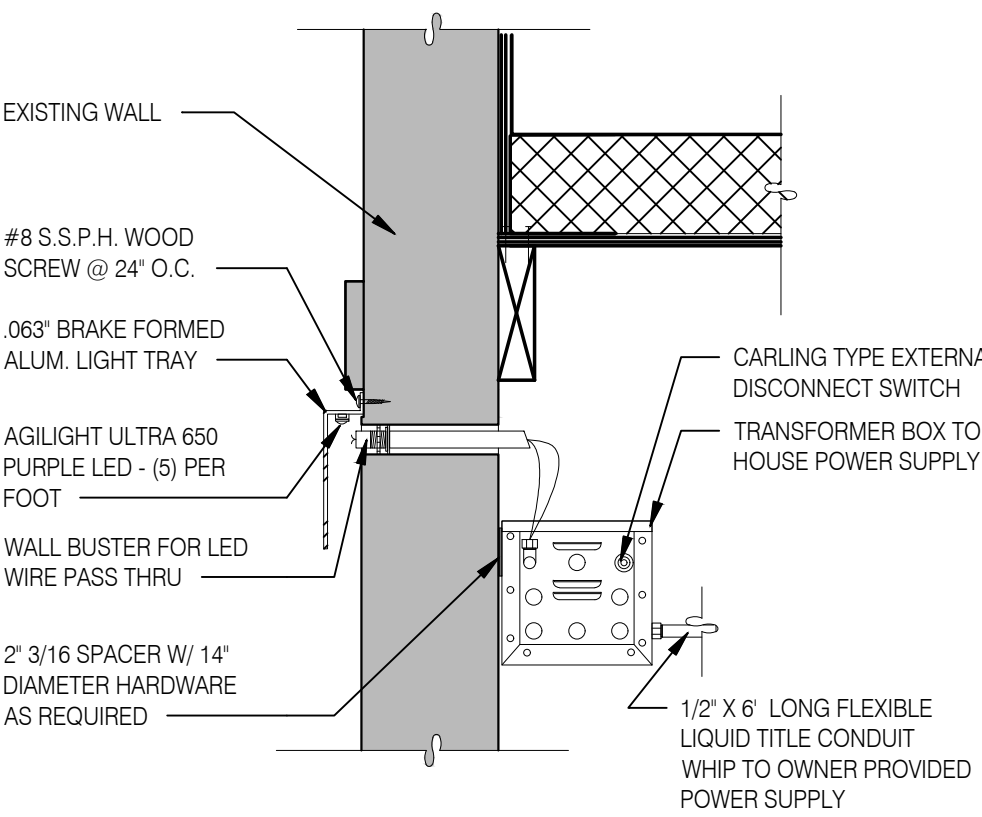
Wallin ■ Gomez
ARCHITECTS LTD

711 S. Dearborn Street, Suite 606 | Chicago, Illinois 60605 | 312.427.4702

05.07.2024



WEST ELEVATION 1/4" = 1'-0" 1



LED WALL WASHER DETAIL F

TYPE MARK	QTY	ITEM DESCRIPTION	LOC
TOWER			
V-09.14W	2	14" WHITE CHANNEL LETTERS VERTICAL	A4.1
SIDE ENTRY			
V-04.42	3	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.1
V-200.EN	1	SIDE ENTRY AWNING 6' 4" X 6' 3" BLACK	A4.0
DRIVE THRU			
V-101.DT	1	DT AWNING (OVER DT) 9' 0" X 4' 0" BLACK	A4.1
EYEBROW AWNINGS			
V-202.EN	1	FRONT EYEBROW (WINDOW) 16' 7" X 6' H X 1' 4" D BLACK	A4.1
V-203.EN	1	DT EYEBROW (WINDOW) 7' 8" X 6' H X 1' 4" D BLACK	A4.1
V-201.EN	1	SIDE ENTRY EYEBROW AWNING (WINDOW) 12' 6" H X 1' 4" D BLACK	A4.0

SIGNAGE E

MISCELLANEOUS
A. SEE SHEET A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.
SEALERS (REFER TO SPECS)
A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AND JAMB. DO NOT SEAL SILL @ WINDOWS.
C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING AND CANOPY.
CRITICAL DIMENSIONS
A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/BUILDING ELEMENTS DIMENSIONS.
NOTE: NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.

GENERAL NOTES C

PAINTING
APPLICATOR MUST DO THEIR DUE DILIGENCE WITH PREPARATION.
PRIMER: 1 COAT SW A24W8300
FINISH: 2 COATS SW A82-100 SERIES, MATCH COLORS FROM MATERIAL SCHEDULE.
A-100 EXTERIOR LATEX SATIN.

PAINT NOTES A

SYMBOL	ITEM/MATERIAL	MANUFACTURER	MATERIAL SPEC	COLOR	CONTACT INFORMATION
1	1-1/2\"/>	STO	SlOtHERM gi LOTUSAN	COLOR TO MATCH WORLDLY GRAY (SW7043) - (LIGHT GRAY)	
2	SCUPPERS / DOWNSPOUTS	-	-	WORLDLY GRAY (SW7043), SEMI-GLOSS - (LIGHT GRAY)	
3	SCUPPER / DOWNSPOUTS	-	-	CYBERSPACE (SW7076), SEMI-GLOSS - (BLACK)	
4	1-1/2\"/>	STO	SlOtHERM gi LOTUSAN	COLOR TO MATCH CYBERSPACE (SW7076) - (BLACK)	
5	HOLLOW METAL DOOR	-	-	SW PURPLE TB2603C, SEMI-GLOSS	
6	AWNINGS	SIGNAGE VENDOR	-	BLACK	
7	CORNER TOWER	WESTERN STATE	T-GROOVE 24GA PAINTED 18\"/>	WEATHERED RUSTIC	SEE C / A 7.2
8	RECESS OF SIDE ENTRY PORTAL	WESTERN STATE	T-GROOVE 24GA PAINTED 18\"/>	WEATHERED RUSTIC	SEE C / A 7.2
9	1-1/2\"/>	STO	SlOtHERM gi LOTUSAN	COLOR TO MATCH SW PURPLE TB2603C	
10	METAL PARAPET CAP	-	24GA GALVANIZED	CYBERSPACE (SW7076) KYNAR 500 COATING	
11	BRICK VENEER		MODULAR	GRAY	
12	BRICK VENEER		MODULAR	WHITE	
13	STONE SILL / BAND		CAST STONE	CREAM	
14	2-1/2\"/>	STO	SlOtHERM gi LOTUSAN	COLOR TO MATCH CYBERSPACE (SW7076) - (BLACK)	

EXTERIOR FINISH SCHEDULE D

- 329 MECHANICAL UNIT, SEE ROOF PLAN.
401 BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
407 METAL CANOPIES BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
408 CO2 FILLER VALVE & COVER.
416 HOSE BIB BOX AT 18\"/>

KEY NOTES B



DATE	REMARKS

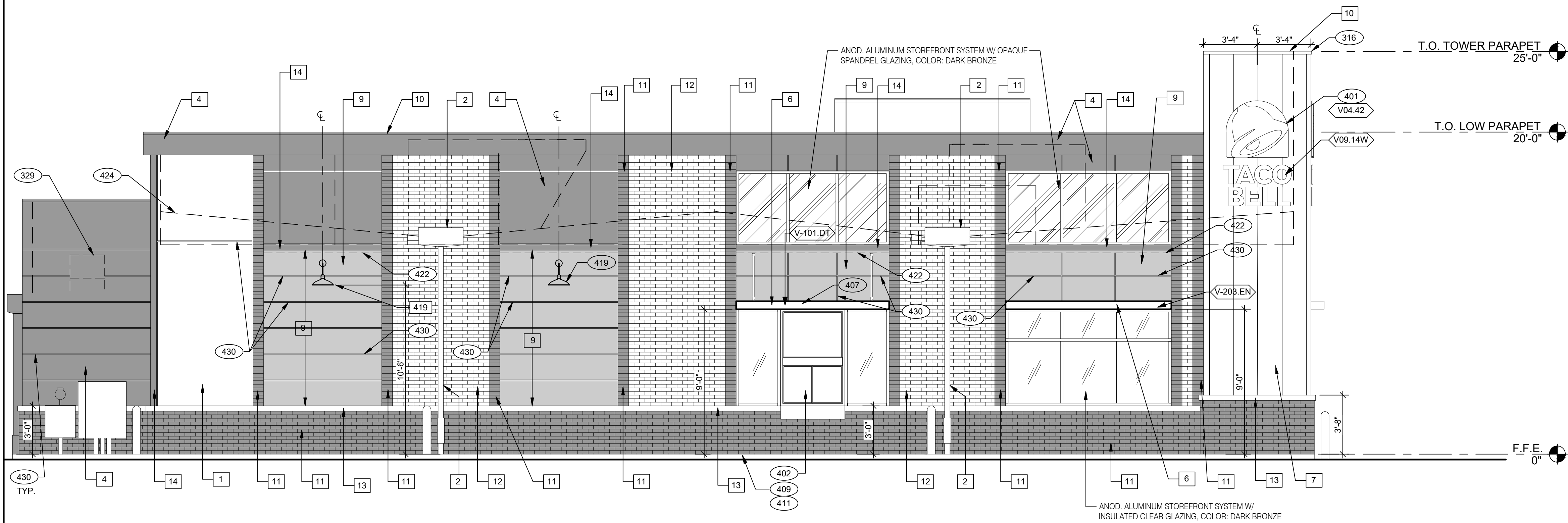
CONTRACT DATE:
BUILDING TYPE: END. MED40
PLAN VERSION: JUNE 2022
SITE NUMBER: TBD
STORE NUMBER: TBD
PA/PM: DJW
DRAWN BY.: CLL
JOB NO.: 21122

TACO BELL
Jefferson Blvd & Ewing St
Fort Wayne, IN 46802



ENDEAVOR 2.0
EXTERIOR
ELEVATIONS

A4.0

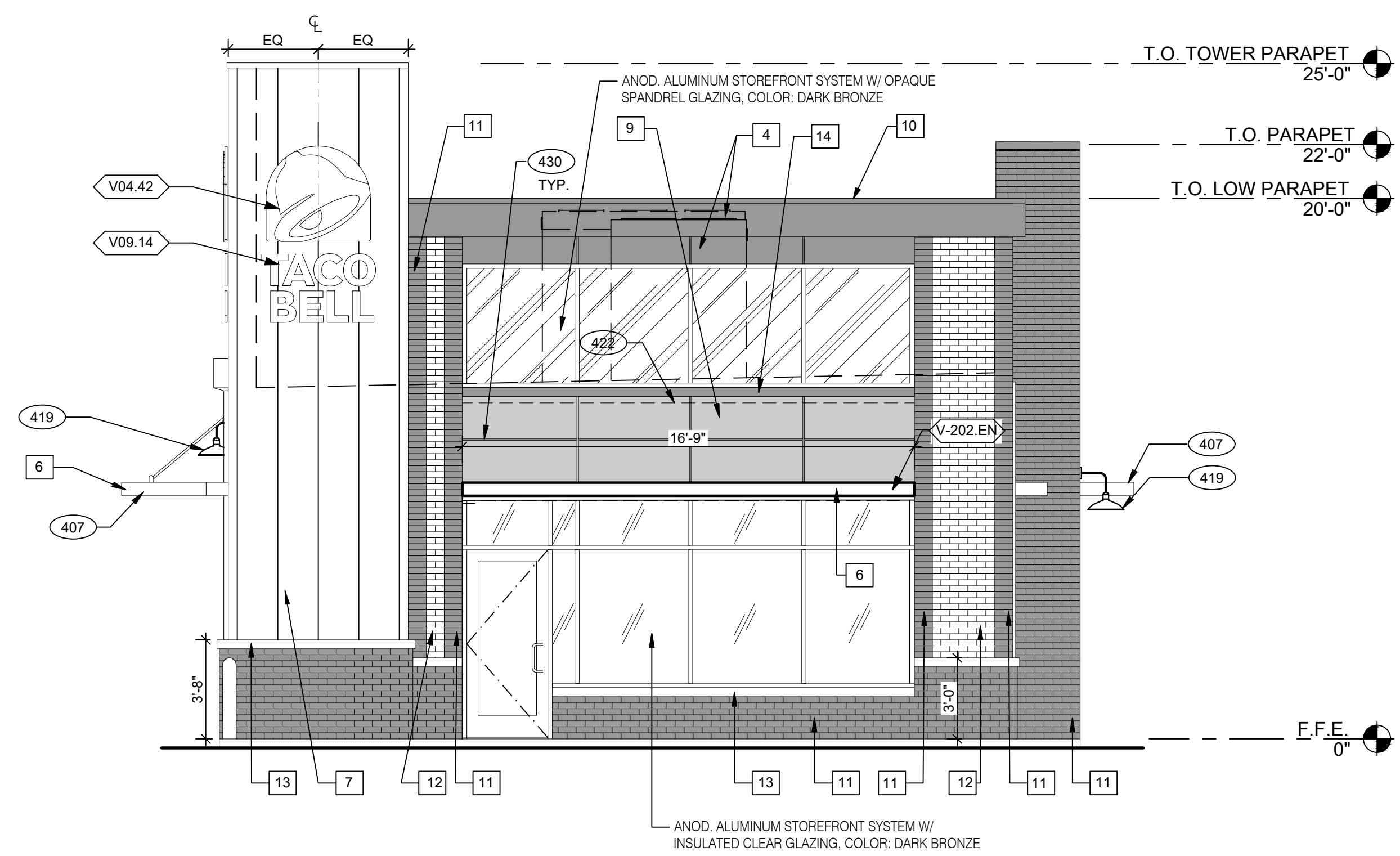


- SEE SHEET A4.0 FOR FINISH SCHEDULE
- 316 METAL PARAPET CAP.
329 MECHANICAL UNIT, SEE ROOF PLAN.
401 BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
402 DRIVE THRU WINDOW. SEE SHEET A1.0 AND A1.1.
407 METAL CANOPIES BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
409 ASSUME D/T LANE SURFACE IS 6" BELOW THE FINISH FLOOR. REFER TO GRADING & SITE PLAN.
411 CONCRETE CURB.
419 EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
422 PURPLE LIGHT WALL WASHER, PROVIDED BY SIGNAGE VENDOR.
424 LINE OF ROOF BEYOND.
430 3/4" V' SHAPED REVEAL AT EIFS

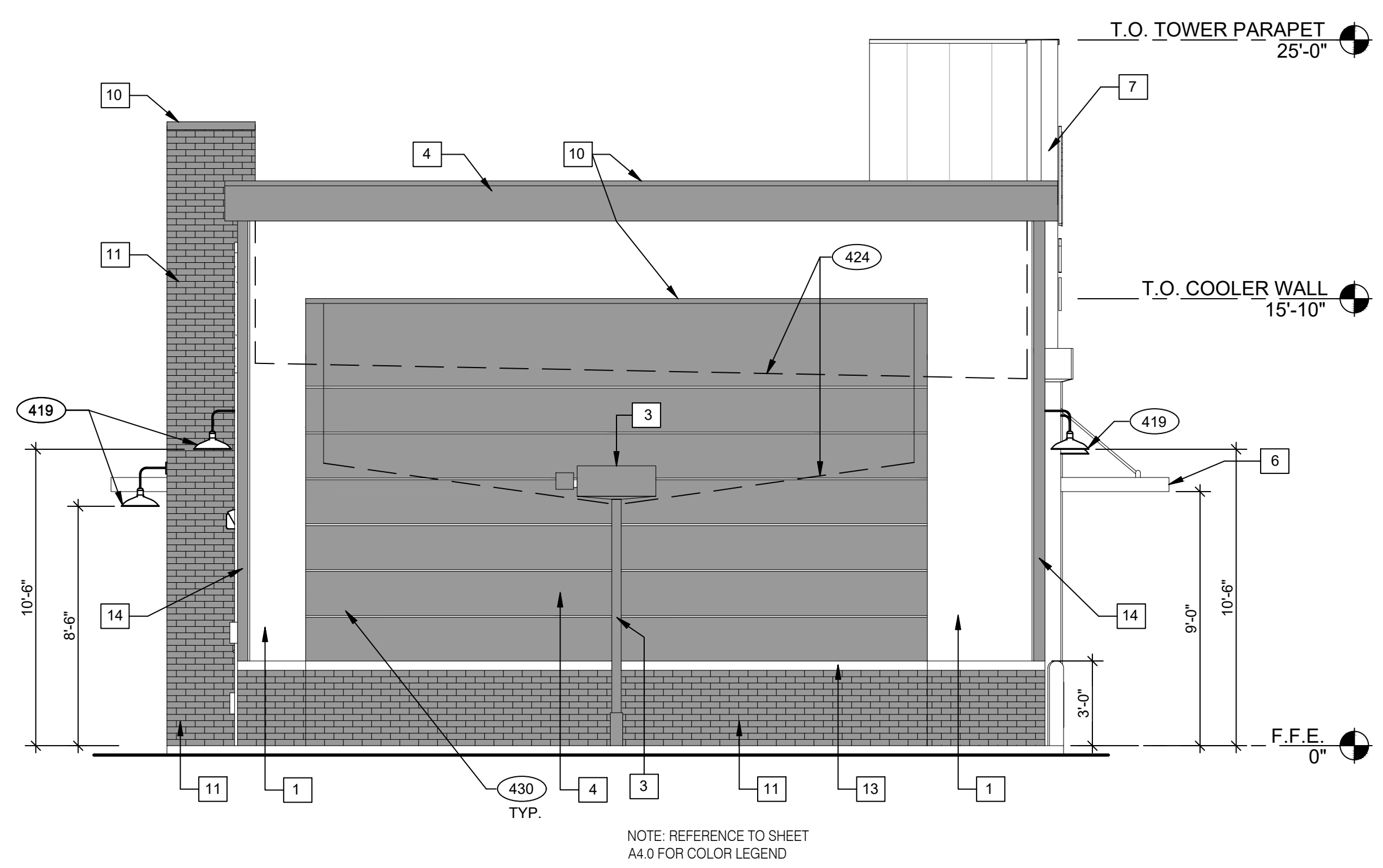
NOTE: ANY ARTWORK USED ON THE EXTERIOR MUST BE FROM THE SAME ARTWORK FAMILY AS THE INTERIOR

EAST ELEVATION 1/4" = 1'-0" 1

KEY NOTES A



NORTH ELEVATION 1/4" = 1'-0" 2



SOUTH ELEVATION 1/4" = 1'-0" 3



DATE	REMARKS

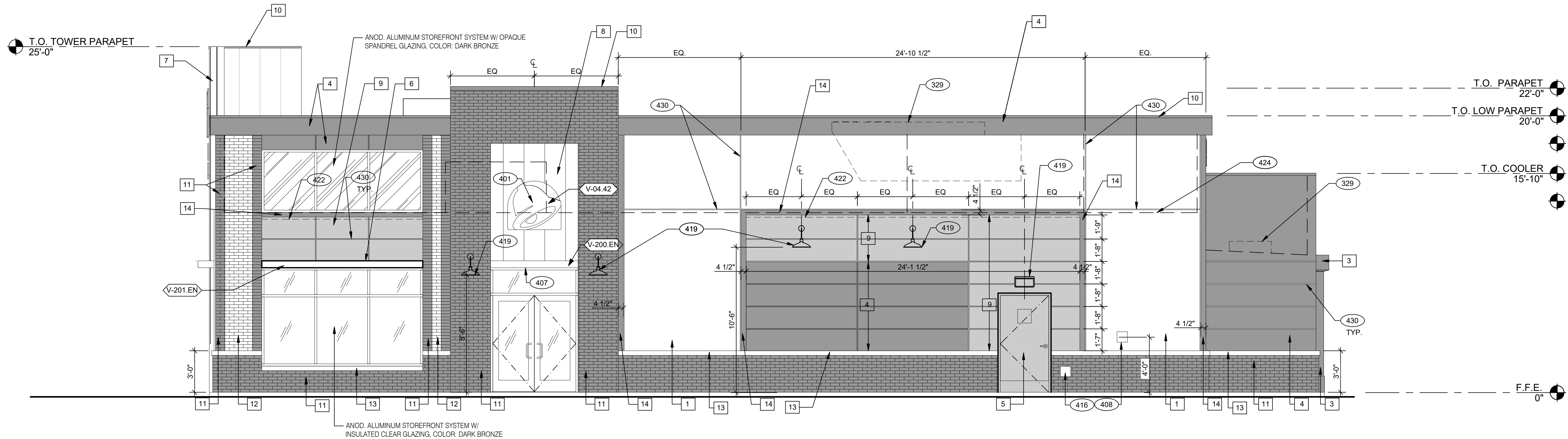
CONTRACT DATE:
BUILDING TYPE: END. MED40
PLAN VERSION: JUNE 2022

SITE NUMBER: TBD
STORE NUMBER: TBD
PA/PM: DJW
DRAWN BY.: CLL
JOB NO.: 21122

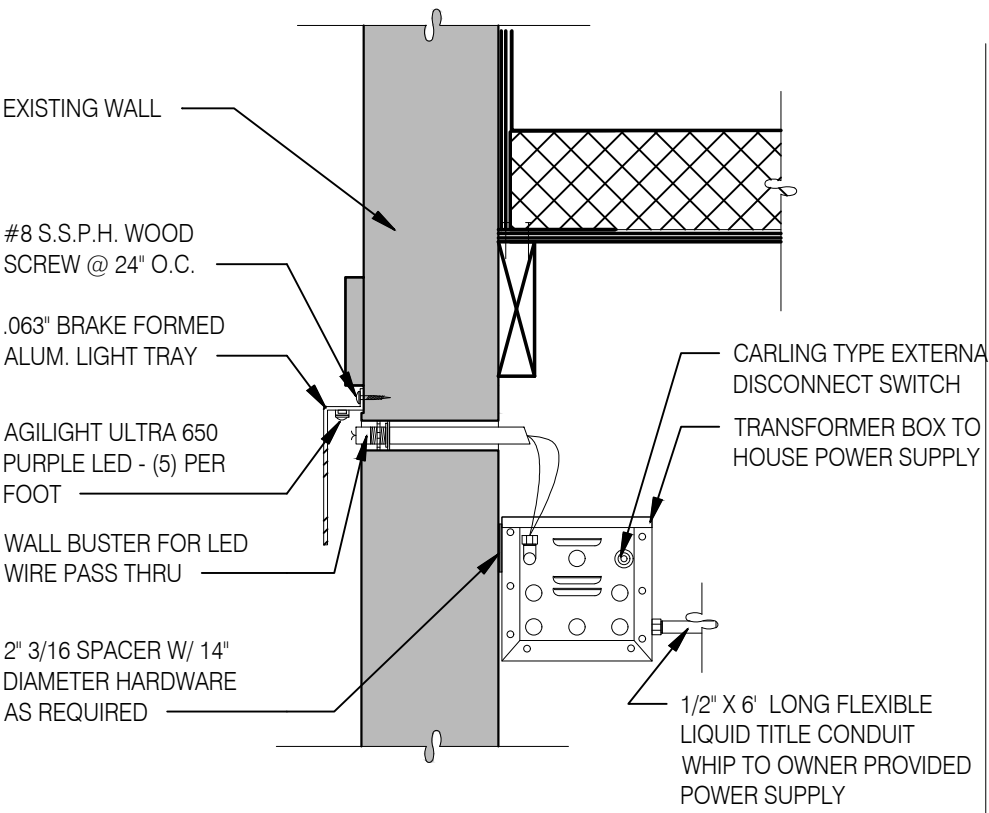
TACO BELL
Jefferson Blvd & Ewing St
Fort Wayne, IN 46802


ENDEAVOR 2.0
ELEVATIONS

A4.1



WEST ELEVATION 1/4" = 1'-0" 1



LED WALL WASHER DETAIL F

TYPE MARK	QTY	ITEM DESCRIPTION	LOC
TOWER			
V-09.14W	2	14" WHITE CHANNEL LETTERS VERTICAL	A4.1
SIDE ENTRY			
V-04.42	3	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.1
V-200.EN	1	SIDE ENTRY AWNING 6' 4" X 6' 3" BLACK	A4.0
DRIVE THRU			
V-101.DT	1	DT AWNING (OVER DT) 9' 0" X 4' 9" BLACK	A4.1
EYEBROW AWNINGS			
V-202.EN	1	FRONT EYEBROW (WINDOW) 16' 7" X 6" H X 1' 4" D BLACK	A4.1
V-203.EN	1	DT EYEBROW (WINDOW) 7' 8" L X 6" H X 1' 4" D BLACK	A4.1
V-201.EN	1	SIDE ENTRY EYEBROW AWNING (WINDOW) 12' L 6" H X 1' 4" D BLACK	A4.0

SIGNAGE E

MISCELLANEOUS
A. SEE SHEET A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.
SEALERS (REFER TO SPECS)
A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AND JAMB. DO NOT SEAL SILL @ WINDOWS.
C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING AND CANOPY.
CRITICAL DIMENSIONS
A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/BUILDING ELEMENTS DIMENSIONS.
NOTE: NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.

GENERAL NOTES C

PAINTING
APPLICATOR MUST DO THEIR DUE DILIGENCE WITH PREPARATION.
PRIMER: 1 COAT SW A24W8300
FINISH: 2 COATS SW A82-100 SERIES, MATCH COLORS FROM MATERIAL SCHEDULE.
A-100 EXTERIOR LATEX SATIN.

PAINT NOTES A

SYMBOL	ITEM/MATERIAL	MANUFACTURER	MATERIAL SPEC	COLOR	CONTACT INFORMATION
1	1-1/2" DRAINABLE EIFS SYSTEM	STO	StoTHERM gi LOTUSAN	COLOR TO MATCH WORLDLY GRAY (SW7043) - (LIGHT GRAY)	
2	SCUPPERS / DOWNSPOUTS	-	-	WORLDLY GRAY (SW7043), SEMI-GLOSS - (LIGHT GRAY)	
3	SCUPPER / DOWNSPOUTS	-	-	CYBERSPACE (SW7076), SEMI-GLOSS - (BLACK)	
4	1-1/2" DRAINABLE EIFS SYSTEM	STO	StoTHERM gi LOTUSAN	COLOR TO MATCH CYBERSPACE (SW7076) - (BLACK)	
5	HOLLOW METAL DOOR	-	-	SW PURPLE TB2603C, SEMI-GLOSS	
6	AWNINGS	SIGNAGE VENDOR	-	BLACK	
7	CORNER TOWER	WESTERN STATE	T-GROOVE 24GA PAINTED 18" PANEL	WEATHERED RUSTIC	SEE C / A 7.2
8	RECESS OF SIDE ENTRY PORTAL	WESTERN STATE	T-GROOVE 24GA PAINTED 18" PANEL	WEATHERED RUSTIC	SEE C / A 7.2
9	1-1/2" DRAINABLE EIFS SYSTEM	STO	StoTHERM gi LOTUSAN	COLOR TO MATCH SW PURPLE TB2603C	
10	METAL PARAPET CAP	-	24GA GALVANIZED	CYBERSPACE (SW7076) KYNAR 500 COATING	
11	BRICK VENEER		MODULAR	GRAY	
12	BRICK VENEER		MODULAR	WHITE	
13	STONE SILL / BAND		CAST STONE	CREAM	
14	2-1/2" DRAINABLE EIFS SYSTEM	STO	StoTHERM gi LOTUSAN	COLOR TO MATCH CYBERSPACE (SW7076) - (BLACK)	

EXTERIOR FINISH SCHEDULE D

- 329 MECHANICAL UNIT, SEE ROOF PLAN.
- 401 BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
- 407 METAL CANOPIES BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
- 408 CO2 FILLER VALVE & COVER.
- 416 HOSE BIB BOX AT 18" A.F.F.
- 419 EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
- 422 PURPLE LIGHT WALL WASHER, PROVIDED BY SIGNAGE VENDOR.
- 424 LINE OF ROOF BEYOND.
- 430 3/4" "V" SHAPED REVEAL AT EIFS

KEY NOTES B



DATE	REMARKS

CONTRACT DATE:
BUILDING TYPE: END. MED40
PLAN VERSION: JUNE 2022
SITE NUMBER: TBD
STORE NUMBER: TBD
PA/PM: DJW
DRAWN BY.: CLL
JOB NO.: 21122

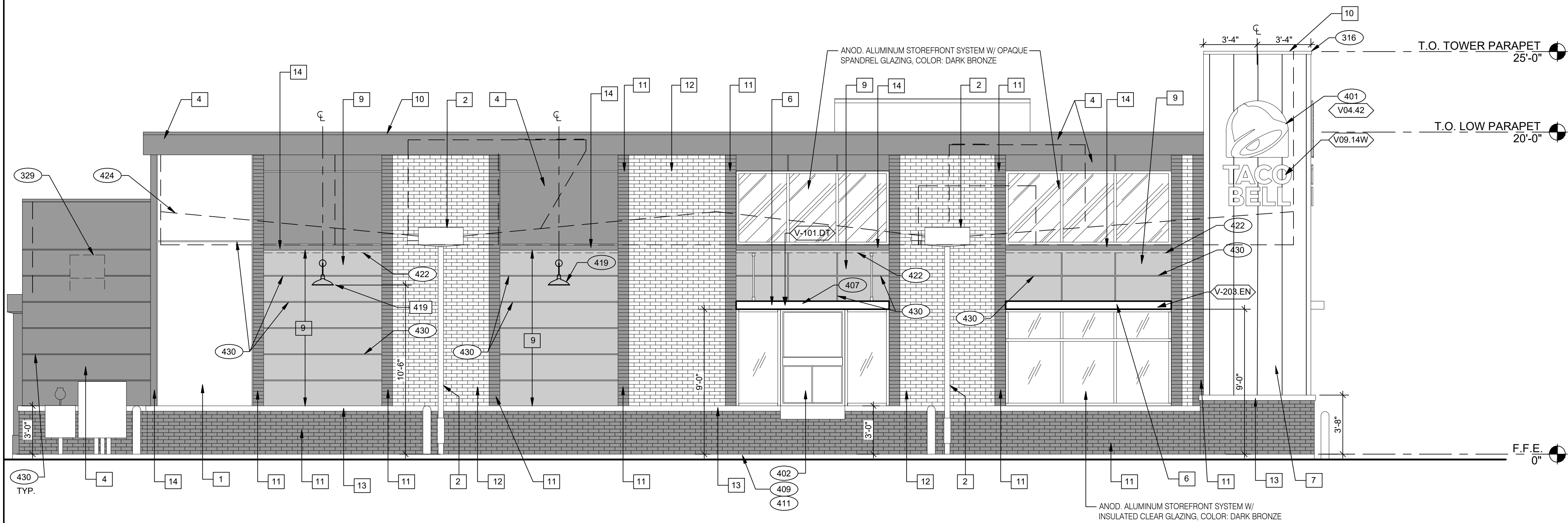
TACO BELL

Jefferson Blvd & Ewing St
Fort Wayne, IN 46802



ENDEAVOR 2.0
EXTERIOR
ELEVATIONS

A4.0



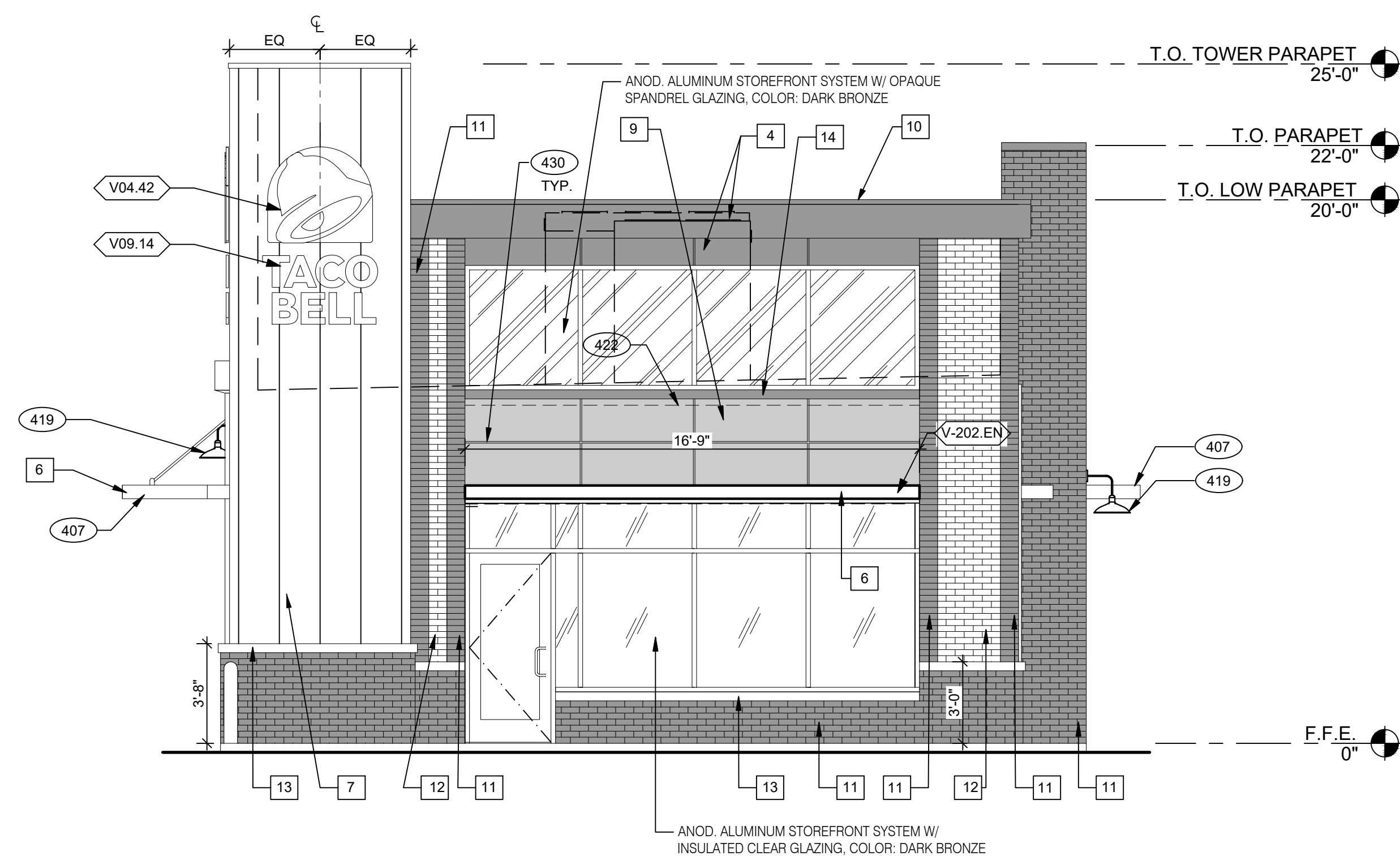
- SEE SHEET A4.0 FOR FINISH SCHEDULE
- 316 METAL PARAPET CAP.
329 MECHANICAL UNIT, SEE ROOF PLAN.
401 BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
402 DRIVE THRU WINDOW. SEE SHEET A1.0 AND A1.1.
407 METAL CANOPIES BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
409 ASSUME D/T LANE SURFACE IS 6" BELOW THE FINISH FLOOR. REFER TO GRADING & SITE PLAN.
411 CONCRETE CURB.
419 EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
422 PURPLE LIGHT WALL WASHER, PROVIDED BY SIGNAGE VENDOR.
424 LINE OF ROOF BEYOND.
430 3/4" 'V' SHAPED REVEAL AT EIFS

NOTE: ANY ARTWORK USED ON THE EXTERIOR MUST BE FROM THE SAME ARTWORK FAMILY AS THE INTERIOR

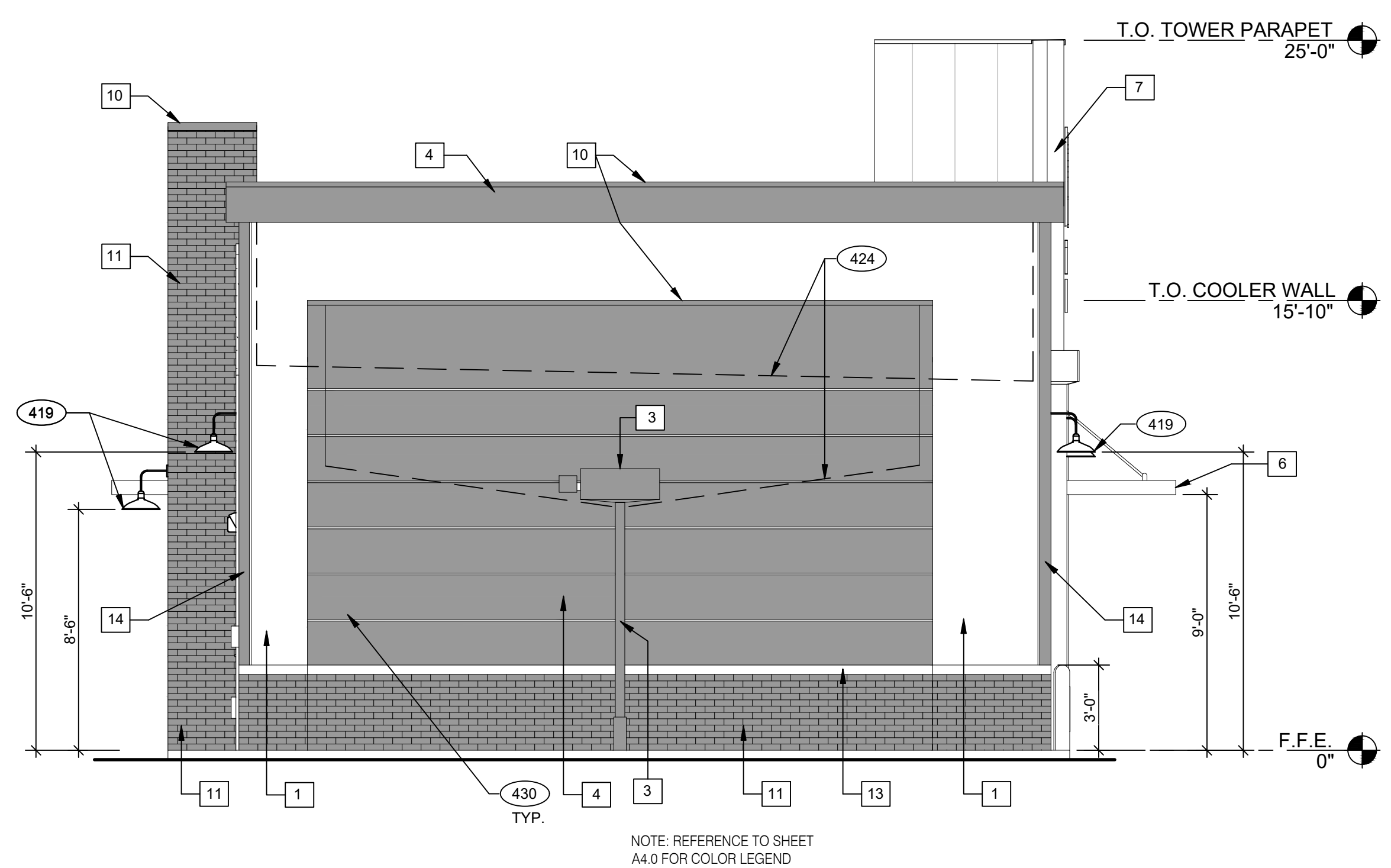
EAST ELEVATION 1/4" = 1'-0" 1

KEY NOTES

A



NORTH ELEVATION 1/4" = 1'-0" 2



SOUTH ELEVATION 1/4" = 1'-0" 3



DATE	REMARKS

CONTRACT DATE:
BUILDING TYPE: END. MED40
PLAN VERSION: JUNE 2022

SITE NUMBER: TBD
STORE NUMBER: TBD
PA/PM: DJW
DRAWN BY.: CLL
JOB NO.: 21122

TACO BELL
Jefferson Blvd & Ewing St
Fort Wayne, IN 46802



ENDEAVOR 2.0
ELEVATIONS

A4.1

Legal Description

Lot Number 1 in Charles D. Bond's Subdivision of Out Lot No. 2 of the East 1/2 of the Northwest 1/4 of Section 11, Township 30 North, Range 12 East, according to the plat thereof, as recorded in Deed Record T, page 49, in the Office of the Recorder of Allen County, Indiana.

ALSO:

The South 18 feet of Lot Number 2, and the North 18 feet of Lot Number 3, in Charles D. Bond's Subdivision of Out Lot No. Two of the East 1/2 of the Northwest 1/4 of Section 11, Township 30 North, Range 12 East, according to the plat thereof, recorded in Deed Record T, page 49, in the Office of the Recorder of Allen County, Indiana.

ALSO:

The South 30 feet of Lot Number 3 in Charles D. Bond's Subdivision of Ewing's Out Lot No. 2 in the East Half of the Northwest Quarter of Section 11, Township 30 North, Range 12 East, according to the plat thereof, as recorded in Deed Record T, page 49, in the Office of the Recorder of Allen County, Indiana.

Excepting therefrom:

The South 13.4 feet of Lot 3 in Bonds Subdivision of Out Lot 2 of East Half, Northwest Quarter, Section 11, Township 30 North, Range 12 East, as recorded in Deed Record "T", page 49 in the Office of the Recorder of Allen County, Indiana.

ALSO INCLUDING:

The East 1/2 of vacated alley adjoining Lots on the West as vacated by General Ordinance No. G-9-15 and recorded as Document Number 2015026908, in the Office of the Recorder of Allen County, Indiana.

ALSO:

Lot Numbers 1 and 2, in Block 33, in Ewing's Addition to the City of Fort Wayne, as recorded in Plat Record 2, page 40, in the Office of the Recorder of Allen County, Indiana.

ALSO:

Lot Numbers 3 and 4, in Block 33, in Ewing's Addition to the City of Fort Wayne, as recorded in Plat Record 2, page 40, including that portion of Lot 4 as dedicated for alley in Miscellaneous Record 15, page 635 and vacated by General Ordinance No. G-9-15 and recorded as Document Number 2015026908, in the Office of the Recorder of Allen County, Indiana.

TOGETHER WITH:

Lots 1 and 2, Block 33, Ewings Addition to the City of Fort Wayne, Allen County, Indiana.

Department of Planning Services Rezoning Petition Application

Applicant
Applicant Delight TB Indiana 4 LLC
Address P.O. Box 780023
City Wichita State KS Zip 67278
Telephone (617) 233-7114 E-mail rkrumholz@delightrg.com

Property Ownership
Property Owner City of Fort Wayne, Department of Redevelopment
Address 200 E. Berry Street, Suite 320
City Fort Wayne State IN Zip 46802
Telephone (260) 427-2144 E-mail jonathan.leist@cityoffortwayne.org

Contact Person
Contact Person Thomas B. Trent, Rothberg Law Firm
Address 505 E. Washington Blvd.
City Fort Wayne State IN 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 405 W. Jefferson Blvd Township and Section _____
Present Zoning DE/DC Proposed Zoning DC Acreage to be rezoned 0.22 acres
Purpose of rezoning (attach additional page if necessary) _____
To create uniform zoning and development standards for a proposed Taco Bell Restaurant.
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 (please complete attached document)

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

Delight TB Indiana 4 LLC

(printed name of applicant)

[Signature]
(signature of applicant)

5/7/24
(date)

The City of Fort Wayne, Department of Redevelopment

(printed name of property owner)

[Signature]
(signature of property owner)

5/7/24
(date)



Received	Receipt No.	Hearing Date	Petition No.
<u>5-7-24</u>	<u>145398</u>	<u>6-10-24</u>	<u>REZ-2024</u>

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



0025

Exhibit A

FORT WAYNE, INDIANA DEPARTMENT OF PLANNING SERVICES REZONING QUESTIONNAIRE

Development: 405 W. Jefferson Blvd., Fort Wayne, Indiana ("Property")

Applicant: Delight TB Indiana 4 LLC ("Applicant")

Contact Person: Thomas B. Trent, Rothberg Law Firm

1. Comprehensive Plan.

The proposed rezoning of the Property from DE/Downtown Edge and DC/Downtown Core to DC/Downtown Core is supported by the *All in Allen* Comprehensive Plan (hereinafter, the "Plan").

First, the Plan recognizes several themes, including equity. On **page 35** of the Plan, one goal envisioned under Equity is to "foster walkable, neighborhood-focused commercial and mixed-use development to expand everyday needs and employment opportunities." Part of this focus is "reinvestment and new development".

A. Future Growth and Development Map

The Future Growth and Development Map, found on **page 55** of the Plan, indicates that the Property is located in the area designated as *Downtown*. The Plan defines Downtown as an area that is a "destination for the entire region. Its value and continued growth as a major urban center are central to the growth of all urban areas in the County." Additionally, the Property straddles a *Priority Investment Area*, which the Plan defines as the "first tier of infill...The priority investment area should be the focus of development initiatives and incentives to address the market gaps and build momentum among private sector property owners and developers." Furthermore, the Property also appears to be designated as a preferred infill site as depicted on **page 53** of the Plan, which the Plan acknowledges often face environmental and physical constraints in development (which this Property has both).

Three (3) of the land use goals with respect to Priority Investment Areas are to:

- Explore new zoning classifications, update development regulations, and other tools to encourage compatible infill development and redevelopment.
- Explore modified development review processes to facilitate compatible infill development and redevelopment proposals.
- Focus development and redevelopment initiatives and incentives in the Priority Investment Area to address market gaps and build momentum among private sector property owners and developers.

B. Generalized Future Land Use Map

The Generalized Future Land Use map is a tool to guide future development within Fort Wayne. The Plan provides that the Generalized Future Land Use map should be part of the review and decision-making process for the Plan Commission on rezoning requests and development proposals.

According to the Generalized Future Land Use Map, found on **page 67** of the Plan, the Property sits just inside Downtown Fort Wayne. According to **page 85** of the Plan, Downtown land uses should be intermixed, including restaurants, and should “continue to comprise Fort Wayne’s downtown area and act as a regional destination, employment hub, and focal point for entertainment and activity in Allen County and Northeast Indiana.”

2. Current conditions and the character of current structures and uses in the district.

Rezoning the Property to DC/Downtown Core is consistent with current conditions and the character of structures and uses in the district.

The Property is presently zoned DE/Downtown Edge and DC/Downtown Core and is located just west of Parkview Field, which is zoned DC/Downtown Core. An existing Taco Bell is presently located just to its northeast as are other restaurants, which are all located in a DC/Downtown Core-zoned district. Directly to its south is CityScape Flats, an apartment complex, zoned DE/Downtown Edge. To the east of the Property is a gas station zoned DC/Downtown Core.

Presently, the Department of Redevelopment owns the vacant Property.

3. The most desirable use for which the land in the district is adapted.

Through the Plan, the leadership of Fort Wayne and Allen County have determined that a desirable use for the Property is to support a flourishing and vibrant downtown area by offering business, service and retail options as well as entertainment and hospitality opportunities. By rezoning the Property to a single zoning district of DC/Downtown Core to create a uniform zoning classification and

development standards would continue to comport with the Plan and benefit the citizens of Fort Wayne and Allen County alike.

4. Conservation of property values throughout the jurisdiction.

Because the Property is currently zoned DE/Downtown Edge and DC/Downtown Core, the proposed rezoning would not adversely impact the property values of nearby property.

5. Responsible development and growth.

In the context of responsible development and growth, the Plan Commission needs to look no further than the Plan, which again indicates that preferred infill sites are specifically targeted areas for growth. Simplifying the zoning classification and development standards will encourage the development and redevelopment of the Property. And, if the Plan is not enough justification to support the rezoning, other factors should be considered including the environmental and physical limitations of the Property and the potential for new development opportunities for both the Property and the property currently home to Taco Bell.

FACT SHEET

Case #REZ-2024-0025

Bill # Z-24-05-13

Project Start: May 2024

PROPOSAL:	Rezoning Petition REZ-2024-0025 - Taco Bell Restaurant – Downtown
APPLICANT:	Delight TB Indiana 4 LLC
REQUEST:	To rezone property from DE/Downtown Edge and DC/Downtown Core to DC/Downtown Core for a Taco Bell Restaurant
LOCATION:	1116 Ewing Street, southwest corner of its intersection with W Jefferson Blvd (Section 2 and 11 of Wayne Township)
LAND AREA:	0.22 acre to be rezoned
PRESENT ZONING:	DE/Downtown Edge and DC/Downtown Core
PROPOSED ZONING:	DC/Downtown Core
COUNCIL DISTRICT:	5 – Geoff Paddock
SPONSOR:	Fort Wayne Plan Commission

June 10, 2024 Public Hearing

- No one spoke in support or with concerns.
- Patrick Zaharako and Scott Myers were absent.

June 17, 2024 Business Meeting

Plan Commission Recommendation: DO PASS

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

9-0 MOTION PASSED

- All members were present.

Fact Sheet Prepared by:

Karen Couture, Associate Land Use Planner

June 18, 2024

PROJECT SUMMARY

The applicant is petitioning to create uniform zoning (Downtown Core) to construct a new Taco Bell facility, which is a restaurant with drive-thru facility. In addition to the rezoning petition, the applicant is also requesting several development standards waivers. Finally, the applicant received approval for a special use for a drive-thru facility by the Board of Zoning Appeals. The site has had a mixture of uses, but has most recently been a staging and parking area for Parkview Field.

The property is owned by City of Fort Wayne Redevelopment Commission. There is an agreement to provide a new site for Taco Bell, through the end of their current lease, so that the existing location can be used for other downtown community amenities.

The development plan was reviewed through the Design Review Committee, and the plan has been modified to address some of their recommendations, including cohesive landscaping, better pedestrian connectivity, a false second floor, and enhanced building materials on the public facing facades. The Design Review Committee itemized each waiver request for the Plan Commission's consideration.

The zoning request is for a 0.22 acre portion of the site. Bringing all of the site into the same downtown classification will allow for site development with the same standards. The intent is to create cohesion with the ongoing projects downtown.

Downtown Core is one of two zoning districts that have architectural standards supplementing the development design standards. This is evident with elements like cornice detail, the brick foundation layer, and other details that distinguish this development from a standard Taco Bell. The applicant also added white brick in lieu of the industry standard EIFS along public facing streets.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

- The project site is located within the Downtown Area.

Overall Land Use Policies

- Applicant can explain if this proposal meets any overall land use policies.

Generalized Future Land Use Map

- The project site is located within the Downtown district.
- All adjacent properties are likewise designated "Downtown."

Overall Land Use Related Action Steps

- **LUD Goal 1** Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas.

Compatibility Matrix

- This proposed use is permitted in DC/Downtown Core with the future land use designation of "Downtown" is considered compatible in the matrix.

Other Applicable Plans: none

PUBLIC HEARING SUMMARY:

Presenter: Tom Trent, representing the applicant, presented the request as outlined above.

Public Comments: None

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

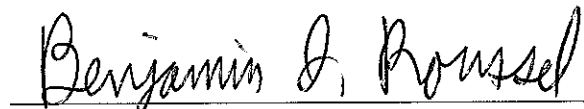
Rezoning Petition REZ-2024-0025 – Taco Bell

APPLICANT:	Delight TB Indiana 4 LLC
REQUEST:	To rezone property from DE/Downtown Edge and DC/Downtown Core to DC/Downtown Core and to approve a primary development plan for a Taco Bell Restaurant with setback, parking, and architectural waivers.
LOCATION:	1116 Ewing Street, southwest corner of its intersection with W Jefferson Blvd (Section 2 and 11 of Wayne Township)
LAND AREA:	0.22 acre to be rezoned
PRESENT ZONING:	DE/Downtown Edge and DC/Downtown Core
PROPOSED ZONING:	DC/Downtown Core

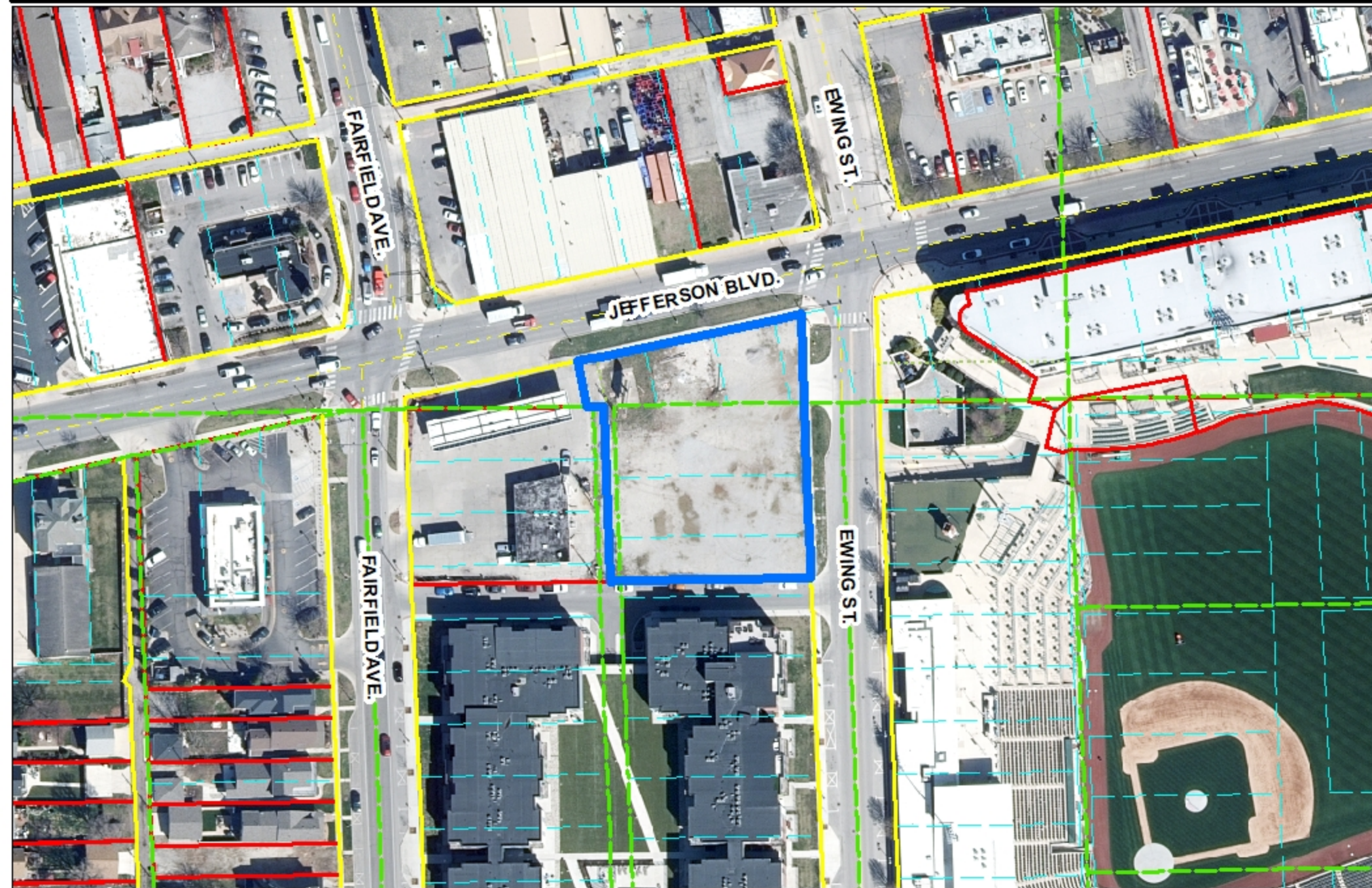
The Plan Commission recommends that Rezoning Petition REZ-2024-0025 be returned to Council, with a “Do Pass” recommendation after considering the following:

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 identified as a downtown area, which has seen a stratospheric level of development over the past 15 years. Reducing the districts of the site from 2 to 1 will provide less confusion during the development process.
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 site is adjacent to Parkview Field and should allow for seamless development between the Harrison Square project and the West Jefferson Boulevard corridor.
3. Approval is consistent with the preservation of property values in the area. Currently, the site is vacant but all surrounding properties are developed. Rezoning may result in an easier development process.
4. Approval is consistent with responsible development and growth principles based on existing uses in the area. The site has more thoughtful development, as the site is likelier to be visited by pedestrians, bicyclists, and other means of transportation, when a greenfield site is most likely to be accessed by vehicles.
5. The rezoning is consistent with the mandate for responsible growth and development. One zoning district will make for an easier review process for both Department of Planning Services and professionals associated with the development.

These findings approved by the Fort Wayne Plan Commission on June 17, 2024.



Benjamin J. Roussel
Executive Director
Secretary to the Commission

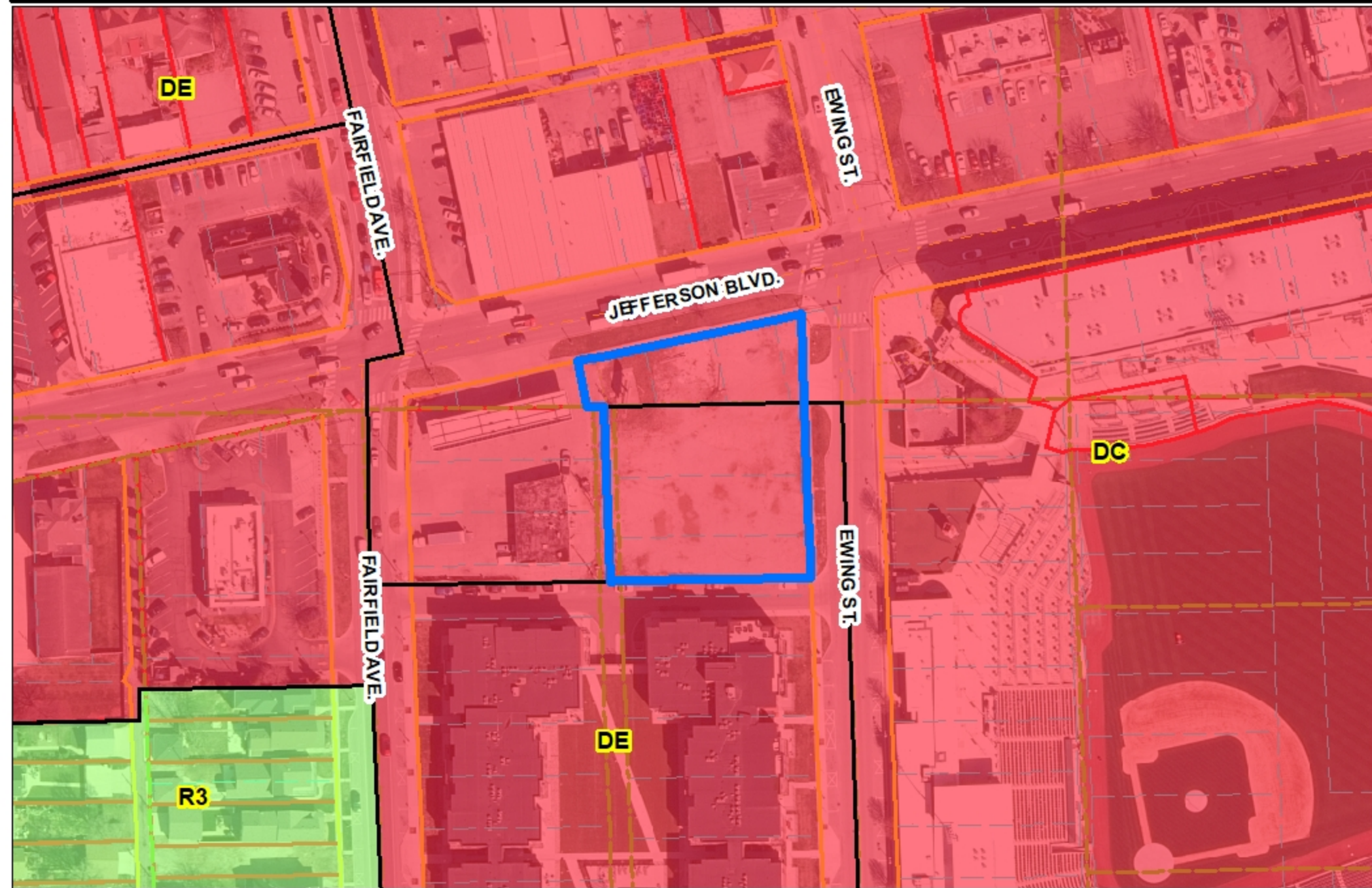


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.
 © 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 5/15/2024

0 50 100 Feet

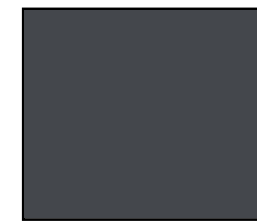
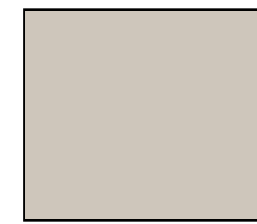
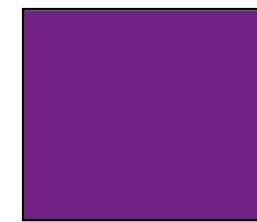
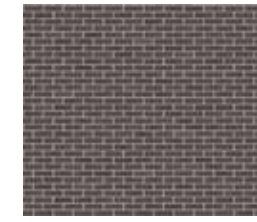
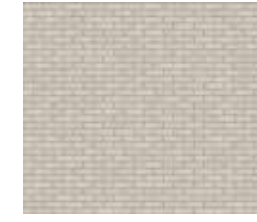
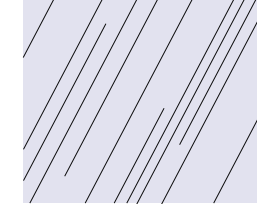


1 inch = 100 feet

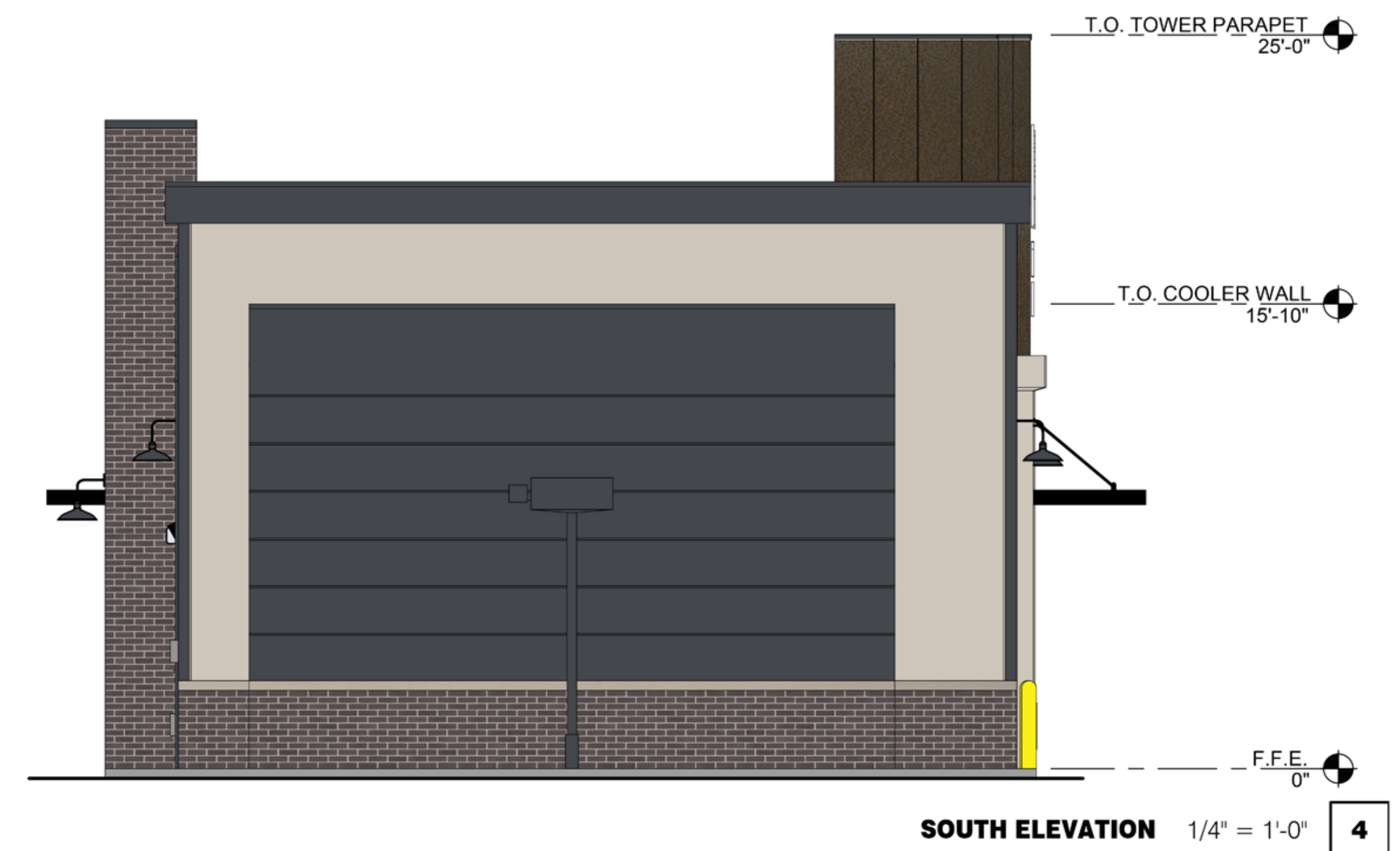




Jefferson Blvd & Ewing St. Fort Wayne, IN

-  DRAINABLE EIFS SYSTEM
"CYBERSPACE" (SW7076)
-  DRAINABLE EIFS SYSTEM
"WORLDLY GRAY" (SW7043)
-  DRAINABLE EIFS SYSTEM
SW PURPLE TB2603C
-  METAL PANEL
"WEATHERED RUSTIC"
-  BRICK VENEER
"GRAY"
-  BRICK VENEER
"WHITE"
-  STONE SILL
"CREME"
-  OPAQUE SPANDREL GLASS

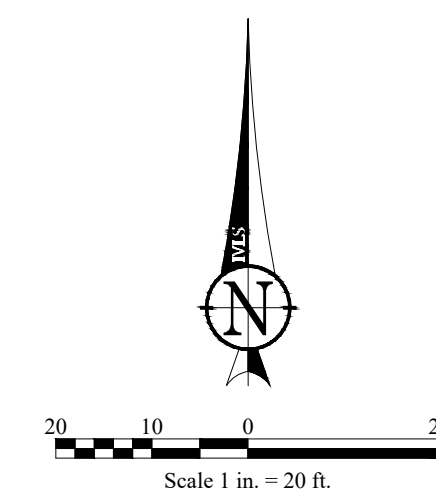
Applicant committed to change the material to light brick to match the remaing facade.



Wallin ■ Gomez
ARCHITECTS LTD

711 S. Dearborn Street, Suite 606 | Chicago, Illinois 60605 | 312.427.4702

05.07.2024

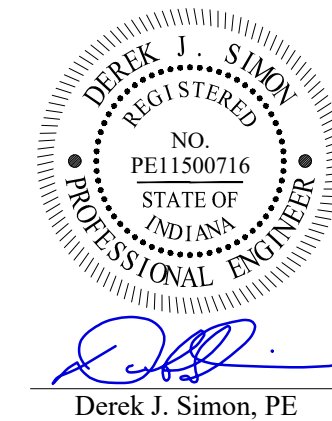


PROPOSED FEATURES LEGEND

	= BUILDING
	= ASPHALT PAVEMENT
	= CONCRETE SIDEWALK / PAVEMENT
	= GRASS / LANDSCAPING

— — — — — BUILDING SETBACK LINE

PROJECT SUMMARY	
PARCEL ADDRESS:	405 W. JEFFERSON BLVD. FORT WAYNE, IN 46802
TOWNSHIP NAME:	WAYNE
TOWNSHIP SECTION:	11
EST. CONSTRUCTION START DATE:	DECEMBER 2024
EST. CONSTRUCTION END DATE:	DECEMBER 2025
CURRENT ZONING CLASSIFICATION:	DC (DOWNTOWN CORE) & DE (DOWNTOWN EDGE)
PROPOSED ZONING CLASSIFICATION:	DC (DOWNTOWN CORE)
CURRENT USE:	VACANT LOT
PROPOSED USE:	COMMERCIAL (TACO BELL RESTAURANT W/ DRIVE-THRU)
NUMBER OF BUILDINGS:	(1) BUILDING - 25' IN TOTAL HEIGHT
TOTAL BUILDING FOOTPRINT:	2,309 SQ. FT.
TOTAL LOT ACREAGE:	0.728 ACRES
TOTAL LOT IMPERVIOUS SURFACE:	0.512 ACRES
TOTAL LOT COVERAGE:	$(0.512 \text{ AC.} / 0.728 \text{ AC.}) * 100 = 70\% \text{ LOT COVERAGE}$
PARKING MAXIMUM:	1 SURFACE PARKING SPACE PER 800 SQ.FT. OF NEW BUILDING = $2,309 \text{ SQ.FT.} / 800 = 2.89 \text{ SPACES}$ TOTAL MAXIMUM SURFACE PARKING = 3 SPACES
PARKING PROPOSED :	18 STANDARD SPACES + 1 ADA SPACE TOTAL PARKING PROPOSED = 19 SPACES
LANDSCAPING:	SEE SHEET PDP-2 FOR LANDSCAPE PLAN SHOWING BUFFER YARDS AND MINIMUM PLANTINGS PER ORDINANCE REQUIREMENTS.
SITE LIGHTING:	SITE LIGHTING WILL BE DESIGNED TO COMPLY WITH THE ZONING ORDINANCE AND SUBMITTED TO DPS FOR REVIEW AND PERMITTING DURING THE SECONDARY DEVELOPMENT PLAN PROCESS.
SIGNAGE:	SIGNAGE WILL BE DESIGNED COMPLY WITH THE ZONING ORDINANCE AND SUBMITTED TO DPS FOR REVIEW AND PERMITTING DURING THE SECONDARY DEVELOPMENT PLAN PROCESS.
GARBAGE COLLECTION:	DUMPSTER PAD WITH SOLID ENCLOSURE
SANITARY UTILITY SERVICE:	CITY OF FORT WAYNE
WATER UTILITY SERVICE:	CITY OF FORT WAYNE
STORMWATER OUTLET:	CITY OF FORT WAYNE STORMWATER INFRASTRUCTURE



The concepts, ideas, designs, plans, details, etc. shown on this document are the property of MLS Engineering, LLC, and were created for use on this specific project. None of the concepts, ideas, designs, plans, details, etc. shall be used by any person, firm, or corporation for any purpose without the expressed written consent of MLS Engineering, LLC. The owner shall be permitted to retain copies for information and reference in connection with this project.

MLSEngineering
ENGINEERING YOUR TOMORROW... TODAY

Fort Wayne Office	Monroe Office
10650 Bent Creek Boulevard	121 Tower Drive
Fort Wayne, IN 46825	Monroe, LA 70602
Phone: (219) 483-8871	Phone: (280) 492-4164
	www.mlsengineer.us

PREPARED FOR:

Delight TB Indiana 4 LLC
PO Box 780023
Wichita, KS 67278
(617) 233-7114

REVISIONS:

Taco Bell Restaurant - Downtown
405 W. Jefferson Blvd.
Fort Wayne, Indiana 46802

Primary Development Plan

Site Plan

Date: 05-06-2024
Design By: ABN
Checked By: DJS
Project No.: 24017228

Sheet Number

PDP-1