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#REZ-2023-0055

BILL NO. Z-23-11-27

ZONING MAP ORDINANCE NO. Z- i-24

**AN ORDINANCE amending the City of Fort Wayne  
Zoning Map No. J-54 (Sec. 03 of Washington Township)**

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,  
INDIANA:

SECTION 1. That the area described as follows is hereby designated a RP  
(Planned Residential) District under the terms of Chapter 157 Title XV of the Code of the  
City of Fort Wayne, Indiana:

Parent Tract Description (Document Number 206020953):

New Parcel Description:

This description, prepared by Justin W. Hoffman, Indiana Professional Surveyor License  
Number LS21000228 and employed by Brooks Construction Company, Inc., was  
created as part of Job No. 712003, on April 14, 2023 being an original survey of a new  
parcel taken from a portion of a 67.85 acre tract of land conveyed to Tanner's Ridge,  
LLC by Document Number 206020953. All recorded documents in this description being  
recorded in the Office of the Recorder of Allen County, Indiana: A part of the West Half  
of the Southwest Quarter Section 3, Township 31 North, Range 12 East, Allen County,  
Indiana, more particularly described as follows:

Beginning at the Northwest corner of said Southwest Quarter, being marked by a  
Harrison monument; thence North 89 degrees 27 minutes 49 seconds East (deed  
bearing and basis for all bearings in this description), on and along the North line of said  
Southwest Quarter, a distance of 761.38 feet to a mag nail with an identification disc  
stamped "BROOKS 1ST, FIRM #0143"; thence South 00 degrees 19 minutes 25  
seconds East, a distance of 983.93 feet to a 5/8-inch diameter rebar with an  
identification cap stamped "BROOKS 1ST, FIRM #0143" (hereinafter called "Brooks  
cap"), said point being within the banks of the Huguenard #2 Legal Drain; thence South  
88 degrees 18 minutes 47 seconds West, within the banks of the Huguenard #2 Legal  
Drain, a distance of 756.19 feet to a Brooks cap; thence North 00 degrees 38 minutes  
00 seconds West, a distance of 999.11 feet to the Point of Beginning, containing 17.270  
acres of land, more or less, being subject to and/or together with all easements and  
rights-of-way of record.

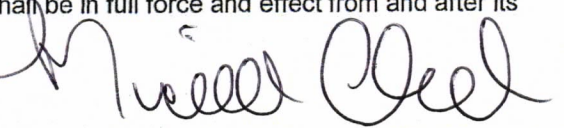
and the symbols of the City of Fort Wayne Zoning Map No. J-54 (Sec. 03 of Washington  
Township), as established by Section 157.082 of Title XV of the Code of the City of Fort

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Wayne, Indiana is hereby changed accordingly.

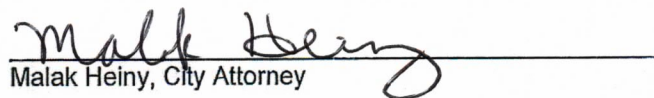
SECTION 2. If a written commitment is a condition of the Plan Commission's recommendation for the adoption of the rezoning, or if a written commitment is modified and approved by the Common Council as part of the zone map amendment, that written commitment is hereby approved and is hereby incorporated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

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**Department of Planning Services**

Title of Ordinance: Zoning Map Amendment  
Case Number: REZ-2023-0055  
Bill Number: Z-23-11-27  
Council District: 3-Thomas F. Didier

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Introduction Date: November 28, 2023  
Plan Commission  
Public Hearing Date: December 11, 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 17.27 acres from R1/Single Family Residential to RP/Planned Residential  
Location: South side of the 2200 block of West Till Road (Section 3 of Washington Township)  
Reason for Request: To allow a 130-unit multiple family complex  
Applicant: Kelli Brandenberger  
Property Owner: Kelli Brandenberger

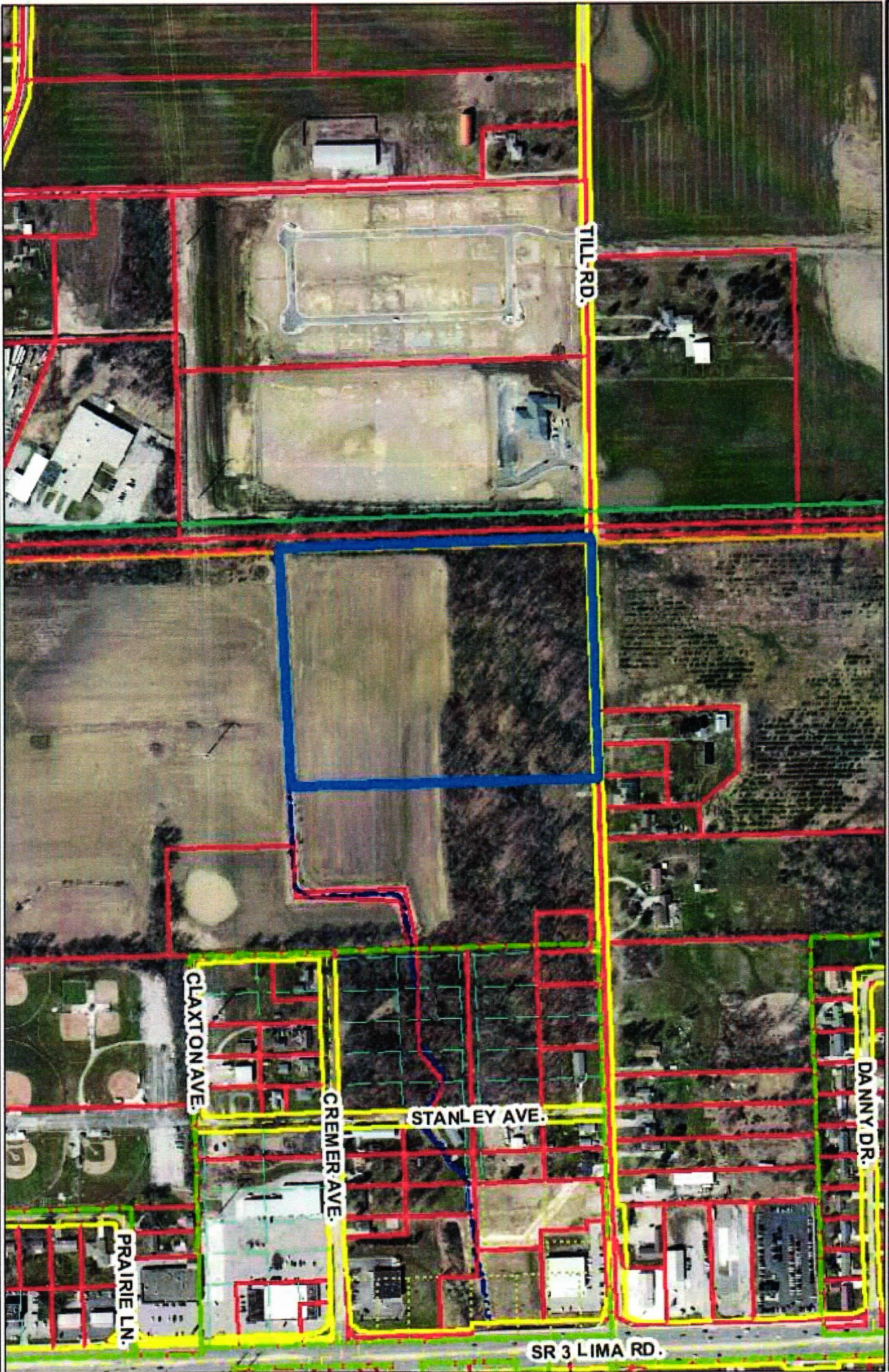
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Related Petitions: Primary Development Plan - Best Life Now Senior Communities

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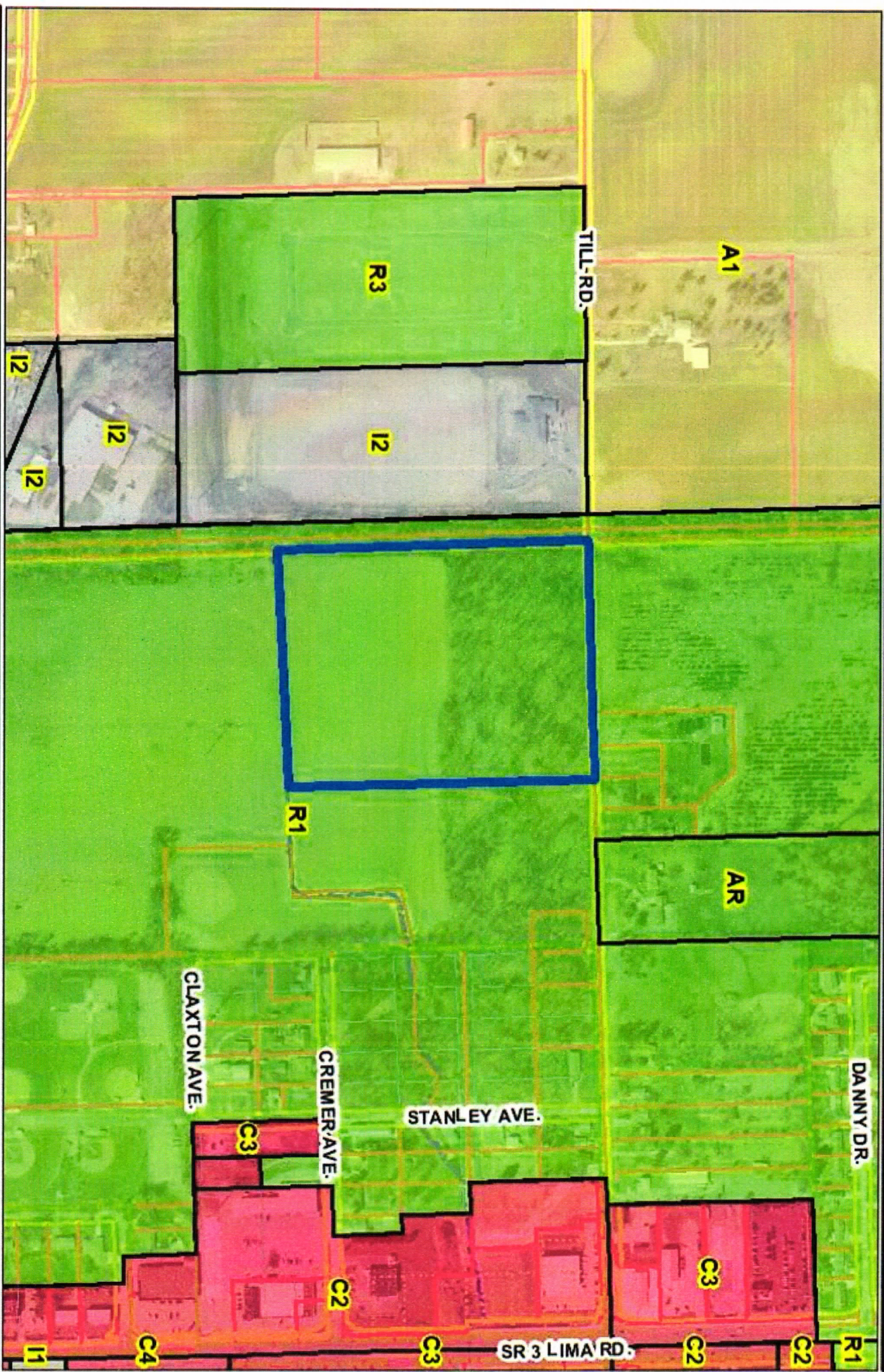
Effect of Passage: Property will be rezoned to the RP/Planned Residential zoning district, which will allow a 130-unit multiple family complex, and other existing and future mixed residential and other compatible nonresidential uses.

Effect of Non-Passage: The property will remain zoned R1/Single Family Residential, which does not permit a multiple family complex. The site may be redeveloped with single family residential uses.



As shown on this map, the boundaries of the proposed project are shown in red. The boundaries of the surrounding residential lots are shown in yellow. The boundaries of the surrounding commercial lots are shown in blue. The boundaries of the surrounding agricultural lots are shown in green. The boundaries of the surrounding industrial lots are shown in purple. The boundaries of the surrounding public lands are shown in brown. The boundaries of the surrounding water bodies are shown in light blue. The boundaries of the surrounding wetlands are shown in dark green. The boundaries of the surrounding floodplains are shown in light green. The boundaries of the surrounding riparian areas are shown in dark blue. The boundaries of the surrounding wetlands are shown in dark green. The boundaries of the surrounding floodplains are shown in light green. The boundaries of the surrounding riparian areas are shown in dark blue.





Although street accuracy is not a requirement of this map, the City of Albany does not warrant or assume any liability for the accuracy of the information contained herein and does not intend to provide any warranty or assurance thereon. Any errors or omissions on this map are the responsibility of the user.

City of Albany  
 Planning Department  
 100 State Street, Albany, NY 12242  
 Phone: 518-462-3200

Scale: 1 inch = 400 feet

**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant Kelli Brandenberger  
 Address 8731 Greyhawk Dr  
 City Fort Wayne State IN Zip 46835  
 Telephone \_\_\_\_\_ E-mail \_\_\_\_\_

**Property Ownership**  
 Property Owner Kelli Brandenberger  
 Address 8731 Greyhawk Dr  
 City Fort Wayne State IN Zip 46835  
 Telephone \_\_\_\_\_ E-mail \_\_\_\_\_

**Contact Person**  
 Contact Person Christopher L. Nusbaum  
 Address 301 W. Jefferson Blvd, Suite 200  
 City Fort Wayne State IN Zip 46802  
 Telephone 260-423-9411 E-mail cnusbaum@carsonllp.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 2000 Block of W. Till Rd Township and Section Washington - S3  
 Present Zoning R1 Proposed Zoning RP Acreage to be rezoned 17.270  
 Purpose of rezoning (attach additional page if necessary) See attached sheet  
 \_\_\_\_\_  
 Sewer provider City of Fort Wayne Water provider City of Fort Wayne

**Filing Checklist**  
*Applications will not be accepted unless the following filing requirements are submitted with this application.*  
 Filing fee \$1000.00  
 Surveys showing area to be rezoned  
 Legal Description of parcel to be rezoned  
 Rezoning Criteria (see attached checklist)

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 Fort Wayne and Allen County Plan Commissions 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

Kelli Brandenberger K. Brandenberger 11/6/2023  
 (printed name of applicant) (signature of applicant) (date)  
Kelli Brandenberger K. Brandenberger 11/6/2023  
 (printed name of property owner) (signature of property owner) (date)



Received	Receipt No.	Hearing Date	Petition No.
11-7-23	144349	12-11-23	REZ-2023-

Department of Planning Services • 200 East Berry Suite 150 • Fort Wayne, Indiana • 46802  
 Phone (260) 449-7607 • Fax (260) 449-7682 • [www.allencounty.us](http://www.allencounty.us) • [www.cityoffortwayne.org](http://www.cityoffortwayne.org)

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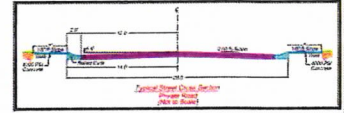
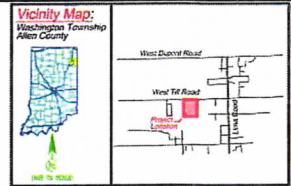


# Primary Development Plan Till Road Senior

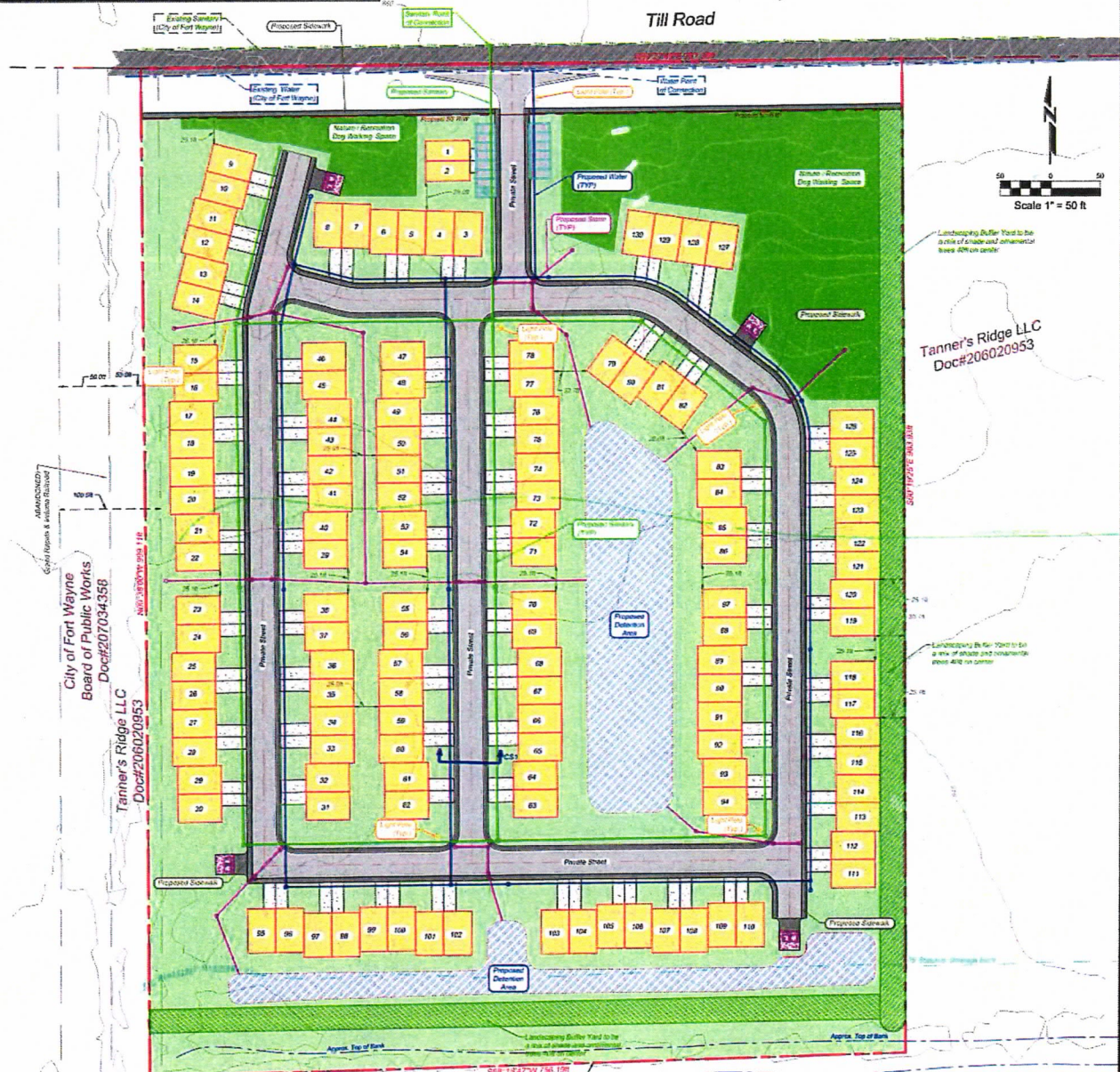
A Site Located in the Northwest Quarter of  
Section 3, Township 31 North, Range 12 East,  
Allen County, Indiana

**Project Architect Summary:**  
**Survey:** Survey Limits: Fort Wayne Utilities, 200 E. Berry Street, Suite 250, Fort Wayne, IN 46802 (260) 427-5564  
**Utility:** Fort Wayne Utilities, 200 E. Berry Street, Suite 250, Fort Wayne, IN 46802 (260) 427-5564  
**Drainage:** Fort Wayne Utilities, 200 E. Berry Street, Suite 140, Fort Wayne, IN 46802 (260) 427-5564  
**Planning/Development Approval:** Allen County Department of Planning Services, 200 E. Berry Street, Suite 250, Fort Wayne, IN 46802 (260) 449-7107  
**City of Fort Wayne:** Traffic Engineering Department, 200 E. Berry Street, Suite 210, Fort Wayne, IN 46802 (260) 427-2781

**Owner:**  
**Kelli Brandenberger**  
**Till Road**  
**Fort Wayne, IN 46818**



**Area Map**  
 Scale 1" = 500 ft



**Scale 1" = 50 ft**

Tanner's Ridge LLC  
 Doc#206020953

City of Fort Wayne  
 Board of Public Works  
 Doc#207034356

Tanner's Ridge LLC  
 Doc#206020953

Huguenard #2 Drain

Per Survey Ref #: 712003  
 by: Justin Hoffman at  
 Brooks Construction Company, Inc.  
 Dated: 04-14-2023

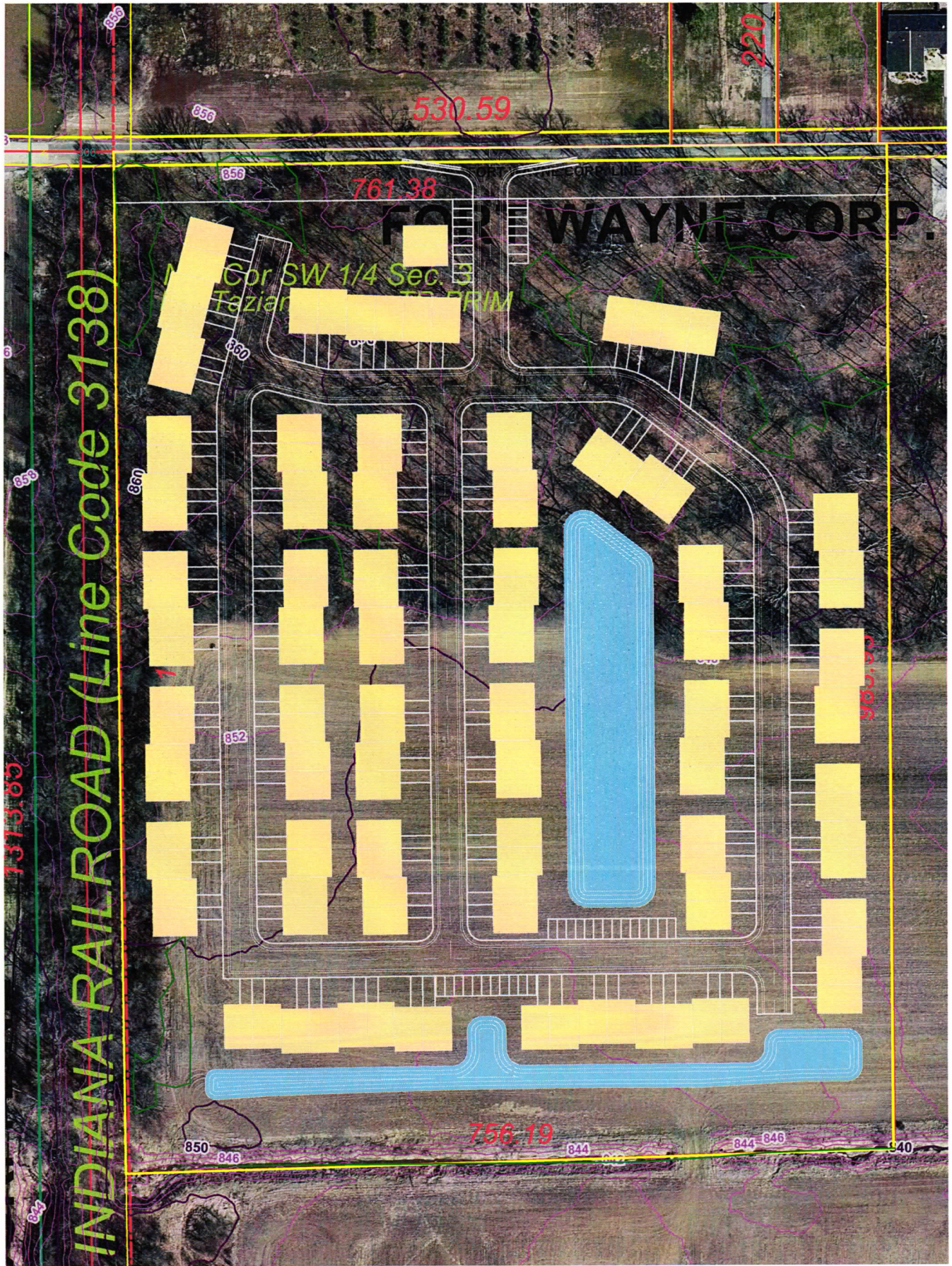
**Note:**  
 According to the Flood Insurance Rate Map (FIRM) Numbered 1803 C 0170G & Effective Date August 3, 2009, the herein described real estate is located in the unshaded Zone X, noted as areas determined to be outside of the 0.2% annual chance floodplain.

Indiana & Michigan Power Co. Easment  
 (Deed Book 303, pages 49-50)  
 Doc#2014038279

- General Notes:**
- All Right-of-Way Intersections shall be 20 feet.
  - All Park areas, Common areas, or Block areas shall have a marked utility and surface drainage easement.
  - All proposed streets to be asphalt, 28' wide back to back of concrete curbs. Curb to be 2' wide.
  - U.S.C. Easment denotes Utility and Surface Drainage Easement.
  - B.L. denotes Building Line.
  - Obstruction Notices to be set.

Engineer:		Revisions	
Date	Drawn By	Date	Description
11/03/2023			
	Checked By		
	As Noted		
Job No.	Sheet No.		
2311-01	1 of 1		

**DABEC**  
 D.A. Brown Engineering Consultants  
 2311 County Road 277, P.O. Box 388, Auburn, IN 47004  
 Phone: (800) 625-2020 Fax: (505) 935-1212  
 www.dabrownengineering.com



INDIANA RAILROAD (Line Code 3138)

WAYNE CORP.

Cor SW 1/4 Sec 3  
Tazian

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Parent Tract Description (Document Number 206020953):

New Parcel Description:

This description, prepared by Justin W. Hoffman, Indiana Professional Surveyor License Number LS21000228 and employed by Brooks Construction Company, Inc., was created as part of Job No. 712003, on April 14, 2023 being an original survey of a new parcel taken from a portion of a 67.85 acre tract of land conveyed to Tanner's Ridge, LLC by Document Number 206020953. All recorded documents in this description being recorded in the Office of the Recorder of Allen County, Indiana: A part of the West Half of the Southwest Quarter Section 3, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

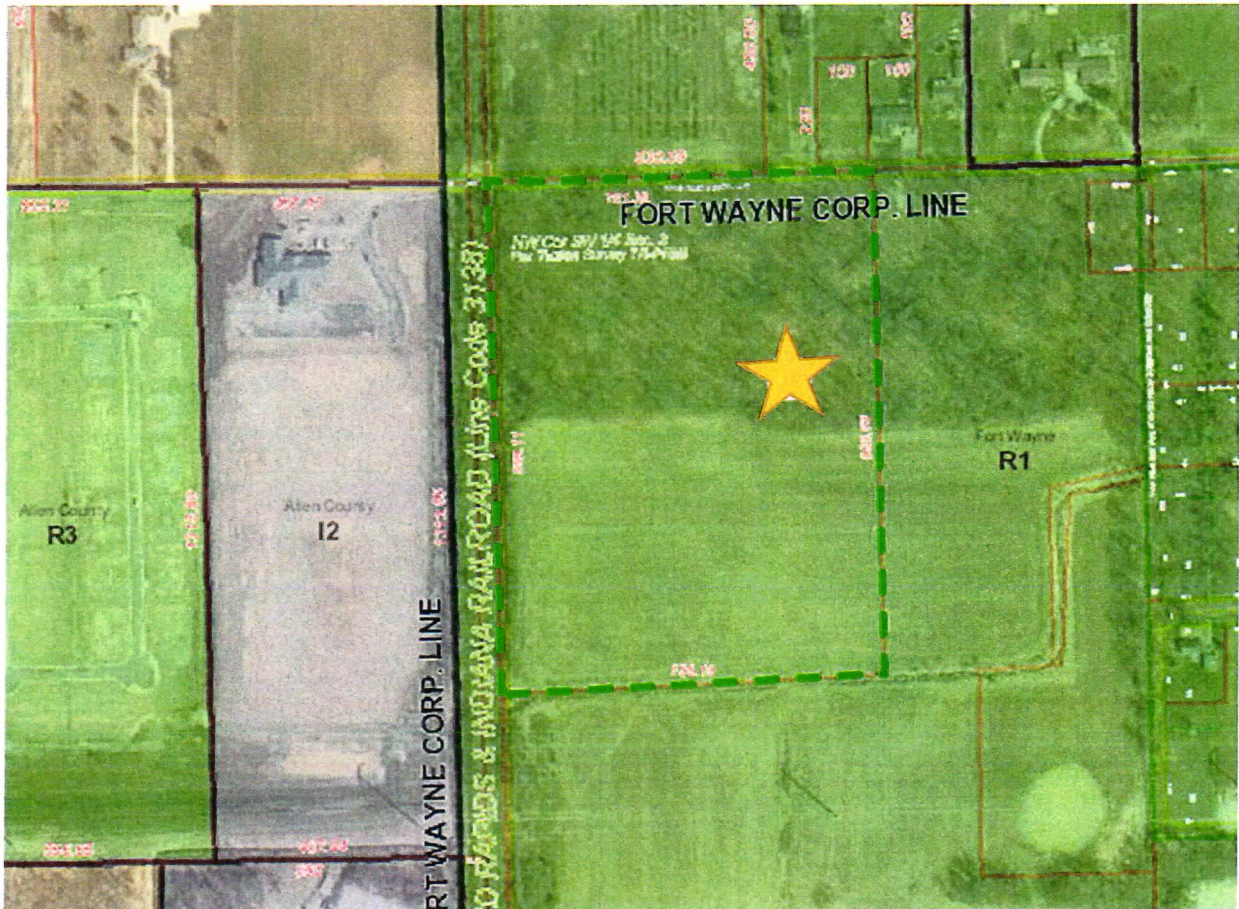
Beginning at the Northwest corner of said Southwest Quarter, being marked by a Harrison monument; thence North 89 degrees 27 minutes 49 seconds East (deed bearing and basis for all bearings in this description), on and along the North line of said Southwest Quarter, a distance of 761.38 feet to a mag nail with an identification disc stamped "BROOKS 1ST, FIRM #0143"; thence South 00 degrees 19 minutes 25 seconds East, a distance of 983.93 feet to a 5/8-inch diameter rebar with an identification cap stamped "BROOKS 1ST, FIRM #0143" (hereinafter called "Brooks cap"), said point being within the banks of the Huguenard #2 Legal Drain; thence South 88 degrees 18 minutes 47 seconds West, within the banks of the Huguenard #2 Legal Drain, a distance of 756.19 feet to a Brooks cap; thence North 00 degrees 38 minutes 00 seconds West, a distance of 999.11 feet to the Point of Beginning, containing 17.270 acres of land, more or less, being subject to and/or together with all easements and rights-of-way of record.

## Rezoning Petition Application

### Request

Petitioner, Kelli Brandenberger, respectfully requests approval to rezone property located at the 2000 Block of W. Till Road, Fort Wayne, IN 46818 to develop a senior housing community to support the growing demand for senior housing options in the Fort Wayne area.

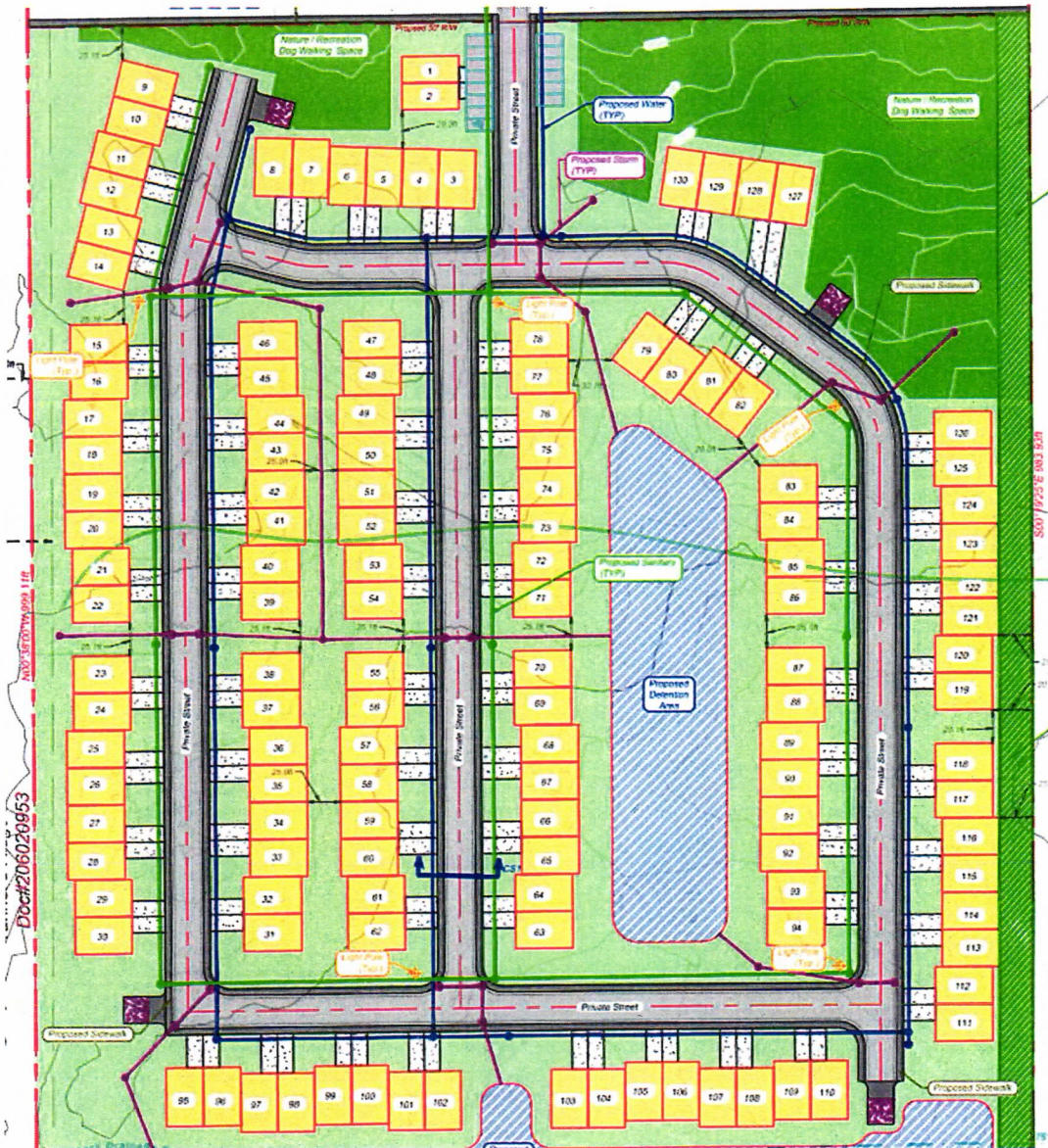
Currently, the property is zoned R1, single family residential. The Petitioner desires to rezone the property to RP, planned residential. The property is surrounded on all sides by property zoned R1 but is in the vicinity of a mixed use of properties, including agricultural, multi-family, commercial, and industrial.



Petitioner is seeking to rezone the property in support of and in addition to a primary residential development plan application. The proposed development plan includes a maximum of 130 individual dwelling units. The individual building structures would have varying numbers of dwelling units to provide varying floor plans and rental rates and would consist of a minimum of two (2) to a maximum of eight (8) individual, attached dwelling units.

The project shall be a specialized residential community designed to cater to the needs and preferences of older adults, specifically those aged 55 and older. The residential dwellings shall be built to provide a safe, comfortable, independent, and convenient living environment for seniors.

The proposed layout for the project is as follows:



Fort Wayne’s population of elderly adults continues to grow. There is a need for housing options that are tailored to the unique requirements of the 55+ age cohort.

Senior housing complexes are specifically designed to accommodate the physical, social, and healthcare needs of older adults, ensuring they can live comfortably and age in place, allowing elderly individuals to remain in the area, keeping families closer together.

The project, as an age-specific housing complex, will also offer a built-in community with individuals of similar age and lifestyles, which may help combat isolation and provide opportunities for social interaction. As further discussed below, Petitioner believes this project will be a benefit to the City of Fort Wayne and its residents.

The Petitioner believes rezoning is appropriate with regards to (1) the Comprehensive Plan; (2) the current conditions and the character of current structures and uses in the district; (3) the most desirable use for which the land in the district is adapted; (4) the conservation of property values throughout the jurisdiction; and (5) responsible development and growth.

### **The Comprehensive Plan:**

Rezoning the property from R1 to RP aligns with the objectives and goals outlined in the All In Allen Comprehensive Plan (“Comprehensive Plan”). The Comprehensive Plan emphasizes the need for sustainable economic development, including the needs for age-specific housing. Specifically, page 27 of the Comprehensive Plan states:

“The City’s median age of 34.1 has been increasing, which is in line with County (36.1) and State (37.9) trends. This also aligns with broader national trends. In terms of age cohorts, Fort Wayne and Allen County have a similar allocation of population. *Trends from the past three decades indicate the greatest increases overall have been in older age cohorts, particularly in the population of residents over the age of 65. This is important as the City and County plan for the future, particularly regarding age-targeted housing* and access to emergency/social services.”

The Allen County community, by survey, has expressed a desire for more living spaces, specifically, on page 28, the Comprehensive Plan establishes:

Community input indicated that Allen County’s low cost of living is an asset in attracting new residents. *However, a review of housing availability by income indicates housing supply has not matched needs*. A lack of housing units at higher price points is creating competition for lower cost housing units and exacerbating affordable housing need.”

According to the Comprehensive Plan, multifamily housing is needed to reduce urban sprawl, as reflected on page 44:

To accommodate growth that aligns with these shifts in the market, the policies and recommendations of the Land Use and Development chapter and Generalized Future Land Use map *should accommodate non-traditional families with denser development* in more walkable areas that have closer proximity to community amenities. If typical development densities by housing type are applied to estimated unit mix demand, it becomes clear that the amount of land needed to accommodate projected growth can be significantly reduced from the more than 10,000 acres needed under the current development pattern.

*Multifamily development makes up nearly half of market demand and in Fort Wayne and Allen County, multifamily development is usually built at about 12 units per acre. Single-family attached housing is typically built at seven units per acre and single-family detached housing is typically built at two to four units per acre. Using this approximate allocation going forward, the County can expect an annual demand of 200 to 300 acres for new residential development, or around 1,500 acres over five years and 6,000 over the next two decades – a significant difference from the 10,139 acres needed if building patterns continue at current densities.*

The property is listed as a "Suburban Neighborhood" area according to the Generalized Future Land Use Map in the Comprehensive Plan. The Suburban Neighborhood "category is characterized by predominantly residential areas . . ." Although this category is generally intended as single family, the future land use is just that, generalized, and the Comprehensive Plan is intended to account for changes in plans and to allow for proposals that support other goals of the Comprehensive Plan, such as the intent to create multi-family housing for seniors to promote the housing supply.

Furthermore, according to the Land Use Compatibility Matrix on page 213, Planned Residential (RP) zoning is listed as "potentially compatible" within the Suburban Neighborhood designation, with additional considerations, such as enhanced landscaping, enhanced access and connectivity (such as sidewalks), and shared roads, all of which Petitioner intends to incorporate in the proposed development. Therefore, even though Suburban Neighborhoods proposes single family housing, the plans prepared by Petitioner are still compatible the vision and equitable growth outlined within the Comprehensive Plan.

The Comprehensive Plan establishes two goals with respect to housing, (1) "support and strengthen complete neighborhoods" (page 108) and (2) "enable *sustainable, diverse, and accessible* housing choices along with creative design and development solutions throughout Allen County to meet the needs of all residents" (page 118). With respect to Goal (2), Allen County has "missing middle housing, which Petitioner's plan addresses:

"Missing middle housing types provide opportunities for the Community to increase the *diversity* of its housing stock through *moderate increases in density*, while maintaining the local neighborhood character. Missing middle housing types range from low density duplexes to mid density multiplexes and triplexes, which can be integrated into the community's housing mix by using single-family lots to accommodate two to three units in a context-sensitive manner. Missing middle housing types to consider include: Duplex (Side-by-side), Duplex (Stacked), Triplex, Quadplex, Courtyard Building, Bungalow Courts, Townhome, Mixed-Use." (page 118).

In summary, by approving the rezoning from R1 to RP for the proposed senior housing community, the rezoning supports the Comprehensive Plan's vision of creating age-specific housing to promote diverse housing and the Comprehensive Plan's vision of reducing urban sprawl by promoting higher housing density.

**Current conditions and the character of current structures and uses in the district:**

The area where the property is located is mostly agricultural. However, the area is being developed with mixed uses, from single family, to general industrial, to multi-family. The current conditions and character of the area, in conjunction with the surrounding, ongoing developments, are supportive of the rezoning.

**The most desirable use for which the land in the district is adapted:**

Considering the location and surrounding developments, Petitioner believes the most desirable use for the land is housing, as contemplated by the Comprehensive Plan. By providing for senior housing, Petitioner is promoting housing diversity, which provides a benefit to all Fort Wayne residents.

With an aging population as reflected in the Comprehensive Plan, there is a growing need for housing options available for seniors, to ensure they can live comfortably and independently. Additionally, rezoning the land for senior housing will optimize the land's usage.

Single-family homes have large footprints with each home having its own yard and driveway, which takes significant space. The proposed plan for senior housing will make more efficient use of space with its multi-unit design, which will reduce urban sprawl, promote sustainable development, and make the most of existing infrastructure.

Overall, rezoning from R1 and RP for the plan is a desirable use of the land that not only addresses a demographic need, but also enables efficient land use, community-building, and economic growth.

**The conservation of property values throughout the jurisdiction:**

Rezoning the property for senior housing will promote property values in the area. The area is developing; by converting undeveloped farm ground into senior housing, Petitioner is promoting development of diverse housing of higher density, which will only increase values of surrounding properties.

The project is intended to be of higher quality and visually appealing. There will be plenty of green space, sidewalks, interconnectivity, and appealing landscaping, that will promote property values.

In addition, rezoning for senior housing may also bring other economic benefits for the area. Such developments may generate employment opportunities, for example, lawn care, home maintenance, cleaning, construction, healthcare and more.

**Responsible development and growth:**

The rezoning of the property aligns with the principles of responsible development and growth. Single-family homes have large footprints with each home having its own yard and driveway, which takes significant space. The proposed plan for senior housing will make more efficient use of space with its multi-unit design, which will reduce urban sprawl, promote sustainable development, and make the most of existing infrastructure.

Finally, we would like to point out that senior housing developments are intended to create a sense of community and social connection among residents. These communities often provide a range of social and recreational activities, promoting a supportive and engaging environment benefiting the overall quality of life for seniors. We believe this project will be a perfect fit for the area and is supported by the Zoning Ordinance and Comprehensive Plan.

## FACT SHEET

Case #REZ-2023-0055

Bill # Z-23-11-27

Project Start: November 2023

APPLICANT:	Kelli Brandenberger
REQUEST:	To rezone approximately 17.27 acres from R1/Single Family Residential to RP/Planned Residential to allow a 130-unit multiple family complex.
LOCATION:	South side of the 2200 block of West Till Road (Section 3 of Washington Township)
LAND AREA:	17.27 acres
PRESENT ZONING:	R1/Single Family Residential
PROPOSED ZONING:	RP/Planned Residential
COUNCIL DISTRICT:	3 – Thomas F. Didier
SPONSOR:	Fort Wayne Plan Commission

### **December 11, 2023 Public Hearing**

- One property owner spoke with concerns
- Tom Freistroffer and Ryan Neumeister were absent.

### **December 18, 2023 Business Meeting**

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

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

#### **7-0 MOTION PASSED**

- Paul Sauerteig and Rick Briley were absent.

Fact Sheet Prepared by:  
Karen Couture, Associate Land Use Planner  
December 18, 2023

## PROJECT SUMMARY

- This site is unplatted and has no Board of Zoning Appeal history.

The applicant intends to rezone 17.27 acres to RP for a multiple family complex. Today, the site is developed as agricultural use, with about ¼ of the site being wooded at the northeast corner. The site is about 1/3 of a mile west of the SR 3 corridor, and R3 zoning was approved about ¼ of a mile west for the Sullivan Square multiple family complex in 2019 (Allen County jurisdiction). The average daily traffic volume for this stretch of West Till Road was 800 motorists in 2021.

The applicant identified touchpoints in the comprehensive plan in the submitted questionnaire to justify the rezoning petition. The applicant also identified a growing need for senior housing in the greater Fort Wayne area. The applicant stated that the proposed development should maintain the current and ongoing conditions of the greater Till Road area. The questionnaire goes on to state that the proposed rezone is desirable for both an efficient use of land and responding to the current demographics of the area. The applicant wants to demonstrate that the high-quality materials and agency review will both preserve property values and demonstrate responsible development and growth.

### COMPREHENSIVE PLAN REVIEW

#### Future Growth and Development Map, Goals, and Strategies

- The project site is located within the Urban Infill Area and the following Goal is applicable:  
**LUD1** – Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas

#### Overall Land Use Policies

- The following Land Use Policy would be applicable and supportive of this request:  
**LUD Policy 2** - Promote complete neighborhoods through sustainable development, preservation, and growth by encouraging and enhancing mixed use neighborhood areas.

#### Generalized Future Land Use Map

- The project site is located within the Suburban Neighborhood generalized land use category and adjacent to Future Complete Neighborhood. RP zoning is considered compatible with Complete Neighborhoods and can be considered compatible with Suburban Neighborhoods through design, setbacks, and landscaping. The description of this land use category also identifies these areas being adjacent to employment areas and other amenities, which the SR 3 and Dupont corridors provide.

#### Overall Land Use Related Action Steps

- The following Action Step would be applicable and supportive of this proposal:  
**HN.1.1.2.** Encourage smart growth development practices to support efficient use of land and resources.

#### Compatibility Matrix

- An RP request in a designated suburban neighborhood is listed as “potentially compatible” – the applicant can justify what steps will be taken to make the proposed development compatible with the current built environment.

**Other applicable plans:** none

**PUBLIC HEARING SUMMARY:**

Presenter: Chris Nusbaum, representing the developer, presented the request as outlined above.

Public Comments:

Jay Redding (2520 W Till Rd): Concerns with traffic (road narrow); resident isolation; hold off voting.

Closing Comments:

Chris Nusbaum stated that they are hopeful that tax revenue from the project will help with transportation improvements.

## FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

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### Rezoning Petition REZ-2023-0055

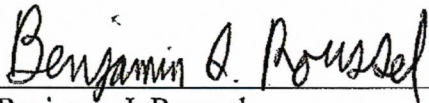
APPLICANT: Kelli Brandenberger  
REQUEST: To rezone property from R1/Single Family Residential to RP/Planned Residential  
LOCATION: South side of the 2200 block of West Till Road 1000 feet east of its intersection with Sully Cove (Section 3 of Washington Township)  
LAND AREA: 17.27 acres  
PRESENT ZONING: R1/Single Family Residential  
PROPOSED ZONING: RP/Planned Residential

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**The Plan Commission recommends that Rezoning Petition REZ-2023-0055 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 site is within the Urban Infill area identified in the Fort Wayne Comprehensive Plan. The rezoning petition also complies with the land use Policy 2: Promote complete neighborhoods through sustainable development, preservation, and growth by encouraging and enhancing mixed use neighborhood areas.
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. This quadrant of northwest Fort Wayne is actively growing with new multiple family complexes like Sullivan Square and Dupont Meadows. The site maintains harmony by making active efforts to preserve existing wooded areas and buffering adjacent residential properties.
3. Approval is consistent with the preservation of property values in the area. The site should maintain the development pattern of multiple family residential and provide housing for the aging population. The zoning can complement the nearby Lima Road corridor.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Infill development is an encouraged growth principle, and review from other agencies will ensure the site can handle additional development.

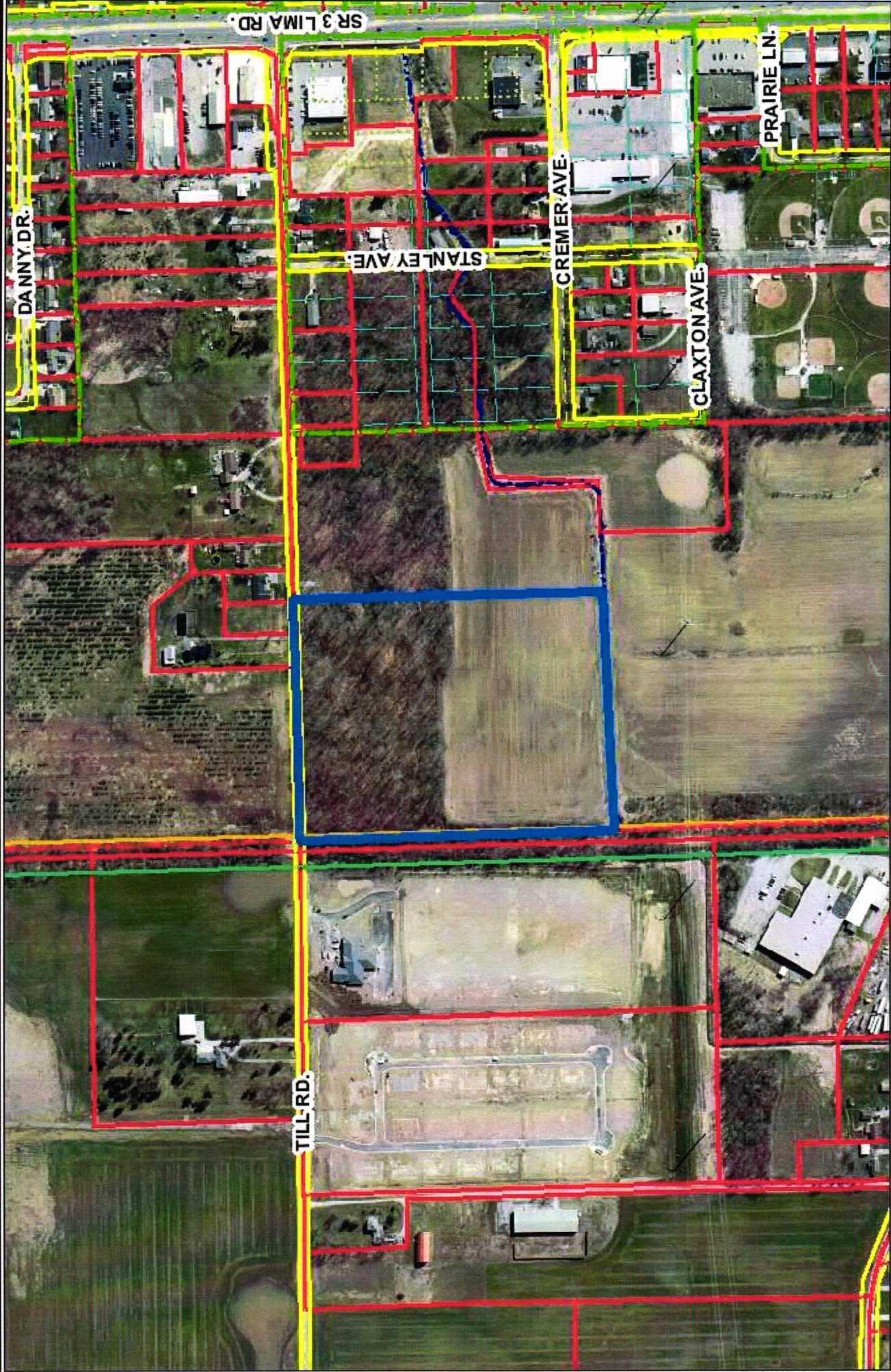
These findings approved by the Fort Wayne Plan Commission on December 18, 2023.



Benjamin J. Roussel  
Executive Director  
Secretary to the Commission



REZ-2023-0055 and PDP-2023-0045 - Best Life Now Senior Communities



Although uncertainties exist, the data has been prepared in the computerized format. The accuracy of the information presented herein and the accuracy and reliability resulting therefrom are not warranted or guaranteed. No liability is assumed by the City of Aurora for any errors or omissions in this map.

North American Datum 1983  
 State Plane Coordinate System, Indiana East  
 Projection and Contour: Spring 2009  
 Date: 11/17/2023

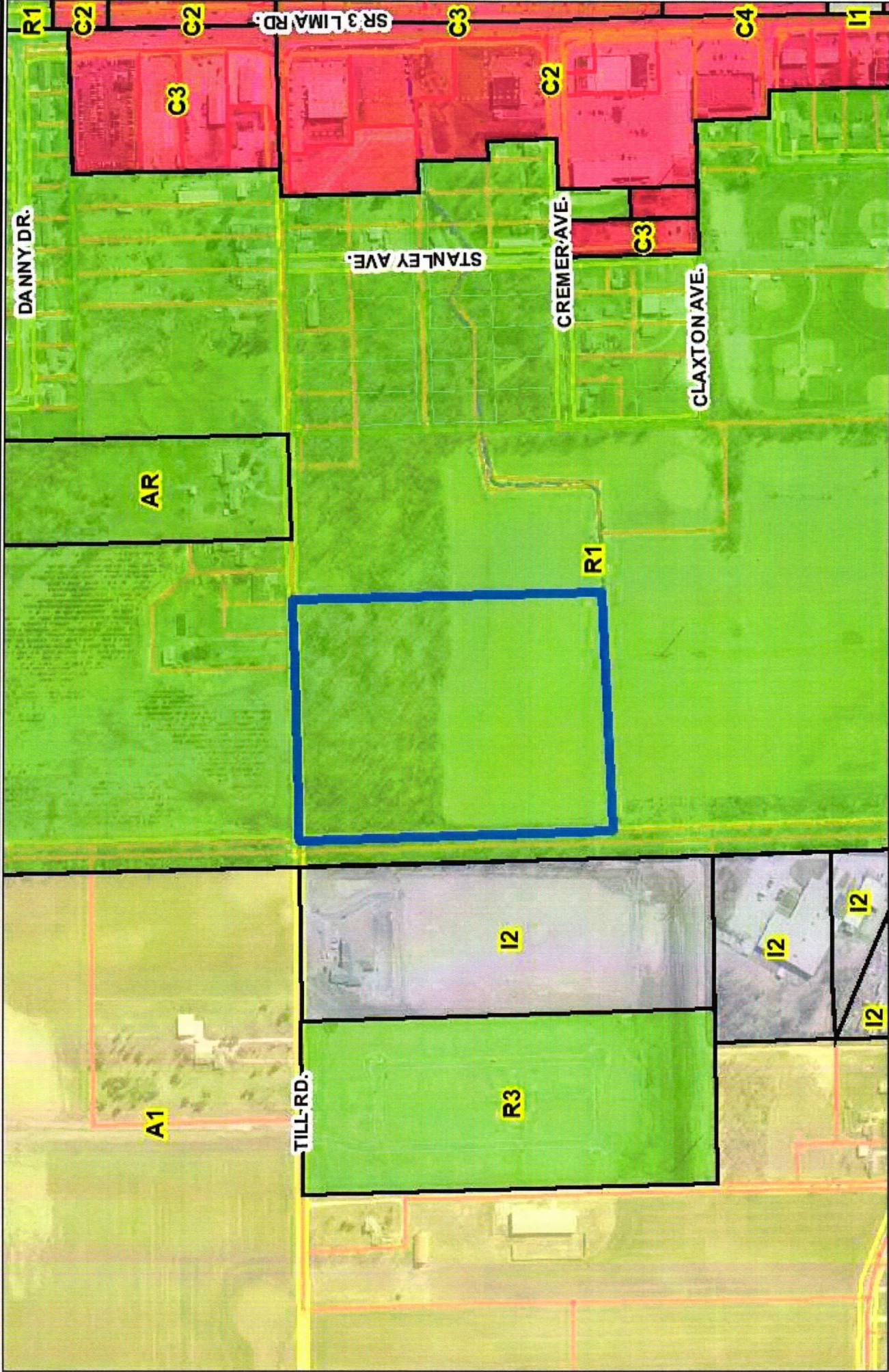


1 inch = 400 feet

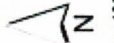




REZ-2023-0055 and PDP-2023-0045 - Best Life Now Senior Communities



Although street accuracy is high, they have been verified in the preparation of this map. Accuracy of the information contained herein and disclosures are not guaranteed. No error or omission in this map. © 2008 Board of Geographic Names of the County of Allen, North American Datum 1983. State Plane Coordinate System, Indiana East. Project and Contour, Spring 2009. Date: 11/12/09.



1 inch = 400 feet



Area Map  
Scale 1" = 500 ft

# Primary Development Plan

## Best Life Now Senior Communities

A Site Located in the Northwest Quarter of Section 3, Township 31 North, Range 12 East, Allen County, Indiana

**Project Jurisdiction Summary:**

**Sanitary Sewer Utility:**  
Fort Wayne Utilities  
200 E. Berry Street  
Suite 250  
Fort Wayne, IN 46802  
(260) 427-5064

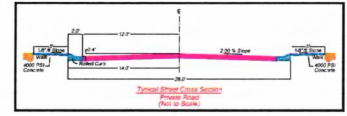
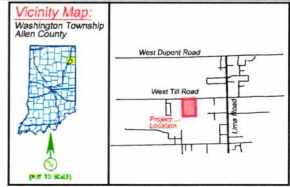
**Water Utility:**  
Fort Wayne Utilities  
200 E. Berry Street  
Suite 250  
Fort Wayne, IN 46802  
(260) 427-5064

**Drainage Approval:**  
Fort Wayne Utilities  
200 E. Berry Street, Suite 140  
Fort Wayne, IN 46802  
(260) 427-5064

**Planning/Development Approval:**  
Allen County Department of Planning Services  
200 E. Berry Street  
Suite 150  
Fort Wayne, IN 46802  
(260) 449-7807

**Traffic, Street & Right-of-Way Approval:**  
City of Fort Wayne  
Traffic Engineering Department  
200 E. Berry Street, Suite 210  
Fort Wayne, IN 46802  
(260) 427-2781

**Owner:**  
Kelli Brandenberger  
Till Road  
Fort Wayne, IN 46818



City of Fort Wayne  
Board of Public Works  
Doc#207034358

Tanner's Ridge LLC  
Doc#206020953

Tanner's Ridge LLC  
Doc#206020953

Tanner's Ridge LLC  
Doc#206020953

Per Survey Ref #: 712003  
by: Justin Hoffman at  
Brooks Construction Company, Inc.  
Dated: 04-14-2023

**Note:**  
According to the Flood Insurance Rate Map (FIRM) Numbered 18003 C 0170G & Effective Date August 3, 2009, the herein described real estate is located in the unshaded Zone X, noted as areas determined to be outside of the 0.2% annual chance floodplain.

- General Notes:**
- All Right-of-Way intersection radii to be 20 feet.
  - All Park areas, Common areas, or Back areas to have a blanket utility and surface drainage easement.
  - All proposed streets to be asphalt, 28' wide back to back of concrete curbs. Curbs to be 2' wide.
  - U&S D Emt. denotes Utility and Surface Drainage Easement
  - B.L. denotes Building Line
  - Detention facilities to be wet.

Indiana & Michigan Power Co. Easment  
(Deed Book 303, pages 49-50)  
Doc#2014038279

Engineer: **DABEC**  
B.A. Brown Engineering Consultants  
5491 County Road 427, P.O. Box 380, Auburn, IN 46706  
Phone: (260) 925-2020 Fax: (260) 925-1212  
www.dabrownengineering.com

Revisions		
Date	Drawn By	Description
11/03/2023		
	Checked By	
As Noted	Sheet No.	
2311-01	1 of 1	

**BILL NO. Z-23-11-27**

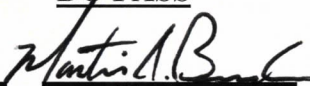



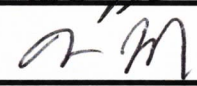
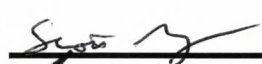
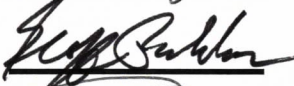

**REPORT OF COMMITTEE ON REGULATIONS  
January 9, 2024**

**Michelle Chambers Chair**  
**Scott Myers Co-Chair**  
**All Council Members**

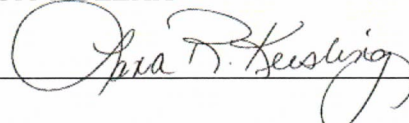
An Ordinance amending the City of Fort Wayne Zoning Map No. J-54 (Sec. 03 of Washington Township)

To rezone approximately 17.27 acres from R1/Single Family Residential to RP/Planned Residential at the south side of the 2200 block of West Till Road (Section 3 of Washington Township) to allow a 130-unit multiple family complex

**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>
BENDER			
CHAMBERS			
ENSLEY			
FREISTROFFER			
HARTMAN			
JEHL			
MYERS			
PADDOCK			
TUCKER			

**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date: N/A

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

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

Read the third time in full and on motion by Councilperson Chambers, placed on passage by the following vote:

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
BENDER	<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"/>
ENSLEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HARTMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MYERS	<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: January 9, 2024

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

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as Zoning Ordinance No. Z-23-11-27 on the 9th day of January, 2024

ATTEST:

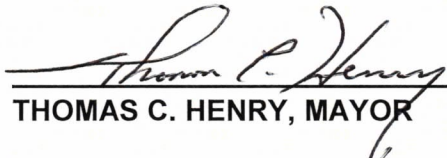
  
 \_\_\_\_\_  
 LANA R. KEESLING  
 CITY CLERK

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

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th of January 2024, at the hour of 2:05 o'clock P.M. E.S.T.

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

Approved and signed by me this 11<sup>TH</sup> day of JANUARY 2024, at the hour of 2:00 o'clock PM E.S.T.

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