

1
2 **REZ-2017-0057**
BILL NO. Z-17-12-13

3 **ZONING MAP ORDINANCE NO. Z-7-18**

4 **AN ORDINANCE amending the City of Fort Wayne**
5 **Zoning Map No. AA-06 (Sec. 2 of Aboite 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 C1
9 (Professional Office and Personal Services) District under the terms of Chapter 157 Title XV
10 of the Code of the City of Fort Wayne, Indiana:

11 Part of the Southwest quarter of Section 2 together with part of the Southeast quarter
12 of Section 3, Township 30 North Range 11 East, Allen County, Indiana, more
13 particularly described as follows: Beginning at the Southwest corner of Section 2,
14 Township 30 North Range 11 East; thence North 88 degrees 59 minutes 14 seconds
15 West along the South line of Section 3, said line also being center line of State Road
16 14, 92.34 feet to the West line of the East five acres of the Southeast quarter of said
17 Section 3; thence North 00 degrees 40 minutes 19 seconds east along said West line,
18 55.03 feet to the Southerly line of Shorewood Section I; thence following said
19 Southerly line by the following courses: North 57 degrees 27 minutes 54 seconds
20 east, 93.94 feet; thence North 47 degrees 26 minutes 12 seconds east 105.66 feet;
21 thence North 29 degrees 40 minutes 41 seconds East, 118.11 feet; thence North 12
22 degrees 01 minutes 03 seconds East, 109.07 feet; thence South 89 degrees 10
23 minutes 00 seconds East, 200.63 feet; thence South 00 degrees 50 minutes 00
24 seconds West, 390.00 feet to the South line of said section 2 said line also being the
25 center line of State Road 14; thence leaving said southerly line of Shorewood Section
26 I, North 89 degrees 10 minutes 00 seconds West along said center line, 351.50 feet to
27 the point of beginning containing 2.66 acres of land more or less being subject to all
28 easements of record.

29
30 LESS AND EXCEPT:

31 A part of the West Half of the Southwest Quarter of Section 2, and a part of the
32 southeast Quarter of Section 3, all in Township 30 North, Range 11 East, Allen
33 County, Indiana, and being that part of the grantors' land lying within the right-of-
34 way lines depicted on the attached Right-of-Way parcel Plat marked as Exhibit "B",
35 described as follows: Beginning at a point on the south line of said Section 3 North
36 89 degrees 01 minutes 02 seconds West 82.34 feet (25.097 meters) from the
37 southeast corner of said Section 3, thence continuing North 89 degrees 01 minutes 02
38 seconds West 20.97 feet (6.393 meters) along said south line; thence 00 degrees 58
39 minutes 58 seconds East 40.00 feet (12.192 meters) to the south corner of Lot 71 in
40 Shorewood, Section I, an addition to the City of Fort Wayne, Indiana, the plat of

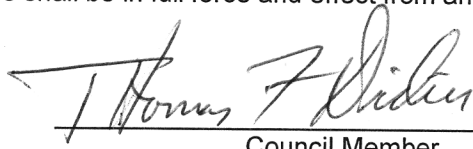
1 which is recorded in Plat Cabinet A, page 143, in the Office of the Recorder of Allen
2 County, Indiana; thence North 57 degrees 26 minutes 06 seconds East 44.32 feet
3 (13.509 meters) along the southeastern line of said lot; thence South 88 degrees 59
4 minutes 00 seconds East 66.65 feet (20.315 meters) to point "1436" designated on
5 said parcel plat; thence South 89 degrees 13 minutes 27 seconds East 309.70 feet
6 (94.397 meters) to point "1438" designated on said parcel plat; thence South 83
7 degrees 30 minutes 49 seconds East 43.60 feet (13.289 meters) to the east line of the
8 grantors' land; thence South 00 degrees 49 minutes 32 seconds West 20.43 feet
9 (6.227 meters) along said east line to the north boundary of S.R. 14; thence North 89
10 degrees 10 minutes 28 seconds West 353.48 feet (107.740 meters) along the
11 boundary of said S.R. 14; thence North 89 degrees 01 minutes 02 seconds West
12 82.48 feet (25.140 meters) along said boundary; thence South 00 degrees 42 minutes
13 18 seconds West 40.00 feet (12.192 meters) to the point of beginning and containing
14 0.197 acres (0.0797 hectares), more or less, inclusive of the presently existing right-
15 of-way which contains 0.000 acres (0.0000 hectares), more or less, for a net
16 additional taking of 0.197 acres (0.0797 hectares), more or less, in said Section 2,
17 and 0.067 acres (0.0271 hectares), more or less, inclusive of the presently existing
18 right-of-way which contains 0.019 acres (0.0078 hectares), more or less, for a net
19 additional taking of .048 acres (0.0193 hectares), more or less, in said Section 3, and
20 containing in all 0.264 acres (0.1070 hectares), more or less, inclusive of the
21 presently existing right-of-way which contains 0.019 acres (0.0078 hectares), for a
22 net additional taking of 0.245 acres (0.0992 hectares), more or less.

14 and the symbols of the City of Fort Wayne Zoning Map No. AA-06 (Sec. 2 of Aboite
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

18
19 SECTION 2. If a written commitment is a condition of the Plan Commission's
20 recommendation for the adoption of the rezoning, or if a written commitment is modified and
21 approved by the Common Council as part of the zone map amendment, that written
22 commitment is hereby approved and is hereby incorporated by reference.
23
24
25
26
27
28
29
30

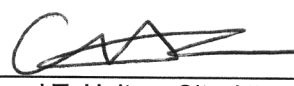
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

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:



Carol T. Helton, City Attorney

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Oakmont Development Company, LLC
 Address 9601 Coldwater Road
 City Fort Wayne State Indiana Zip 46825
 Telephone (260) 489-2000 E-mail jmthomas@mikethomasrealtor.com

Contact Person
 Contact Person Jeff Thomas
 Address 9601 Coldwater Road
 City Fort Wayne State Indiana Zip 46825
 Telephone (260) 489-2000 E-mail jmthomas@mikethomasrealtor.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 9336 Illinois Road
 Present Zoning AR & R1 Proposed Zoning C1 Acreage to be rezoned 2.66
 Proposed density _____ units per acre
 Township name Aboite Township section # 2
 Purpose of rezoning (attach additional page if necessary) See attached rezoning questionnaire.
 Sewer provider Aqua Indiana Water provider City of Fort Wayne

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

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

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

Jeff Thomas (printed name of applicant) [Signature] (signature of applicant) 11/4/17 (date)
Charles H. Willen (printed name of property owner) [Signature] (signature of property owner) 12-5-17 (date)
 _____ (printed name of property owner) _____ (signature of property owner) _____ (date)
 _____ (printed name of property owner) _____ (signature of property owner) _____ (date)

Received <u>12-5-17</u>	Receipt No. <u>125788</u>	Hearing Date <u>1-8-18</u>	Petition No. <u>REZ-2017-0051</u>
----------------------------	------------------------------	-------------------------------	--------------------------------------

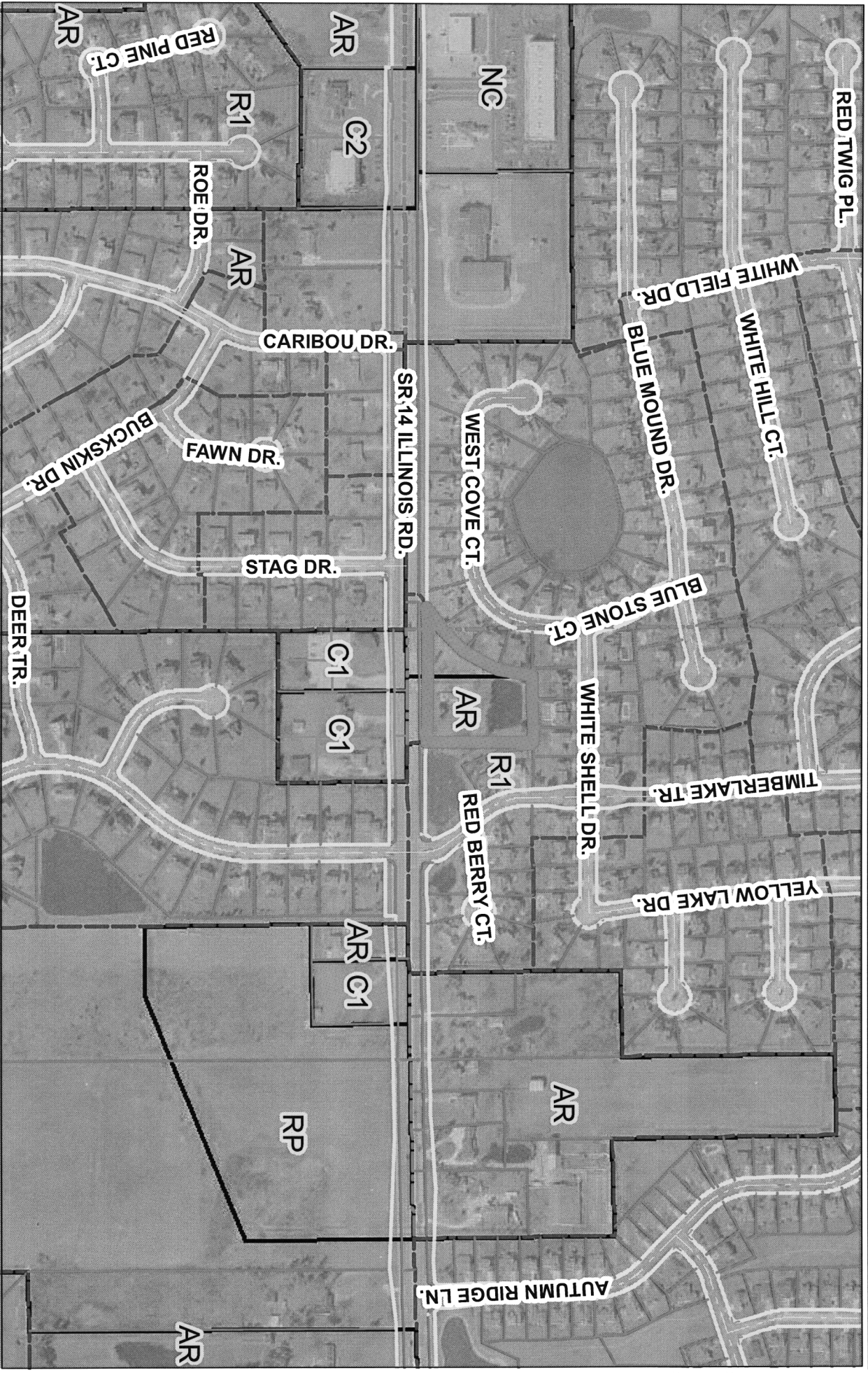


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photo and Contours: Spring 2009
 Date: 1/15/2017

Areas depicted with bold lines are for representational purposes only.

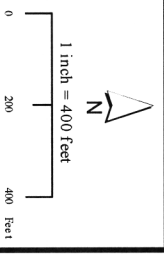
1 inch = 400 feet
 0 200 400 Feet



Areas depicted with bold lines are for representational purposes only.

Although strict accuracy standards have been met, the information contained herein is for informational purposes only. The information is not intended to constitute a warranty, and the accuracy of the information contained herein and its use is at the user's discretion. Any error or omission in this map is the responsibility of the user.

© 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photo and Contour: Spring 2009
 Date: 1/21/2017



FACT SHEET

Case #REZ-2017-0057 Bill # Z-17-12-13 Project Start: 19 December 2017

APPLICANT:	Oakmont Development Company, LLC
REQUEST:	To rezone property from AR/Low Intensity Residential and R1/Single Family Residential to C1/Professional Office and Personal Services; and approve a primary development plan for a new childcare facility.
LOCATION:	The site lies on the north side of the 9300 block of Illinois Road. The property is surrounded by Shorewood Subdivision on the north, east, and west. The address of the subject property is 9336 Illinois Road (Section 2 of Aboite Township).
LAND AREA:	Approximately 2.7 acres
PRESENT ZONING:	AR/Low Intensity Residential and R1/Single Family Residential
PROPOSED ZONING:	C1/Professional Office and Personal Services
COUNCIL DISTRICT:	4-Jason Arp
ASSOCIATED PROJECTS:	Primary Development Plan, Kiddie Academy
SPONSOR:	City of Fort Wayne Plan Commission

8 January 2018 Public Hearing

- No one spoke at the hearing in favor.
- Seven neighbors spoke at the hearing in opposition or with concerns.
- Staff received one letter in opposition.
- Justin Shurley and Paul Sauerteig were absent.

22 January 2018 – Business Meeting

Plan Commission Recommendation: DO PASS

A motion was made by Don Schmidt and seconded by Billy Davenport to return the ordinance with a Do Pass recommendation to Common Council for their final decision.

7-0 MOTION PASSED

- Rachel Tobin-Smith and Justin Shurley were absent.

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
2 February 2018

Reviewed by:



Kimberly R. Bowman
Executive Land Use Director

PROJECT SUMMARY

The petitioner requests to rezone the property at 9336 West State Road 14/Illinois Road from AR/Low Intensity Residential to C1/Professional Office and Personal Services. A primary development plan has also been filed for the development of a new 10,000 square foot office child care facility. This section of the SR 14 corridor has developed with medical office and retail uses further to the west. The property is surrounded to the west, north and east by Shorewood Subdivision. Immediately to the south of the site are two properties that were rezoned in 2008 and 2017 to C1 and have developed with professional offices.

The proposed zoning district can be supported by the Comprehensive Plan in that it will offer infill development and investment in the area. The proposal will provide additional child care opportunities within close proximity to other services and neighborhoods. The comprehensive plan supports this development through the following objectives:

- LU1.** Encourage carefully planned growth by utilizing the conceptual development map as part of the community's land use decision-making process;
- LU2.C** Encourage rezoning petitions for properties that are adjacent to existing development.
- LU3.** Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure;
- LU5.** Encourage sustainable growth and quality development, revitalization, and redevelopment by increasing and enhancing connectivity.
- LU5.C** Encourage development proposals that provide neighborhood commercial, civic, institutional and other similar uses, designed to allow adequate access for pedestrians and bicycles, in close proximity to housing.
- LU6.C** Encourage the conversion of vacant or underutilized properties into compatible mixed-use development areas.
- LU8.** Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.

The proposed child care facility will be approximately 10,000 square feet, with an outdoor play yard. The applicant is proposing one access to the site from SR 14. Parking lies along the west side of the building. The development plan proposal meets all applicable requirements of the zoning ordinance. A concrete trail is already installed along the street frontage. The Zoning Ordinance requires a pedestrian connection between the trail and the site, which is shown on the site plan.

PUBLIC HEARING SUMMARY:

Presenter: Jeff Thomas, representing the applicant, presented the proposal to the Plan Commission, providing information as outlined above. He stated that the existing pond will remain, be used for storm drainage, and the outfall will be routed back toward the SR 14 drainage system – not toward the subdivision. He confirmed that the entrance is approved by INDOT (they have sole authority over SR 14), and there were no concerns with the amount of traffic generated by the proposed childcare facility. Lighting will be provided mainly in the parking lot and will consist of full cut-off fixtures and LED bulbs. Kiddie Academy plans to use as much as the existing landscaping as possible, but will add plant material to screen the sides adjacent to the subdivision. The play area will be screened with a solid board fence, with evergreen trees planted on the outside of the fence. The proposed landscape and buffering plan meets zoning ordinance requirements and exceeds those requirements on the north and west sides of the development. The pond view from the neighbors will be maintained. Jeff Thomas met with the Joni White, the president of Shorewood before the hearing to hear concerns. The elevations for the structure will be similar to the Kiddie Academy facility located at 11627 Coldwater Road, which is also adjacent to a single-family subdivision.

Comments in Favor:

None

Questions or Comments in Opposition:

- Ronnie Stephens, White Shell Drive, adjacent to pond – Concerned about noise, drainage and traffic.
- Jan Szubiak, White Shell Drive, adjacent to pond – Concerned for mature trees, playground noise. Believes they should move next to a church or elementary school.
- Karen Springer, Shorewood Trail – Understands that commercial business is coming along SR 14. Concerned about noise, traffic and drainage. Many other daycare facilities in area.
- Mark Sordelet, Blue Stone Court – Concerned about traffic, says this will change the nature of the entire neighborhood. His wife sleeps during the day.
- Joni White, Glen Cove Place, President of Shorewood – Stated there is poor drainage in Shorewood, they have been working on those issues with the City. Should consider a turn signal for north and south bound traffic. Consider a buffer for the playground. Be sensitive with lighting.
- Rich Freylich, Vice President of Shorewood and Architectural Control Committee – Chain link fence is not permitted in Shorewood. Concerned about landscaping. Shorewood is a high-calibre neighborhood. Believes LED lighting is very bright. Confirmed that Jason Arp is working with them on drainage complaints.
- Cortney Hogan, White Shell Drive – Need screening north of parking lot and around playground. She is agreeable to commercial development, but not a daycare.

Public Hearing Rebuttal/Site Committee Discussion:

- Playground – Agrees to a solid fence and evergreen tree plantings. Not all 150 children are outside at once. Small children do not go out at all, and the playground is not used during the winter at all. Mr. Thomas provided information of how many children used the playground at a time. At the Coldwater location, the maximum children outside at once was 34. Younger age groups are only 10 children at a time. The Coldwater facility is laid out similarly, with the playground located less than 20 feet from the adjacent single-family house, with no screening or buffering. There have been no complaints regarding this facility. Distances from playground to adjacent property lines for this proposal are: 180 feet to the north, 80 feet to the east, and 100 feet to the west.
- Drainage – all stormwater will be directed to the existing system for SR 14. No water will go toward the subdivision. Any water that leaves this site now will be redirected to SR 14.
- Lighting – LED fixtures are much more focused and are best for eliminating light-spill and glare.
- Traffic –INDOT has approved the primary plans and will continue to work with the applicant on construction plans. There is a traffic light already at the Shorewood entrance. The City Engineer stated at the public hearing that the projected increase in traffic is not a significant addition to SR 14.
- Site Committee of the Plan Commission – voted 3-0 in favor of the proposal.
- Plan Commission unanimously voted in favor of the proposal with no further discussion.

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Oakmont Development Company, LLC
 Address 9601 Coldwater Road
 City Fort Wayne State Indiana Zip 46825
 Telephone (260) 489-2000 E-mail jmthomas@mikelthomasrealtor.com

Contact Person
 Contact Person Jeff Thomas
 Address 9601 Coldwater Road
 City Fort Wayne State Indiana Zip 46825
 Telephone (260) 489-2000 E-mail jmthomas@mikelthomasrealtor.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 9336 Illinois Road
 Present Zoning AR & R1 Proposed Zoning C1 Acreage to be rezoned 2.66
 Proposed density _____ units per acre
 Township name Aboite Township section # 2
 Purpose of rezoning (attach additional page if necessary) See attached rezoning questionnaire.
 Sewer provider Aqua Indiana Water provider City of Fort Wayne

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

- Applicable filing fee
- Applicable number of surveys showing area to be rezoned (plans must be filed)
- 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 these 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 Indian code.

Jeff Thomas (printed name of applicant) [Signature] (signature of applicant) 11/2/17 (date)
Charles H. Willen (printed name of property owner) [Signature] (signature of property owner) 12-5-17 (date)
 _____ (printed name of property owner) _____ (signature of property owner) _____ (date)
 _____ (printed name of property owner) _____ (signature of property owner) _____ (date)

Received <u>12-5-17</u>	Receipt No. <u>125788</u>	Hearing Date <u>1-8-18</u>	Petition No. <u>RE2-2017-0057</u>
----------------------------	------------------------------	-------------------------------	--------------------------------------

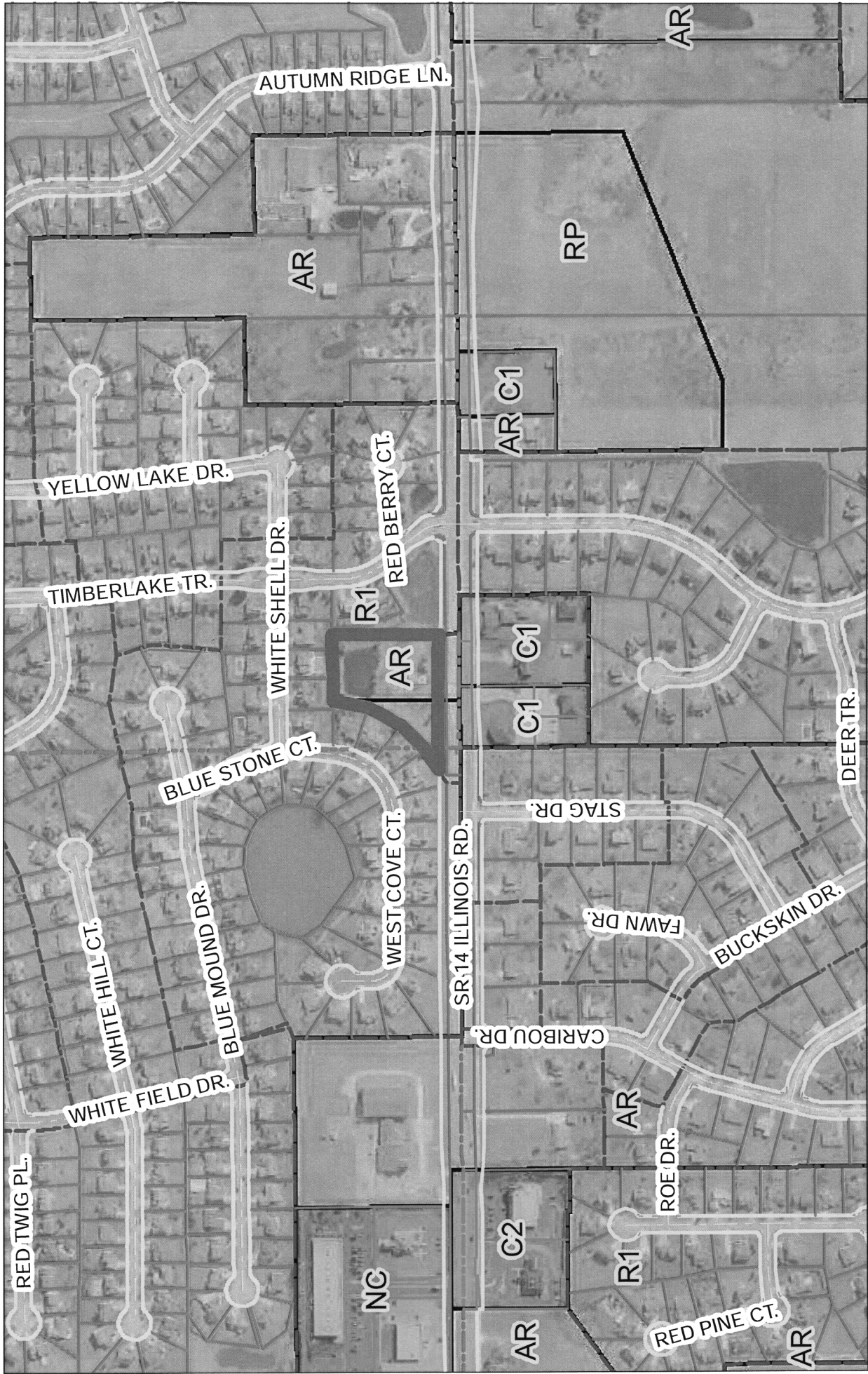


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen
 State Plane Coordinate System, Indiana East
 Photos and Contours: SPS Inc. 2009
 Date: 12/2011

Areas depicted with bold lines are for representational purposes only.





Areas depicted with bold lines are for representational purposes only.

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 by King 2003
 04/14/2017

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

Rezoning Petition REZ-2017-0057

APPLICANT: Oakmont Development Company, LLC
REQUEST: To rezone property from AR/Low Intensity Residential and R1/Single Family Residential to C1/Professional Office and Personal Services for a for a new childcare facility.
LOCATION: The site lies on the north side of the 9300 block of Illinois Road. The property is surrounded by Shorewood Subdivision on the north, east, and west. The address of the subject property is 9336 Illinois Road (Section 2 of Aboite Township).
LAND AREA: Approximately 2.7 acres
PRESENT ZONING: AR/Low Intensity Residential and R1/Single Family Residential
PROPOSED ZONING: C1/Professional Office and Personal Services

The Plan Commission recommends that Rezoning Petition REZ-2017-0057 be returned to Council with a "Do Pass" recommendation for the following reasons:

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 general area has seen a mixture of land developments from professional offices and retail development to single family residential land uses. This proposal will provide for the development of additional child care opportunities without the need for new infrastructure improvements.
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. Site plan review from the Plan Commission and staff will ensure a compatible development that complements the area.
3. Approval is consistent with the preservation of property values in the area. This proposal allows for additional child care opportunities in the southwest quadrant of Fort Wayne.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Review by City engineering departments indicates that the site can be developed for the proposed uses and adequate infrastructure is available to service the site.

These findings approved by the Fort Wayne Plan Commission on January 22, 2018.



Kimberly R. Bowman, AICP
Executive Director
Secretary to the Commission

To Fort Wayne Zoning Committee:

As parents of three young children, we understand the importance of child care centers; however, more importantly we understand the importance of maintaining a safe, quiet neighborhood.

The proposed redevelopment plan will constitute spot zoning, or the singling out of a small parcel of land for a use different from that of the surrounding land for the benefit of the owner of the land at issue and to the detriment of other surrounding land owners. The parcel of land at issue is currently zoned as AR Low Level Intensity Residential and R1 Single Family Residential.

We purchased this home in April 2017 in reliance of the current Fort Wayne Zoning Ordinance. If we were aware that the property immediately behind of home would possibly be rezoned to a C1 Professional Office and Personal Services, non-residential zone, we likely would not have purchased the adjacent property. The transformation of the property from a residential area to a commercial area presents many problems for the Shorewood Neighborhood including decreased property value, increased traffic, noise concerns, loss of privacy, and potential flooding, amongst other issues.

The plan for the proposed commercial area is to develop a child care center which would accommodate 145-150 children and 20-25 employees. Not only will the employees have to drive to work, but the large number of children will have to be dropped off and picked up daily by their parents, which would create congestion in the area surrounding our neighborhood. We as residents are unaware of any plans to minimize or control traffic. It is important to note that as defined by the Fort Wayne Zoning Ordinance, C1 districts can serve as a buffer between residential uses/zoning districts and higher intensity commercial uses, further increasing the neighborhoods' concern about traffic.

One of the main reasons for zoning laws is to ensure that property value is maintained. Zoning allows property owners to have certainty and stability in land values. The neighbors in the area are concerned that the value of their property will decrease with the introduction of the new commercial zone.

Furthermore, members of the community are concerned about the noise concerns that adding a day care would create. Many of the neighbors, including myself, work nights and sleep during the day. The day care is set to be open from 6am – 6pm. With a playground located less than 100 yards from my bedroom window, it will be nearly impossible to sleep during the day. In addition to noise, we will also lose much of the privacy which we currently have in our home, as 145-150 inquisitive children will be yards away and have the potential to see and trespass onto our property.

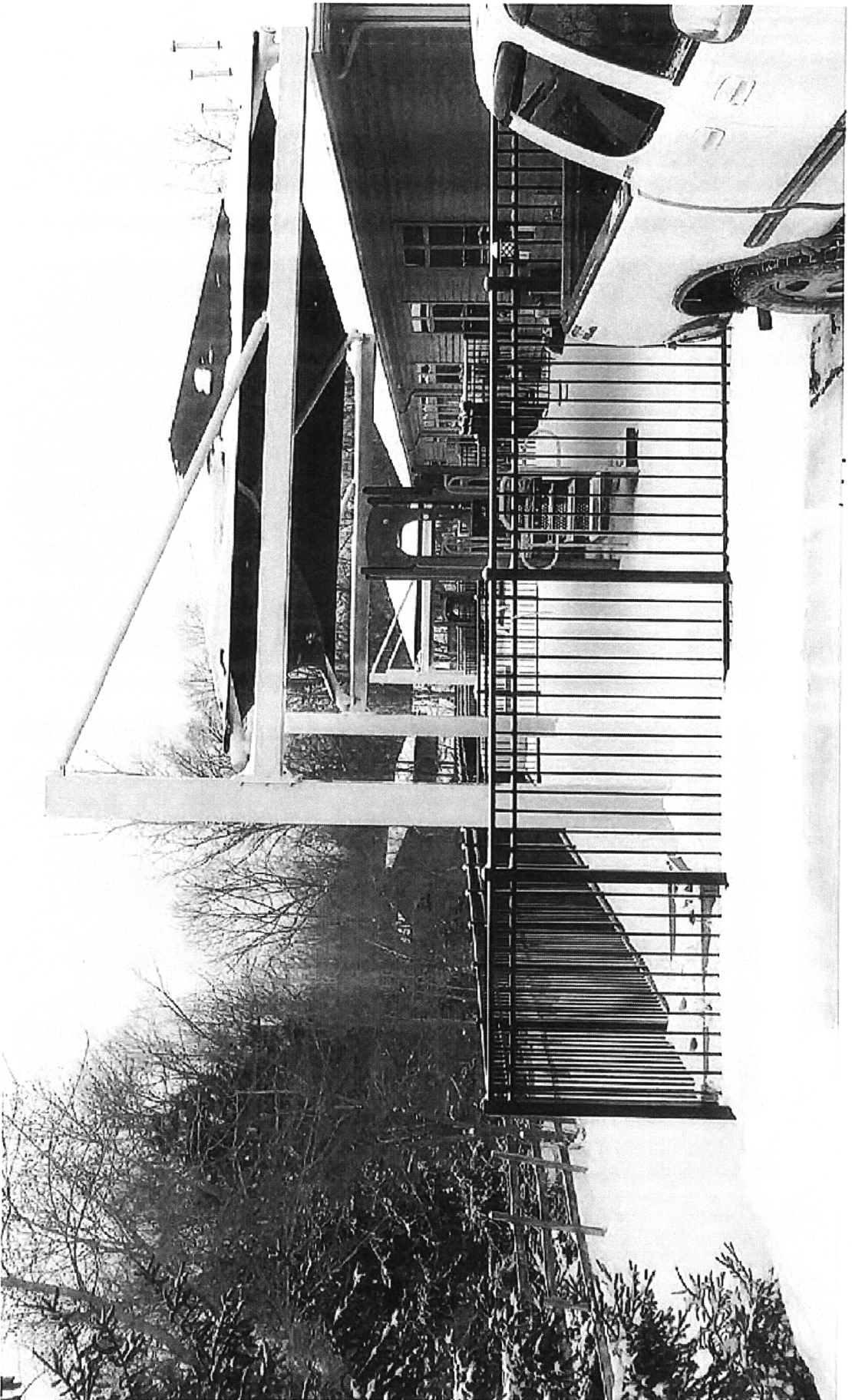
Another possible concern is the small pond located immediately behind the proposed day care. First, the Shorewood neighborhood is concerned that it is dangerous to have a pond in such close proximity to a day care for young children. Second, the pond already creates flooding issues for the neighborhood, the construction and changing of the land could possibly increase flooding in

JAN 9 2018 AM 10:23

the area. Furthermore, we are concerned that the area surrounding the pond will not be properly maintained.

As a resident of the surrounding neighborhood, we respectfully ask that this rezoning request be denied.

Best Regards,
Ronnie Stephens
Concerned Resident of 9409 White Shell Drive



Kiddie Academy Fort Wayne, Indiana
 Student Attendance By Hour of Operation

October 2016 Average

Time	# of students signed in	
6:15	1	
7:00	9	+8
8:00	44	+33
9:00	66	+22
10:00	82	+16
11:00	86	+4
12:00	87	+1
1:00	83	-4
2:00	82	-1
3:00	87	+5
4:00	80	-7
5:00	50	-30
5:45	17	-33



June 2017 Average

Time	# of students signed in
6:15	1
7:00	6
8:00	35
9:00	57
10:00	70
11:00	74
12:00	77
1:00	75
2:00	75
3:00	72
4:00	63
5:00	38
5:45	11

Austin Glenn

From: Jeff Thomas
Sent: Monday, January 15, 2018 11:08 AM
To: Austin Glenn
Subject: FW: Playground information

Can you print 3 of these also.

From: Hajira Khan [mailto:hajira.khan@kiddieacademy.net]
Sent: Friday, January 12, 2018 3:11 PM
To: Jeff Thomas <jmthomas@mikethomasrealtor.com>; Debbie Haney <dhaney@kiddieacademy.com>; Zub  
<ftwaynevision@hotmail.com>
Subject: Playground information

Hello,

Current academy playground times and group sizes allowed on each playground.

Toddler Playground Times: 9:45-11:30 (10 students only at a time)

3:00 - 4:45 (10 students only at a time)

Pre-school Playground times: 8:45-11:45 (intervals of 45 minutes each classroom. No more than 34 students at a time)

3:00 - 5:45

School-Age Playground times: 11 - 11:45 (15 students)

4 - 4:45

Regards,

Michelle Wood

From: Michelle Wood
Sent: Friday, February 02, 2018 12:49 PM
To: Michelle Wood
Subject: FW: Kiddie Academy

From: Michelle Wood
Sent: Thursday, January 18, 2018 2:27 PM
To: 'Joni@JoniWhite.com'
Subject: Kiddie Academy

Hello Ms. White,

Regarding additional neighborhood comments or concerns: the public hearing closed on Monday January 8th. I cannot legally accept new information for consideration by the Plan Commission unless they requested it. If anything is submitted to staff after the public hearing is closed, our policy is to simply keep it in the project file. If I can answer questions about the process, please let me know.

The Councilman for the 4th district is Jason Arp. He will vote on the rezoning portion of the proposal after Plan Commission makes its recommendation. Council can still take new information.
I hope this helps,

Thank you,



MICHELLE BYRD WOOD, RLA
SENIOR LAND USE PLANNER
DEPARTMENT OF PLANNING SERVICES

200 EAST BERRY, SUITE 150
CITIZENS SQUARE
FORT WAYNE, IN 46802
260.449.7607 P
260.449.7682 F

[HTTP://WWW.ALLENCOUNTY.US](http://www.allencounty.us)

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2017-0057
Bill Number: Z-17-12-13
Council District: 4-Jason Arp

Introduction Date: December 19, 2017

Plan Commission
Public Hearing Date: January 8, 2018 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 2.66 acres of property from R1-Single Family
Residential to C1-Professional Office and Personal Services

Location: 9336 Illinois Road

Reason for Request: To rezone property to allow for a 10,000 square foot childcare center.

Applicant: Oakmont Development, LLC

Property Owner: Charles H. Willen

Related Petitions: Primary Development Plan, Kiddie Academy-Illinois Road

Effect of Passage: Property will be rezoned to the C1-Professional Office and Personal
Services district which will allow a variety of office type uses.

Effect of Non-Passage: The site will remain zoned R1-Single Family Residential and may redevelop
with residential uses.

BILL NO. Z-17-12-13

REPORT OF COMMITTEE ON REGULATIONS

February 6, 2018

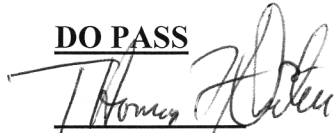
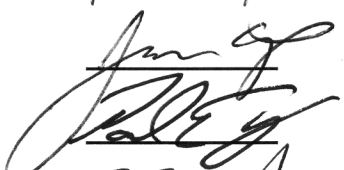

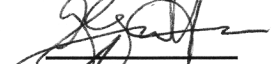
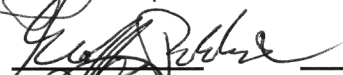

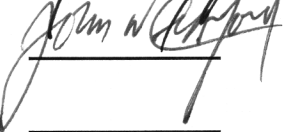
Thomas Didier Chair

Paul Ensley Co-Chair

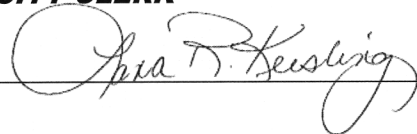
All Council Members

An Ordinance amending the City of Fort Wayne Zoning Map No. AA-06 (Sec. 2 of Aboite Township)

COMMITTEE ON REGULATIONS 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: January 8, 2018

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

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

Read the third time in full and on motion by Councilman Didier, 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 checked="" type="checkbox"/>	<input 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: February 13, 2018



 LANA R. KEESLING, CITY CLERK

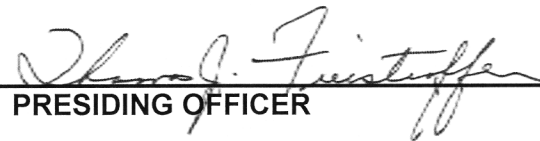
Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Zoning Ordinance No. Z-17-12-13 on the 13th day of February, 2018

ATTEST:



 LANA R. KEESLING
 CITY CLERK



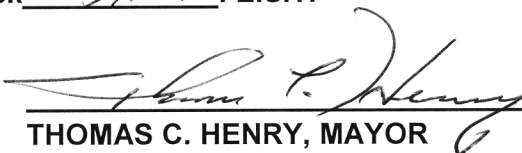
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 14th of February 2018, at the hour of 9:28 o'clock A.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 15TH day of FEBRUARY 2018, at the hour of 7:30 O'clock AM . E.S.T.



 THOMAS C. HENRY, MAYOR