



1 Parcel 2:

2 The West 2 feet of Lot Numbered 57 and also Lot Numbered 58, except the South  
3 33.5 feet of the West 44.1 feet of said Lot Numbered 58 in College Addition to the  
4 City of Fort Wayne, according to the plat thereof recorded in Deed Record 35, page  
5 163 in the Office of the Recorder of Allen County, Indiana.

6 *Document Number 2012055328*

7 Lot Number 59 College Addition and the East half (1/2) of Lot 60 College Addition,  
8 in the City of Fort Wayne, Allen County, Indiana, according to the plat thereof,  
9 recorded in the Office of the Recorder of Allen County, Indiana.

10 *Document Number 2013015695*

11 The West One-half of Lot Number 60 in College Addition to the City of Fort Wayne,  
12 according to the Plat thereof, recorded in the Office of the Recorder of Allen County,  
13 Indiana.

14 *Document Number 2011036019*

15 The South 51 3/4 Feet of Lot 61 in College Addition, to the City of Fort Wayne,  
16 according to the plat thereof, recorded in the Office of the Recorder of Allen County,  
17 Indiana.

18 *Document Number 2013022982*

19 The North 98 feet and 3 inches of Lot Number 61, College Addition to the City of  
20 Fort Wayne, Allen County, Indiana, according to the plat thereof, recorded in the  
21 Office of the Recorder of Allen County, Indiana.

22 and the symbols of the City of Fort Wayne Zoning Map No. O-06 (Sec. 1 of Wayne  
23 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort  
24 Wayne, Indiana is hereby changed accordingly.


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

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**Department of Planning Services**

Title of Ordinance: Zoning Map Amendment  
Case Number: REZ-2023-0007  
Bill Number: Z-23-02-39  
Council District: 5 – Geoff Paddock

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Introduction Date: February 28, 2023  
Plan Commission  
Public Hearing Date: March 13, 2023 (not heard by Council)  
Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

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Synopsis of Ordinance: To rezone approximately 1.22 acres from R2/Two Family Residential to R3/Multiple Family Residential  
Location: 1320 East Wayne Street  
Reason for Request: To develop the parcel with a 124-bed student housing complex.  
Applicant: Indiana Tech  
Property Owners: Indiana Tech

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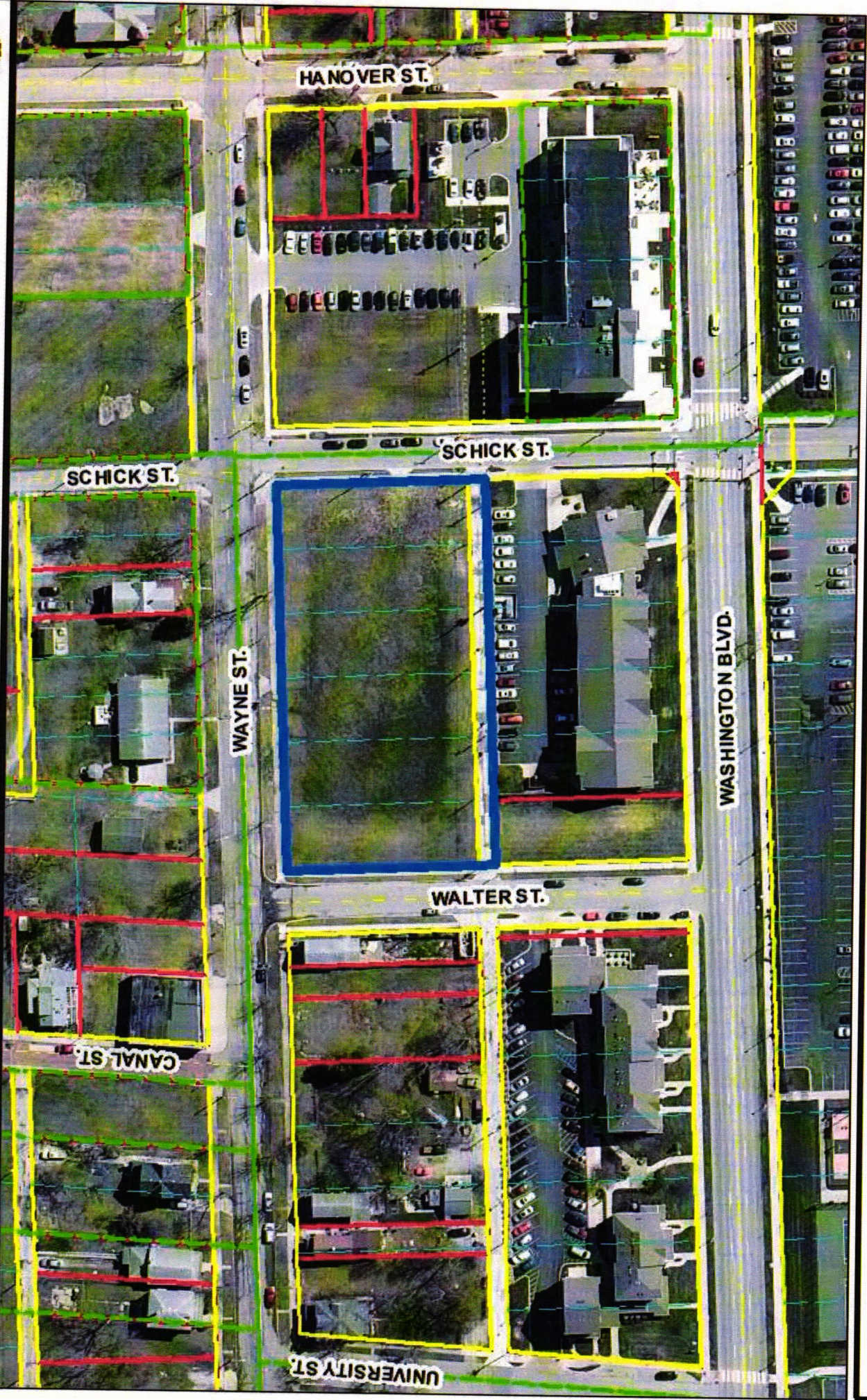
Related Petitions: PDP-2023-0007 – Indiana Tech Student Housing

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Effect of Passage: Property will be rezoned to the R3/Multiple Family Residential zoning district, which will allow for the student housing complex.  
Effect of Non-Passage: The property will remain zoned R2/Two Family Residential, which supports single and two family development.

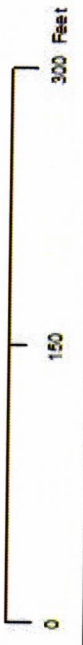


# Rezoning Petition REZ-2023-0007 and Primary Development Plan PDP-2023-0007 - Indiana Tech



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.

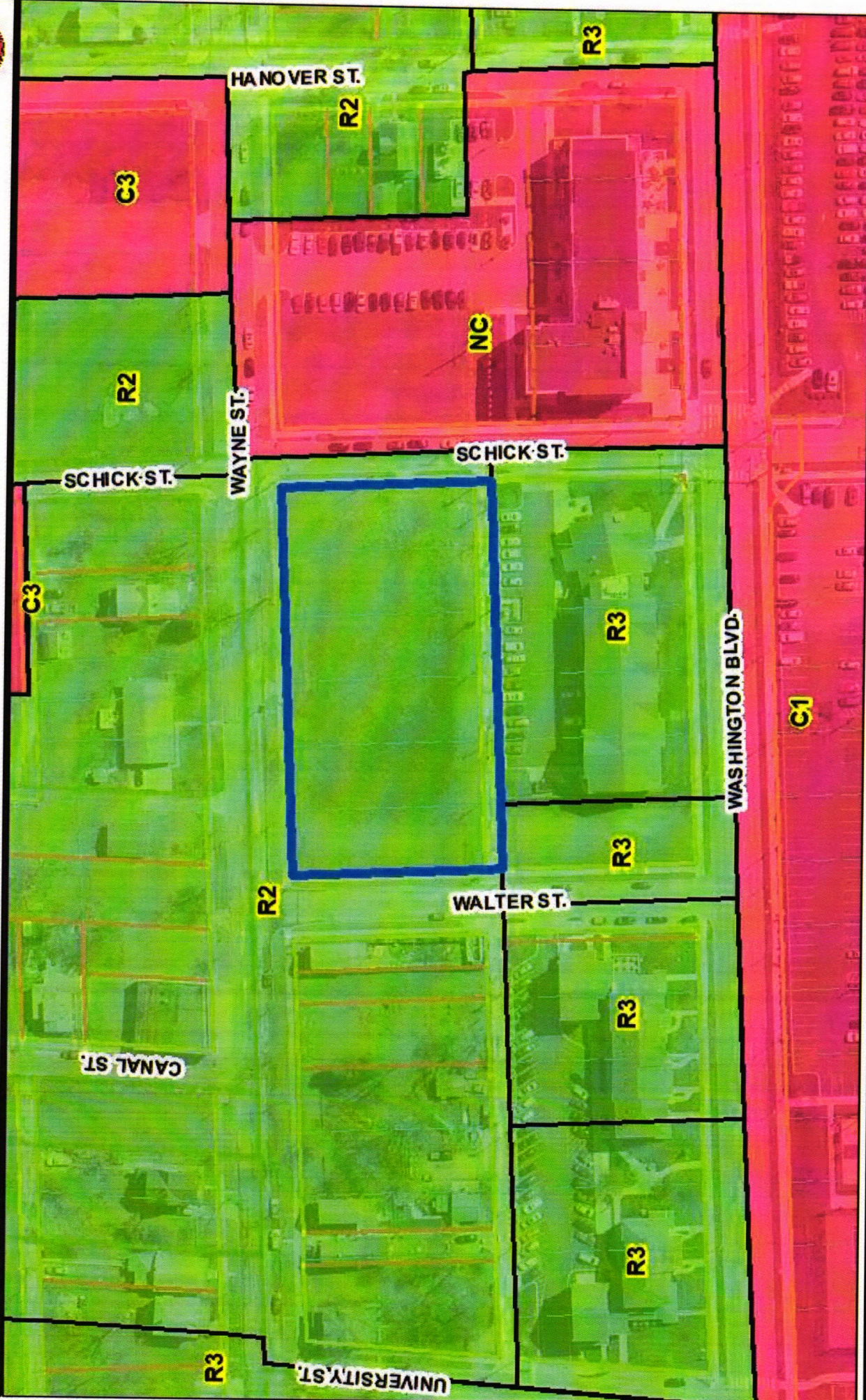
© 2004 Board of Commissioners of the County of Allen  
 North American Datum 1983  
 State Plane Coordinate System, Indiana East  
 Photos and Contours: Spring 2009  
 Date: 2/22/2023



1 inch = 100 feet

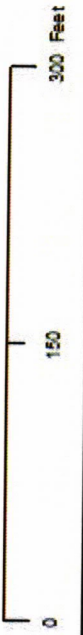


Rezoning Petition REZ-2023-0007 and Primary Development Plan PDP-2023-0007 - Indiana Tech



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1 inch = 100 feet



4175 New Vision Drive, Fort Wayne, IN 46845  
 PH: (317) 490-1505  
 www.eri.com/indiana



10000 E. River Road, Suite 200  
 Fort Wayne, IN 46815  
 PH: (317) 233-1100  
 www.designcollaborative.com



**MARK A. PENDER**  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 12578  
 EXPIRES 12/31/2024

THE STATE OF INDIANA, Office of Professional Regulation, The Board of Professional Engineers, Inc. I hereby certify that the undersigned is duly Licensed as a Professional Engineer in the State of Indiana, and is qualified to perform the duties of a Professional Engineer in the State of Indiana.

**Indiana Tech**  
**Student Housing**  
 1320 E. Wayne St.  
 Fort Wayne, IN 46803

ER PROJECT NUMBER: 5034

ISSUE DATE: 02/07/2023

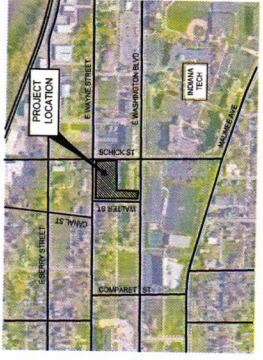
PRIMARY DEVELOPMENT PLAN

NO.	DATE	DESCRIPTION

CODE MIN/MAX	REQUESTED
40' MAX BUILDING HEIGHT	45' BUILDING HEIGHT
SETBACK EAST (4 STORY BUILDING)	15' SETBACK - (4 STORY BUILDING)
SETBACK NORTH (4 STORY BUILDING)	20' SETBACK (4 STORY BUILDING)
SETBACK SOUTH (4 STORY BUILDING)	23' SETBACK (4 STORY BUILDING)

PRIMARY DEVELOPMENT PLAN

**PDP**



**LOCATION MAP**  
 SCALE: NOT TO SCALE

**LAYOUT LEGEND:**

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- DECORATIVE PAVEMENT
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED DECORATIVE DRIVEWAY

**UTILITY LEGEND:**

- WATER MAIN
- SEWER MAIN
- STORM SEWER
- UTILITY UNKNOWN
- WATER VALVE
- SEWER VALVE
- STORM SEWER VALVE
- WATER LINE

**LANDSCAPE LEGEND:**

\* BASED ON THE CITY OF FORT WAYNE SCHEDULING REQUIREMENT AND SPECIFIC TREE REQUIREMENT FOR CITY OF FORT WAYNE LANDSCAPE CODE.

**BUILDING INFORMATION**

BUILDING S.F.	45,500 SF
BUILDING FT.	52'-4" STORIES (SEE WATER INFORMATION)

**LOT INFORMATION**

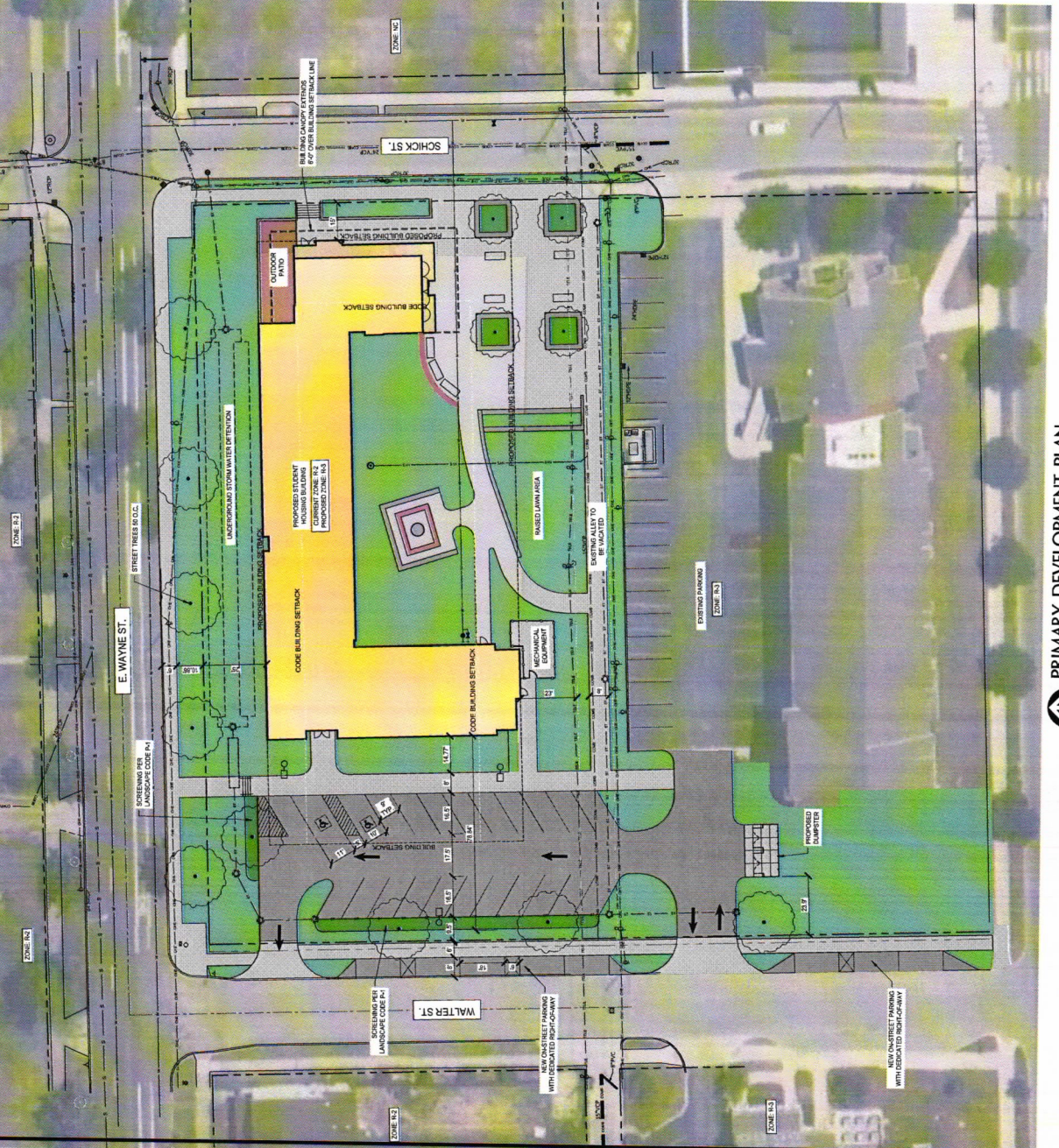
EXISTING ZONING	R-2
PROPOSED ZONING	R-3
EXISTING USE	RESIDENTIAL
PROPOSED USE	STUDENT HOUSING
PROPOSED SPACING	23' SPACES (NONE REQUIRED BY CODE)
PROPOSED LIGHTING	HORIZONTAL CUTOFF LIGHTS

**OWNER**  
 NAME: KERRA INSTITUTE OF TECHNOLOGY, INC.  
 CONTACT: JUDY POWERS  
 1320 E. WAYNE ST.  
 FORT WAYNE, IN 46803  
 TEL: (317) 233-1100  
 EMAIL: jpow@kerra.edu

**ARCHITECT**  
 NAME: DESIGN COLLABORATIVE  
 4175 NEW VISION DRIVE  
 FORT WAYNE, IN 46845  
 CONTACT: MATTHEW WOODS  
 TEL: (317) 490-1505  
 EMAIL: mwoods@designcollaborative.com

**ENGINEER**  
 NAME: DESIGN COLLABORATIVE, INC.  
 4175 NEW VISION DRIVE  
 FORT WAYNE, IN 46845  
 CONTACT: MARK BERNARD  
 TEL: (317) 490-1505  
 EMAIL: mbernard@designcollaborative.com

**CONSTRUCTION MANAGER**  
 NAME: CONSTRUCTION MANAGER  
 5000 DECATUR ROAD  
 FORT WAYNE, IN 46808  
 CONTACT: DOUG PINNER  
 TEL: (317) 490-1505  
 EMAIL: dpinner@constructionmanager.com



**PRIMARY DEVELOPMENT PLAN**  
 SCALE: 1" = 20'



CONTROL TABLE

Table with 4 columns: Point #, Northing, Easting, Elevation. Lists control points 1 through 24 with their respective coordinates and elevations.

RECORD DESCRIPTION

Document Number: 2116236. This is a plat of the College Addition to the City of Fort Wayne, Allen County, Indiana, according to the recorded plat...

SYMBOL AND LINE LEGEND

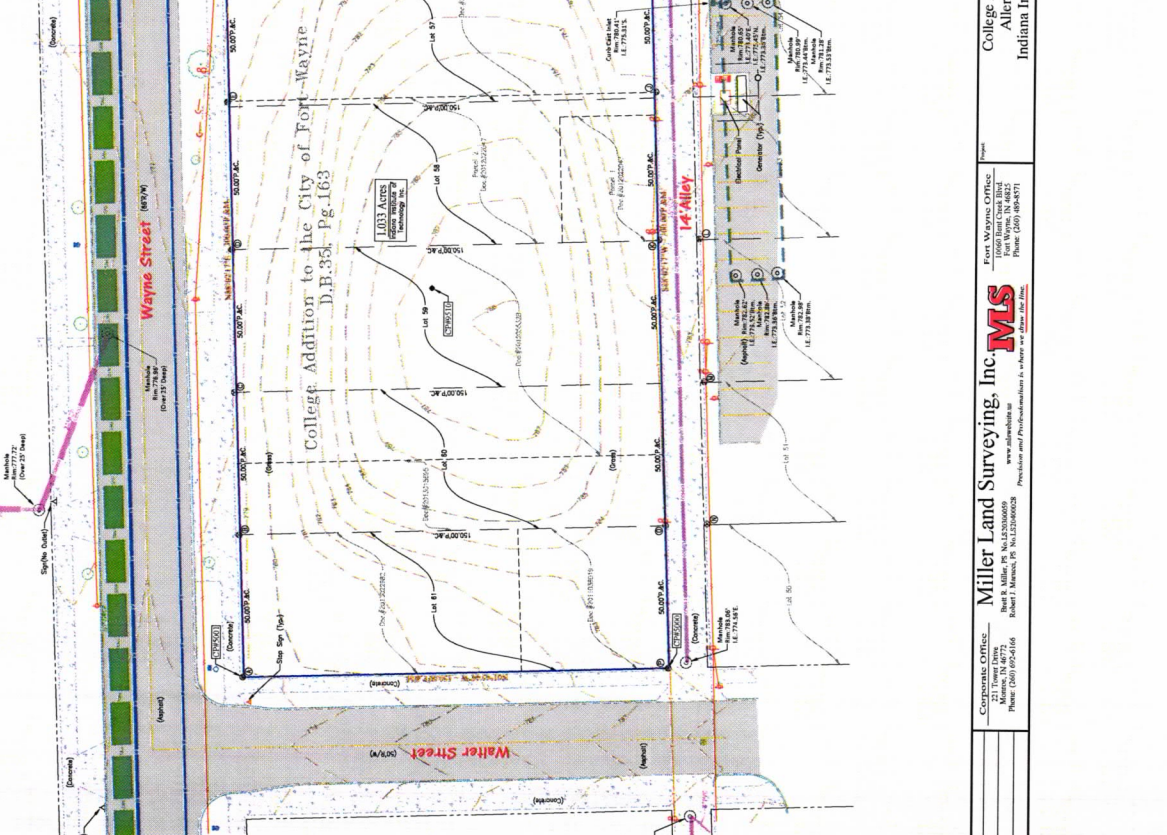
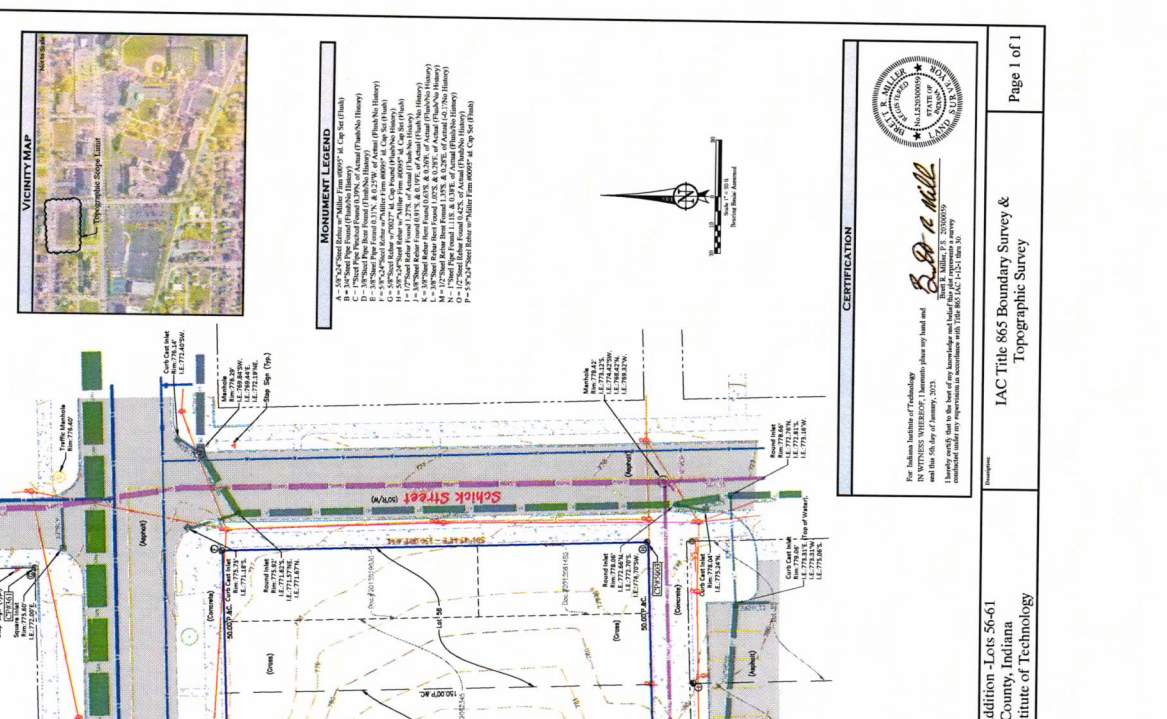
- Legend items: Boundary Line, Survey Line, Right-of-Way Line, etc. with corresponding symbols and line styles.

FLOOD PLAIN CERTIFICATION

This property is within Zone "V" (Vulnerable Coastal) as shown on the Flood Insurance Rate Map (FIRM) for the City of Fort Wayne, Indiana, Community No. 186603, dated August 1, 2009.

MONUMENT LEGEND

- Legend items: A - 2x2x2 Steel Reinforced Masonry Column, B - 4x4x4 Steel Reinforced Masonry Column, C - 6x6x6 Steel Reinforced Masonry Column, etc.



THE SURVEYOR'S REPORT: This survey was conducted in accordance with the provisions of the Indiana Surveying Law, Chapter 36, Article 1, Sections 1 through 10 of the Indiana Administrative Code, the above Survey of the College Addition to the City of Fort Wayne, Indiana, as shown on the attached plat...

CERTIFICATION: For Indiana Institute of Technology, Miller Land Surveying, Inc. Surveyed and plotted by Robert S. Miller, J.S. 20090050. I hereby certify that to the best of my knowledge and belief, I have complied with the provisions of the Indiana Surveying Law...

Page 1 of 1: IAC Title 865 Boundary Survey & Topographic Survey

Miller Land Surveying, Inc. M/S logo and contact information: Fort Wayne Office, 221 Trowel Drive, Fort Wayne, IN 46822. Phone: (260) 624-6166. Fax: (260) 624-6071.

College Addition - Lots 56-61, Allen County, Indiana, Indiana Institute of Technology

Surveyor's Report: This plat shows the College Addition to the City of Fort Wayne, Indiana, as shown on the attached plat. The survey was conducted in accordance with the provisions of the Indiana Surveying Law...

## FACT SHEET

Case #REZ-2023-0007	Bill # Z-23-02-39	Project Start: February 2023
PROPOSAL:	Rezoning Petition REZ-2023-0007	
APPLICANT:	Judy Roy (of Indiana Tech)	
REQUEST:	Rezone to R3/Multiple Family Residential for new on-campus student housing.	
LOCATION:	1320 East Wayne Street, southeast corner of its intersection with Walter Street (Section 1 of Wayne Township)	
LAND AREA:	1.22 acres	
PRESENT ZONING:	R2/Two Family Residential	
PROPOSED ZONING:	R3/Multiple-Family Residential	
COUNCIL DISTRICT:	5 – Geoff Paddock	
SPONSOR:	Fort Wayne Plan Commission	

### **March 13, 2023 Public Hearing**

- No one spoke in opposition.
- Paul Sauerteig was absent.

### **March 20, 2022 Business Meeting**

#### **Plan Commission Recommendation: DO PASS**

A motion was made by Judi Wire and seconded by Rick Briley to return the ordinance with a Do Pass recommendation to Common Council for their final decision.

#### **8-0 MOTION PASSED**

- Rachel Tobin-Smith was absent

Fact Sheet Prepared by:  
Michelle B. Wood, Senior Land Use Planner  
April 5, 2023

## PROJECT SUMMARY

- The site has been historically been zoned residentially with several houses that were removed between 2012 to 2015.
- Indiana Tech purchased the parcels in 2013 according to public documents.

The petitioner is requesting to rezone the parcel from R2/Two Family Residential to R3/Multiple Family Residential to construct a student housing building for Indiana Tech. Indiana Tech has continued to develop the blocks between East Washington Boulevard and East Wayne Street for various uses to support the college campus. The surrounding uses consist of residential homes to the north and west. The property to the east is zoned NC/Neighborhood Center and is owned by Indiana Tech. The property to the south is also owned by Indiana Tech and is currently being used for campus housing which was rezoned in 2012. The parcel is completely surrounded by right of way. The alley to the south and a portion of Schick Street are in the process of being vacated by City Council. The proposed rezoning is consistent with uses within the surrounding area and also supports the continued development of the Indiana Tech campus.

**LU3.** Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure;

**LU6.** Encourage carefully planned sustainable growth and coordinated development by encouraging mixed land uses.

**LU6.C** Encourage the conversion of vacant or underutilized properties into compatible mixed-use development areas.

**LU6.D** Support carefully planned, coordinated, compatible mixed-use development.

**LU8.** Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.

The proposed site plan includes a 45,000 square foot student housing building with an outdoor patio and courtyard. The plan shows angled parking along the west side that is connected to the existing student housing and parking. As noted above, the plan proposes vacation of street and alley right-of-way, which is reviewed and approved by City Council through a separate public process. The layout, with the rights-of-way intact, will not meet several zoning ordinance standards. The applicant has opted to request waivers to increase height of the 4-story building from 40 feet to 55 feet, and to reduce the north side setback to 25 feet, the east side setback to 15 feet and the south side setback to 23 feet.

### **PUBLIC HEARING SUMMARY:**

Presenter: Mark Reinhard, Engineering Resources, representing the property owner, presented the request as outlined above.

### Public Comments:

None

## FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

---

### Rezoning Petition REZ-2023-0007


APPLICANT: Judy Roy (of Indiana Tech)  
REQUEST: Rezone to R3/Multiple Family Residential for new on-campus student housing.  
LOCATION: 1320 East Wayne Street, southeast corner of its intersection with Walter Street (Section 1 of Wayne Township)  
LAND AREA: 1.22 acres  
PRESENT ZONING: R2/Two Family Residential  
PROPOSED ZONING: R3/Multiple-Family Residential

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**The Plan Commission recommends that Rezoning Petition REZ-2023-0007 be returned to Council, with a "Do Pass" recommendation after considering the following:**

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 R3/Multiple Family zoning will provide Indiana Tech with a parcel to develop additional student housing to support the growing college. This proposal is located within the Conceptual Development Map within the Comprehensive Plan.
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 and architectural review from the Plan Commission and staff will ensure a compatible development that compliments the area. The area has seen several successful developments related to the Indiana Tech campus.
3. Approval is consistent with the preservation of property values in the area. This proposal will allow reinvestment into the area and is adjacent to previously approved rezoned parcels related to the Indiana Tech campus.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Review by City engineering departments will ensure the required infrastructure is provided to the site. The rezoning is consistent with previously approved rezoned parcels near the Indiana Tech campus.

These findings approved by the Fort Wayne Plan Commission on March 20, 2023.

  
Benjamin J. Roussel  
Executive Director  
Secretary to the Commission

**BILL NO. Z-23-02-39**


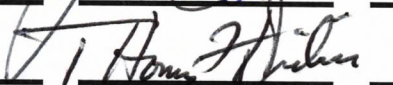

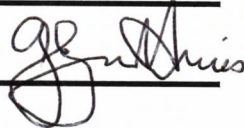
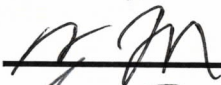


**REPORT OF COMMITTEE ON REGULATIONS**  
**April 11, 2023**

**Tom Freistroffer Chair**  
**Sharon Tucker Co-Chair**  
**All Council Members**

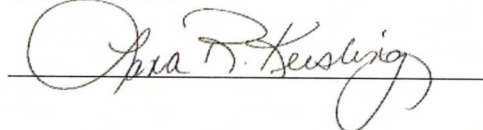
An Ordinance amending the City of Fort Wayne Zoning Map No. O-06 (Sec. 1 of Wayne Township)

*To rezone approximately 1.22 acres from R2/Two Family Residential to R3/Multiple Family Residential at 1320 East Wayne Street*

**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>
ARP			
CHAMBERS			
DIDIER			
ENSLEY			
FREISTROFFER			
HINES			
JEHL			
PADDOCK			
TUCKER			

**LANA R. KEESLING**  
**CITY CLERK**



Public Hearing Date: N/A

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

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

Read the third time in full and on motion by Councilperson Freistroffer, 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"/>
CHAMBERS	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
FREISTROFFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HINES	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
TUCKER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATED: April 11, 2023

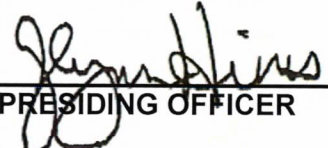
  
 \_\_\_\_\_  
 LANA R. KEESLING, CITY CLERK

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


General Ordinance No. Z-23-02-39 on the 11th day of April, 2023

ATTEST:

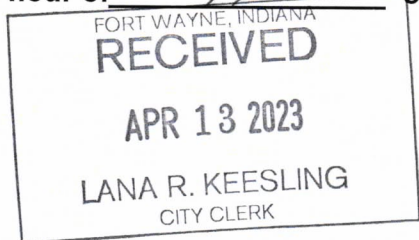
  
 \_\_\_\_\_  
 LANA R. KEESLING  
 CITY CLERK

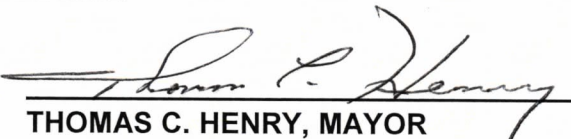
  
 \_\_\_\_\_  
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th of April 2023, at the hour of 11:05 o'clock A.M. E.S.T.

  
 \_\_\_\_\_  
 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 13<sup>TH</sup> day of APRIL 2023, at the hour of 11:00 o'clock Am . E.S.T.



  
 \_\_\_\_\_  
 THOMAS C. HENRY, MAYOR