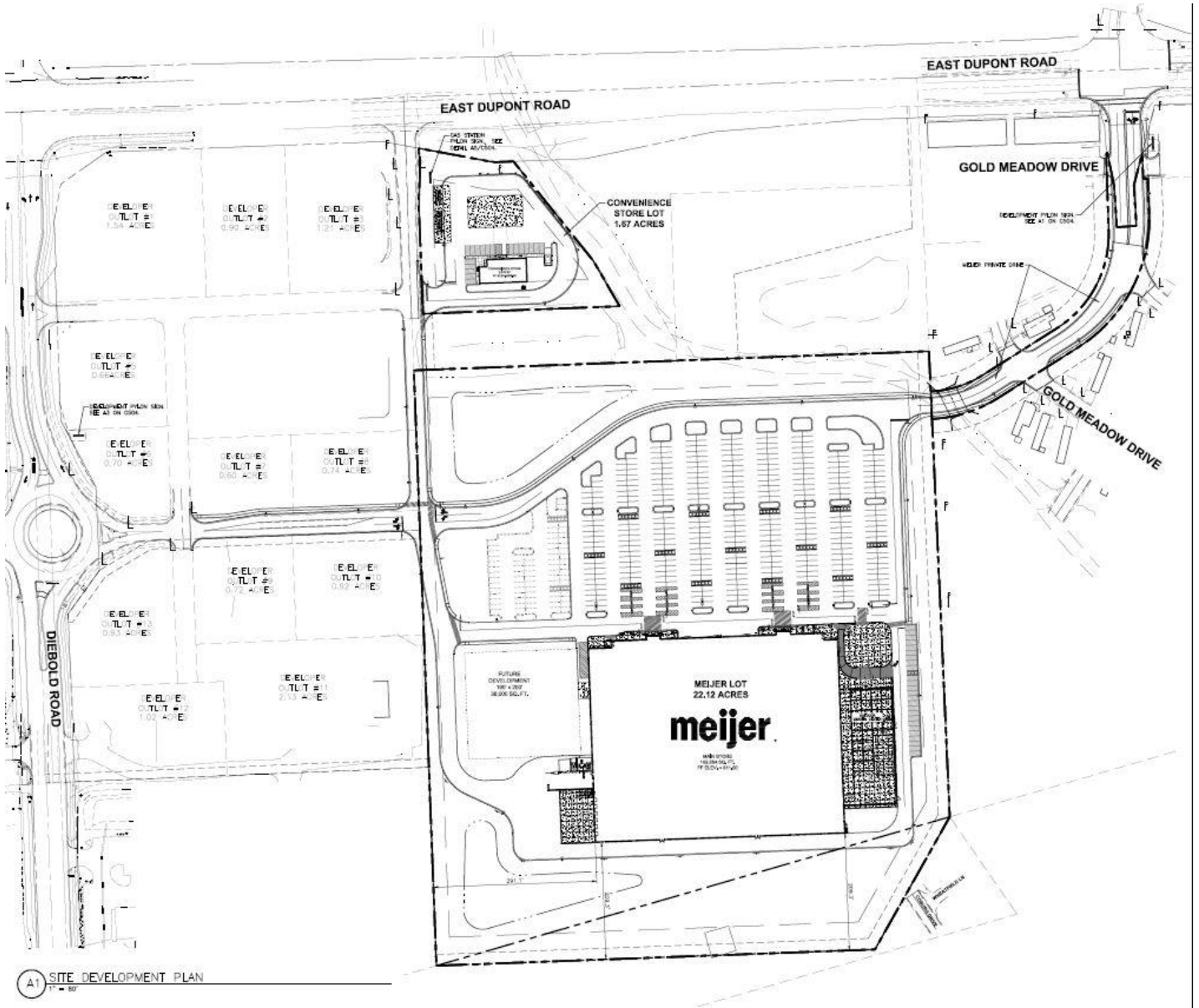


RECENT PROJECTS IN NEIGHBORHOOD AREA – 2021 UPDATE

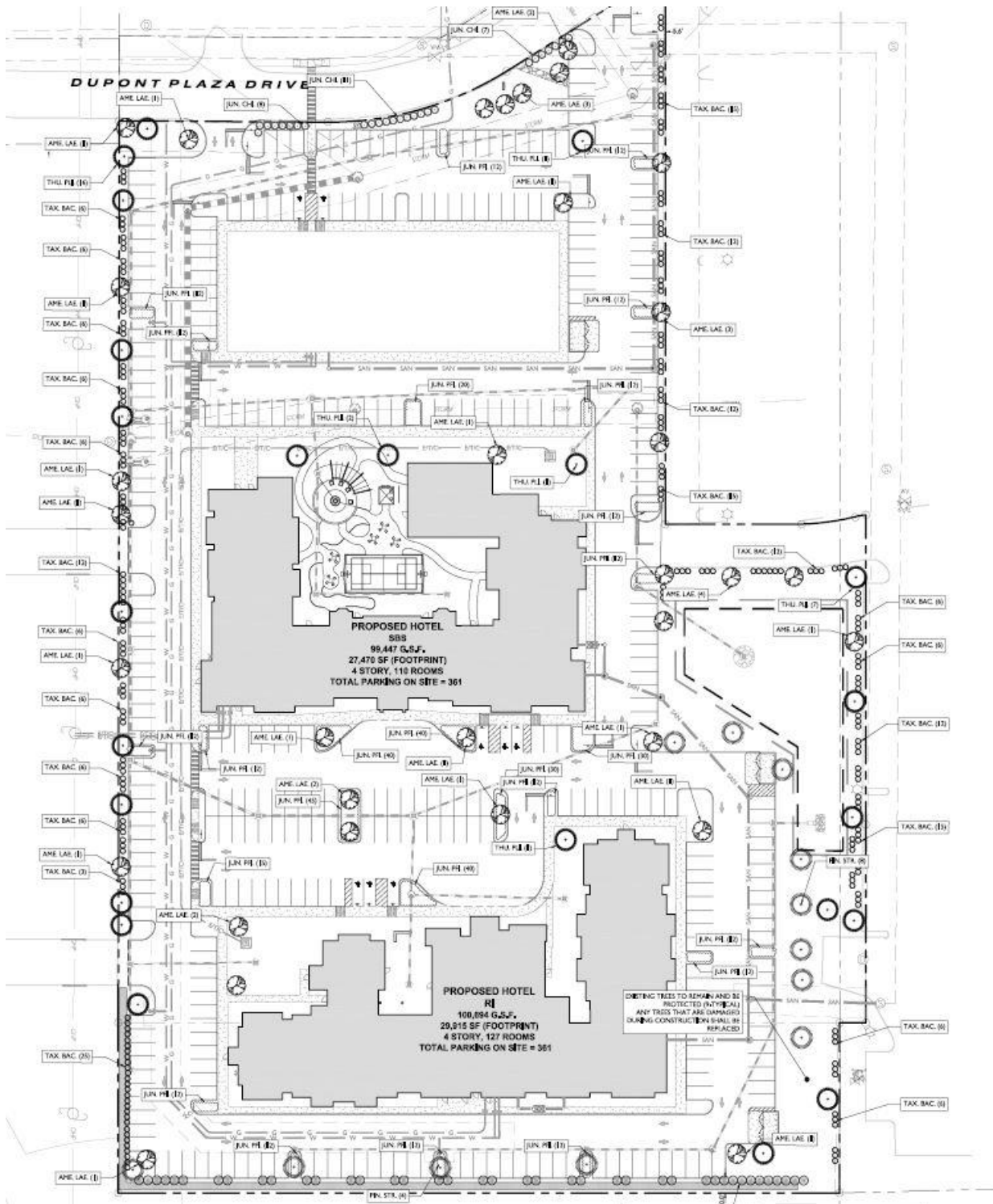
DUPONT CORNER (SE CORNER OF DUPONT AND DIEBOLD)

MEIJER UNDER CONSTRUCTION



# DUPONT HOSPITALITY (WEST OF AMC THEATER) – 2 HOTELS AND FUTURE RETAIL SPACE

## DEVELOPER CONTINUES TO GO THROUGH PERMITTING PROCESS



**PARKSIDE**

EAST SIDE OF DIEBOLD ROAD, NORTH OF ALLEN CROSSINGS AND DUPONT ROAD. TO THE EAST OF MANCHESTER SCHOOL OF PHARMACY AND PARKVIEW FAMILY PARK. IT IS A MULTI-LOT COMMERCIAL DEVELOPMENT HILTON GARDEN INN AND HOME2 – COMPLETED

NO OTHER USERS HAVE SUBMITTED PLANS BUT THERE HAS BEEN INTEREST IN OUTLOTS.

## COPPER HORSE

ATTACHED SINGLE FAMILY DEVELOPMENT – 57 UNITS, SOUTH OF CEDAR SPRINGS, NORTH AND EAST OF OAK CROSSING.

UNDER CONSTRUCTION



# DUPONT/TONKEL

KROGER STILL OWNS THE PROPERTY TO THE NORTH AND WEST OF WALGREENS, BUT NO PERMITS OR UPDATED PLANS HAVE BEEN FILED.



# WOOD CREEK DEVELOPMENT (SOUTH SIDE OF NORTH CLINTON, WEST OF MAYHEW)

TOWNHOMES AT WOOD CREEK - 15 UNIT TOWNHOME DEVELOPMENT UNDER CONSTRUCTION AT N CLINTON AND BENT CREEK BLVD.



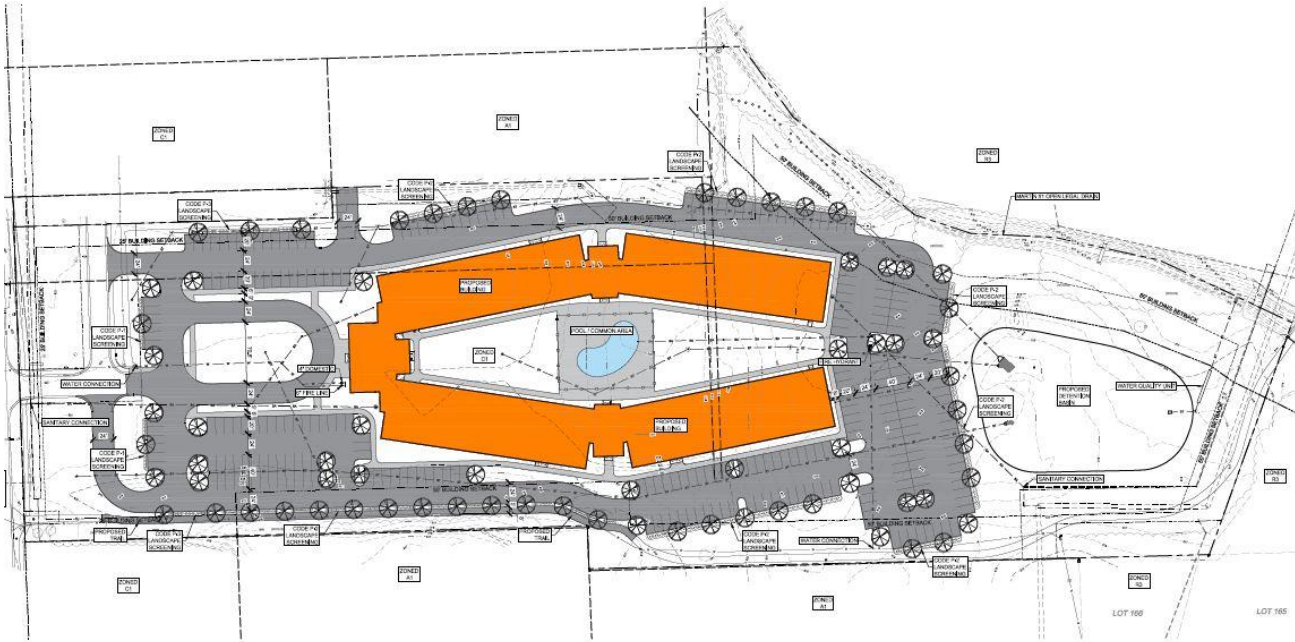
EAGLE ROCK – SINGLE FAMILY RESIDENTIAL SUBDIVISION – NORTH SIDE OF UNION CHAPEL, EAST OF TONKEL ROAD  
 CONSTRUCTION UNDERWAY



# SAXON PARTNERS

A 264 UNIT MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT ON THE EAST SIDE OF DIEBOLD ROAD, JUST SOUTH OF RETINA INSTITUTE OF INDIANA, NORTH OF ENGINEERING RESOURCES, INC.

PRIMARY DEVELOPMENT PLAN APPROVED. SECONDARY PLANS NOT SUBMITTED AT THIS TIME.



**LOCATION MAP**  
SCALE: NOT TO SCALE

**PRIMARY DEVELOPMENT PLAN**  
SCALE: 1"=32'

**PROPOSED LEGEND:**

- STORM BEST MANAGEMENT PRACTICE
- STORM LINE SECTION
- STORM TRASH RACK
- SAFETY VEHICLE
- SAFETY GLENDOUT TYPE II BUILT
- GENERATOR
- RV
- FIRE HYDRANT
- SEW
- HANDICAP SYMBOL

**LAYOUT LEGEND:**

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT

**LANDSCAPE LEGEND:**

- SHADE TREE FOR SCREENING REQUIREMENT FOR ALLEN COUNTY LANDSCAPE CODE
- SUNLIT TREE FOR SCREENING REQUIREMENT FOR ALLEN COUNTY LANDSCAPE CODE

BUILDING INFORMATION	
TOTAL S.F.	175,000 SF (GROUND)
PROPOSED # OF UNITS	264 UNITS
PROPOSED MAX. LEVEL HEIGHT	28 FT. (3-STORY)
*BUILDING HEIGHT NUMBER REQUIRED	

LOT INFORMATION	
ZONING	C4
CURRENT USE	UNDEVELOPED
PROPOSED USE	MULTI-FAMILY HOUSING

**FLOOD INSURANCE RATE MAP (FIRM):**  
ALLEN COUNTY INDIANA AND INCORPORATED AREAS  
FIRM MAP NUMBER: 150000000000 AND 150000000000  
PARCELS 06 AND 167 OF 668  
DATED AUGUST 9, 2009  
ZONE: FV OTHER AREAS

PARKING SUMMARY		
1 SPACE PER UNIT	TOTAL PARKING REQUIRED	PROPOSED PARKING COUNT
264 UNITS = 264	264 SPACES	266 SPACES

OWNER	
SAXON PARTNERS 28 REDBANK PARK DRIVE, SUITE 204 FORT WAYNE, IN 46804 PHONE: 765-435-4500 CONTACT: WALTER WENZEL EMAIL: <a href="mailto:wenzel@saxonpartners.com">wenzel@saxonpartners.com</a>	

ENGINEER	
ENGINEERING RESOURCES, INC. 11000 BIRCH BLVD. FORT WAYNE, IN 46804 PHONE: 765-435-4500 CONTACT: MARK REINHARDT EMAIL: <a href="mailto:mreinhardt@erinc.com">mreinhardt@erinc.com</a>	

SURVEYOR	
REITZEL-FRANK & ASSOCIATES 111 LAWRENCE SQUARE FORT WAYNE, IN 46804 PHONE: 765-435-4500 CONTACT: WALTER BERTSCH EMAIL: <a href="mailto:wbertsch@reitzel-frank.com">wbertsch@reitzel-frank.com</a>	

**ENGINEERING RESOURCES, INC.**  
11000 BIRCH BLVD., FORT WAYNE, IN 46804  
PHONE: 765-435-4500  
WWW.ERINC.COM

**SAXON PARTNERS  
MULTI-FAMILY HOUSING  
FORT WAYNE, IN**

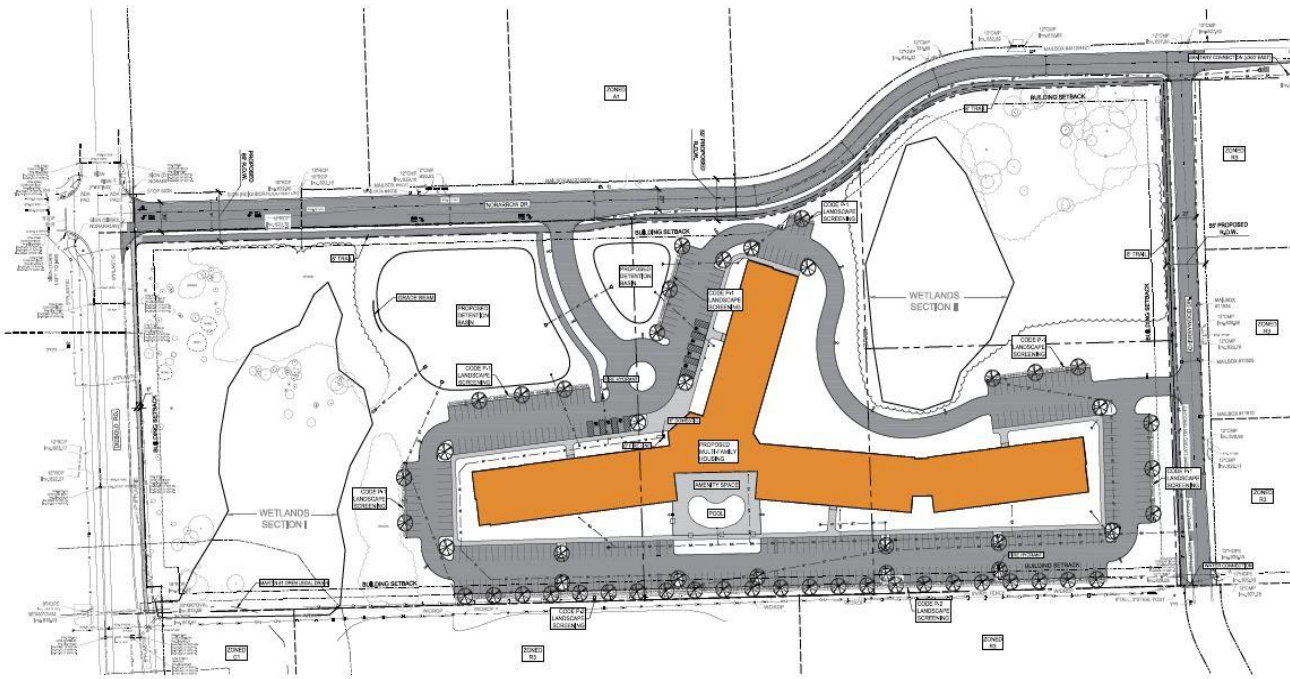
**PD1**



SAXON PARTNERS NORARROW DR.

A 344 UNIT MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT ON THE EAST SIDE OF DIEBOLD ROAD, ON THE SOUTH SIDE OF NORARROW DRIVE, NORTH OF PARK PLACE

PRIMARY DEVELOPMENT PLAN APPROVED. SECONDARY PLANS NOT SUBMITTED AT THIS TIME.



**PRIMARY DEVELOPMENT PLAN**  
SCALE: 1"=10'

**LAYOUT LEGEND:**

[Symbol]	PROPOSED ASPHALT PAVEMENT
[Symbol]	PROPOSED CONCRETE PAVEMENT

**PROPOSED LEGEND:**

[Symbol]	STORMWATER MANHOLE	[Symbol]	STORM SERVICE
[Symbol]	STORM END SECTION	[Symbol]	WATER LINE
[Symbol]	STORM TRUNK RACK	[Symbol]	SEWER SERVICE
[Symbol]	SEWER MANHOLE	[Symbol]	SEWER END SECTION
[Symbol]	SEWER CLEANOUT	[Symbol]	SEWER TRUNK RACK
[Symbol]	GATE VALVE	[Symbol]	SEWER VALVE
[Symbol]	PIV	[Symbol]	SEWER CLEANOUT
[Symbol]	FIRE HYDRANT	[Symbol]	SEWER CLEANOUT
[Symbol]	DECK	[Symbol]	SEWER CLEANOUT
[Symbol]	TRUCKCAP SYMBOL	[Symbol]	SEWER CLEANOUT
[Symbol]	LIGHT POLE	[Symbol]	SEWER CLEANOUT

**LANDSCAPE LEGEND:**

[Symbol]	SHADE TREE FOR SCREENING REQUIREMENT PER ALLEN COUNTY LANDSCAPE CODE.
[Symbol]	SHRUB FOR SCREENING REQUIREMENT PER ALLEN COUNTY LANDSCAPE CODE.

**BUILDING INFORMATION**

TOTAL S.F.	270,000 SF
PROPOSED BUILDING HEIGHT	40 FT. (4 Story)
TERRACE NUMBER REQUIRED	

**LOT INFORMATION**

EXISTING ZONING	R-1
PROPOSED ZONING	R-3
CURRENT USE	RESIDENTIAL
PROPOSED USE	MULTI-FAMILY HOUSING

**FLOOD INSURANCE RATE MAP (FIRM):**

ALLEN COUNTY, INDIANA AND INCORPORATED AREAS  
FIRM MAP NUMBER: 160300020E AND 160300030E  
DATED AUGUST 3, 2009  
ZONING OTHER AREAS

**PARKING SUMMARY**

1 SPACE PER UNIT	TOTAL PARKING REQUIRED	PROPOSED PARKING COUNT
344 UNITS = 344	344 SPACES	344 SPACES

**OWNER**

SAXON PARTNERS  
26 HICKORY PARK DRIVE, SUITE 204  
FORT WAYNE, IN 46826  
PHONE: 765.253.2000  
CONTACT: BARRY WATKINS  
EMAIL: barry@watskins.com

**ENGINEER**

ENGINEERING RESOURCES, INC.  
11000 GRAND OAK  
FORT WAYNE, IN 46826  
PHONE: 765.476.3333  
CONTACT: MARK HERRMANN  
EMAIL: mark@engresources.com

**SURVEYOR**

BERTRON ARMAN & ASSOCIATES  
881 JAMESCREEK DRIVE  
FORT WAYNE, IN 46826  
PHONE: 765.476.3333  
CONTACT: MATT BERTRON  
EMAIL: mbertron@bertron.com



**ENGINEERING RESOURCES, INC.**  
11000 GRAND OAK, FORT WAYNE, IN 46826  
PHONE: 765.476.3333  
WWW.ENR.COM



Professional Engineer  
Mark Herrmann  
No. 12345  
State of Indiana  
M.H. 12/15

**SAXON PARTNERS  
NORARROW DR.  
MULTI-FAMILY HOUSING  
FORT WAYNE, IN**

**REVISIONS**

NO.	DATE	DESCRIPTION

PRIMARY DEVELOPMENT PLAN  
**PD1**

DIEBOLD LEARNING CENTER

A TWO BUILDING PROFESSIONAL OFFICE/CHILD CARE CENTER DEVELOPMENT ON THE EAST SIDE OF DIEBOLD ROAD, TO THE SOUTH OF CENTENNIAL HIGHLANDS APARTMENTS

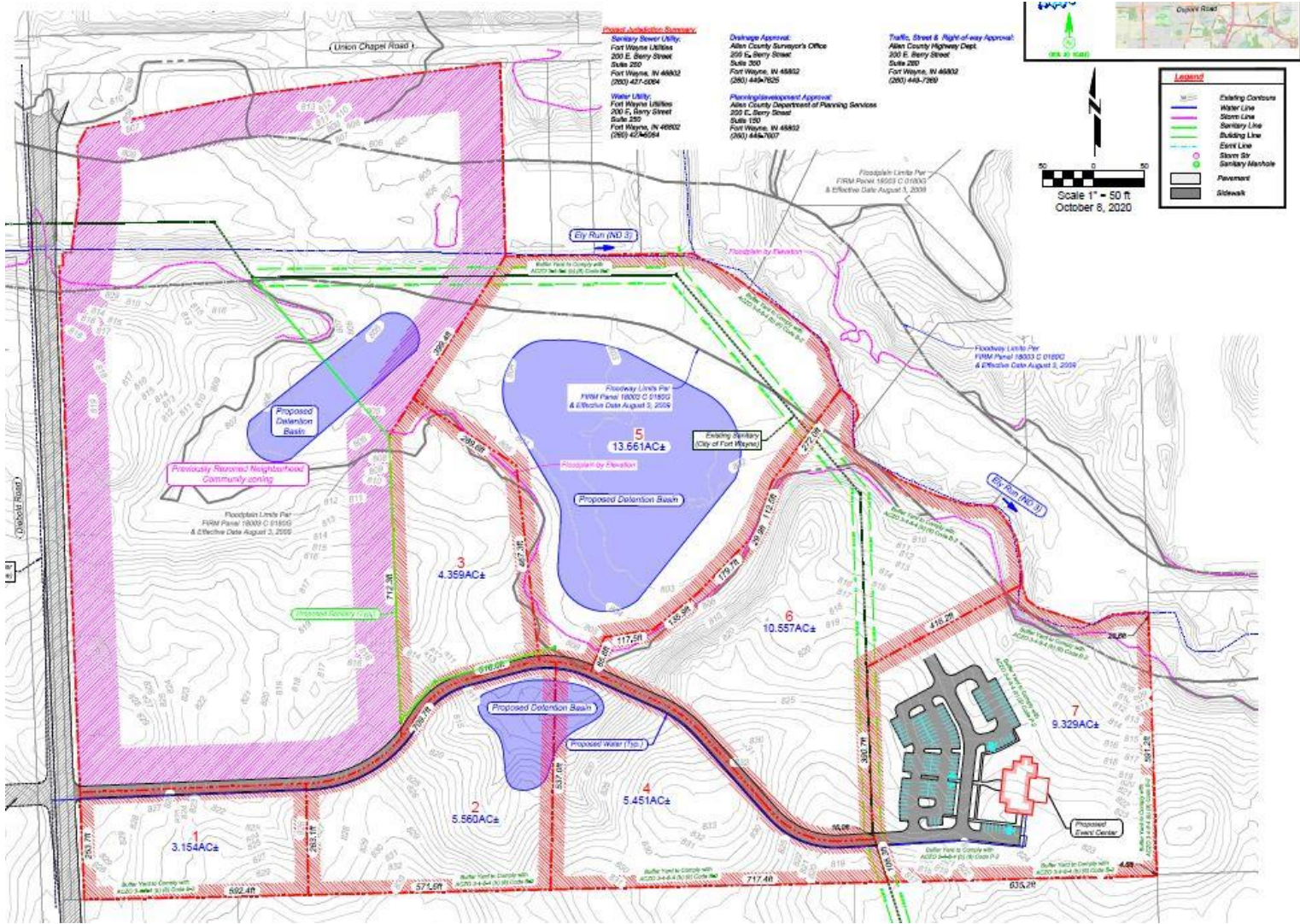
PRIMARY DEVELOPMENT PLAN APPROVED. SECONDARY PLANS NOT SUBMITTED AT THIS TIME.



PROVIDENCE PLACE – DIEBOLD ROAD (EAST SIDE)

NORTH OF REDWOOD OF FORT WAYNE/DIEBOLD RD AND LINCOLNSHIRE PLACE, SOUTH OF UNION CHAPEL RD.

PERMIT FILED FOR RESTAURANT/EVENT CENTER/WINERY



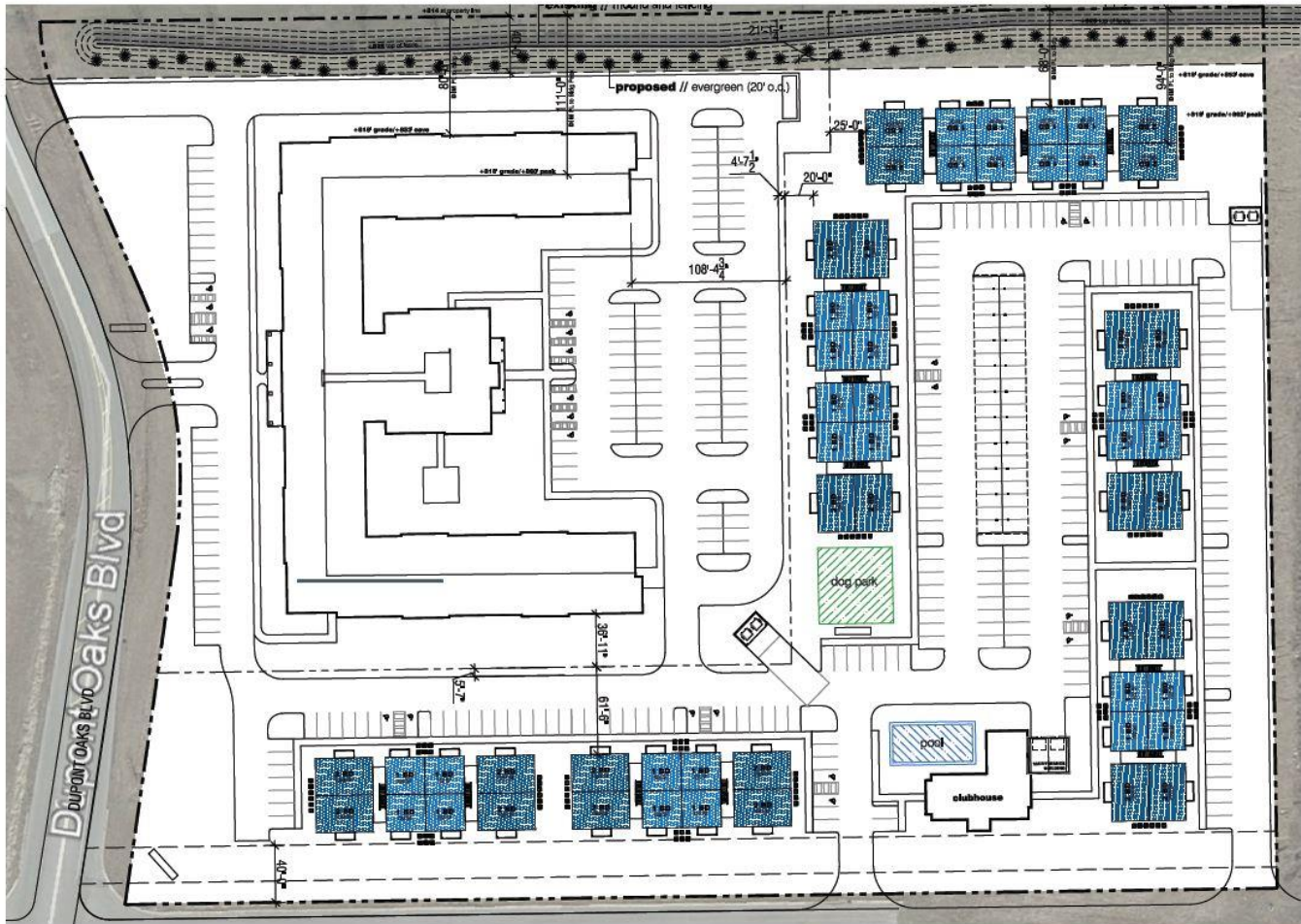


DUPONT COMMONS SENIOR LIVING AND RESIDENTIAL

298 UNIT RESIDENTIAL DEVELOPMENT

EAST SIDE OF DUPONT OAKS BLVD., SOUTH OF THE OAKS SECTION 5

PRIMARY DEVELOPMENT PLAN APPROVED AND SECONDARY PLANS FILED



proposed

site area

site dens

04 24-u

06,039

1 BD

2 BD

02 36-u

11,408

1 BD

2 BD

**totals**

1 BD

2 BD

06 build

parking

goal 1:

provide

proposed site plan // section C

# THE COMMONS AT WOOD CREEK

SOUTH SIDE OF EAST DUPONT AND NORTH SIDE OF NORTH CLINTON. OAK CROSSING ALIGNS WITH THE ACCESS FROM THE NORTH AND BENT CREEK BLVD. ALIGNS WITH THE ACCESS FROM THE SOUTH

AN 8 PARCEL COMMERCIAL DEVELOPMENT – NO USERS IDENTIFIED

PRIMARY DEVELOPMENT PLAN APPROVED AND SECONDARY PLANS FILED

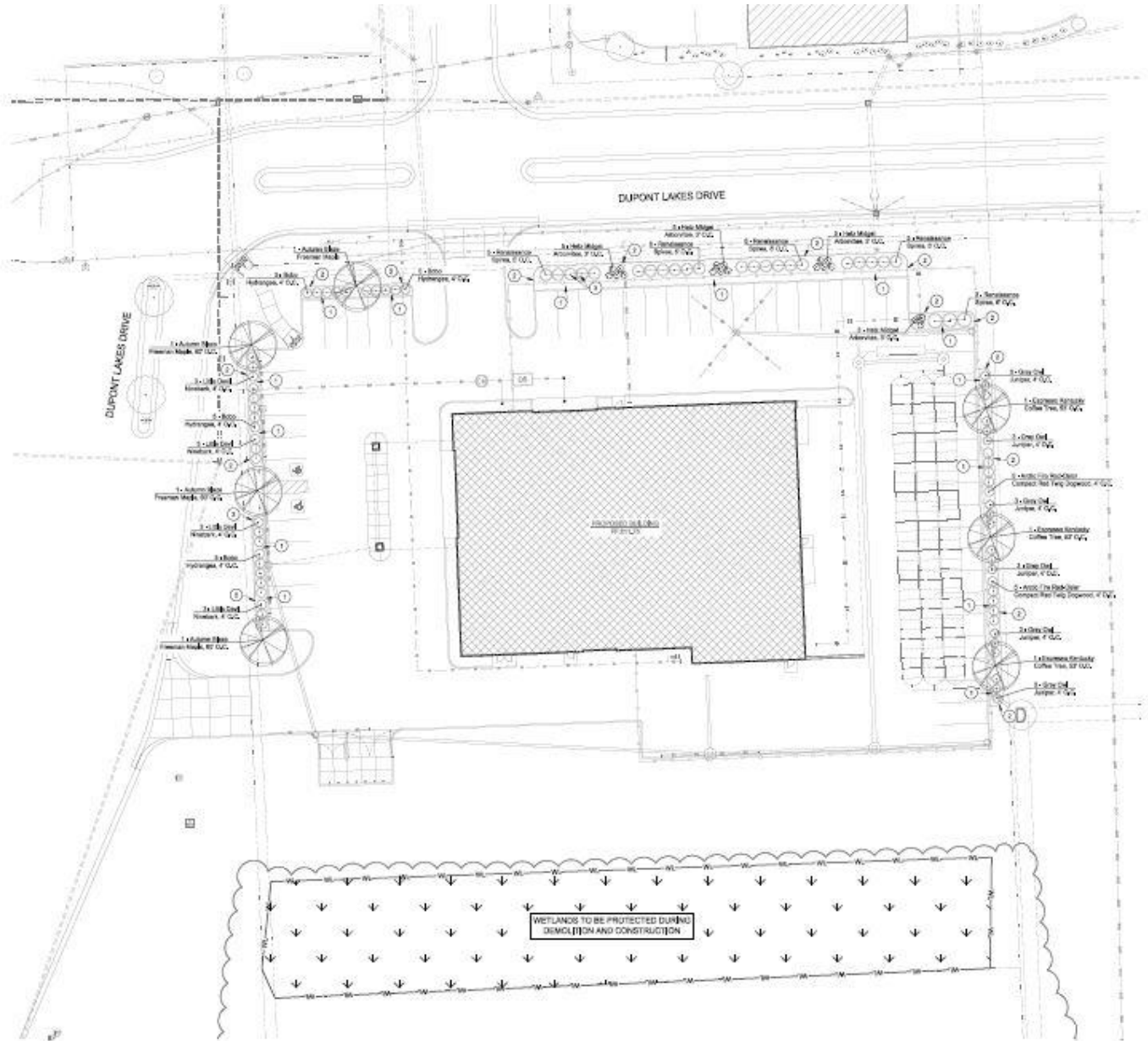


SMOOTHIE KING – 10070 DIEBOLD RD

UNDER CONSTRUCTION



GERBER COLLISION  
 3602 DUPONT LAKES DRIVE  
 SOUTH OF LASSUS ALONG EAST DUPONT  
 UNDER CONSTRUCTION





WILLIAMS SERVICE CENTER

10050 MAYHEW ROAD – PURCHASED ADDITIONAL PROPERTY TO THE SOUTH AND HAD IT REZONED. NO PERMITS FILED AT THIS TIME



# DUPONT STORAGE

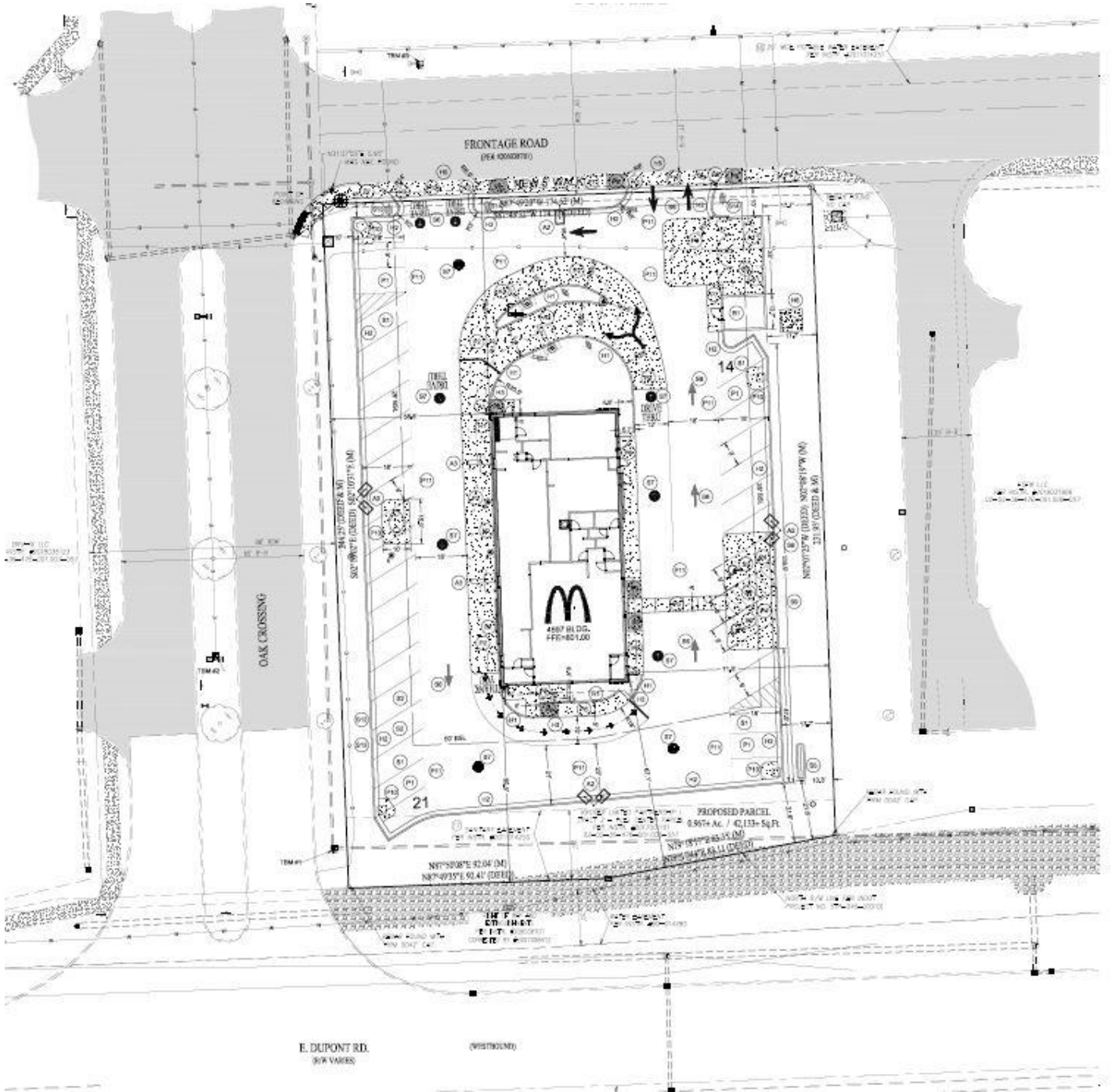
REZONING AND PRIMARY DEVELOPMENT PLAN APPROVED

EAST OF CURRENT DUPONT STORAGE DEVELOPMENT AT 4616 EAST DUPONT ROAD



MCDONALDS – 5225 SR 1/EAST DUPONT

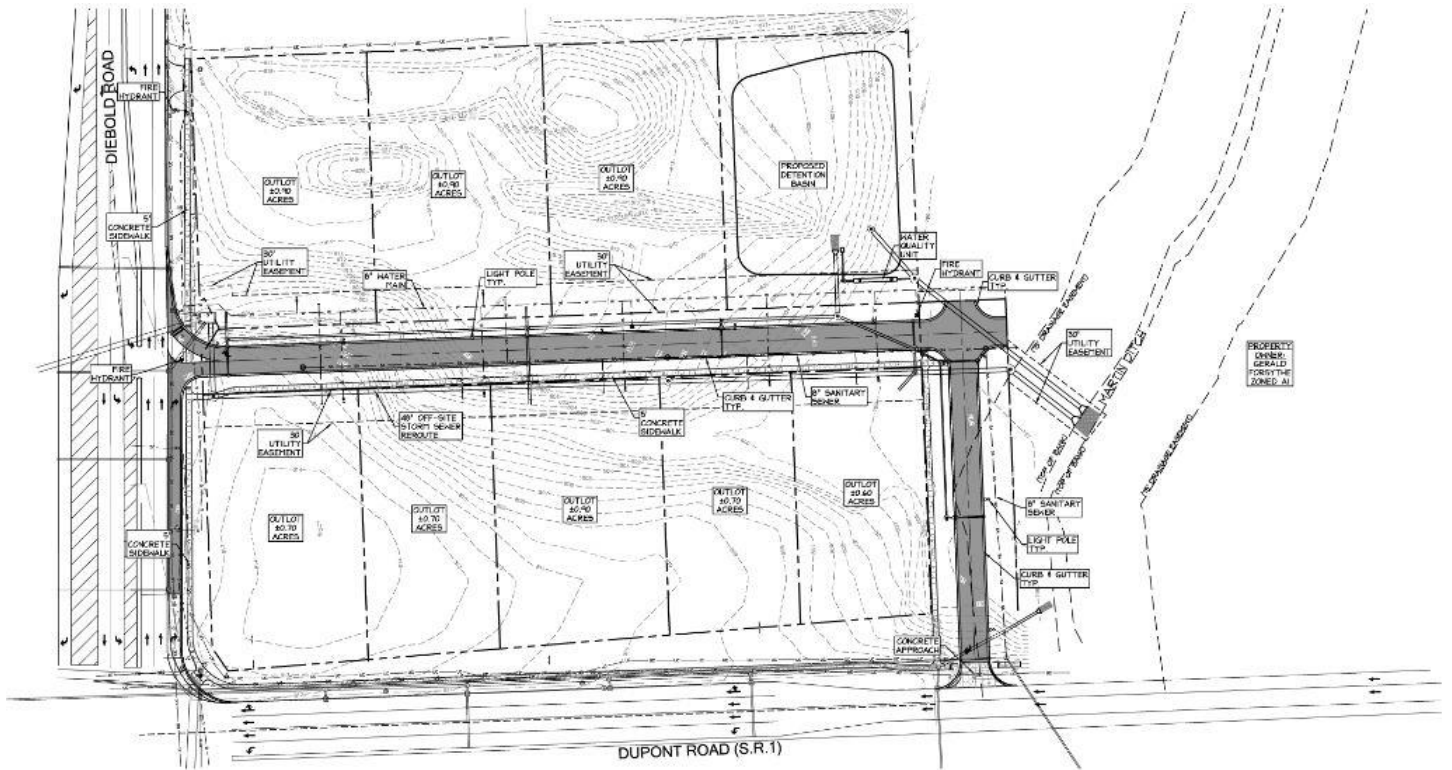
UNDER CONSTRUCTION



ALLEN CROSSINGS – NORTHEAST CORNER OF DIEBOLD AND EAST DUPONT

PRIMARY DEVELOPMENT PLAN APPROVED

FREDDY'S FROZEN CUSTARD WILL BE PART OF THE DEVELOPMENT



PRIMARY DEVELOPMENT PLAN

SCALE: 1" = 40'

LAYOUT LEGEND:

THERE HAS ALSO BEEN RECENT INTEREST IN A NEW RESTAURANT SOUTH OF GIORDANOS ALONG DIEBOLD ROAD. NO PERMITS OR PUBLIC INFORMATION HAS BEEN SUBMITTED BUT FEEL FREE TO CHECK BACK IN.

These are the projects going through the planning pipeline recently in your area. The neighbors can always check our website for projects submitted: [www.allencounty.us/dps](http://www.allencounty.us/dps) > Agendas>Plan Commission Monthly Project Information Packets , give us a call at 449-7607, or e-mail me.