

1 #REZ-2017-0011

2 BILL NO. Z-17-02-18

3 ZONING MAP ORDINANCE NO. Z-7-17

4 AN ORDINANCE amending the City of Fort Wayne  
5 Zoning Map No. N-06 (Sec. 1 of Wayne Township)

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

8 SECTION 1. That the area described as follows is hereby designated a DC  
9 (Downtown Core) District under the terms of Chapter 157 Title XV of the Code of the City of  
10 Fort Wayne, Indiana:

11 The west 30 feet of Lot 87 in Hanna's Addition according to the plat thereof,  
12 recorded in Deed Record B, page 447 in the Office of the Recorder of Allen County,  
13 Indiana.

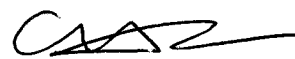
14 and the symbols of the City of Fort Wayne Zoning Map No. N-06 (Sec. 1 of Wayne  
15 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort  
16 Wayne, Indiana is hereby changed accordingly.

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

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

23   
24 \_\_\_\_\_  
25 Council Member

26 APPROVED AS TO FORM AND LEGALITY:

27   
28 \_\_\_\_\_  
29 Carol T. Helton, City Attorney  
30

**Department of Planning Services  
Rezoning Petition Application**

**Applicant** Fort Wayne Rescue Mission Ministries, Inc.  
**Address** 301 W. Superior St.  
**City** Fort Wayne **State** IN **Zip** 46802  
**Telephone** 260-426-7957 ext. 113 **E-mail** rescuedonovan@gmail.com

**Contact Person** See attached.  
**Address** \_\_\_\_\_  
**City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip** \_\_\_\_\_  
**Telephone** \_\_\_\_\_ **E-mail** \_\_\_\_\_

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

Allen County Planning Jurisdiction  City of Fort Wayne Planning Jurisdiction  
**Address of the property** 499 E. Washington Blvd.  
**Present Zoning** DE **Proposed Zoning** 130 SW 300' **Acreage to be rezoned** ~~1.5~~ 4,500 sq. ft  
**Proposed density** N/A **units per acre** \_\_\_\_\_  
**Township name** Wayne **Township section #** 12  
**Purpose of rezoning (attach additional page if necessary)** To allow additional parking to be included in the special use approved for a homeless/emergency shelter in a DC district.  
**Sewer provider** City **Water provider** City

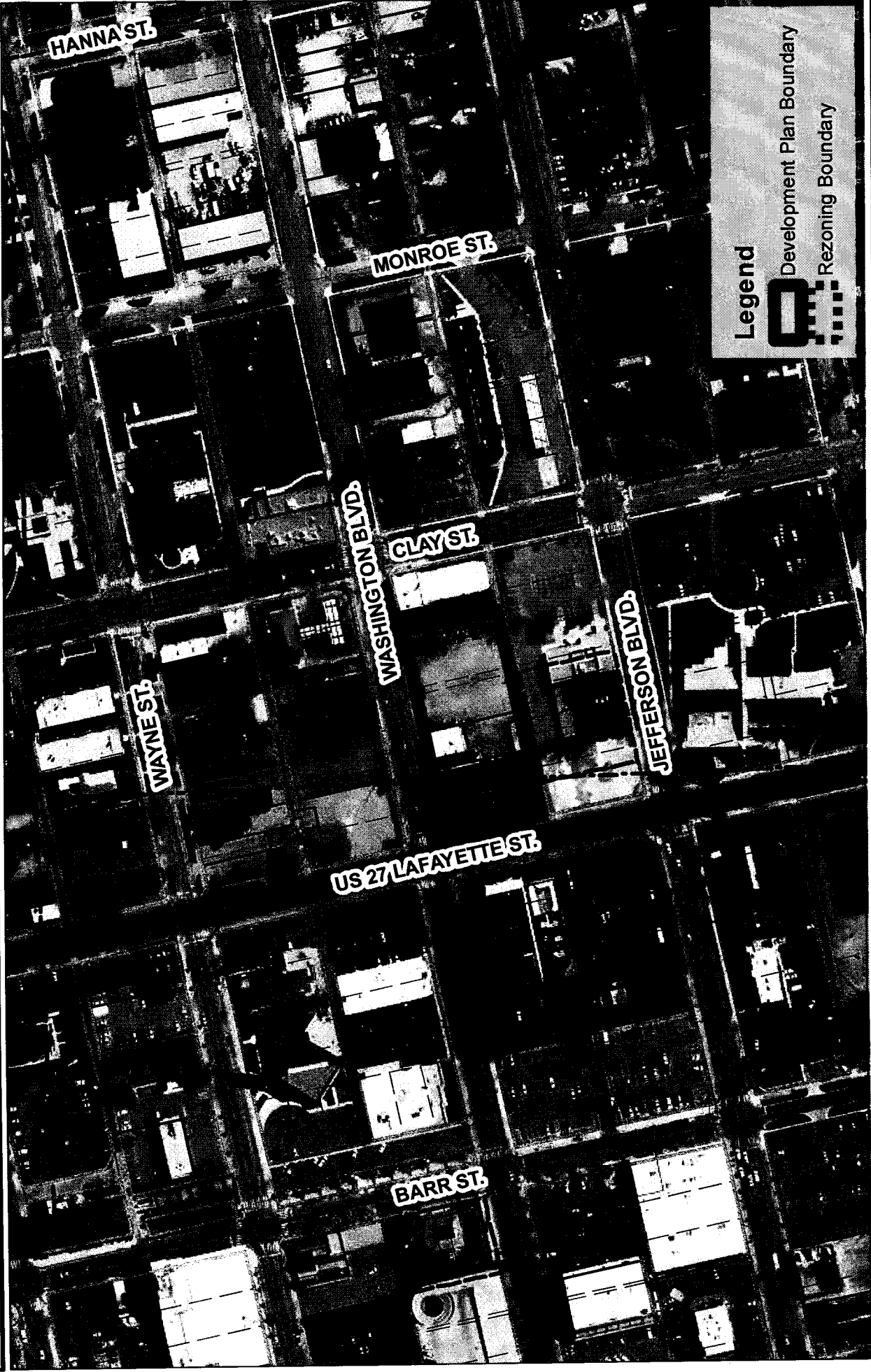
*Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklists for applicable filing fees and plan/survey submitted requirements.*

- Filing Requirements**
- Applicable filing fee
  - Applicable number of surveys showing area to be rezoned (plans must be folded)
  - Legal Description of parcel to be rezoned
  - Rezoning Questionnaire (original and 10 copies) County Rezoning Only

I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Allen County Plan Commission as those provisions, procedures and policies related to the handling and disposition of this application; that the above information is true and accurate to the best of my/our knowledge; and that I/we agree to pay Allen County the cost of notifying the required interested persons at the rate of \$0.85 per notice and a public notice fee of \$50.00 per Indiana code.

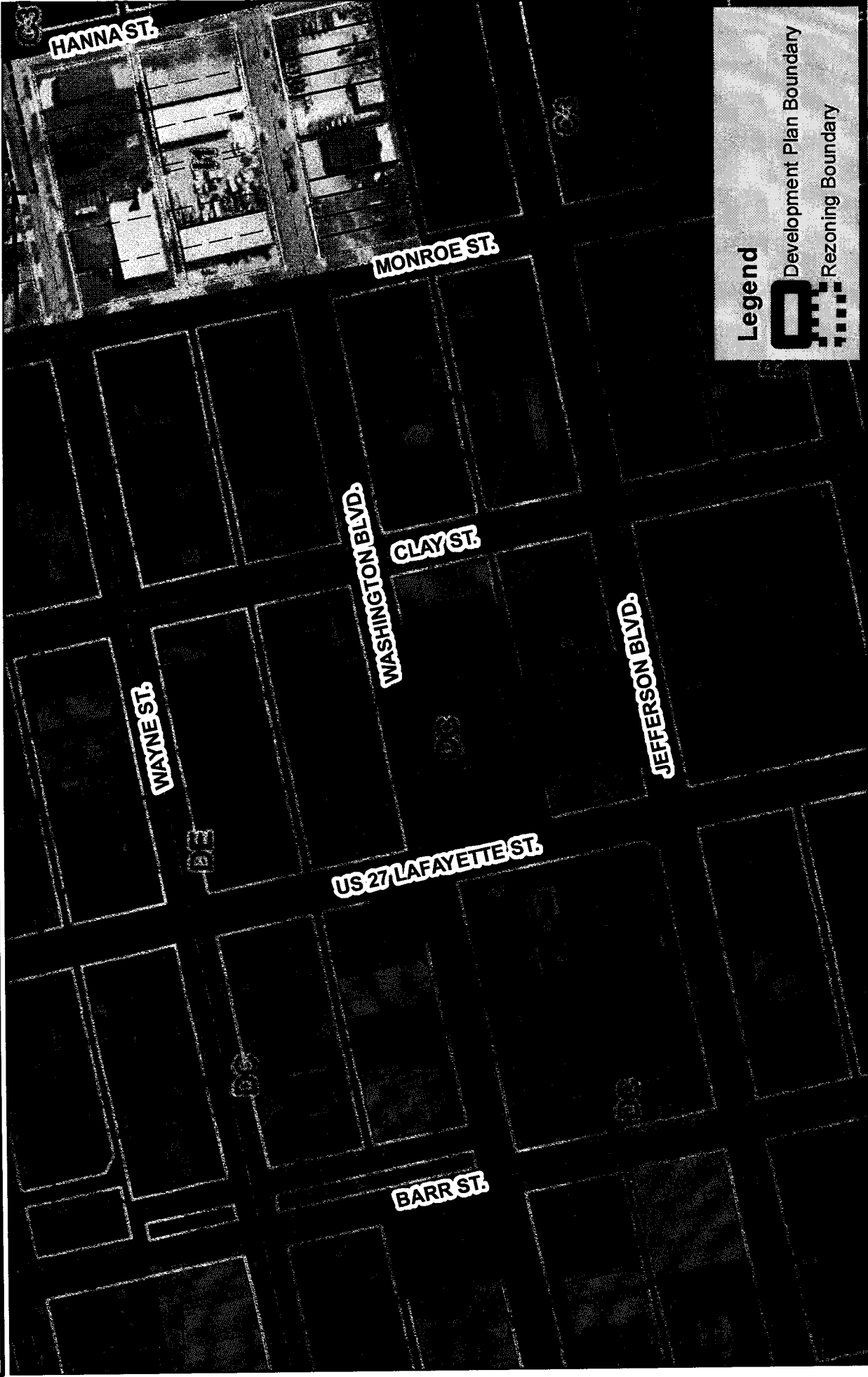
**Fort Wayne Rescue Mission Ministries, Inc.**  
 (printed name of applicant) \_\_\_\_\_ (signature of applicant) \_\_\_\_\_ (date) \_\_\_\_\_  
**Sharran Gavin**  
 (printed name of property owner) \_\_\_\_\_ (signature of property owner) \_\_\_\_\_ (date) 2-7-17  
**Susan D. Wall**  
 (printed name of property owner) \_\_\_\_\_ (signature of property owner) \_\_\_\_\_ (date) 2-7-17  
 \_\_\_\_\_ (signature of property owner) \_\_\_\_\_ (date) \_\_\_\_\_

Received	Receipt No.	Hearing Date	Petition No.



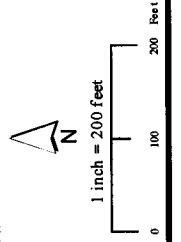
Although strict accuracy standards have been employed in the completion of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

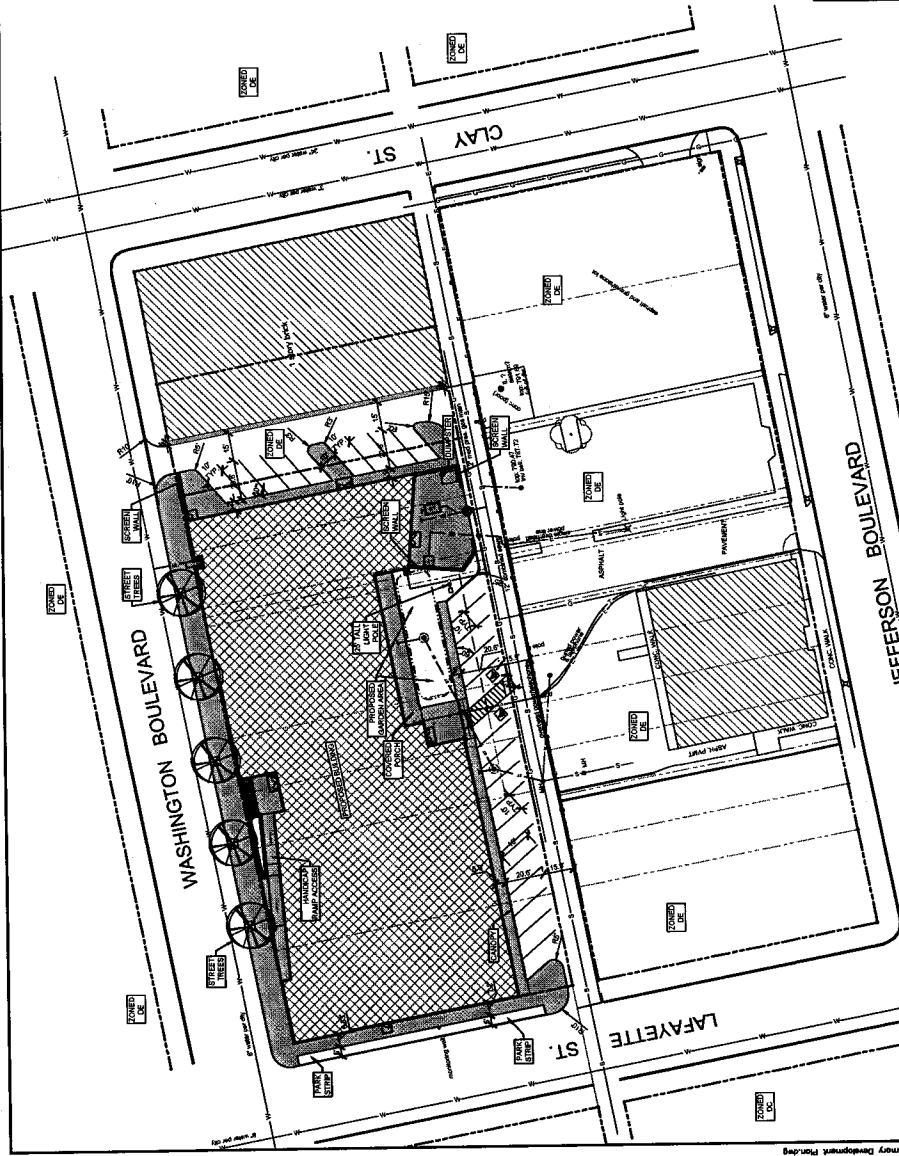
© 2004 Board of Commissioners of the County of Allen  
North American Datum 1983  
State Plane Coordinate System, Illinois East  
Photocopy of Map 82.009  
Date: 07/20/07



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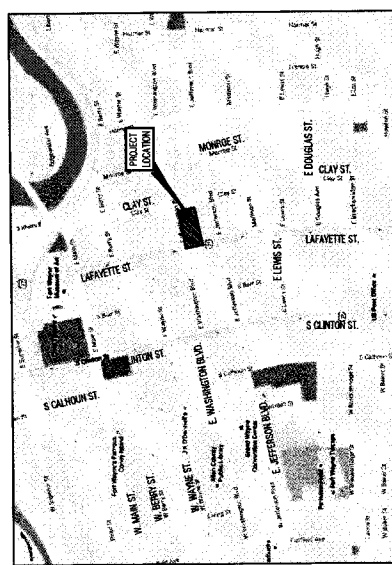
© 2004 Board of Commissioners of the County of Allen  
 North American Datum 1983  
 State Plane Coordinate System, Indian East  
 Photo and Contour Year 2009  
 2017-0011





**PRIMARY DEVELOPMENT PLAN**  
SCALE: 1" = 20'

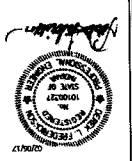
- PROPOSED LEGEND:**
- STORM DRAIN
  - SAFETY BARRIER
  - CONTROL MANHOLE
  - WATER LINE
  - GATE VALVE
  - PV
  - GAZEBO
  - ELECTRIC LINE
  - STAND PIPE W/ TREE/GATE
  - MANHOLE PARKING
  - SEMI
  - 2" TALL LIMIT POLE
- LAYOUT LEGEND:**
- PROPOSED ASPHALT PAVEMENT
  - PROPOSED CONCRETE SIDEWALKS



**LOCATION MAP**  
SCALE: 1" = 200'

# FORT WAYNE RESCUE MISSION

## FORT WAYNE, IN



LOT INFORMATION	
CURRENT ZONING	DE
CURRENT USE	COMMERCIAL
PROPOSED ZONING	DC
PROPOSED USE	HOMELESS SHELTER WITH SUPPORTING USES
DISTURBED AREA	21.32 AC

BUILDING INFORMATION	
PROPOSED BUILDING FOOTPRINT	29,800 SF
PROPOSED BUILDING GROSS SQUARE FOOTAGE	315,000 SF
BUILDING HEIGHT	4 FLOORS - 59'-0"
CURRENT HEIGHT RESTRICTION	35'-0" (IN DC ZONING DISTRICT)

PARKING SUMMARY	
REQUIRED PARKING	= 0 SPACES
PROPOSED PARKING	= 26 SPACES
PARKING SPACES ARE SHOWN AS 10' x 20' 6" (60° ANGLED) WITH A 15' MINIMUM WIDE DRIVE AISLE.	

APPLICANT	
FORT WAYNE RESCUE MISSION 301 W SUPERIOR STREET FORT WAYNE, IN 46802 EMAIL: rescue@fortwayne.org	

OWNER	
400 E WASHINGTON, LLC 2120 E WASHINGTON BOULEVARD FORT WAYNE, IN 46802 CONTACT: TONYA CURRANT EMAIL: tonyc@400ew.com	

ENGINEER	
ENGINEERING RESOURCES 1100 DEEROLD ROAD FORT WAYNE, IN 46845 PH: (260) 460-1025 CONTACT: DEREK FREDERICKSON EMAIL: derek@eri.com	

SURVEYOR	
MASTERS AND DAVIS, INC. 203 S WAYNE STREET, SUITE 318 FORT WAYNE, IN 46802 PH: (260) 452-8822 EMAIL: tom@mastersanddavis.com	

REVISIONS		
NO.	DATE	DESCRIPTION
1	07/20/24	ISSUE FOR PERMIT
2	07/20/24	REVISED PER CITY COMMENTS

PROJECT INFORMATION	
DATE	07/20/24
PROJECT NO.	24-001
DATE	07/20/24

PRIMARY DEVELOPMENT PLAN  
PD1

www.eri.com  
11202 Kriebel Road, Fort Wayne, IN 46845  
PH: (260) 460-1025 FAX: (260) 460-1026  
**ENGINEERING RESOURCES, INC.**

46-072017 - 7-8-24  
S:\Projects\Projects (2000-2099)\Projects (2700-2799)\Projects (2700-2799)\7-17-24-FRM-Bldg-Rescue-Mission\01-Primary Development Plan.dwg

**City of Fort Wayne Common Council  
DIGEST SHEET**

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**Department of Planning Services**

Title of Ordinance: Zoning Map Amendment  
Case Number: REZ-2017-0011  
Bill Number: Z-17-02-18  
Council District: 5-Geoff Paddock

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Introduction Date: February 28, 2017

Plan Commission  
Public Hearing Date: March 13, 2017 (not heard by Council)

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

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Synopsis of Ordinance: To rezone approximately 4,500 square feet of property from DE-Downtown  
Edge to DC-Downtown Core

Location: 430 E. Washington Boulevard

Reason for Request: To allow for additional parking for a proposed homeless shelter

Applicant: Fort Wayne Rescue Mission Ministries, Inc.

Property Owner: Sharran Gavin and Susan D. Wall

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Related Petitions: Amended Primary Development Plan, Fort Wayne Rescue Mission (PC)  
Special Use for expansion of the homeless shelter property (BZA)

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Effect of Passage: Property will be rezoned to the DC-Downtown Core District, which will  
allow the mission to expand the Special Use approval for additional  
parking for the proposed homeless shelter.

Effect of Non-Passage: The property will remain zoned DE-Downtown Edge district, which does  
not allow a new, stand-alone surface parking lot.

**BILL NO. Z-17-02-18**

**REPORT OF COMMITTEE ON REGULATIONS**

**April 11, 2017**

**John Crawford Chair**

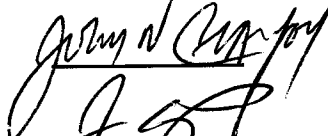
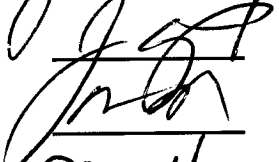

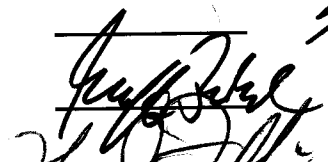

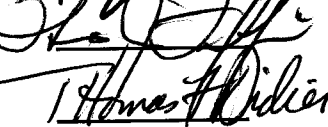
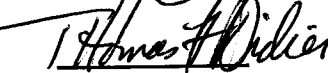
**Michael Barranda Co-Chair**

**All Council Members**

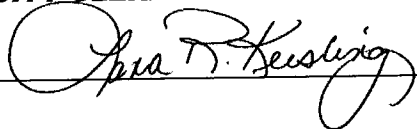
An Ordinance amending the City of Fort Wayne Zoning Map No. N-06 (Sec. 1 of Wayne Township)

*Designating a DC (Downtown Core) District at the west 30 feet of Lot 87 in Hanna's Addition – Fort Wayne Rescue Mission*

**COMMITTEE ON FINANCE HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance**

<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>	<u>NO REC</u>
			
			
			
			
			
			

**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date: March 13, 2017

Read the first time in full and on motion by Councilman Crawford.

Read the second time by title and referred to the Regulations Committee.

Read the third time in full and on motion by Councilman Crawford, placed on passage by the following vote:

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
ARP	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BARRANDA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRAWFORD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DIDIER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENSLEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HINES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATED: April 11, 2017

  
LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Zoning Ordinance No. Z-17-02-18 on the 11th day of April, 2017

ATTEST:

  
LANA R. KEESLING  
CITY CLERK

  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th of April 2017, at the hour of 10:00 o'clock A.M. E.S.T.

  
LANA R. KEESLING, CITY CLERK

Approved and signed by me this 12<sup>th</sup> day of APRIL 2017, at the hour of 2:00 O'clock PM E.S.T.

  
THOMAS C. HENRY, MAYOR