

1 #REZ-2023-0056

2 BILL NO. Z-23-11-28

3
4 ZONING MAP ORDINANCE NO. Z- Failed

5 AN ORDINANCE amending the City of Fort Wayne
6 Zoning Map No. DD-02 (Sec. 09 of Aboite Township)

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

10 SECTION 1. That the area described as follows is hereby designated a C1
11 (Professional Office and Personal Services) District under the terms of Chapter 157 Title XV
12 of the Code of the City of Fort Wayne, Indiana:

13 **TITLE DESCRIPTION**

14 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY
15 OF ALLEN, STATE OF INDIANA, AND IS DESCRIBED IN AS FOLLOWS:

16 PART OF THE NORTHEAST QUARTER SECTION 9, TOWNSHIP 30 NORTH,
17 RANGE 11 EAST, ALLEN COUNTY, INDIANA, MORE PARTICULARLY
18 DESCRIBED AS FOLLOWS, TO WIT:

19 COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE
20 EAST HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 48
21 MINUTES WEST (DEED BEARING AND IS USED AS THE BASIS OF THE
22 BEARINGS IN THIS DESCRIPTION), ON AND ALONG THE CENTERLINE OF
23 ILLINOIS ROAD (STATE ROAD #14), A DISTANCE OF 40.0 FEET; THENCE
24 SOUTH 01 DEGREES 07 MINUTES 10 SECONDS WEST, A DISTANCE OF 40.0
25 FEET TO THE MOST EASTERLY CORNER OF A 0.095 ACRE TRACT OF LAND
26 CONVEYED TO THE STATE OF INDIANA BY DEED RECORDED IN DOCUMENT
27 CABINET NUMBER 8-22072 IN THE OFFICE OF THE RECORDER OF ALLEN
28 COUNTY, INDIANA, THAT BEING SAID THE TRUE POINT OF BEGINNING;
29 THENCE NORTH 89 DEGREES 48 MINUTES EAST, A DISTANCE OF 10.0 FEET TO
30 A 5/8 INCH ROD SET; THENCE SOUTH 00 DEGREES 54 MINUTES 06 SECONDS
WEST, A DISTANCE OF 363.3 FEET TO A 5/8 INCH ROD SET ON THE NORTH
LINE OF SYCAMORE HILLS, SECTION 10, IN THE PLAT OF WHICH IS
RECORDED IN PLAT CABINET "B", PAGE 148 IN THE OFFICE OF SAID
RECORDER; THENCE SOUTH 88 DEGREES 58 MINUTES 14 SECONDS WEST, ON
THE ALONG THE NORTH LINE OF SAID RECORDED SYCAMORE HILLS,
SECTION 10, A DISTANCE OF 240.6 FEET TO A 5/8 INCH ROD FOUND; THENCE
NORTH 00 DEGREES 59 MINUTES 6 SECONDS EAST, ON AND ALONG THE EAST
LINE OF SAID SYCAMORE HILLS, SECTION 10, AND THE NORTHERLY

1 PROJECTION THEREOF, A DISTANCE OF 336.8 FEET (RECORDED 330.0 FEET)
2 TO THE SOUTHWEST CORNER OF SAID 0.095 ACRE TRACT OF LAND; THENCE
3 NORTH 89 DEGREES 48 MINUTES EAST, ON AND ALONG THE SOUTH LINE OF
4 SAID 0.095 ACRE TRACT AND PARALLEL TO THE CENTERLINE OF ILLINOIS
5 ROAD, A DISTANCE OF 44.6 FEET (RECORDED 44.95 FEET); THENCE NORTH 80
6 DEGREES 38 MINUTES 16 SECONDS EAST, CONTINUING ALONG SAID SOUTH
7 LINE, A DISTANCE OF 188.4 FEET TO THE TRUE POINT OF BEGINNING,
8 CONTAINING 1.918 ACRE OF LAND.

9 SAVE AND EXCEPT:

10 A PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 30 NORTH,
11 RANGE 11 EAST, ALLEN COUNTY, INDIANA, AND BEING THAT PART OF THE
12 GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY LINES DEPICTED ON
13 THE ATTACHED RIGHT-OF-WAY PARCEL PLAT MARKED EXHIBIT "B",
14 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF
15 SAID QUARTER SECTION DESIGNATED AS POINT "253" ON THE LOCATION
16 CONTROL ROUTE SURVEY PLAT RECORDED AS INSTRUMENT NUMBER
17 2008057627 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE
18 SOUTH 00 DEGREES 17 MINUTES 05 SECONDS EAST A DISTANCE OF 17.16
19 FEET, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER SECTION, TO
20 THE CENTERLINE OF STATE ROAD 14; THENCE ALONG SAID CENTERLINE
21 SOUTHEASTERLY 213.65 FEET ALONG AN ARC TO THE LEFT HAVING A
22 RADIUS 2,865.07 FEET AND SUBTENDED BY A LONG CHORD HAVING A
23 BEARING OF SOUTH 82 DEGREES 46 MINUTES 14 SECONDS WEST AND A
24 LENGTH OF 213.60 FEET; THENCE SOUTH 82 DEGREES 46 MINUTES 24
25 SECONDS WEST A DISTANCE OF 85.38 FEET CONTINUING ALONG SAID
26 CENTERLINE; THENCE CONTINUING ALONG SAID CENTERLINE
27 SOUTHEASTERLY 388.52 FEET ALONG AN ARC TO THE RIGHT HAVING A
28 RADIUS 2,864.72 FEET AND SUBTENDED BY A LONG CHORD HAVING A
29 BEARING OF SOUTH 84 DEGREES 31 MINUTES 14 SECONDS WEST AND A
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WEST A DISTANCE OF 3.58 FEET TO THE WEST LINE OF THE GRANTOR'S

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LAND; THENCE NORTH 0 DEGREES 24 MINUTES 40 SECONDS WEST A DISTANCE OF 11.09 FEET, ALONG SAID GRANTOR'S TEST LINE, TO THE SOUTHERN BOUNDARY OF STATE ROAD 14; THENCE NORTH 88 DEGREES 24 MINUTES 14 SECONDS EAST A DISTANCE OF 44 60 FEET ALONG SAID SOUTHERN BOUNDARY, THENCE NORTH 79 DEGREES 14 MINUTES 29 SECONDS EAST A DISTANCE OF 188.40 FEET, CONTINUING ALONG SAID SOUTHERN BOUNDARY, TO THE POINT OF BEGINNING AND CONTAINING 0.133 ACRES, MORE OR LESS.

and the symbols of the City of Fort Wayne Zoning Map No. DD-02 (Sec. 09 of Aboite Township), as established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is hereby changed accordingly.

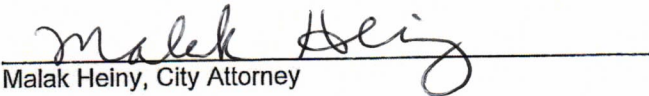
SECTION 2. If a written commitment is a condition of the Plan Commission's recommendation for the adoption of the rezoning, or if a written commitment is modified and approved by the Common Council as part of the zone map amendment, that written commitment is hereby approved and is hereby incorporated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

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



Council Member

APPROVED AS TO FORM AND LEGALITY:



Malak Heiny, City Attorney

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2023-0056
Bill Number: Z-23-11-28
Council District: 4-Jason Arp

Introduction Date: November 28, 2023

Plan Commission
Public Hearing Date: December 11, 2023 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 1.92 acres from AR/Low Intensity Residential
to C1/Professional Office and Personal Services

Location: 11309 W SR 14 / Illinois Road (Section 9 of Aboite Township)

Reason for Request: To allow for a child care center

Applicant: Darci Pellom

Property Owner: Shakeel Ahmed, M.D. and Sobia Ahmed

Related Petitions: Primary Development Plan - Goddard School

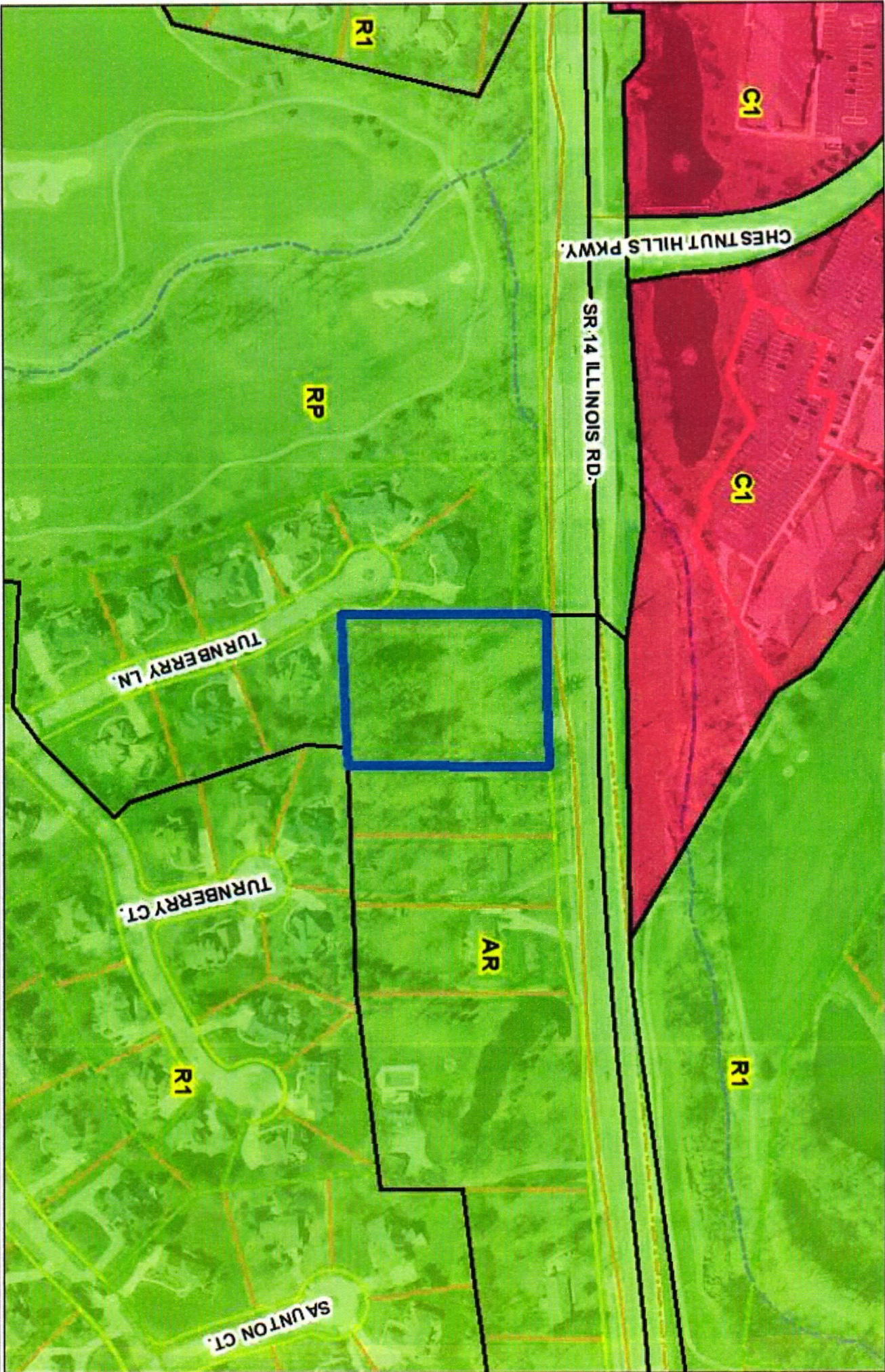
Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal
Services zoning district, which will allow for a child care center, along with
existing and future professional office and personal service uses.

Effect of Non-Passage: The property will remain zoned AR/Low Intensity Residential, which
does not permit child care center. The site may be redeveloped with the
continuation of agricultural land uses while also allowing low intensity
residential uses.



2023-01-11 11:23:23 AM
Map of the City of Goddard, Missouri, showing the location of the subject property. The map is a composite of several maps and is not intended to be used as a legal document. It is provided for informational purposes only and does not constitute a warranty of any kind. The City of Goddard is not responsible for any errors or omissions in this map. The City of Goddard is not responsible for any damages, including consequential damages, arising from the use of this map. The City of Goddard is not responsible for any claims, including consequential claims, arising from the use of this map. The City of Goddard is not responsible for any claims, including consequential claims, arising from the use of this map. The City of Goddard is not responsible for any claims, including consequential claims, arising from the use of this map.





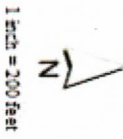
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Department of Planning Services Rezoning Petition Application

Applicant
 Applicant Darci Pellom
 Address 530 East Ohio Street
 City Indianapolis State IN Zip 46204
 Telephone 317-223-9375 E-mail dpellom@cecinc.com

Property Ownership
 Property Owner Shakeel Ahmed, M.D. and Sobia Ahmed
 Address 8766 Coldwater Road
 City Fort Wayne State IN Zip 46825
 Telephone 260-207-4044 E-mail fortwaynelN@goddardschools.com

Contact Person
 Contact Person same as applicant
 Address _____
 City _____ State _____ Zip _____
 Telephone _____ E-mail _____

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 11309 State Road 14/Illinois Road Township and Section _____
 Present Zoning AR Proposed Zoning C1 Acreage to be rezoned 1.918
 Purpose of rezoning (attach additional page if necessary)
To allow for a child care center use
 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

Darci Pellom Pellom, Darci 10-20-2023
 (printed name of applicant) (signature of applicant) (date)
[Signature] SHAKEEL AHMED 10-20-2023
 (printed name of property owner) (signature of property owner) (date)



Received	Receipt No.	Hearing Date	Petition No.
11-7-23	144401	12-11-23	RE2-2023

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



Department of Planning Services Rezoning Questionnaire

When making recommendations on rezoning requests, the Plan Commission shall pay reasonable regard to the following items. Please describe how this petition satisfies the following:

- (1) The Comprehensive Plan;

The site is at the west edge of the comprehensive plan and is located in an urban infill area which has existing infrastructure with a focus on re-investment. The future land use has this parcel as Suburban Neighborhood adjacent to a Town Center designation on the west side of Sycamore Hills Parkway.

- (2) Current conditions and the character of current structures and uses in the district;

The adjacent structures on the south side of the street are single family residential zoned XX. Single story brick office buildings are existing on the north side of the street. About 1200' west is the AEP Illinois Road Substation and about 3800' 3/4 mile east is South Scott Road commercial area.

- (3) The most desirable use for which the land in the district is adapted;

Illinois Road/SR16 is a state road and a main route to I-69 and eventually into downtown Fort Wayne from the west. Frontage along the roadway with the traffic counts would be highly desirable for commercial development. The density of residential development makes this a prime location to integrate a child care center use in the neighborhood. The conversion of the use of the land will allow development in a desired area by the Comprehensive Plan to the benefit of the community.

- (4) The conservation of property values throughout the jurisdiction;

The low intensity use and architecture style compliments the residential use. Child care centers located within or adjacent to neighborhoods are highly desirable.

- (5) Responsible development and growth.

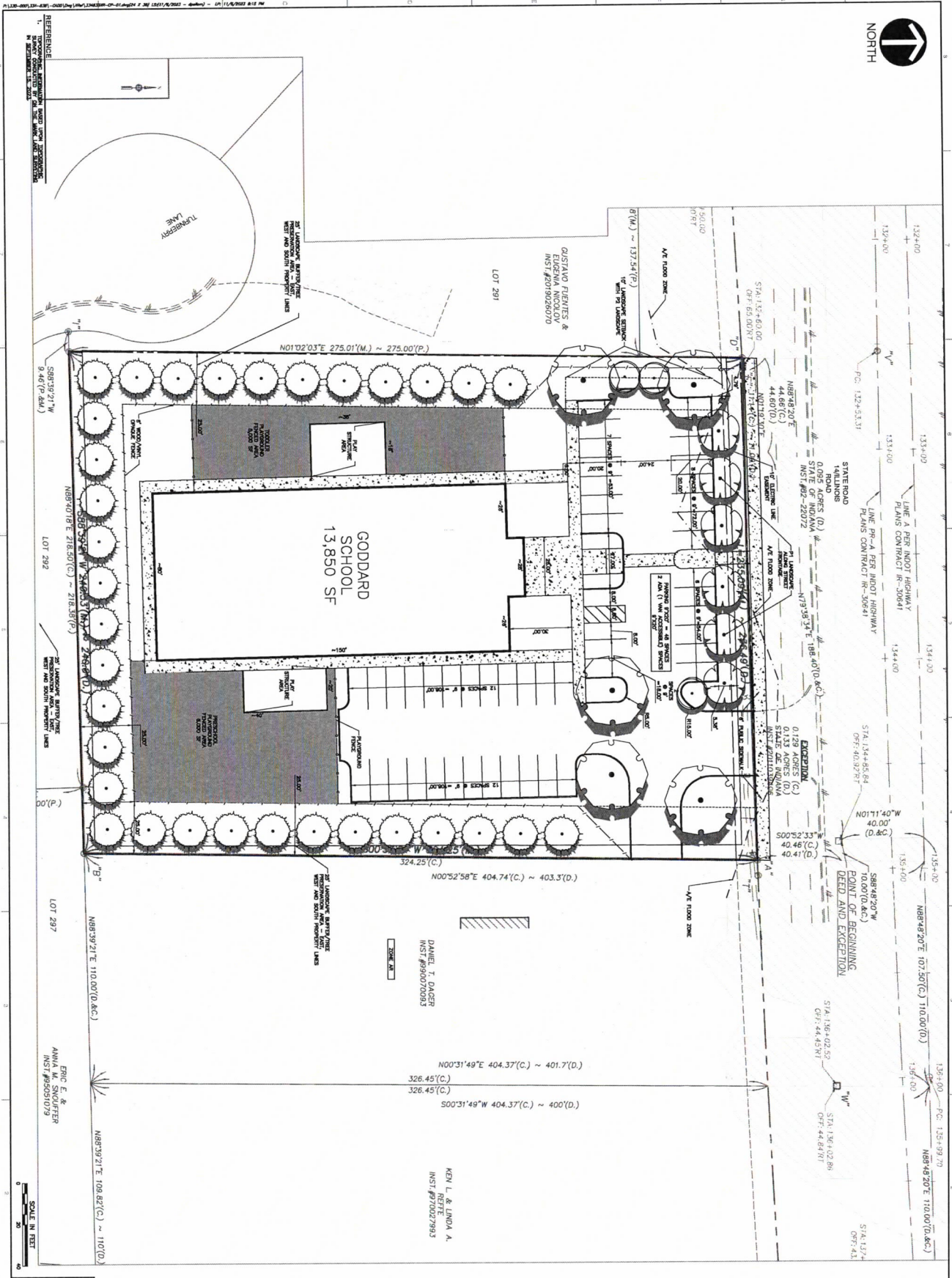
Affordable land for a child care center is necessary to provide high quality care. The use is a natural transition from lower intensity uses to high intensity uses and can act a buffer from the road for the homes behind. The size and location of the site is ideal for the needs of a child care facility The development along the State Road is a higher use of the land to benefit the needs of a growing community by services and taxes of the changed use.

COMPLETE FILING TO INCLUDE:

- Filing Fee
- Complete application signed by property owner*
- Legal description (in Word document format)*
- Boundary/Utility Survey*
- Rezoning Criteria *
- Written Commitment (if applicable)*

**All documents may be digital*





<p>CONCEPTUAL SITE PLAN</p> <p>DATE: NOVEMBER 2, 2023 DRAWN BY: DJP DWG SCALE: 1"=20' CHECKED BY: DJP PROJECT NO: 334-434 APPROVED BY: DRAFT</p>	<p>MIDWEST DESIGN GROUP</p> <p>GODDARD SCHOOL 11309 STATE ROAD 14/ILLINOIS ROAD FORT WAYNE, IN</p>	<p>Civil & Environmental Consultants, Inc. 700 Cherrington Parkway - Moon Township, PA 15108 412-429-2324 - 800-365-2324 www.cfcps.com</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION												
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EXH 1.0

TITLE DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ALLEN, STATE OF INDIANA, AND IS DESCRIBED IN AS FOLLOWS:

PART OF THE NORTHEAST QUARTER SECTION 9, TOWNSHIP 30 NORTH, RANGE 11 EAST, ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 48 MINUTES WEST (DEED BEARING AND IS USED AS THE BASIS OF THE BEARINGS IN THIS DESCRIPTION), ON AND ALONG THE CENTERLINE OF ILLINOIS POAD (STATE ROAD #14), A DISTANCE OF 40.0 FEET; THENCE SOUTH 01 DEGREES 07 MINUTES 10 SECONDS WEST, A DISTANCE OF 40.0 FEET TO THE MOST EASTERLY CORNER OF A 0.095 ACRE TRACT OF LAND CONVEYED TO THE STATE OF INDIANA BY DEED RECORDED IN DOCUMENT CABINET NUMBER 8-22072 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, THAT BEING SAID THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 48 MINUTES EAST, A DISTANCE OF 10.0 FEET TO A 5/8 INCH ROD SET; THENCE SOUTH 00 DEGREES 54 MINUTES 06 SECONDS WEST, A DISTANCE OF 363.3 FEET TO A 5/8 INCH ROD SET ON THE NORTH LINE OF SYCAMORE HILLS, SECTION 10, IN THE PLAT OF WHICH IS RECORDED IN PLAT CABINET "B", PAGE 148 IN THE OFFICE OF SAID RECORDER; THENCE SOUTH 88 DEGREES 58 MINUTES 14 SECONDS WEST, ON THE ALONG THE NORTH LINE OF SAID RECORDED SYCAMORE HILLS, SECTION 10, A DISTANCE OF 240.6 FEET TO A 5/8 INCH ROD FOUND; THENCE NORTH 00 DEGREES 59 MINUTES 6 SECONDS EAST, ON AND ALONG THE EAST LINE OF SAID SYCAMORE HILLS, SECTION 10, AND THE NORTHERLY PROJECTION THEREOF, A DISTANCE OF 336.8 FEET (RECORDED 330.0 FEET) TO THE SOUTHWEST CORNER OF SAID 0.095 ACRE TRACT OF LAND; THENCE NORTH 89 DEGREES 48 MINUTES EAST, ON AND ALONG THE SOUTH LINE OF SAID 0.095 ACRE TRACT AND PARALLEL TO THE CENTERLINE OF ILLINOIS ROAD, A DISTANCE OF 44.6 FEET (RECORDED 44.95 FEET); THENCE NORTH 80 DEGREES 38 MINUTES 16 SECONDS EAST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 188.4 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.918 ACRE OF LAND.

SAVE AND EXCEPT:

A PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 30 NORTH, RANGE 11 EAST, ALLEN COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY LINES DEPICTED ON THE ATTACHED RIGHT-OF-WAY PARCEL PLAT MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION DESIGNATED AS POINT "253" ON THE LOCATION CONTROL ROUTE SURVEY PLAT RECORDED AS INSTRUMENT NUMBER 2008057627 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE SOUTH 00 DEGREES 17 MINUTES 05 SECONDS EAST A DISTANCE OF 17.16 FEET, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER SECTION, TO THE CENTERLINE OF STATE ROAD 14; THENCE ALONG SAID CENTERLINE SOUTHEASTERLY 213.65 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS 2,865.07 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 82 DEGREES 46 MINUTES 14 SECONDS WEST AND A LENGTH OF 213.60 FEET; THENCE SOUTH 82 DEGREES 46 MINUTES 24 SECONDS WEST A DISTANCE OF 85.38 FEET CONTINUING ALONG SAID CENTERLINE; THENCE CONTINUING ALONG SAID CENTERLINE

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FACT SHEET

Case #REZ-2023-0056

Bill # Z-23-11-28

Project Start: November 2023

APPLICANT:	Darci Pellom
REQUEST:	To rezone approximately 1.92 acres from AR/Low Intensity Residential to C1/Professional Office and Personal Services to allow for a child care center
LOCATION:	11309 W SR 14 / Illinois Road (Section 9 of Aboite Township)
LAND AREA:	1.92 acres
PRESENT ZONING:	AR/Low Intensity Residential
PROPOSED ZONING:	C1/Professional Office and Personal Services
COUNCIL DISTRICT:	4 – Jason Arp
SPONSOR:	Fort Wayne Plan Commission

December 11, 2023 Public Hearing

- Six property owners/neighborhood representatives spoke with support or stated concerns
- Twelve correspondence were received stating concerns.
- Tom Freistroffer and Ryan Neumeister were absent.

December 18, 2023 Business Meeting

Plan Commission Recommendation: DO NOT PASS

A motion was made by Judy Wire and seconded by Karen Richards to return the ordinance with a Do Not Pass recommendation to Common Council for their final decision.

7-0 MOTION DO NOT PASS

- Paul Sauerteig and Rick Briley were absent.

Fact Sheet Prepared by:
Karen Couture, Associate Land Use Planner
December 18, 2023

PROJECT SUMMARY

- The property consists of a wooded lot zoned AR/Low Intensity Residential.

The applicant requests a rezoning from AR/Low Intensity Residential to C1/ Professional Office and Personal Services and approval of a primary development plan for a 13,850 square foot child care center. The property is located on the south side of West State Road 14 just north of the Sycamore Hills subdivision. The surrounding zoning districts consist of C1/Professional Office and Personal Services to the north, AR/Low Intensity Residential to the east, RP/Planned Residential to the south and west. A single-family residential subdivision is located to the west and south and single-family homes on metes and bounds lots are located to the east. On the north side of West State Road 14 there is an office park and the Chestnut Hills Golf Course.

The submitted development plan consists of a 13,850 square foot structure with two separate fenced outdoor play areas to the east and to the west. Access is located on W State Road 14 along the north side of the property. No access is proposed to Turnberry Lane in Sycamore Hills Neighborhood Association as they do not have any direct access to that right of way. Parking is located to the north and east side of the lot. The applicant submitted a landscape plan that provides the zoning ordinance required landscape screening of the northern portion of the parking lot. The applicant has labeled a 25-foot landscape buffer to the east, south, and west side of the property. Staff would require a more detailed landscaping plan during the permitting of the phase to determine what type of vegetation will be planted. The applicant did not apply for any development standard waivers for this project.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

- The project site is located within the Urban Infill Area. Development in urban infill areas should be focused on vacant lots within neighborhoods and commercial or industrial areas already served by infrastructure.
- The following Goal would be applicable and supportive of this request:
LUD1 – Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas

Overall Land Use Policies

- The following Land Use Policies would be applicable and supportive of this request:
LUD Policy 4 – Nonresidential development which is adjacent to residential neighborhoods should be limited to lower intensity neighborhood commercial uses.

Generalized Future Land Use Map

- The project site is located within Suburban Neighborhood generalized land use category.
- Similar Secondary Land Uses in this category are schools.
- Adjacent properties are categorized as Suburban Neighborhood and Business and Office Park.

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 C1/Professional Office and Personal Services which is considered compatible with Suburban Neighborhood and Business and Office Park.

Other Applicable Plans: none

PUBLIC HEARING SUMMARY:

Presenter: Pat Hess, representing the property owner, presented the request as outlined above. Hatesh Batel, engineer, answered questions from staff and commissioners.

Public Comments:

Jeffery Duff (Representing Sycamore Hills Community Assn): Concerns with application; notification; noise, lighting, traffic; close proximity; spot zoning.

Caitlin Goodrich (1409 Turnberry Ln): Speaking for group - Concerns with traffic; lighting; exhaust; noise; property values; entrance.

Tom Gilbert (1410 Turnberry Ln): Concerns with noise; close proximity; previous development denied.

Richard Schuiteman (1226 Turnberry Ln): Concerns with traffic, lighting, noise, fence.

Daniel Boylan (1430 Turnberry Ct): Concerns with greenway trail; exhaust.

Jayanta Aditi (1312 Turnberry Ln): Concerns for family; noise; traffic; stormwater; lights.

Closing Comments:

Pat Hess stated that spot zoning is ok with state law. Historically, Sycamore Hills had been wooded and agricultural area prior to being developed into a subdivision. It is now wooded with many mature trees.

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

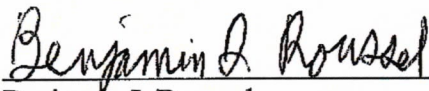
Rezoning Petition REZ-2023-0056

PROPOSAL: Rezoning Petition REZ-2023-0056
APPLICANT: Darci Pellom
REQUEST: To rezone property from AR/Low Intensity Residential to C1/Professional Offices and Personal Services for a child care center.
LOCATION: 11309 W SR 14, 600 feet east of its intersection with Chestnut Hills Parkway (Section 9 of Aboite Township)
LAND AREA: 1.918 acres
PRESENT ZONING: AR/Low Intensity Residential
PROPOSED ZONING: C1/Professional Office and Personal Services

The Plan Commission recommends that Rezoning Petition REZ-2023-0056 be returned to Council, with a “Do Not Pass” recommendation after considering the following:

1. Approval of the request will have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. The use and site design is too intense for a predominately residential area. Traffic along West State Road 14 could cause congestion problems entering and exiting the site in a timely manner.
2. Approval is not consistent with the preservation of property values in the area. The proposed structure would be too close to existing residential homes within Sycamore Hills Neighborhood Association. The site as proposed could introduce noise and traffic impacts not commonly found within single family subdivisions.
3. Approval is not consistent with responsible development and growth principles based on existing uses and infrastructure in the area. The proposed development would be too intense for the area and could potentially create traffic congestion on West State Road 14. The applicant did not supply sufficient evidence that traffic entering and exiting the site could do so in a safe way without impacting West State Road 14.

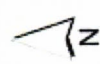
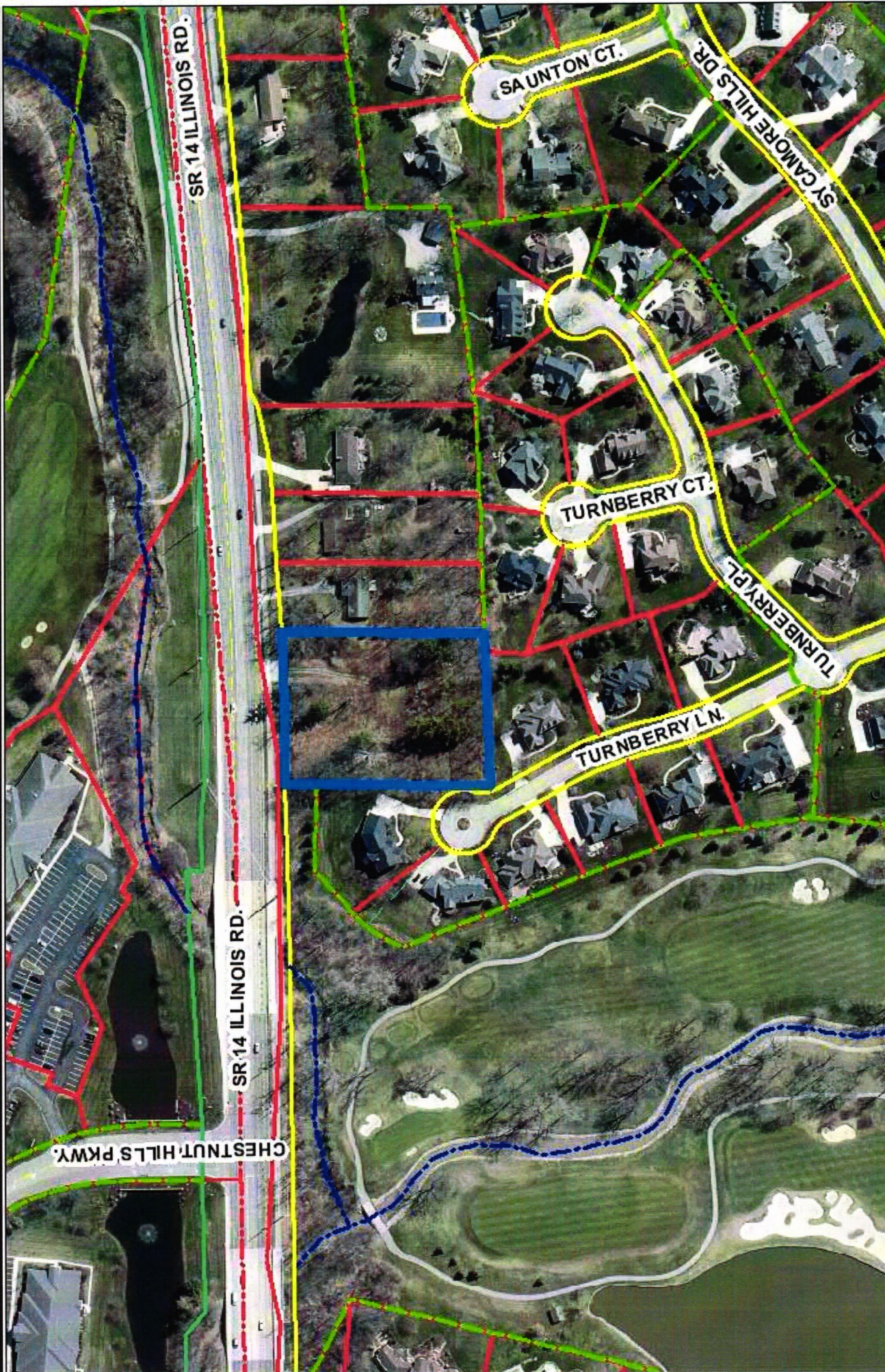
These findings approved by the Fort Wayne Plan Commission on December 18, 2023.



Benjamin J. Roussel
Executive Director
Secretary to the Commission



REZ-2023-0056 and PDP-2023-0046 - Goddard School



1 inch = 200 feet

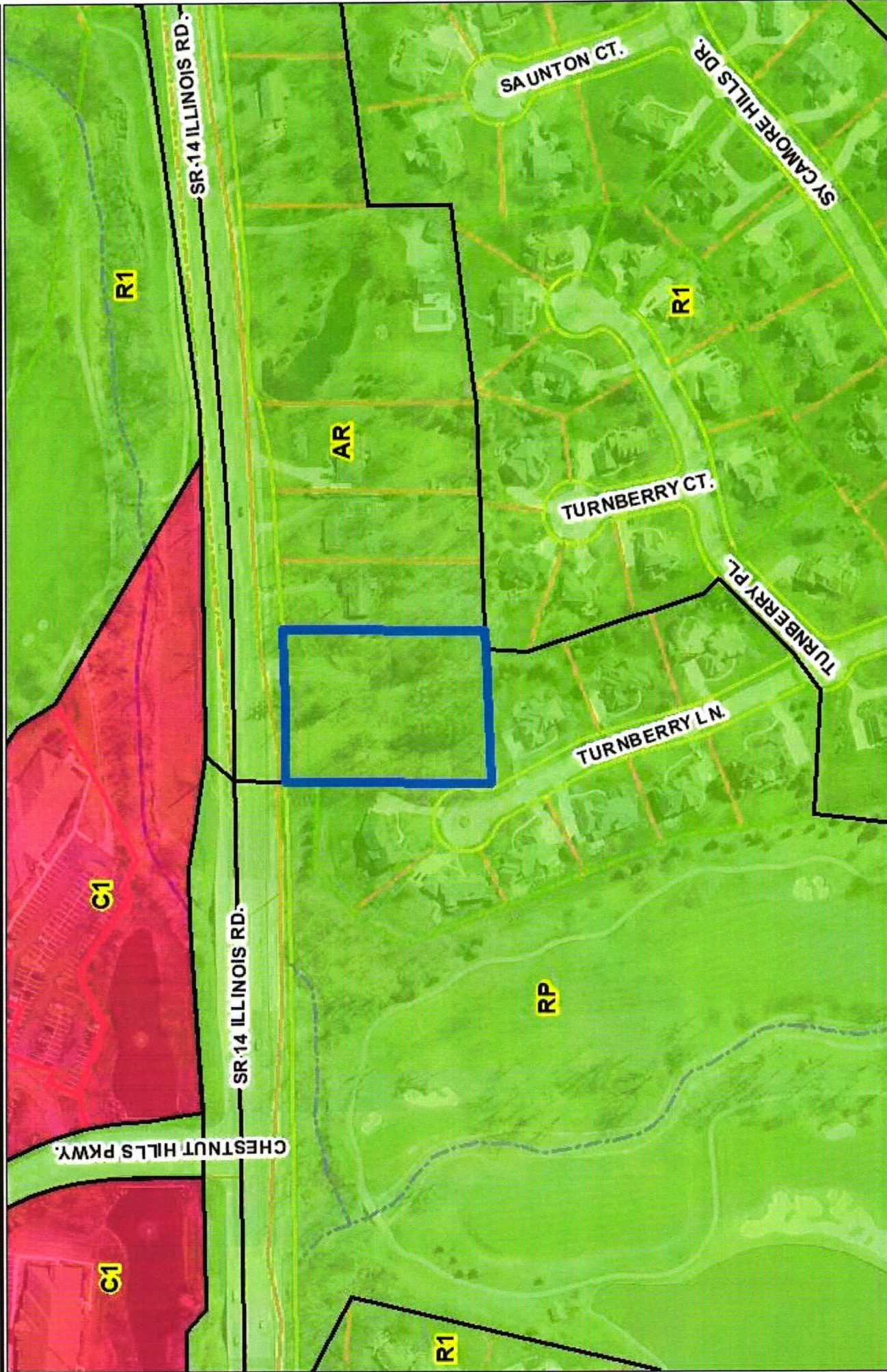


Although this accuracy standard has been employed in the preparation of this map, the County does not warrant the absolute accuracy of the information shown hereon. Any discrepancy or error between the information shown hereon and the actual conditions on the ground shall be the responsibility of the user.

© 2008 Board of Commissioners of the County of Allen, Indiana
 State Plane Coordinate System, Indiana East
 Projection Contour: Spring 2009
 Date: 12-9-2023



REZ-2023-0056 and PDP-2023-0046 - Goddard School



Although this map is intended to be used for informational purposes only, it is not a guarantee of accuracy. The County does not warrant the accuracy of the information shown on this map. The County is not responsible for any errors or omissions in this map.

North American Datum 1983
 State Plane Coordinate System, Indiana East
 Projection: NAD83 Indiana East
 Datum: 12-9-2-UTM



1 inch = 200 feet

NO.	DATE	DESCRIPTION

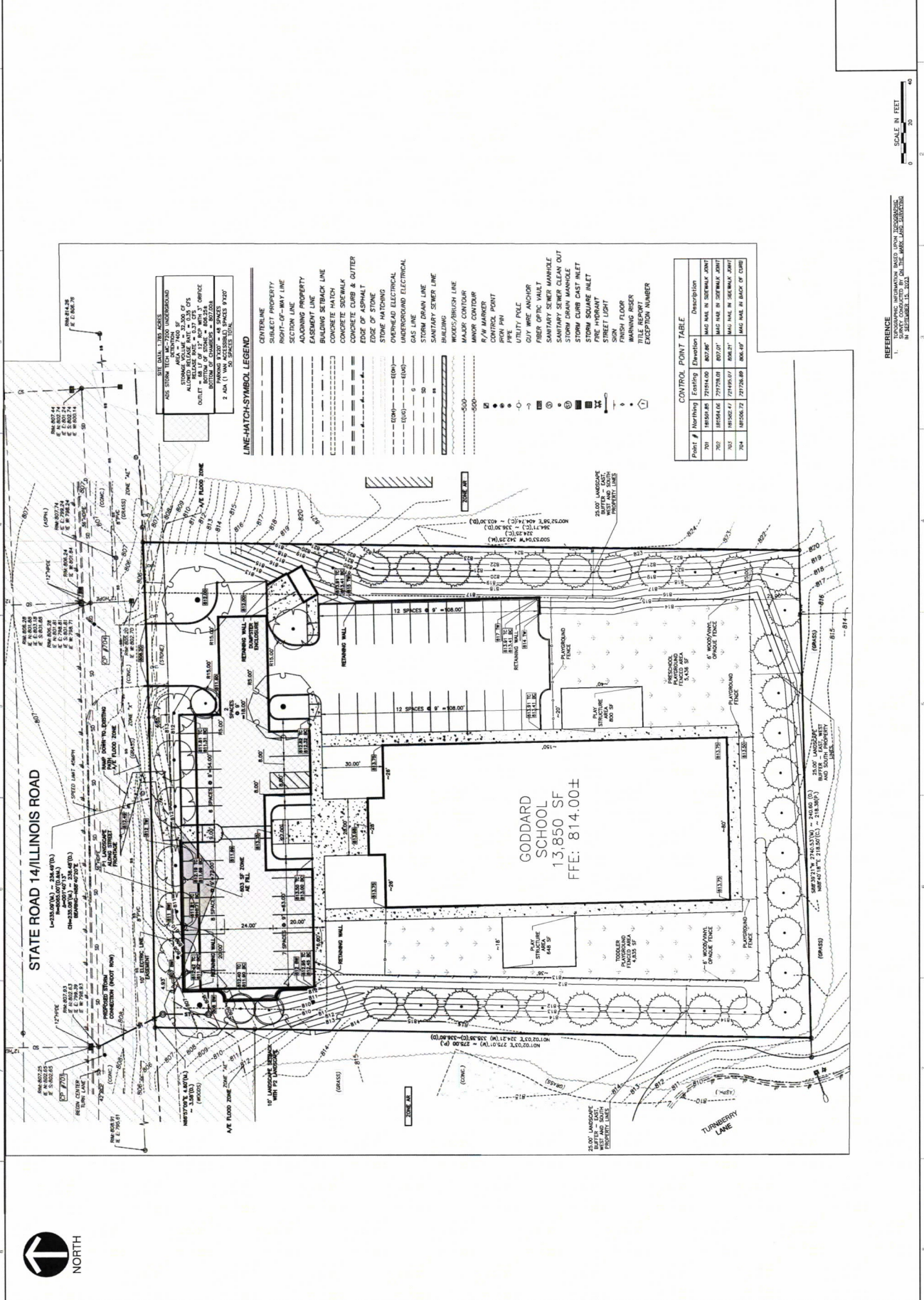
Civil & Environmental Consultants, Inc.
 700 Cherrington Parkway • Moon Township, PA 15108
 412-429-2324 • 800-366-2324
 WWW.CECI.COM

MIDWEST DESIGN GROUP
GODDARD SCHOOL
FORT WAYNE, IN
 11309 STATE ROAD 14/ILLINOIS ROAD

CONCEPTUAL SITE PLAN

DATE: NOVEMBER 2, 2023
 CHECKED BY: [Signature]
 DRAWN BY: [Signature]
 APPROVED BY: [Signature]

EXH 1.0
 SHEET 1 OF 1



SCALE IN FEET
 0 20 40



BILL NO. Z-23-11-28

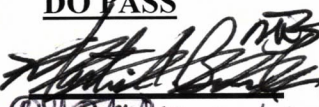
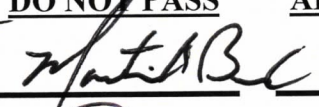





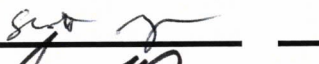


**REPORT OF COMMITTEE ON REGULATIONS
January 9, 2024**

**Michelle Chambers Chair
Scott Myers Co-Chair
All Council Members**

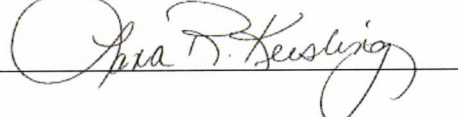
An Ordinance amending the City of Fort Wayne Zoning Map No. DD-02 (Sec. 09 of Aboite Township)

To rezone approximately 1.92 acres from AR/Low Intensity Residential to C1/Professional Office and Personal Services at 11309 W SR 14 / Illinois Road (Section 9 of Aboite Township) to allow for a child care center

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

<u>COUNCIL MEMBER</u>	<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>
<u>BENDER</u>			
<u>CHAMBERS</u>			
<u>ENSLEY</u>			
<u>FREISTROFFER</u>			
<u>HARTMAN</u>			
<u>JEHL</u>			
<u>MYERS</u>			
<u>PADDOCK</u>			
<u>TUCKER</u>			

**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: N/A

Read the first time in full and on motion by Councilperson Tucker.

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

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

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
BENDER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CHAMBERS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENSLEY	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HARTMAN	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MYERS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADDOCK	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUCKER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


DATED: January 9, 2024


LANA R. KEESLING, CITY CLERK

Not passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as
Zoning Ordinance No. Z-23-11-28 on the 9th day of January, 2024

ATTEST:


LANA R. KEESLING
CITY CLERK


PRESIDING OFFICER