

Parkside

New development at the northeast corner of Dupont and Diebold Roads.

Dominion Group Partners

Jason Patel, Owner

Glenn Conklin, Developer

The area marked on the map as “Parkside” is currently owned by Dominion Group Partners. They are in the process of trying to purchase the property to the south of this plot, so they can expand all the way to Dupont Road.

Currently this property is zoned as CM-3 (General Commercial):

“The General Commercial district is intended to provide areas for a variety of commercial uses including certain high intensity uses not permitted in C1 and C2 districts. Uses typically found within this district include moderate intensity general business, community, office, personal service, and retail uses, along with certain residential facilities. Commercial uses in this district often serve the general public and therefore are usually located along arterial or collector roadways.” Allen County Zoning Ordinance – page 89

http://www.allencounty.us/images/department_of_planning_services/Ordinance/Allen_County_ordinance_1-1-2016.pdf

Especially troubling with this zoning is that it includes things such as truck stops.

The developers are going to submit a request to down-zone to CM-2 (Limited Commercial).

“The Limited Commercial district is intended to provide areas for moderate intensity business, community, office, personal service, and limited retail uses, along with certain residential facilities. Neighborhood-oriented uses are encouraged. Allen County Zoning Ordinance page 65

This may occur as soon as May 3 or June 7 (Planning Commission deadlines).

Dominion Group Partners are working with Parkview Hospital to keep the development architecturally compatible to the Parkview campus. They want it to be an upscale mixed-use community. (For example, they do not want to place any fast food restaurants in this location.)

They are in the process of developing plan for the placement of an upscale Hilton dual brand hotel. This hotel will include a full-service restaurant and convention center. (For more information on what a dual brand hotel is, visit <http://www.cnn.com/2014/06/09/travel/hotel-two-pack/>

Parkview also wants to build an upscale fitness center on this property. The developer doesn't know what this will look like at this point, but it will not be like the franchise fitness centers. He believes it will be more in line with the Parkview YMCA.

Examples of other possible businesses that may be included in this development could be:

- Upscale restaurants such as Ocean Air (seafood restaurant in Indianapolis)
- Casual dining such as Cracker Barrel
- Pharmacy such as CVS
- Specialty foods such as Whole Foods Market

The developer is also proposing a traffic light be placed at the entrance of Parkside. (If you drive by or walk that area, you will see there is already a small road placed on the property. The light would be placed at this point.)

Dominion Group Partners is also trying to purchase the property currently owned by Gerald Forsythe from Chicago (Google him...very interesting!), but he is asking too much at this point. This property is currently zoned Agricultural and there are no current plans for development; however, Mr. Conkling did state that when something does get proposed, it will more than likely connect to The Oaks by way of Kirchner Trail since it is currently a stub-street. The County and the City are both strong proponents for connectivity, so it will be hard to fight when the time comes.