

The Journal Gazette

JGLOCAL (/NEWS/LOCAL/)

September 24, 2016 1:02 AM

Apartment proposal to be redone

Landowner balks at selling parcel, so plan goes to 3 stories

ROSA SALTER RODRIGUEZ | The Journal Gazette

A large apartment complex proposed for the west side of Coldwater Road has hit a snag, the Allen County commissioners learned during their meeting Friday.

Developers of Bonterra will need to resubmit their development plan for the site south of Pion Road after a landowner decided not to sell them a parcel of ground for the project, Patrick Rew, principal planner for the Department of Planning Services, told commissioners in submitting a rezoning request for their approval.

The Allen County Plan Commission gave the rezoning a “do pass” recommendation prior to the proposed changes, which will increase the apartment buildings from two stories to three to accommodate all but five of the 228 originally planned units, Rew said.

The number of buildings in the new plan decreases by four, from 16 to 12, but the site density, already an issue with some neighbors, will increase.

The commissioners unanimously passed the rezoning, but not before they questioned Rew at length about the project, indicating they had received letters from residents objecting to various aspects of it.

Among neighbors' complaints were that the project had too many units on too small a property and did not fit in with mostly single-family home development in the area. They said the project would negatively impact their homes' values.

Rew said the change in the building height was “a significant change” that required a new development plan.

The rezoning approved Friday would make the 28 acres of the original plan multifamily residential, including the portion no longer part of the project, proposed by by Domo Development LLC, Carmel.

Allan Frisinger, Allen County surveyor, told The Journal Gazette on Thursday the piece of property dropped from the project had drainage issues.

The commissioners Friday raised concerns about the fate of sidewalks in any new plan and said without them children traveling to nearby schools may have to cross driveways of Irving Ready Mix Inc. frequented by big trucks. That business is at 13415 Coldwater Road.

A new public hearing on the development plan will take place at 1 p.m. Oct. 13 at Citizens Square, 200 E. Berry St.

In other business, commissioners:

- Approved with little discussion two rezonings for single-family housing.

The first, of 34.5 acres on the south side of the 9100 and 9200 blocks of Bass Road, was for the 83-lot Lone Oak Hills. The second, of 151 acres on the east side of the 700 to 1300 blocks of West Hamilton Road, would become the 135-lot Palmira Lakes.

- Learned that Allen County Community Corrections has completed its switch to GPS monitoring of offenders on home detention, retiring the former landline-phone systems. The county has about 300 such units, some of which will be kept in case they are needed.

- Were told the final cost of a project on Diebold Road from Dupont Road near the Carmike theater to North Clinton Street is \$1.24 million. Commissioners approved a \$26,715 change order to bring it to that number.

- Authorized going forward with drawing up papers for the purchase of the former state juvenile offender facility at 7115 Venture Lane for use as the county's work-release facility.

- Allowed East Allen County Schools to increase to three the number of sheriff's deputies serving as school resource officers. East Allen recently reached an agreement with the county to allow deputies to enforce traffic laws on its school driveways and parking lots.

rsalter@jg.net (<mailto:rsalter@jg.net>)

Copyright © 2016, www.journalgazette.net

600 W. Main Street
Fort Wayne IN 46802

[Terms of use and privacy policy \(/terms-of-use/\)](#)

[Site map \(/site-directory/\)](#)