

1 **#REZ-2023-0011**

2 **BILL NO. Z-23-04-01**

3  
4  
5 **ZONING MAP ORDINANCE NO. Z- Failed**

6 **AN ORDINANCE amending the City of Fort Wayne**  
7 **Zoning Map No. S-10 (Sec. 5 of Adams Township)**

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 an R3  
11 (Multiple Family Residential) District under the terms of Chapter 157 Title XV of the Code of  
12 the City of Fort Wayne, Indiana:

13 The North 220.0 feet of the East 250.0 feet of the Northeast Quarter of Section 5,  
14 Township 30 North, Range 13 East, Allen County, Indiana, containing 1.26 acres,  
subject to road rights-of-way and easements.

15 Together with:

16 Part of the Northeast Quarter of Section 5, Township 30 North, Range 12 East, Allen  
17 County, Indiana, more particularly described as follows:

18 Beginning at a point on the East line of the Northeast Quarter of Section 5, Township  
19 30 North, Range 13 East, Allen County, Indiana, said point being 220.0 feet South of  
20 the Northeast corner of the Northeast ¼ of Section 5-30-13; thence South along the  
21 East line of the of the Northeast ¼ of Section 5-30-13, a distance of 95.0 feet; thence  
22 Westerly a distance of 250.2 feet to a point on the East line of Lot numbered 5 in  
23 Greenview Addition, said point being 325.0 feet South of the North line of the  
24 Northeast ¼ of Section 5-30-13; thence North along the East line of Lot numbered 5  
in Greenview Addition, and parallel to the East line of the Northeast ¼ of Section 5-  
30-13, a distance of 105.0 feet; thence East parallel to the North line of the Northeast  
¼ of Section 5-20-13, a distance of 250.0 feet to the point of beginning containing  
0.57 acres, subject to road rights-of-way and easements.

25 and the symbols of the City of Fort Wayne Zoning Map No. S-10 (Sec. 5 of Adams  
26 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort  
27 Wayne, Indiana is hereby changed accordingly.

28  
29  
30

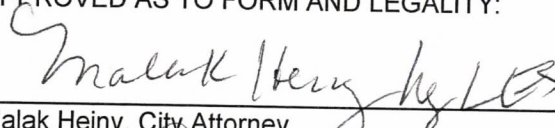
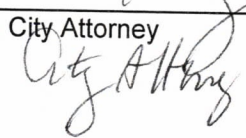
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30

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-2023-0011  
Bill Number: Z-23-04-01  
Council District: 1 – Paul Ensley

---

Introduction Date: April 11, 2023  
Plan Commission  
Public Hearing Date: April 10, 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 1.84 acres from R1/Single Family Residential to R3/Multiple Family Residential  
Location: Southwest corner of Reed Road and Lake Avenue, including 1411 Reed Road  
Reason for Request: To construct a 2-building, 40-unit apartment development.  
Applicant: Skyler Vendrely  
Property Owners: Daniel, Cynthia and John Purvis

---

Related Petitions: PDP-2023-0014 – Reed Road Apartments

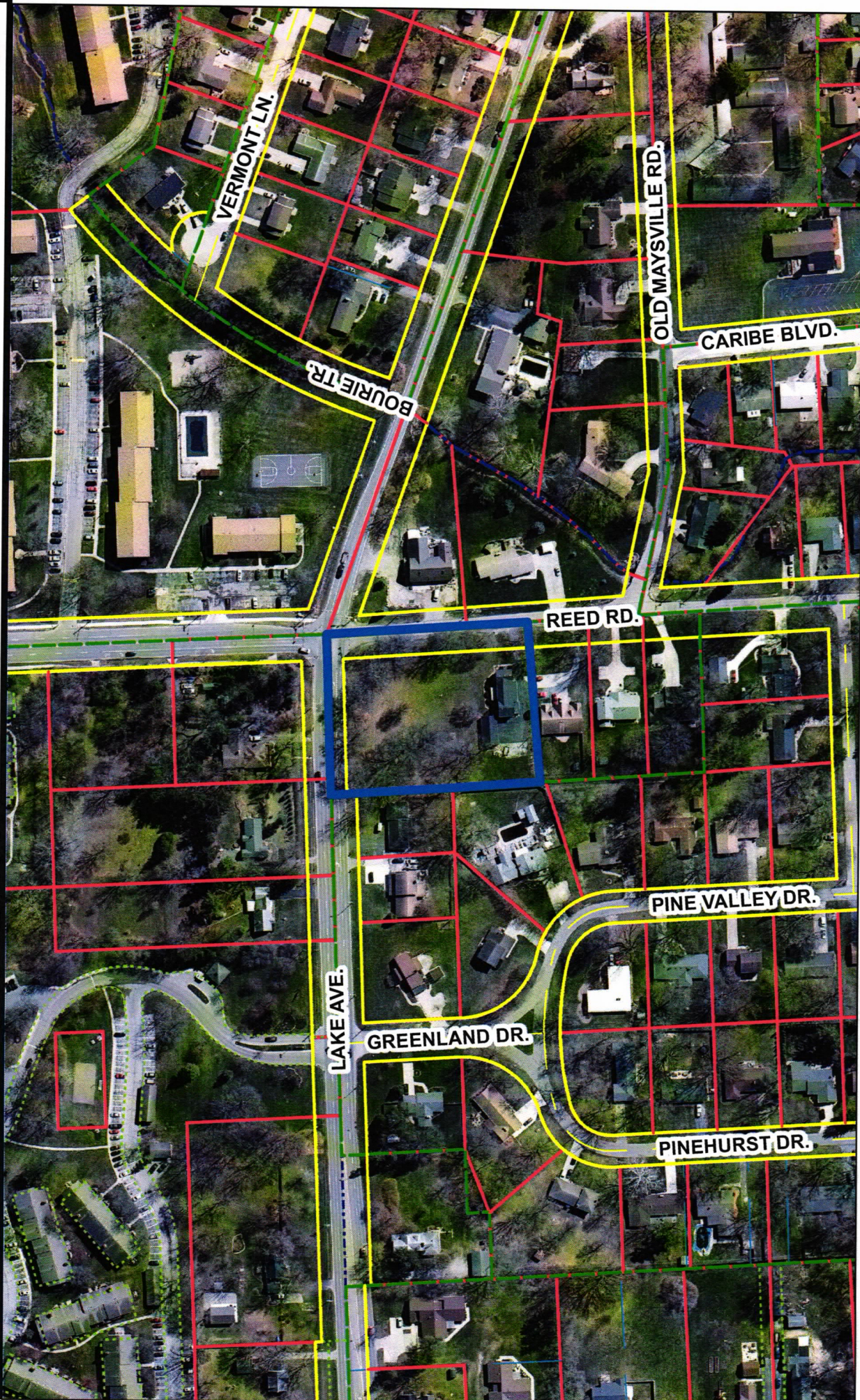
---

Effect of Passage: Property will be rezoned to the R3/Multiple Family Residential zoning district, which will allow for the apartment development.

Effect of Non-Passage: The property will remain zoned R1/Single Family Residential, which supports single family development.

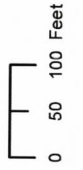


REZ-2023-0011 and PDP-2023-0014 - Reed Road Apartments



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.

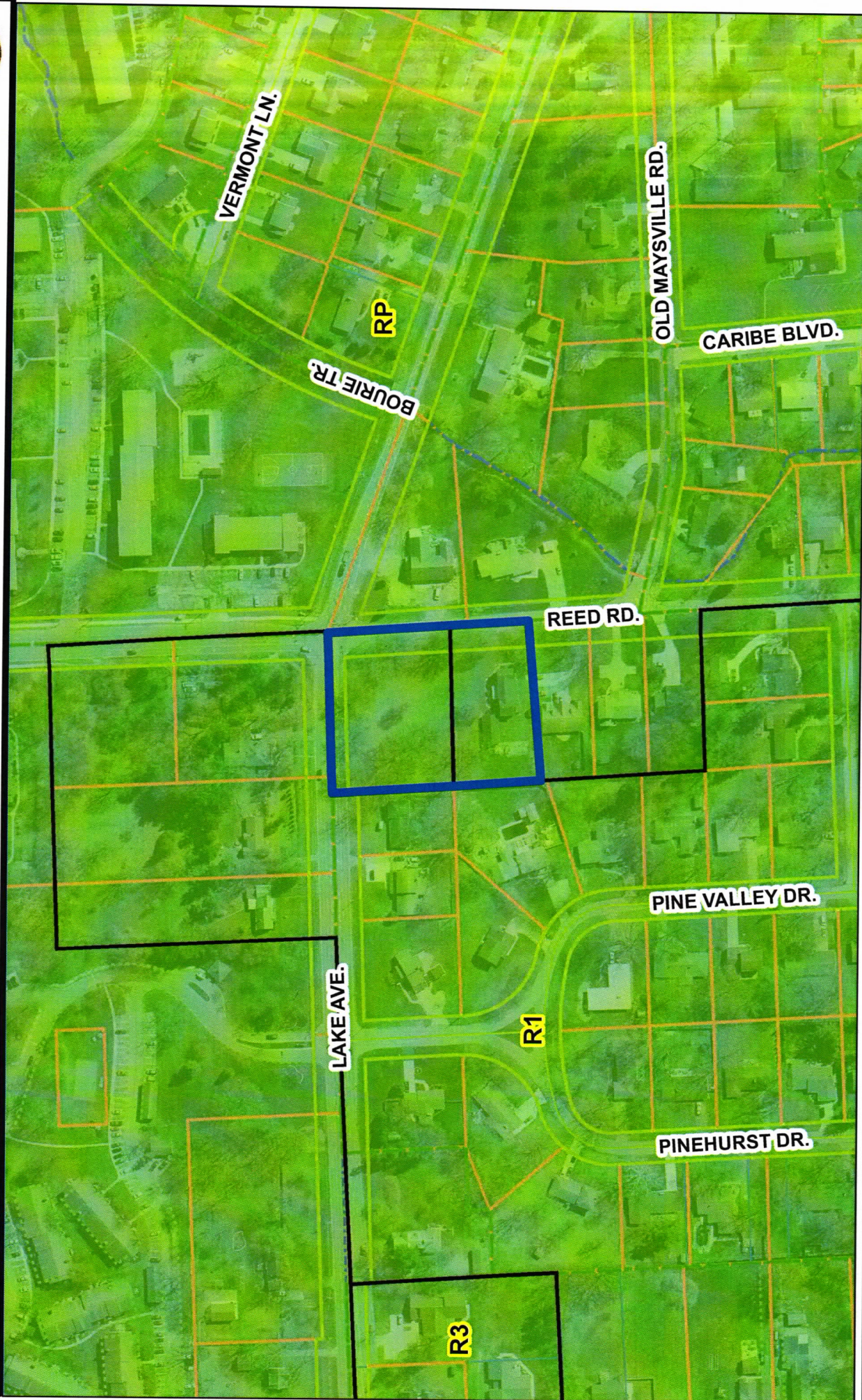
© 2004 Board of Commissioners of the County of Allen  
North American Datum 1983  
State Plane Coordinate System, Indiana East  
Photos and Contours, Spring 2009  
Date: 3/5/2023



1 inch = 200 feet

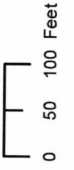


REZ-2023-0011 and PDP-2023-0014 - Reed Road Apartments



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: 3/30/2023



1 inch = 200 feet



**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant Skyler Vendrely  
 Address 2124 CHAPMAN RD  
 City HUNTERTOWN State IN Zip 46748  
 Telephone (260) 431-8199 E-mail svendrely@gmail.com

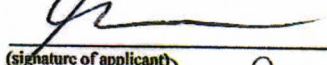
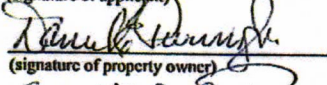
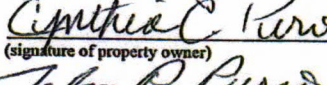
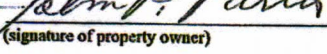
**Contact Person**  
 Contact Person Skyler Vendrely  
 Address 2124 CHAPMAN RD  
 City HUNTERTOWN State IN Zip 46748  
 Telephone (260) 431-8199 E-mail svendrely@gmail.com

*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 1411 Reed Road  
 Present Zoning R1 Proposed Zoning R3 Acreage to be rezoned 1.84  
 Proposed density 21.7 units per acre  
 Township name Adams Township section # 5  
 Purpose of rezoning (attach additional page if necessary) To enable construction of an apartment complex  
 Sewer provider City of Fort Wayne Water provider City of Fort Wayne

**Filing Requirements**  
*Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements.*  
 Applicable filing fee  
 Applicable number of surveys showing area to be rezoned (plans must be folded)  
 Legal Description of parcel to be rezoned  
 Rezoning Questionnaire (original and 10 copies) County Rezonings Only

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 Allen County Plan Commission 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 I/we agree to pay Allen County the cost of notifying the required interested persons at the rate of \$0.85 per notice and a public notice fee of \$50.00 per Indiana code.

<u>SKYLER VENDRELY</u> (printed name of applicant)	 (signature of applicant)	<u>3/1/23</u> (date)
<u>DANIEL E PURVIS JR</u> (printed name of property owner)	 (signature of property owner)	<u>03/06/2023</u> (date)
<u>CYNTHIA C PURVIS</u> (printed name of property owner)	 (signature of property owner)	<u>3/6/2023</u> (date)
<u>JOHN P PURVIS</u> (printed name of property owner)	 (signature of property owner)	<u>3/6/2023</u> (date)

Received <u>3/7/23</u>	Receipt No. <u>142674</u>	Hearing Date <u>4/10/23</u>	Petition No.
---------------------------	------------------------------	--------------------------------	--------------

## FACT SHEET

Case #REZ-2023-0011	Bill # Z-23-04-01	Project Start: April 2023
APPLICANT:	Skyler Vendrely	
REQUEST:	To rezone property from R1/Single Family Residential to R3/Multiple Family Residential for a two-building, 32-unit apartment development.	
LOCATION:	1411 Reed Road, at the southwest corner of Reed and Lake Avenue (Section 5 of Adams Township)	
LAND AREA:	1.84 acres	
PRESENT ZONING:	R1/Single Family Residential and RP/Planned Residential	
PROPOSED ZONING:	R3/Multiple Family Residential	
COUNCIL DISTRICT:	1 – Paul Ensley	
SPONSOR:	Fort Wayne Plan Commission	

### **April 10, 2023 Public Hearing**

- Nine residents spoke in opposition or with concern.
- Tom Freistroffer was absent.

### **April 17, 2023 Business Meeting**

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

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

#### **7-2 MOTION PASSED**

- Karen Richards and Rachel Tobin-Smith voted nay

Fact Sheet Prepared by:  
Michelle B. Wood, Senior Land Use Planner  
May 11, 2023

## PROJECT SUMMARY

The property consists of a residential structure and an accessory residential structure on a 1.83 acre parcel. Historically, the majority of the site has been unimproved.

The petitioner requests a rezoning from R1/Single Family Residential to R3/Multiple Family Residential to permit a multiple family development. The property has split zoning consisting of R1/Single Family Residential to the north and RP/Planned Residential to the south which is where the existing residential structure is located. The surrounding uses consist of metes and bounds residential to the north, south and east. The properties west of the site belong to a single-family subdivision. The property on the northeast corner of Reed Road and Lake Avenue is a multiple family complex zoned RP/Planned Residential.

The applicant will need to discuss the rezoning criteria set forth in state code, but the proposal can be supported by the following goals and policies of the Comprehensive Plan:

**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 original site plan included two multiple-family structures consisting of 20 single bedroom units for a total of 40 single bedroom units. A single access point is shown to Reed Road and a proposed retention pond is located on the north portion of the property. Sidewalks are shown along Reed Road and Lake Avenue which are both required through our ordinance. B-3 landscape code is required along the west and south side of the property which consists of one tree every 30 feet and a continuous solid fence. Parking also meets the Fort Wayne Zoning Ordinance with one space per unit. The Fort Wayne Zoning Ordinance does not consider density as a development standard. Instead, the Fort Wayne Zoning Ordinance considers zoning, building setbacks, landscaping, and required parking. During the public hearing and site committee process, the applicant considered comments received about the plan, and updated it to 32 units, a reduction of 8 units. Additional greenspace was added, by including a courtyard between the two buildings. No waivers were requested for this development.

### **PUBLIC HEARING SUMMARY:**

Presenter: Patrick Hess, representing the applicant, presented the request as outlined above. Most of the site is already zoned for multiple family residential and comprehensive plans (both former and new) encourage compact development to provide a variety of housing choices.

### Public Comments:

Diana Englehart, lake Avenue – Concerns include onsite management, crime, children’s safety, strain on fire department.

Rebecca Seward, Caribe Colony– Concerned about too many apartments in the area and crime.

George Simpson, Lake Avenue – Concerned about losing mature trees. The vacant lot is an asset to their community.

Lisa Moore, Pine Valley Drive – Area is very pleasant with no sidewalks. Too much traffic on Lake and Reed.

Brad Maxwell, Caribe Blvd – Feels this will be an impact on the community.

Ron Kaiser, Reed Road – Area doesn’t need more asphalt.

John Reining – Concerned about traffic and lane improvements.

Larry Brown, Maysville Road – Concerns include traffic, number of apartment complexes, policing problems.

Kraig Bradmiller, Pine Valley Drive – Would like to see an updated plan.

Closing Comments:

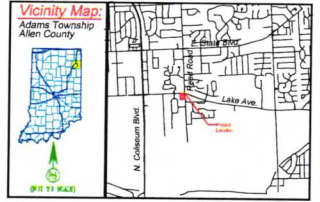
Mr. Vendrely has 10 rental units in Fort Wayne and plans to hire a manager for all the units. He intends to be a good neighbor. City Traffic Engineering has approved the primary plans.

The updated plan was submitted following the public hearing, showing 8 fewer units and expanded green space.

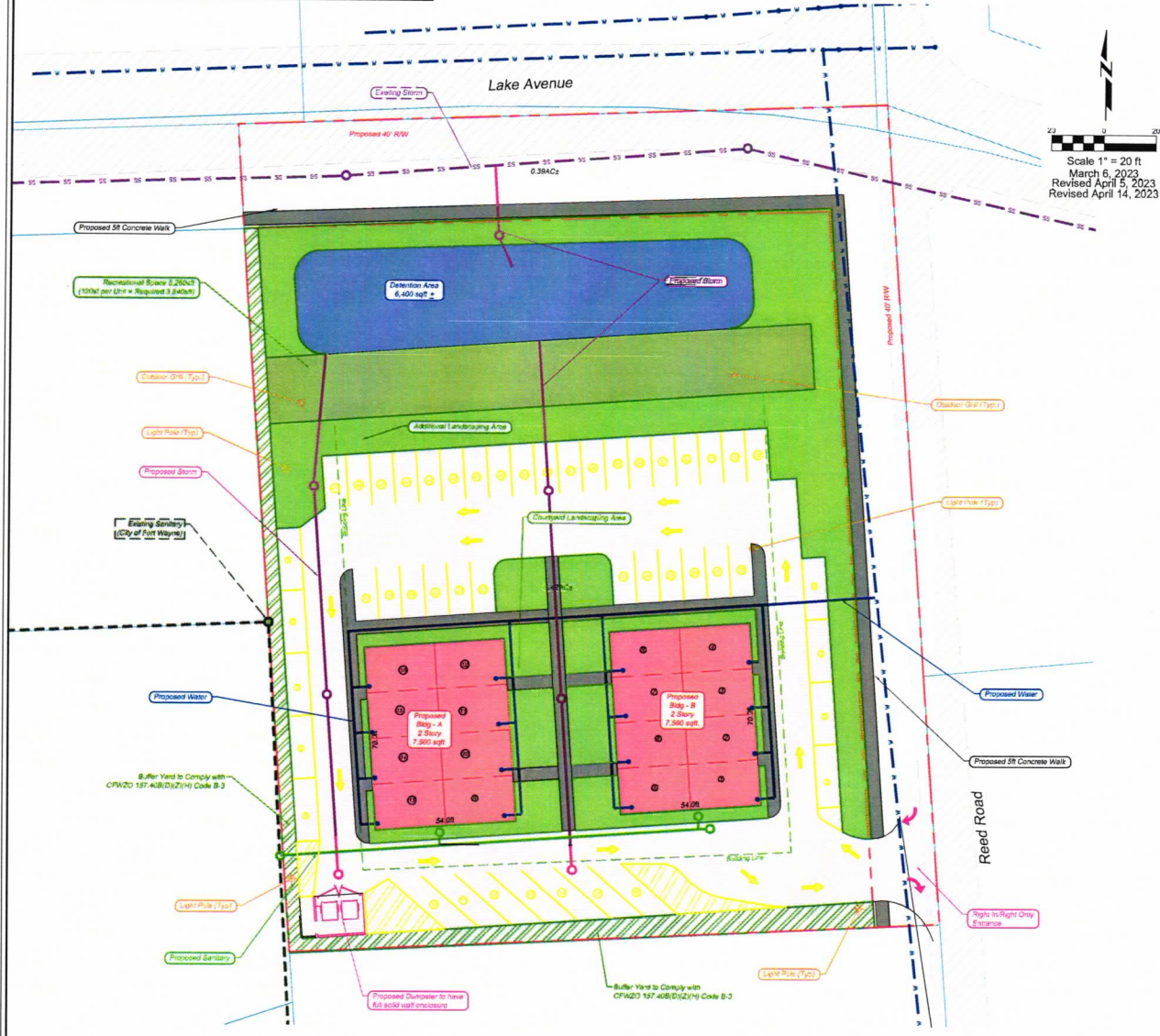


# Primary Development Plan Reed Road Apartments

A Site Located in Section 5, Township 30 North, Range 13 East,  
Adams Township



**Project Address Summary:**  
 Sanitary Sewer Utility: Fort Wayne Utilities, 200 E. Berry Street, Suite 250, Fort Wayne, IN 46802, (260) 427-5064  
 Water Utility: Fort Wayne Utilities, 200 E. Berry Street, Suite 250, Fort Wayne, IN 46802, (260) 427-5064  
 Drainage Approval: Fort Wayne Utilities, 200 E. Berry Street, Suite 140, Fort Wayne, IN 46802, (260) 427-5064  
 Traffic, Street & Right-of-Way Approval: City Of Fort Wayne, 200 E. Berry Street, Suite 200, Fort Wayne, IN 46802, (260) 449-7369  
 Planning/Development Approval: Allen County Department of Planning Services, 200 E. Berry Street, Suite 150, Fort Wayne, IN 46802, (260) 449-7607



**Legal Descriptions:**  
 A tract of land described in the conveyance to Daniel E. Purvis, Jr. & Cynthia C. Purvis in Allen County Document No. 860055715, more particularly described as follows:

Part of Lot 1 of a Subdivision of the Fractional Section 5, Township 30 North, Range 13 East, in Allen County, Indiana, as recorded in Deed Record 31, page 436, in the Office of the Recorder of Allen County, Indiana, in particular described as follows:  
 Beginning at the Northeast corner of said Lot 1, being the Northeast corner of said Section 5, Township 30 North, Range 13 East; thence West along the North line of said Lot 1 a distance of 250 feet to the East line of GREENVALE ADDITION to the City of Fort Wayne, Indiana, as recorded in Plat Book 21, pages 131 and 132, extended North; thence South along the East line of said GREENVALE ADDITION, a distance of 585 feet to the Northwest corner of Lot 10 in said GREENVALE ADDITION; thence East along the North line of Lots 10 and 11 and said line extended East, a distance of 250 feet to the East line of said Lot 1 of the Subdivision of Fractional Section 5, Township 30 North, Range 13 East; thence North along the East line of said Lot 1 of the Subdivision of Section 5, Township 30 North, Range 13 East, a distance of 585 feet to the place of beginning, except each part thereof lying within established legal highways. Subject to easements, restrictions, and zoning ordinances, if any, visible or of record.

EXCEPTING THEREFROM the 0.517 Acre tract of land described in the conveyance to Skylar Vendrely in Allen County Document No. 2022059629;

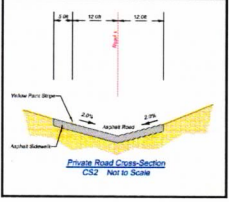
ALSO EXCEPTING THEREFROM the 0.488 Acre tract of land described in the conveyance to Ollie F. Snyder in Allen County Document No. 2020022464 (see also Doc. No. 890025060); and

ALSO EXCEPTING THEREFROM the 0.517 Acre tract of land described in the conveyance to Cathleen A. Distelrath in Allen County Document No. 2010017094

Said tract containing 1.84 Acres, more or less, net after removing said exceptions.

**Legend**

	Existing Contours
	Water Line
	Storm Line
	Sanitary Line
	Building Line
	Eave Line
	Storm S/S
	Sanitary Manhole
	Pavement
	Sidewalk



**Area Schedule**

Bldg Type	Number of Units	Total Area
Building Unit	1 BR-40	15,120 sf

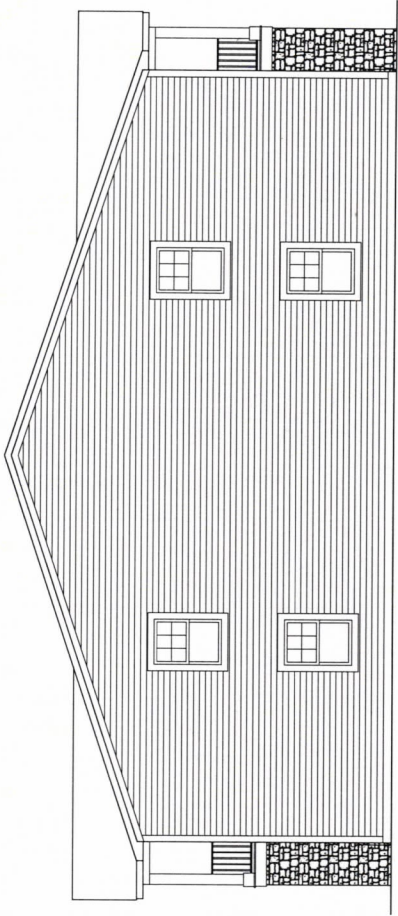
**Developer:**  
 Daniel Jr. & Cynthia Purvis  
 2819 Cliffwood Ln.  
 Fort Wayne, IN 46825



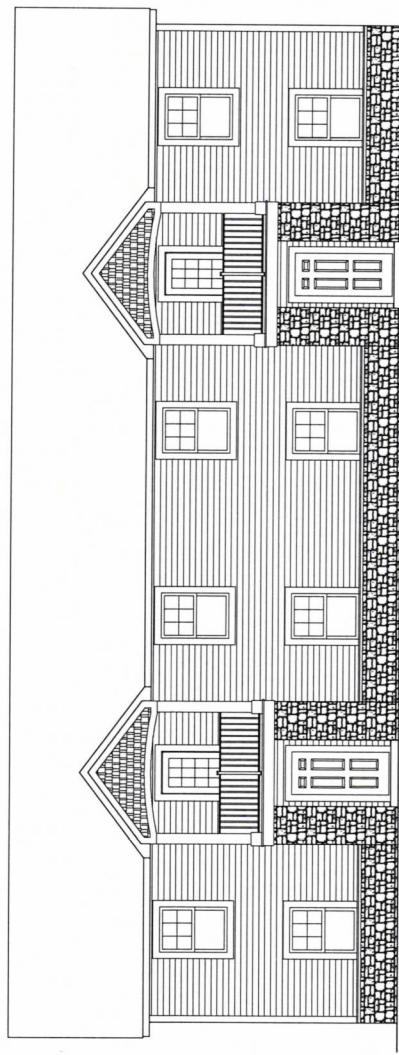
**Revisions**

Date	Drawn By	Base	Description
03/06/2023			
	Checked By		
	As Noted		
	Job No.	Sheet No.	
		1 of 1	

C:\2023\2023 Primary Development\Reed Rd Apt. CS2.dwg, 04/14/2023, 11:52:38 AM, 11



SIDE ELEVATION



FRONT ELEVATION

## FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

---

### Rezoning Petition REZ-2023-0011

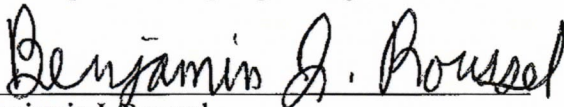
PROPOSAL: Rezoning Petition REZ-2023-0011– Reed Road Apartments  
APPLICANT: Skyler Vendrely  
REQUEST: To rezone property from R1/Single Family Residential to R3/Multiple Family Residential.  
LOCATION: 1411 Reed Road, at the southwest corner of Reed and Lake Avenue (Section 5 of Adams Township)  
LAND AREA: 1.84 acres  
PRESENT ZONING: R1/Single Family Residential and RP/Planned Residential  
PROPOSED ZONING: R3/Multiple Family Residential

---

**The Plan Commission recommends that Rezoning Petition REZ-2023-0011 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. Existing multiple family uses and RP/Planned Residential zoning which permits multiple family uses are adjacent to the proposed development. 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. The area has been historically residential and several multiple family complexes have developed in close proximity to the site.
3. Approval is consistent with the preservation of property values in the area. The site has historically been underdeveloped with most of the site vacant. The surrounding area has already been developed. This proposal will allow reinvestment within the northeast quadrant of Fort Wayne.
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 adjacent residential zoning.

Based upon the foregoing findings, the site committee recommends approval, on April 17, 2023.



Benjamin J. Roussel  
Executive Director  
Secretary to the Commission

1 #REZ-2023-0011

2 BILL NO. Z-23-04-01

3  
4  
5 ZONING MAP ORDINANCE NO. Z-\_\_\_\_\_

6 AN ORDINANCE amending the City of Fort Wayne  
7 Zoning Map No. S-10 (Sec. 5 of Adams Township)

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 an R3  
11 (Multiple Family Residential) District under the terms of Chapter 157 Title XV of the Code of  
12 the City of Fort Wayne, Indiana:

13 The North 220.0 feet of the East 250.0 feet of the Northeast Quarter of Section 5,  
14 Township 30 North, Range 13 East, Allen County, Indiana, containing 1.26 acres,  
subject to road rights-of-way and easements.

15 Together with:

16 Part of the Northeast Quarter of Section 5, Township 30 North, Range 12 East, Allen  
17 County, Indiana, more particularly described as follows:

18 Beginning at a point on the East line of the Northeast Quarter of Section 5, Township  
19 30 North, Range 13 East, Allen County, Indiana, said point being 220.0 feet South of  
20 the Northeast corner of the Northeast ¼ of Section 5-30-13; thence South along the  
21 East line of the of the Northeast ¼ of Section 5-30-13, a distance of 95.0 feet; thence  
22 Westerly a distance of 250.2 feet to a point on the East line of Lot numbered 5 in  
23 Greenview Addition, said point being 325.0 feet South of the North line of the  
24 Northeast ¼ of Section 5-30-13; thence North along the East line of Lot numbered 5  
in Greenview Addition, and parallel to the East line of the Northeast ¼ of Section 5-  
30-13, a distance of 105.0 feet; thence East parallel to the North line of the Northeast  
¼ of Section 5-20-13, a distance of 250.0 feet to the point of beginning containing  
0.57 acres, subject to road rights-of-way and easements.

25 and the symbols of the City of Fort Wayne Zoning Map No. S-10 (Sec. 5 of Adams  
26 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort  
27 Wayne, Indiana is hereby changed accordingly.  
28  
29  
30

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30

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

**BILL NO. Z-23-04-01**

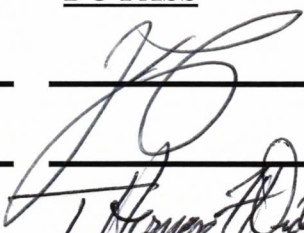

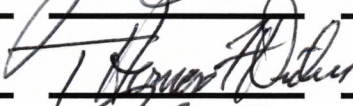
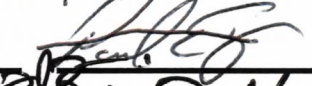

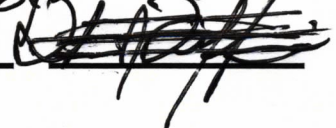

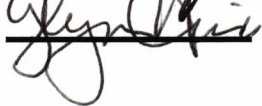

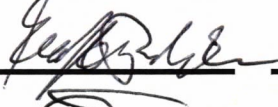

**REPORT OF COMMITTEE ON REGULATIONS  
May 23, 2023**

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

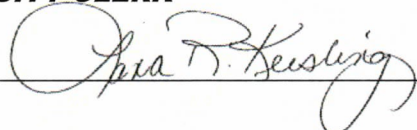
An Ordinance amending the City of Fort Wayne Zoning Map No. S-10 (Sec. 5 of Adams Township)

*To rezone approximately 1.84 acres from R1/Single Family Residential to R3/Multiple Family Residential at the southwest corner of Reed Road and Lake Avenue, including 1411 Reed Road*

**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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HINES	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<input checked="" type="checkbox"/>	<input 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: May 23, 2023

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

Did not pass through the Common Council of the City of Fort Wayne, Indiana, as

General Ordinance No. Z-23-04-01 on the 23rd day of May, 2023

ATTEST:

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

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