

1 #REZ 2024 0020

2 BILL NO. Z-24-04-30

3
4 ZONING MAP ORDINANCE NO. Z- 15-24

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

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

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

12 **LEGAL DESCRIPTION:**

13 Part of the Southeast Quarter of Section 4, together with part of the West half of the
14 Southwest Quarter of Section 3, all in Township 31 North, Range 12 East of the
15 Second Principal Meridian, Washington Township in Allen County, Indiana, based
16 on an original survey by Brett R. Miller, Indiana Professional Surveyor Number
20300059 of Miller Land Surveying, Inc., Survey No. 24027293, dated March 22,
2024 and being more particularly described as follows:

17 BEGINNING at a Harrison Marker marking the Southeast corner of the Southeast
18 Quarter of said Section 4; thence South 89 degrees 26 minutes 11 seconds West
19 (Indiana Geospatial Coordinate System - Allen County bearing and basis of bearings
20 to follow), a distance of 117.01 feet (deed) along the South line of said Southeast
21 Quarter and within the right-of-way of West Wallen Road to a Dura Nail with a
22 "Miller Surveying Firm #0095" identification ring on the West line of an existing
23 1.76 acre tract described in Document Number 2019065074 in the Office of the
24 Recorder of Allen County, Indiana; thence North 01 degrees 18 minutes 42 seconds
25 West, a distance of 714.01 feet (deed) along said West line to a 5/8" steel rebar with
26 a "Miller Land Surveying Firm #0095" identification cap on a North line of said 1.76
27 acre tract; thence North 89 degrees 31 minutes 41 seconds East, a distance of 20.00
28 feet (deed) along said North line to a 5/8" steel rebar with a "Miller Land Surveying
29 Firm #0095" identification cap on a West line of said 1.76 acre tract; thence North
30 01 degrees 18 minutes 42 seconds West, a distance of 598.69 feet (deed) along said
West line to a 5/8" steel rebar with a "Abonmarche" identification cap on a North
line of said 1.76 acre tract; thence North 89 degrees 44 minutes 26 seconds East, a
distance of 50.01 feet (deed) along said North line to 5/8" steel rebar with a "Miller
Land Surveying Firm #0095" identification cap on a West line of an existing 67.85
acre tract described in Document Number 206020953 in the Office of said Recorder;
thence North 01 degrees 18 minutes 42 seconds West, a distance of 1315.02 feet
along said West line to a Mag Nail with a "Sauer" identification ring on the North
line of said Southeast Quarter; thence North 89 degrees 53 minutes 28 seconds East,

1 a distance of 32.79 feet (deed) along said North line and within the right-of-way of
2 West Till Road to a Harrison Marker marking the Northwest corner of the Southwest
3 Quarter of said Section 3; thence South 01 degrees 37 minutes 17 seconds East, a
4 distance of 999.11 feet (deed) along the West line of said Southwest Quarter to a
5 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap on the
6 South line of an existing 17.270 acre tract described in Document Number
7 2023034788 in the Office of said Recorder; thence North 87 degrees 19 minutes 01
8 seconds East, a distance of 614.18 feet along said South line to a 5/8" steel rebar
9 with a "Miller Land Surveying Firm #0095" identification cap; thence South 00
10 degrees 52 minutes 22 seconds East, a distance of 284.09 feet to a 5/8" steel rebar
11 with a "Miller Land Surveying Firm #0095" identification cap; thence North 89
12 degrees 07 minutes 38 seconds East, a distance of 190.00 feet to a 5/8" steel rebar
13 with a "Miller Land Surveying Firm #0095" identification cap; thence South 00
14 degrees 52 minutes 22 seconds East, a distance of 145.00 feet to a 5/8" steel rebar
15 with a "Miller Land Surveying Firm #0095" identification cap; thence North 88
16 degrees 43 minutes 44 seconds East, a distance of 474.17 feet to a 5/8" steel rebar
17 with a "Miller Land Surveying Firm #0095" identification cap on the East line of the
18 West half of said Southwest Quarter; thence South 01 degrees 11 minutes 52 seconds
19 East, a distance of 799.97 feet along said West line to a 5/8" steel rebar with a
20 "Miller Land Surveying Firm #0095" identification cap on the North line of Lot
21 Number 12 in the plat of Monohon Suburban Addition as described in Plat Book 11,
22 page 9 in the Office of said Recorder; thence South 89 degrees 06 minutes 29
23 seconds West, a distance of 208.50 feet (deed) along said North line to the East line
24 of a vacated public street as described in Document Number 2012028776 in the
25 Office of said Recorder, referenced by a 5/8" steel rebar 0.37 feet South; thence
26 North 01 degrees 12 minutes 17 seconds West, a distance of 7.56 feet to a 5/8" steel
27 rebar on the North line of said vacated public street; thence South 89 degrees 06
28 minutes 29 seconds West, a distance of 25.00 feet along said North line to a 5/8"
29 steel rebar with a "Miller Land Surveying Firm #0095" identification cap on the
30 centerline of said vacated public street; thence South 01 degrees 12 minutes 17
seconds East, a distance of 134.00 feet along said centerline to a 5/8" steel rebar with
a "Miller Land Surveying Firm #0095" identification cap on the North line of an
existing tract described in Document Number 2015004439 in the Office of said
Recorder; thence South 89 degrees 06 minutes 29 seconds West, a distance of 225.00
feet along said North line and the North line of Lot Number 12 in said plat of
Monohon Suburban Addition to an East line of said 67.85 acre tract, referenced by a
5/8" steel rebar 0.88 feet West; thence South 00 degrees 33 minutes 29 seconds East,
a distance of 66.00 feet (deed) along said East line to a 5/8" steel rebar with a "Firm
#0027" identification cap on a South line of said 67.85 acre tract; thence South 89
degrees 06 minutes 29 seconds West, a distance of 99.58 feet (100.00 feet deed)
along said South line to a 5/8" steel rebar with a "Miller Land Surveying Firm
#0095" identification cap on an East line of said 67.85 acre tract; thence South 01
degrees 28 minutes 09 seconds East, a distance of 25.14 feet (25.00 feet deed) along
said East line to a 5/8" steel rebar with a "Gouloff" identification cap on a South line
of said 67.85 acre tract; thence South 89 degrees 06 minutes 29 seconds West, a
distance of 132.00 feet (deed) along said South line to a 5/8" steel rebar with a
"Miller Land Surveying Firm #0095" identification cap on a West line of said 67.85
acre tract; thence North 00 degrees 18 minutes 14 seconds West, a distance of 71.12
feet (71.41 feet deed) along said West line to a 5/8" steel rebar with a "Firm #0540"

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identification cap on a South line of said 67.85 acre tract; thence South 89 degrees 06 minutes 29 seconds West, a distance of 302.10 feet (300.94 feet deed) along said South line to a 5/8" steel rebar on an East line of said 67.85 acre tract; thence South 00 degrees 33 minutes 17 seconds West, a distance of 275.00 feet (deed) along said East line to a Dura Nail with a "Miller Surveying Firm #0095" identification ring on the South line of said Southwest Quarter; thence South 89 degrees 06 minutes 29 seconds West, a distance of 263.61 feet (266.70 feet deed) along said South line an within the right-of-way of said West Wallen Road to the Point of Beginning. Containing 39.385 acres, more or less. Subject to the rights-of-way of West Wallen Road, West Till Road, the Huguenard No. 2 Legal Open Drain, the Cook Legal Tile Drain, and subject to easements 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 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

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2024-0020
Bill Number: Z-24-04-30
Council District: 3 – Nathan Hartman

Introduction Date: April 23, 2024
Plan Commission
Public Hearing Date: May 13, 2024 (not heard by Council)
Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance: To rezone 39.4 acres from R1/Single Family Residential to RP/Planned Residential

Location: 2300 block of W Wallen Road, north of its intersection with Indiana Avenue (Section 3 of Washington Township)

Reason for Request: To permit a multiple family development.

Applicant: Renewing Properties, LLC c/o Rachel Lee

Property Owner: Tanners Ridge LLC

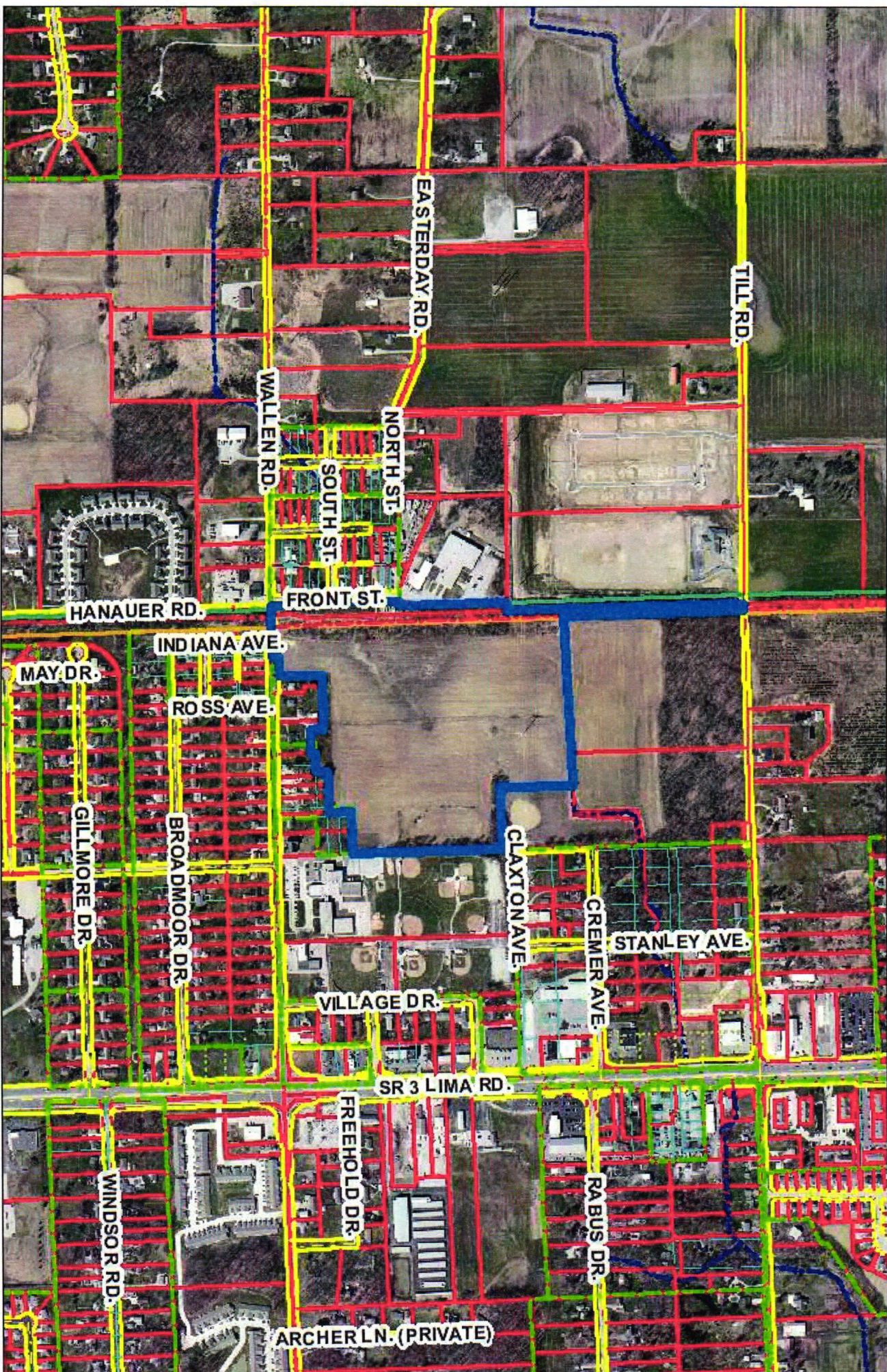
Related Petitions: Primary Development Plan – Helix Wallen Road

Effect of Passage: Property will be rezoned to the RP/Planned Residential zoning district, which will allow for a multiple family development.

Effect of Non-Passage: The property will remain zoned R1/Single Family Residential which does not permit a multiple family development. The site will continue with existing uses, and may be redeveloped with areas for single family residential uses on individual lots or tracts along with certain additional uses.

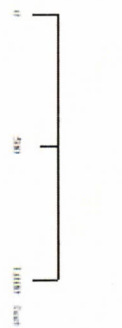


REZ-2024-0020 and PDP-2024-0027 - Helix Wallen Road



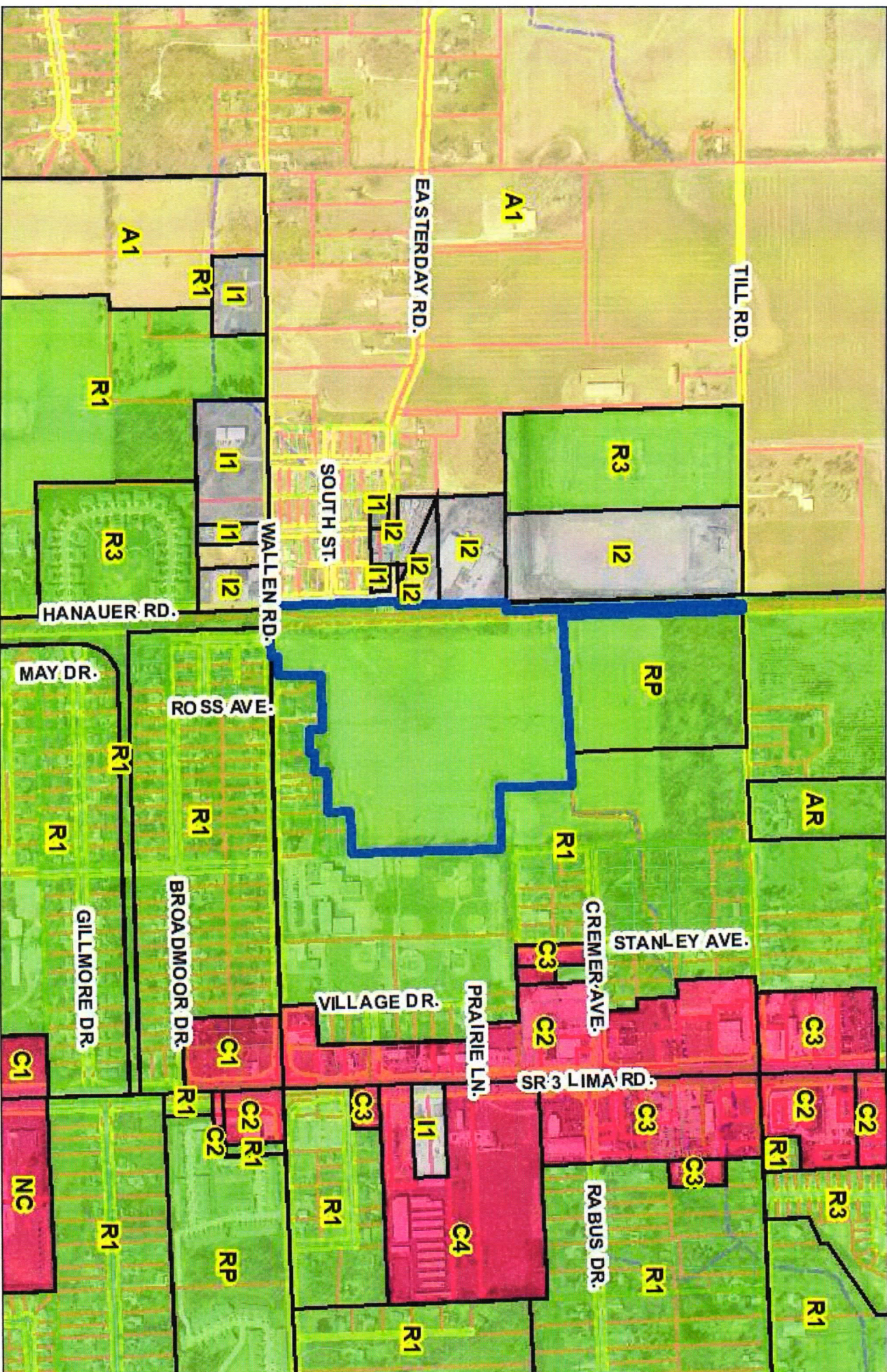
Although street accuracy standards have been applied to the compilation of this map, Adams County does not warrant or guarantee the accuracy of the information contained herein and does not accept any liability resulting from any errors or omissions on this map.

© 2008 Indiana State Department of Transportation, South Adams County, Indiana, USA
Map Scale: Coordinate System: Indiana East
North and Center: Spring 2008
Title: A-10-2024



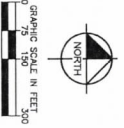
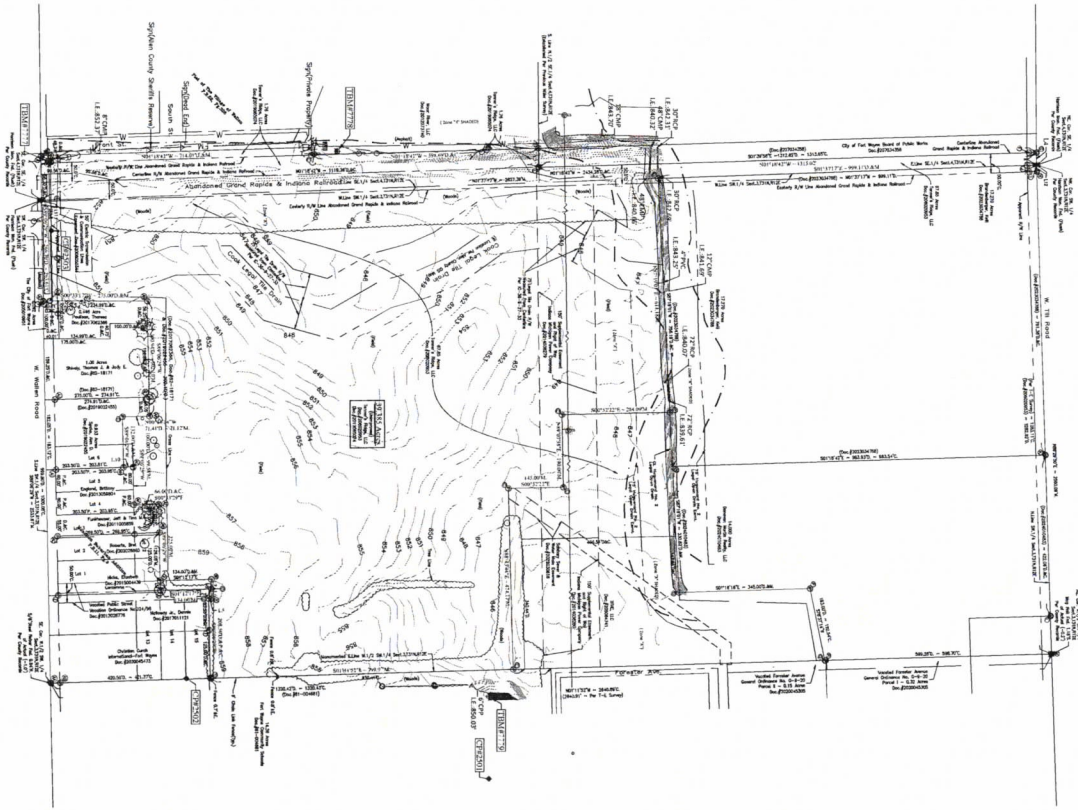


REZ-2024-0020 and PDP-2024-0027 - Helix Wallen Road

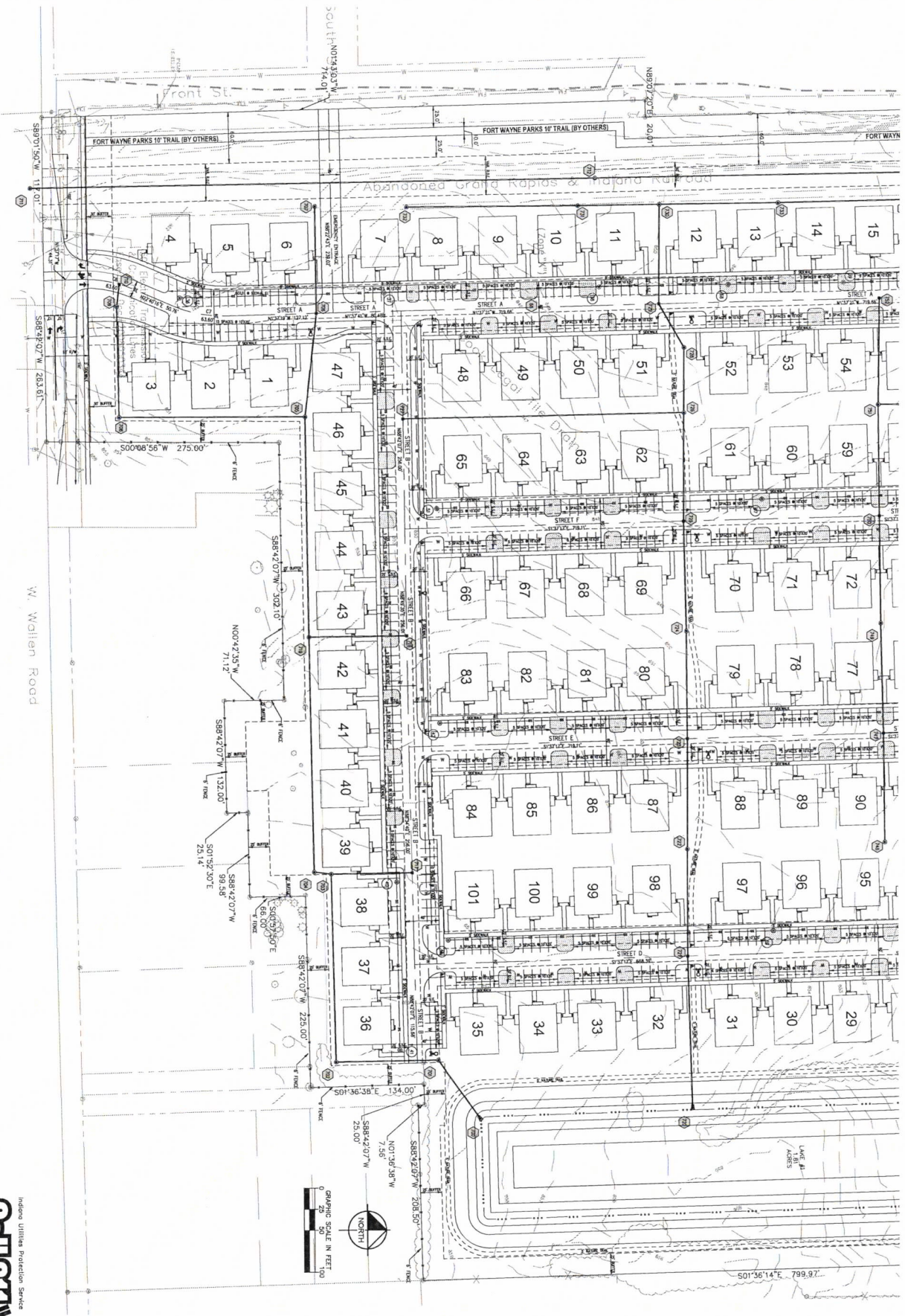


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South Adams County, Missouri
 Adams County Planning Department
 Planning and Zoning Department
 Adams County Courthouse, Springfield, Missouri
 Date: 8/15/2024



Symbol	Description	Symbol	Description
⬅	Survey Line	⬅	Proposed 12" Water
⬆	Proposed 6" Water	⬆	Proposed 8" Sewer
⬇	Proposed 12" Sewer	⬇	Proposed 18" Sewer
⬈	Proposed 24" Sewer	⬈	Proposed 36" Sewer
⬉	Proposed 48" Sewer	⬉	Proposed 60" Sewer
⬊	Proposed 72" Sewer	⬊	Proposed 96" Sewer
⬋	Proposed 120" Sewer	⬋	Proposed 144" Sewer
⬌	Proposed 180" Sewer	⬌	Proposed 216" Sewer
⬍	Proposed 240" Sewer	⬍	Proposed 324" Sewer
⬎	Proposed 360" Sewer	⬎	Proposed 432" Sewer
⬏	Proposed 480" Sewer	⬏	Proposed 576" Sewer
⬐	Proposed 600" Sewer	⬐	Proposed 720" Sewer
⬑	Proposed 720" Sewer	⬑	Proposed 864" Sewer
⬒	Proposed 960" Sewer	⬒	Proposed 1008" Sewer
⬓	Proposed 1080" Sewer	⬓	Proposed 1152" Sewer
⬔	Proposed 1200" Sewer	⬔	Proposed 1296" Sewer
⬕	Proposed 1440" Sewer	⬕	Proposed 1512" Sewer
⬖	Proposed 1800" Sewer	⬖	Proposed 1728" Sewer
⬗	Proposed 2160" Sewer	⬗	Proposed 1944" Sewer
⬘	Proposed 2400" Sewer	⬘	Proposed 2160" Sewer
⬙	Proposed 2700" Sewer	⬙	Proposed 2376" Sewer
⬚	Proposed 3000" Sewer	⬚	Proposed 2592" Sewer
⬛	Proposed 3240" Sewer	⬛	Proposed 2808" Sewer
⬜	Proposed 3456" Sewer	⬜	Proposed 3024" Sewer
⬝	Proposed 3672" Sewer	⬝	Proposed 3240" Sewer
⬞	Proposed 3888" Sewer	⬞	Proposed 3456" Sewer
⬟	Proposed 4104" Sewer	⬟	Proposed 3672" Sewer
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⬡	Proposed 4536" Sewer	⬡	Proposed 4104" Sewer
⬢	Proposed 4752" Sewer	⬢	Proposed 4320" Sewer
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⬬	Proposed 6912" Sewer	⬬	Proposed 6480" Sewer
⬭	Proposed 7128" Sewer	⬭	Proposed 6696" Sewer
⬮	Proposed 7344" Sewer	⬮	Proposed 6912" Sewer
⬯	Proposed 7560" Sewer	⬯	Proposed 7128" Sewer
⬰	Proposed 7776" Sewer	⬰	Proposed 7344" Sewer
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⬲	Proposed 8208" Sewer	⬲	Proposed 7776" Sewer
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⬬	Proposed 34560" Sewer	⬬	Proposed 34128" Sewer
⬭	Proposed 34776" Sewer	⬭	Proposed 34344" Sewer
⬮	Proposed 34992" Sewer	⬮	Proposed 34560" Sewer
⬯	Proposed 35208" Sewer	⬯	Proposed 34776" Sewer
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⬀	Proposed 38880" Sewer	⬀	Proposed 38448" Sewer
⬁	Proposed 39096" Sewer	⬁	Proposed 38664" Sewer
⬂	Proposed 39312" Sewer	⬂	Proposed 38880" Sewer
⬃	Proposed 39528" Sewer	⬃	Proposed 39096" Sewer
⬄	Proposed 39744" Sewer	⬄	Proposed 39312" Sewer
⬅	Proposed 39960" Sewer	⬅	Proposed 39528" Sewer
⬆	Proposed 40176" Sewer	⬆	Proposed 39744" Sewer
⬇	Proposed 40392" Sewer	⬇	Proposed 39960" Sewer
⬈	Proposed 40608" Sewer	⬈	Proposed 40176" Sewer
⬉	Proposed 40824" Sewer	⬉	Proposed 40392" Sewer
⬊	Proposed 41040" Sewer	⬊	Proposed 40608" Sewer
⬋	Proposed 41256" Sewer	⬋	Proposed 40824" Sewer
⬌	Proposed 41472" Sewer	⬌	Proposed 41040" Sewer
⬍	Proposed 41688" Sewer	⬍	Proposed 41256" Sewer
⬎	Proposed 41904" Sewer	⬎	Proposed 41472" Sewer
⬏	Proposed 42120" Sewer	⬏	Proposed 41688" Sewer
⬐	Proposed 42336" Sewer	⬐	Proposed 41904" Sewer
⬑	Proposed 42552" Sewer	⬑	Proposed 42120" Sewer
⬒	Proposed		



MATCHLINE - SEE SHEET C301



GENERAL ISSUE
04/03/2024
RVA PROJECT NO.
17032004
SHEET NUMBER
C300

HELIX WALLEN

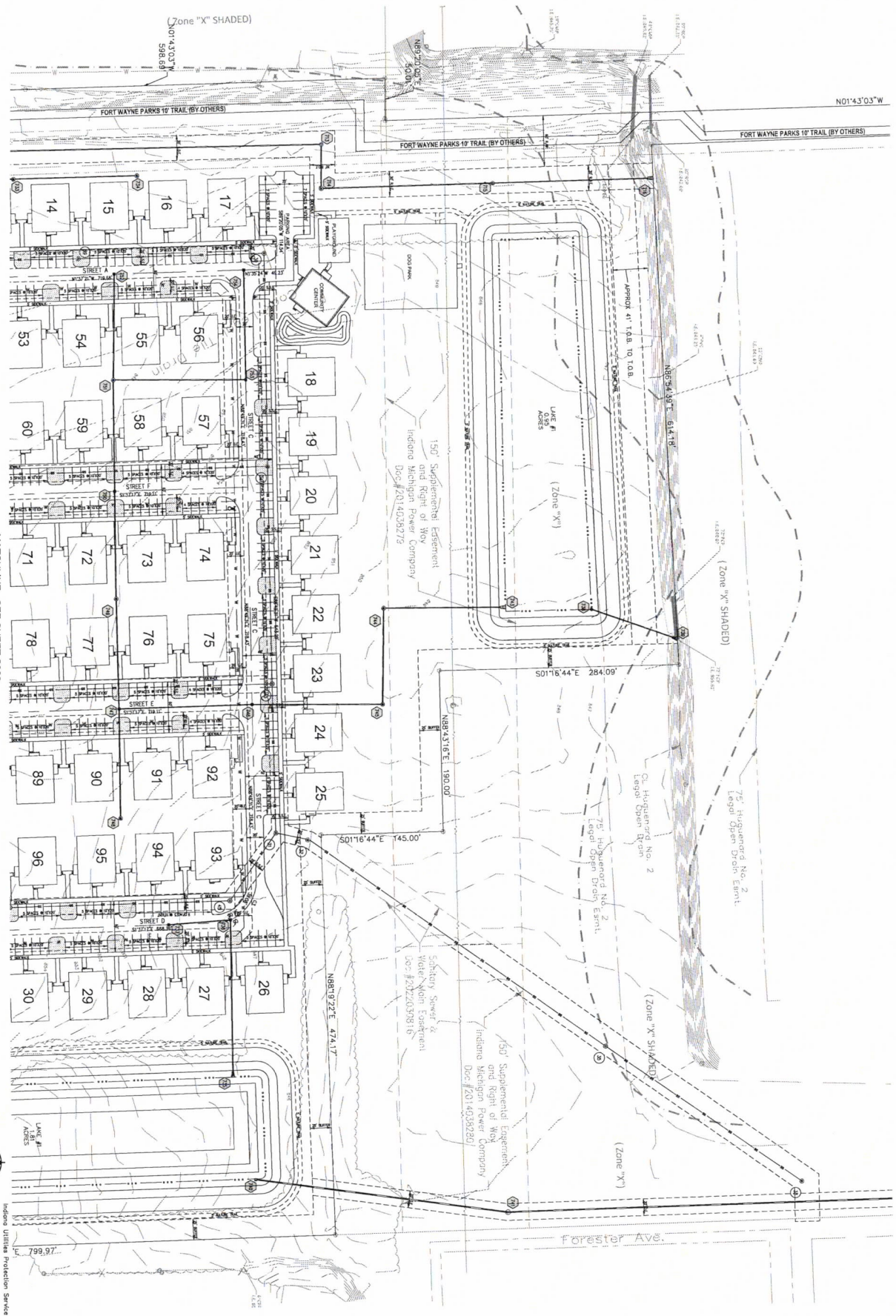
SITE DEVELOPMENT PLAN



APPROVAL FOR
CONSTRUCTION

SCALE: AS NOTED
DESIGNED BY: JSM
CHECKED BY: JSM
KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST BISH STREET, SUITE 300
INDIANAPOLIS, IN 46240
CONTACT: JOHN MCINTOSH
PHONE: 317-812-4120
FAX: 317-812-4121
WWW.KIMLEY-HORN.COM

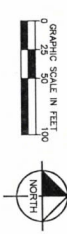
NO.	REVISIONS	DATE	BY



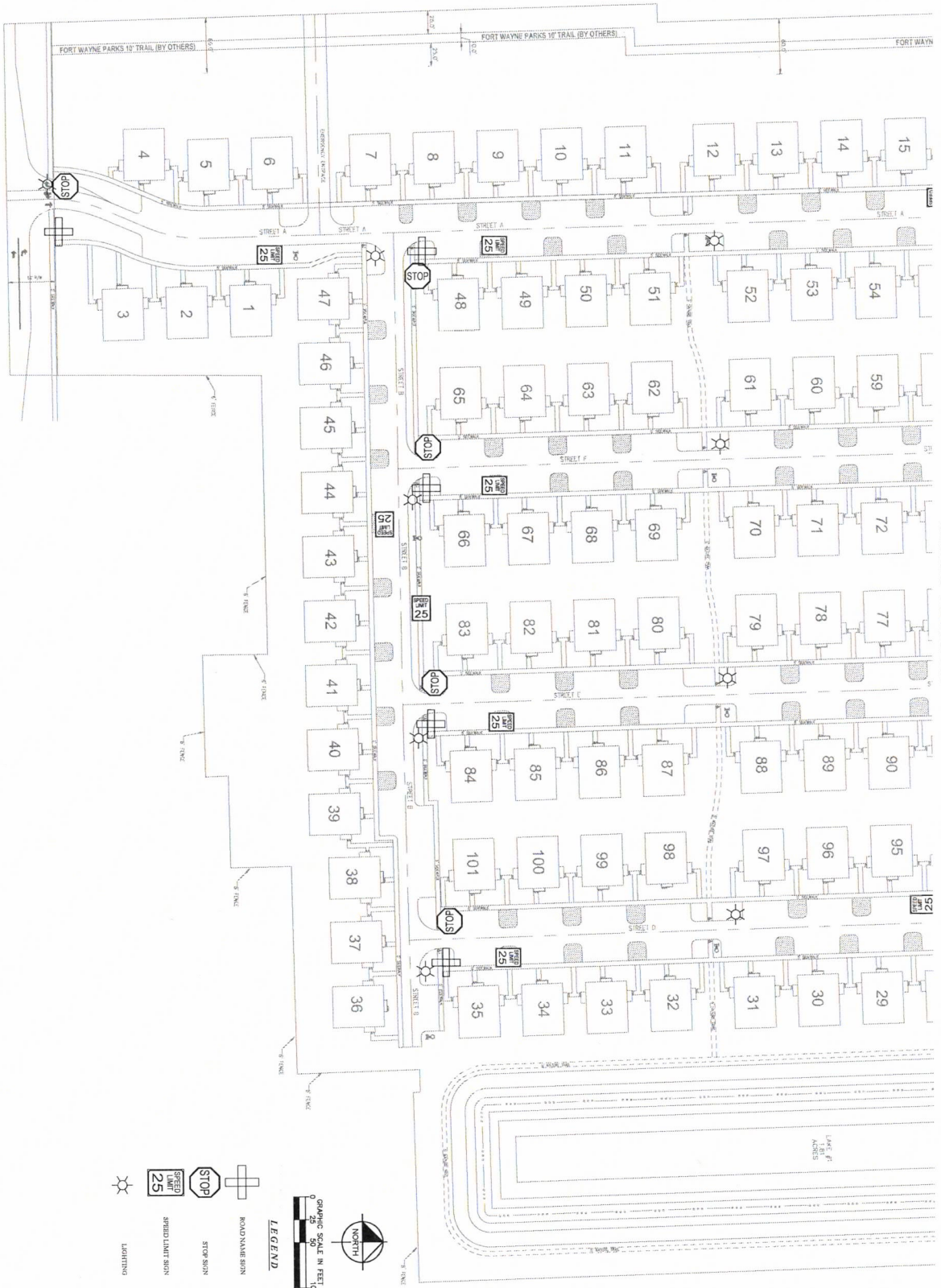
MATCHLINE - SEE SHEET C302

MATCHLINE - SEE SHEET C302

MATCHLINE - SEE SHEET C300



C301	HELIX WALLEN	SITE DEVELOPMENT PLAN		SCALE: AS NOTED DESIGNED BY: JSM DRAWN BY: PCH CHECKED BY: JSM 2024 KIMLEY-HORN AND ASSOCIATES, INC. 300 EAST BETH STREET, SUITE 300 INDIANAPOLIS, IN 46204 CONTACT: JOHN KIMLEY-HORN PHONE: 317-576-1000 FAX: 317-576-1001 EMAIL: john.kimley-horn@kimley-horn.com WWW.KIMLEY-HORN.COM	NO.	REVISIONS	DATE	BY



LEGEND
 ROAD NAME SIGN 9
 STOP SIGN 10
 SPEED LIMIT SIGN 13
 LIGHTING 13



APPROVAL OF PRELIMINARY PLAN SHALL NOT CONSTITUTE APPROVAL OF THE SIGNAGE & STREET LIGHT SPACING AND OR LOCATIONS.



HELIX WALLEN

SIGNAGE AND LIGHTING PLAN



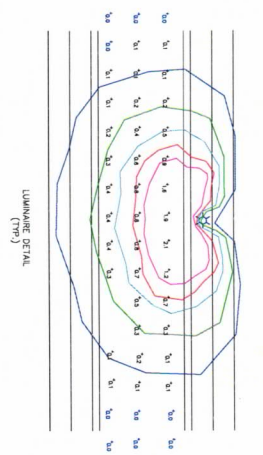
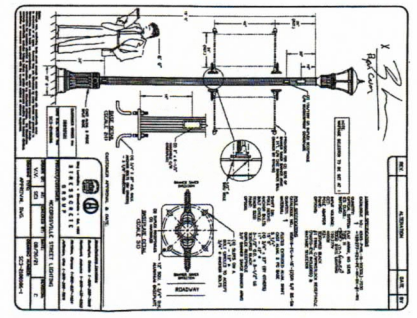
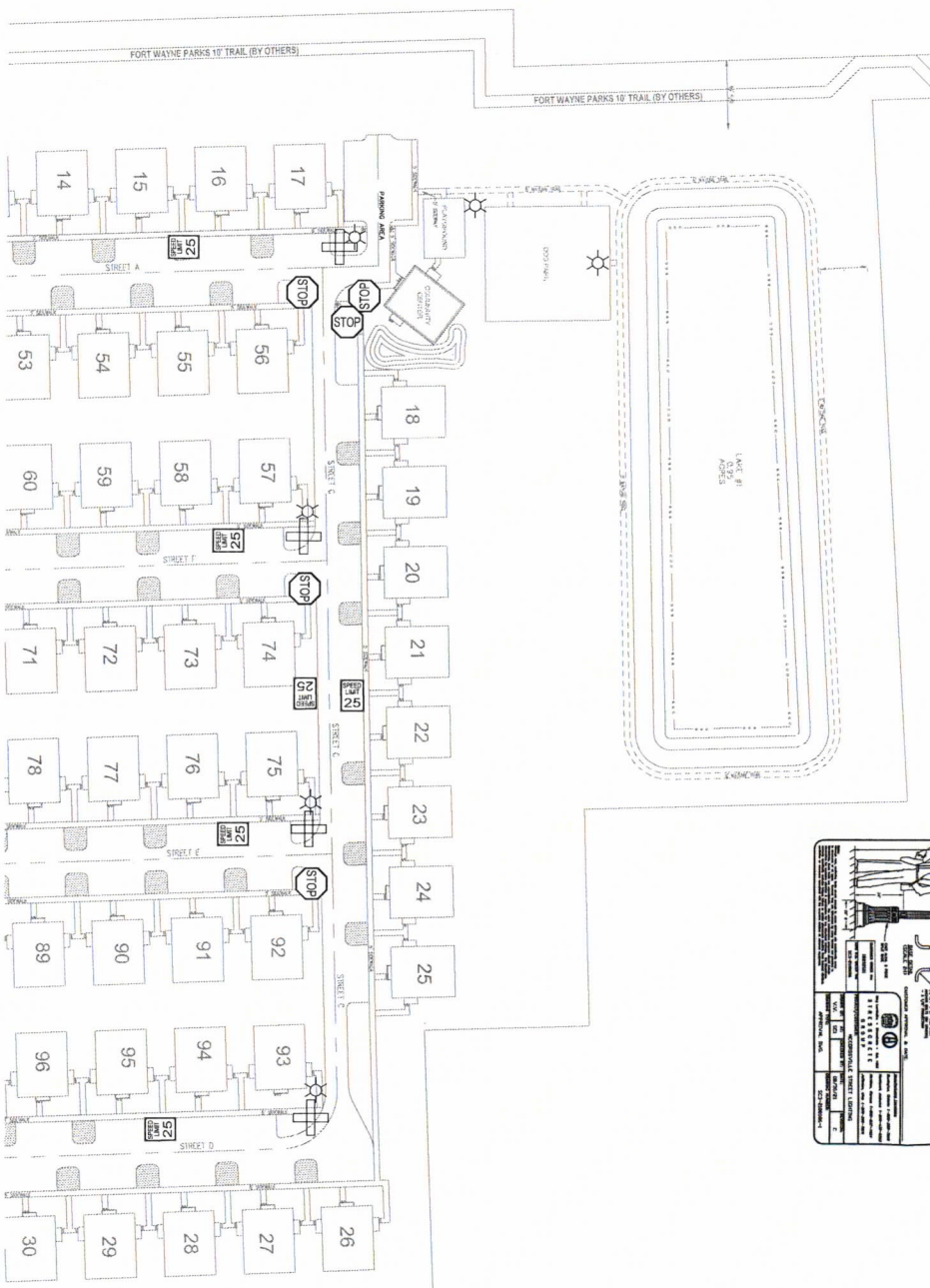
APPROVAL REQUIRED
 CONSTRUCTION

SCALE: AS NOTED
 DESIGNED BY: JSM
 DRAWN BY: PCW
 CHECKED BY: JSM
Kimley-Horn
 300 EAST MAIN STREET, SUITE 300
 INDIANAPOLIS, IN 46204
 CONTACT: JOHN MCGHEE
 PHONE: 317-421-4100
 FAX: 317-421-4101
 EMAIL: john.mcghee@kimley-horn.com
 WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY

C400

ORIGINAL ISSUE
 04/02/2024
 RHA PROJECT NO.
 170282004
 SHEET NUMBER



HELIX WALLEN

SIGNAGE AND LIGHTING PLAN

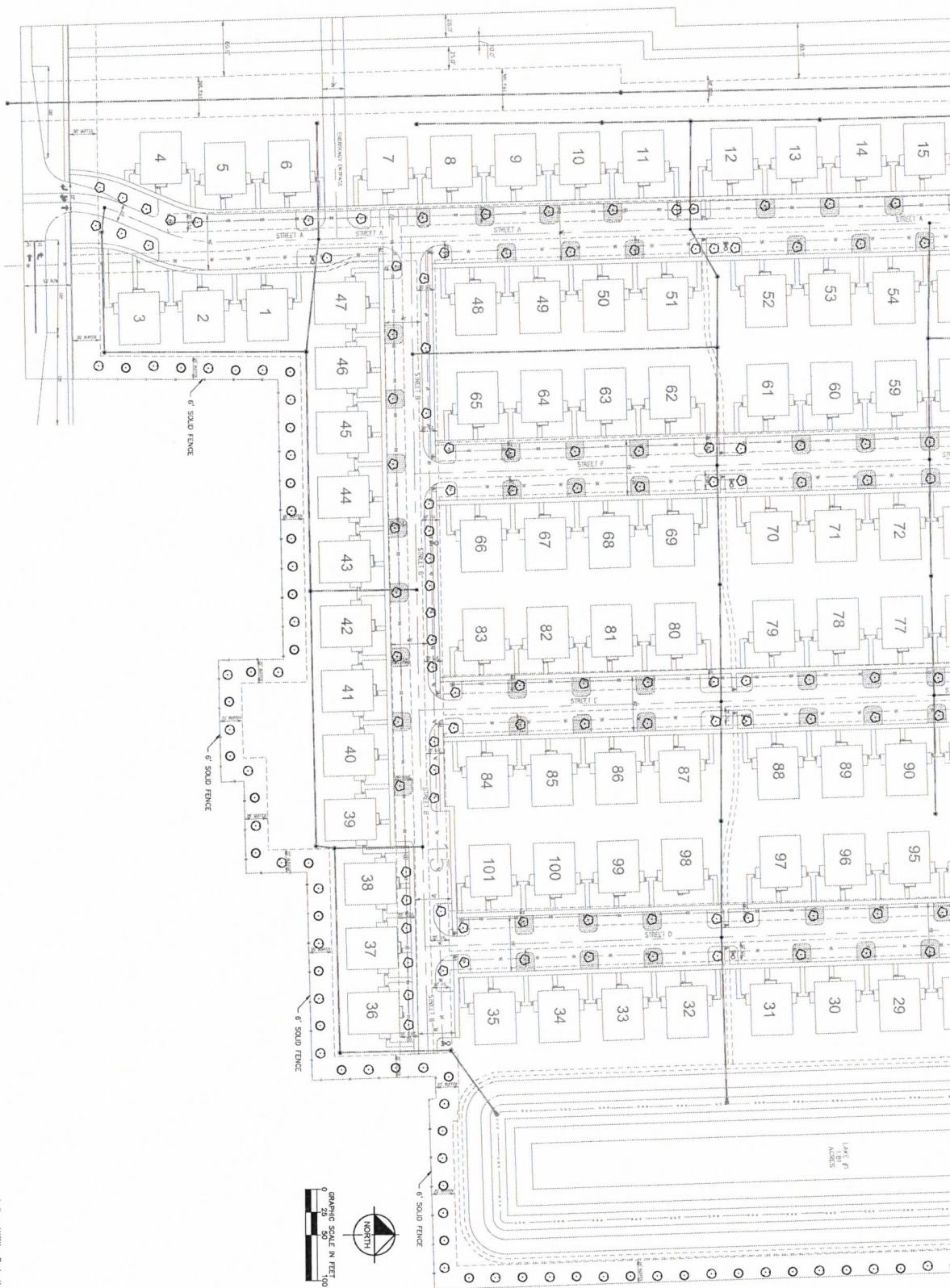


APPROVAL SIGNING
NOT FOR CONSTRUCTION

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: PCW
CHECKED BY: JSM
KIMLEY-HORN AND ASSOCIATES, INC.
600 EAST BIRCH STREET, SUITE 300
BLOOMINGTON, IN 47404
PHONE: 317-812-4129
EMAIL: sally.wille@kimley-horn.com
WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY

C401
ORIGINAL ISSUE
04/02/2024
RVA PROJECT NO.
170292004
SHEET NUMBER



MATCHLINE - SEE SHEET C301

Indiana Utilities Protection Service
CALL 877-477-2729
 before you dig

HELIX WALLEN

LANDSCAPE PLAN



APPROVAL/ISSUING
 NAME, TITLE, SIGNATURE

SCALE: AS NOTED
 DESIGNED BY: JSM
 DRAWN BY: PCW
 CHECKED BY: JSM
Kimley-Horn
 6204 KIMLEY-HORN AND ASSOCIATES, INC.
 300 EAST BETH STREET, SUITE 300,
 INDIANAPOLIS, IN 46240
 CONTACT: JOHN WUNDERLICH
 PHONE: 317-912-1129
 EMAIL: john.w@kimley-horn.com
 WWW.KIMLEY-HORN.COM

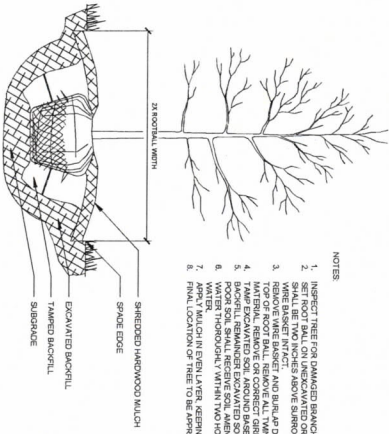
NO.	REVISIONS	DATE	BY

C500

ORIGINAL ISSUE:
 04/02/2004
 HVA PROJECT NO.
 17032004
 SHEET NUMBER

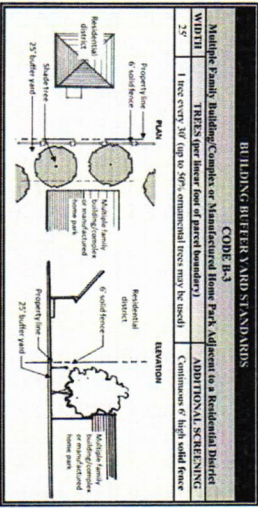
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Release of the drawings or reliance on this document without written authorization and adoption by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.

1 TREE PLANTING



- NOTES**
1. INSPECT TREE FOR DAMAGED BRANCHES, ANY Y CORRECTIVE PRUNING.
 2. SET ROOT BALL ON UNEXCAVATED OR TAMED SOIL, TOP OF ROOTBALL W/RE BARRETT NYNETT.
 3. TOP OF ROOTBALL TO BE ABOVE SURROUNDING GRADE WITH BACKFILL AND MULCH.
 4. TAMING: REMOVE OR CORRECT BRANCHES BELOW GRADE.
 5. BACKFILL: REMANUR EXCAVATED SOIL, TAMED LIGHTLY, HIGH CLAY OR SANDY SOILS TO BE REMANURED WITH UNEXCAVATED NOTES.
 6. WATER: 1.5 GALLONS PER DAY FOR 2 WEEKS.
 7. CHAIN SAW LAYER, KEEPING AWAY FROM ROOT FLAME.
 8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

NIS

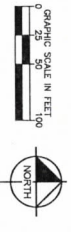
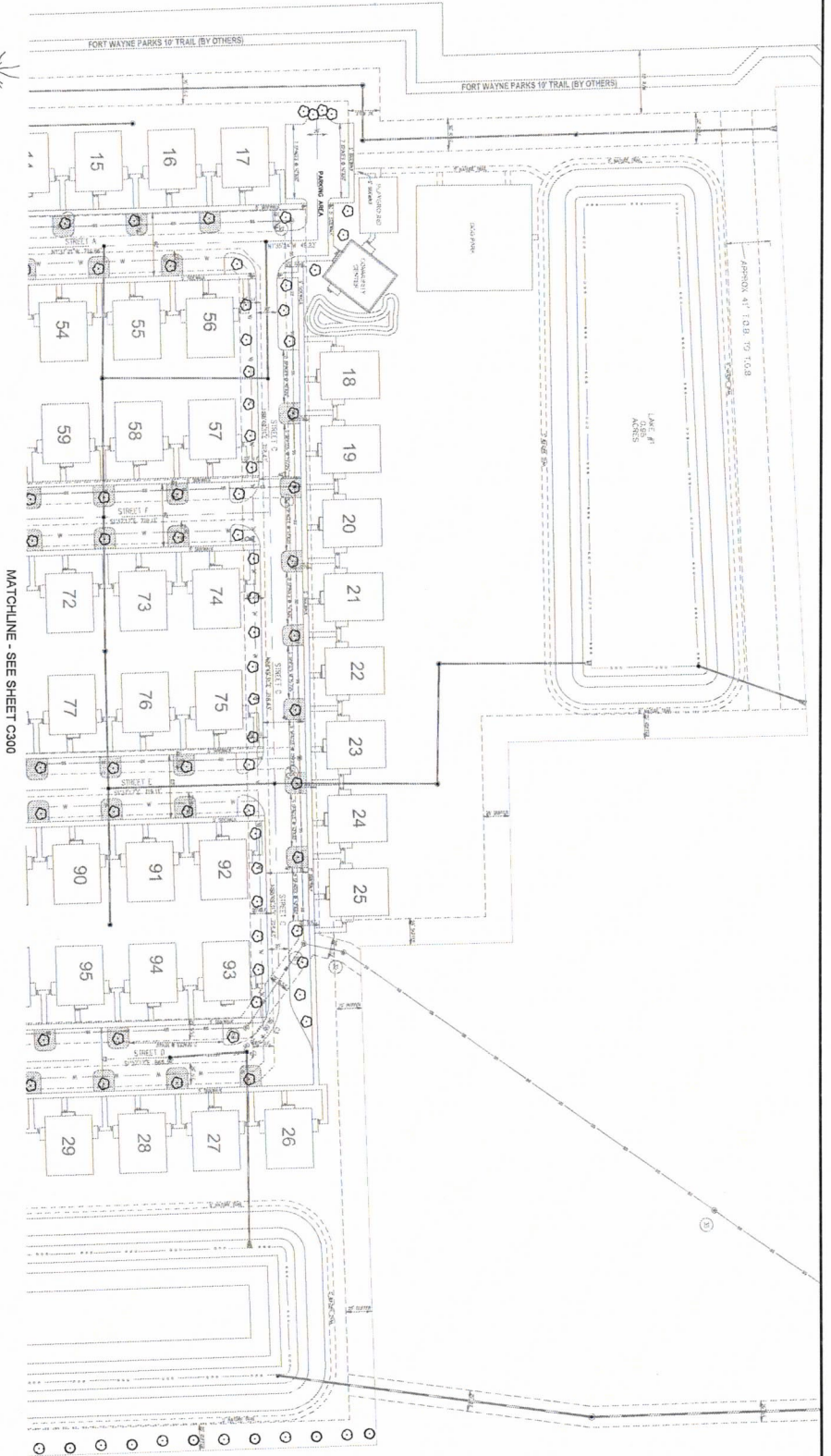


(b) The following Code Book standard shall apply if a multiple family building complex or manufactured home park is adjacent to a residential district

BUILDING BUFFER YARD STANDARDS

CODE BOOK
Multiple Family Building/Complex or Manufactured Home Park, Adjacent to a Residential District
WIDTH THREE (3) times the floor area of the building
HEIGHT 1 time except 1/2 up to 10' maximum (front may be less)

SPECIFIC SPECIES OF EACH TREE SHOWN WILL BE SPECIFIED AT A LATER DATE BY A LANDSCAPE ARCHITECT WITH CONSTRUCTION PLAN SUBMITTALS.



HELIX WALLEN

LANDSCAPE PLAN



APPROVAL FOR CONSTRUCTION

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: FCH
CHECKED BY: JSM
2024 KIMLEY-HORN AND ASSOCIATES, INC.
300 EAST WASH STREET, SUITE 300
INDIANAPOLIS, IN 46240
CONTACT: JOHN WISCHNER
PHONE: 317-912-4129
EMAIL: john.wischn@kimley-horn.com
WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY

CS01

ORIGINAL ISSUE
04/02/2024
PWA PROJECT NO.
2401232004
SHEET NUMBER



Wallen Rd
Fort Wayne, IN
Allen County

Hoosiers deserve a new way of solving community needs for our future generations – not just for housing, but for creating *homes* – intentional communities where we can all thrive and grow together.



SUMMARY

Lead Organization: Helix / Renewing Management

Start Date: Q3 2024

Completion: Q3 2025

Units: 300 market-rate single-story horizontal triplex rentals

Zoning: R-3 or R-P


Property Control: Under Contract

Construction Documents: Civil Site design in progress, Architectural 75% complete based on prior factory design

Amenities: Clubhouse, Playground, Walking Trails, Dog Park, Open Green Space, Parking right outside the door.

VOLUMOD


Volumod is a modular construction company. This new innovation of construction is the prefabrication process of building the vertical construction of a residential unit using a controlled environment with a factory and employees, rather than subcontractors on site, subject to weather conditions, timing, and coordination. Prefabricated units have higher quality standards and inspections than on-site construction, including acoustic requirements, safety, and documentation. Units are then transported to the site and placed and attached to a foundation or basement just like standard construction. These units are truly “Made in Indiana” for Hoosiers, with the watermark of hope and resilience.

Helix  is a family of companies that has a mission to restore hope by transforming communities. Helix seeks to build high-quality ground-up new triplex horizontal apartments, using **Volumod's** modular construction method to accelerate construction, and **Renewing Management** to create community when complete - generating long-term stable, safe, and reliable returns for long-term hold investments, 20 years or more.

Helix seeks to close the gap in housing needs by building “missing middle” housing options - single-story triplex horizontal apartments. With separate entrances and private yards on each side, residents enjoy the feel of a single-family home but have the convenience of apartments: on-site property manager and facility maintenance staff, the freedom from the burdens of home ownership and capital expenses, and the flexibility to relocate as jobs change or health issues arise. Our resident neighbors range from active senior retirees, who want to downsize and relocate closer to grandchildren, to young couples or roommates with a dog-child, to parents with young children saving for a down payment to out-of-state transplant workers wanting to rent before buying.



Purpose Driven, Community Forward

P30 Indy  is a coworking, office and event space, entrepreneurial incubator and community center located in the same building as Helix, Renewing Management, and Volumod. P30 was born when extra square footage at our headquarters and Volumod factory was utilized to bring hope to the Far Eastside of Indianapolis. At P30 we work to Disrupt Inequality, Ignite Hope and Launch Prosperity.

(P30 recently won a Monumental Award from the Indy Chamber!)

RENEWING MANAGEMENT

Renewing Management, a property management company with a 20-year legacy of community care in Indiana, started their journey renting out a humble double-wide in Owensburg to managing over 4,000 units, investing over \$100 million in renovations across Indiana. Properties developed and owned by Helix in perpetuity long term are managed by Renewing Management.



**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Renewing Properties, LLC c/o Rachel Lee
 Address 3039 N Post Road, Ste 1200
 City Indianapolis State Indiana Zip 46226
 Telephone 317-408-4383 E-mail RachelL@helix33.com

Property Ownership
 Property Owner Tanners Ridge, LLC
 Address 10104 Woodland Plaza
 City Ft Wayne State Indiana Zip 46825
 Telephone 260-750-1522 E-mail aratazian@yahoo.com

Contact Person
 Contact Person David Gilman
 Address 211 S Ritter Avenue, Ste H
 City Indianapolis State Indiana Zip 46219
 Telephone 317-833-6331 E-mail davidgilman78@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 2200 Block of West Wallen Rd Township and Section Washington Sec 3
 Present Zoning R1 Proposed Zoning RP Acreage to be rezoned 39.4 (+/-)
 Purpose of rezoning (attach additional page if necessary) Proposed rezoning of approximately forty (40) acres to the RP district to allow for a multi-family residential development. (Parcel ID: 02-07-03-351-004.000-073 to be subdivided)
 Sewer provider City of Ft Wayne Water provider City of Ft 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 (please complete attached document)

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

Ethan Fernhaber, Member Ethan Fernhaber 3/26/2024
 (printed name of applicant) (signature of applicant) (date)
Ara Tazian, Member Ara Tazian 3/26/2024
 (printed name of property owner) (signature of property owner) (date)



Received 4-2-24	Receipt No. 145173	Hearing Date 5-13-24	Petition No. 2024-0020
---------------------------	------------------------------	--------------------------------	----------------------------------

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



Department of Planning Services Rezoning Questionnaire

When making recommendations on rezoning requests, the Plan Commission shall pay reasonable regard to the following items. Please describe how this petition satisfies the following:

- (1) The Comprehensive Plan;

The proposed rezoning and accompanying primary development plan for a multi-family residential community are a good example of responsible infill development within City limits. The development will be located within proximity of several commercial amenities to the east along Lima Road and will enhance the public walking system with the right of way dedication for the proposed expansion along the Fishing Line Trail.

- (2) Current conditions and the character of current structures and uses in the district;

The site is undeveloped and surrounded by industrial uses to the west; single family residential to the south; sports complex and school use to the east and undeveloped RP zoned property to the north. The proposed multi-family community will be compatible with the adjacent uses and has all the necessary public infrastructure to support smart growth principals.

- (3) The most desirable use for which the land in the district is adapted;

Applicant seeks to close the gap in housing needs by building "missing middle" housing options - single-story, triplex homes. This proposed community will provide housing options to a variety of individuals and families not seeking the typical multi-level apartment building or the expense of home ownership.

- (4) The conservation of property values throughout the jurisdiction;

The proposed rezoning and accompanying primary development plan for a multi-family residential community are a good example of responsible infill development within City limits. The area is surrounded by mixed uses ranging from industrial to public schools to well established single family residences. The community's walking trails will provide connectivity to the adjacent Public Trail system and adjacent School property.

- (5) Responsible development and growth.

The proposed rezoning and accompanying primary development plan for a multi-family community are consistent with existing uses and infrastructure in the area. The community will have full time maintenance staff available to address the needs of the residents and property. A privacy fence is being installed to screen the rear yards of the adjacent homes along Wallen Road. A community walking trail is being proposed to encourage good health habits.

COMPLETE FILING TO INCLUDE:

- Filing Fee
- Complete application signed by property owner*
- Legal description (in Word document format)*
- Boundary/Utility Survey*
- Rezoning Criteria *
- Written Commitment (if applicable)*

**All documents may be digital*



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



FACT SHEET

Case #REZ-2024-0020

Bill # Z-24-04-30

Project Start: April 2024

PROPOSAL:	Rezoning Petition REZ-2024-0020 - Helix Wallen Road
APPLICANT:	Renewing Properties, LLC c/o Rachel Lee
REQUEST:	To rezone property from R1/Single Family Residential to RP/Planned Residential to permit a multiple family development
LOCATION:	2300 block of W Wallen Road, north of its intersection with Indiana Avenue (Section 3 of Washington Township)
LAND AREA:	39.4 acres
PRESENT ZONING:	R1/Single Family Residential
PROPOSED ZONING:	RP/Planned Residential
COUNCIL DISTRICT:	3 – Nathan Hartman
SPONSOR:	Fort Wayne Plan Commission

May 13, 2024 Public Hearing

- Three people spoke with concerns.
- Connie Haas Zuber was absent.

May 20, 2024 Business Meeting

Plan Commission Recommendation: DO PASS

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

5-2 MOTION PASSED

- Paul Sauerteig and Ryan Neumeister were absent.
- Karen Richards and Scott Myers voted nay.

Fact Sheet Prepared by:
Karen Couture, Associate Land Use Planner
May 28, 2024

PROJECT SUMMARY

The petitioner is requesting to rezone the parcel from R1/Single Family Residential to RP/Planned Residential for a multiple family complex. The multiple family complex consists of 101 multiple family buildings consisting of 3 units and includes a waiver to increase the building separation projection standards of a porch from 4' to 5.33'.

Today, the site is undeveloped but has seen nearby activity, including the Best Life Now Senior Living community that was approved by the FWPC in late 2023. Washington Center Elementary is to the east, and the settlement of Wallen is to the west and south. This stretch of West Wallen Road has about 2,600 daily motorists according to the NIRCC 2021 traffic counts. The site also consists of former railroad right-of-way that is slated for a new trail called the "Fishing Line" trail, initiated by Fort Wayne greenways.

This site is identified as an "Urban Infill Area" according to the All in Allen Comprehensive Plan and is slated for "Suburban Neighborhood." The proposed RP zoning district is considered "potentially compatible" to the comprehensive plan. Suggestions to increase compatibility include written commitments, building design, enhanced access, and connectivity, etc. The applicant can demonstrate how their plan meets some of these suggestions at the presentation. The applicant has been in conversation with the Fort Wayne Greenways divisions about connecting into a future trail project on the west side of the site. Other multiple family housing products have recently developed in the area including Dupont Meadows (2021), Best Life Now (2023), and Sullivan Square (2019).

As mentioned, the primary development plan includes 101 buildings for a total of 303 units. The buildings are aligned along six private roads that make a traditional block shape. Some accessory structures and uses include a community building, a dog park, and a playground. The wet storm detention is also an amenity as a pond with circulating walking paths. The development is cleaved by an additional walking trail that connects the common area to the future Greenways trail. Additional pedestrian circulation will be required along the frontage of West Wallen Road. Parking is provided with perpendicular parking along these private roads with a tree island every 25 spaces, which is a zoning ordinance requirement. The structures are 1-story, which requires a 25-foot setback in the zoning ordinance.

Two standards need a decision by Plan Commission: an alternate landscaping plan and a waiver of development standards. The alternate landscaping plan proposes to keep existing, mature tree lines near the railroad frontage and near Washington Center Elementary campus. The landscaping meeting zoning ordinance standards can be looked at more scrupulously at the secondary level. The waiver of development standards is to increase projection standards from 4 feet to 5.33 feet. While the buildings meet the separation standard of 25 feet, the stoops exceed the maximum projection standard by a few feet. This will leave a net area of about 14+ feet between stoops (projection standards would allow for about 17 feet between stoops). The state waiver criteria can be justified with the criteria:

- (a) The waiver or modification is in conformance with the purposes and intent of this ordinance along with the objectives and policies of the Comprehensive Plan;
- (b) The applicant has submitted adequate evidence to demonstrate that the requested waiver or modification will not have a significant impact on contiguous residential properties; and
- (c) The failure to grant the requested waiver would result in practical difficulties in the use of the property for the proposed development.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

- The project site is located within the Urban Infill Area. Development in urban infill areas should be focused on vacant lots within neighborhoods and commercial or industrial areas already served by infrastructure.
- The following Goal would be applicable and supportive of this request:
LUD1 – Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas

Overall Land Use Policies

- The following Land Use Policies would be applicable and supportive of this request:
LUD Policy 1 Support and promote a diversity of housing types within the applicable land use categories defined in this chapter.
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. These typically consist of single-family homes accompanied by open space and other neighborhood scale amenities.
- Adjacent properties are likewise categorized as Suburban Neighborhood, Traditional Neighborhood, Future Complete Neighborhood, and Institutional.

Overall Land Use Related Action Steps

- **LUD Goal 1** Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas.

Compatibility Matrix

- This proposed use is permitted in the RP/Planned Residential district. This is considered “potentially compatible” with the Suburban Neighborhood designation. The applicant can justify how the proposed development is compatible to the existing built environment at the public hearing.

Other Applicable Plans: none

PUBLIC HEARING SUMMARY:

Presenter: David Gillman, representing the developer, presented the request as outlined above.

Public Comments:

Warren Binkley (2324 Allen St): Concerns with traffic.

Joy Metter (2524 W Wallen Rd): Concerns with traffic, safety, drainage, infrastructure on Wallen and Huguenard Roads; single-family 3-4 bedrooms would be better.

Raymond Kump (1927 W Wallen Rd): Concerns with traffic, overcrowding schools, drainage.

Closing Comments: David Gillman – Talked to schools and understood no issues, traffic study is completed, Wallen Rd to have improvements and extending sewer main, extending sidewalk to school.

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

Rezoning Petition REZ-2024-0020 – Helix Wallen Road

APPLICANT: Renewing Properties, LLC c/o Rachel Lee
REQUEST: To rezone property from R1/Single Family Residential to RP/Planned Residential
LOCATION: 2300 block of W Wallen Road, north of its intersection with Indiana Avenue (Section 3 of Washington Township)
LAND AREA: 39.4 acres
PRESENT ZONING: R1/Single Family Residential
PROPOSED ZONING: RP/Planned Residential

The Plan Commission recommends that Rezoning Petition REZ-2024-0020 be returned to Council, with a “Do Pass” recommendation after considering the following:

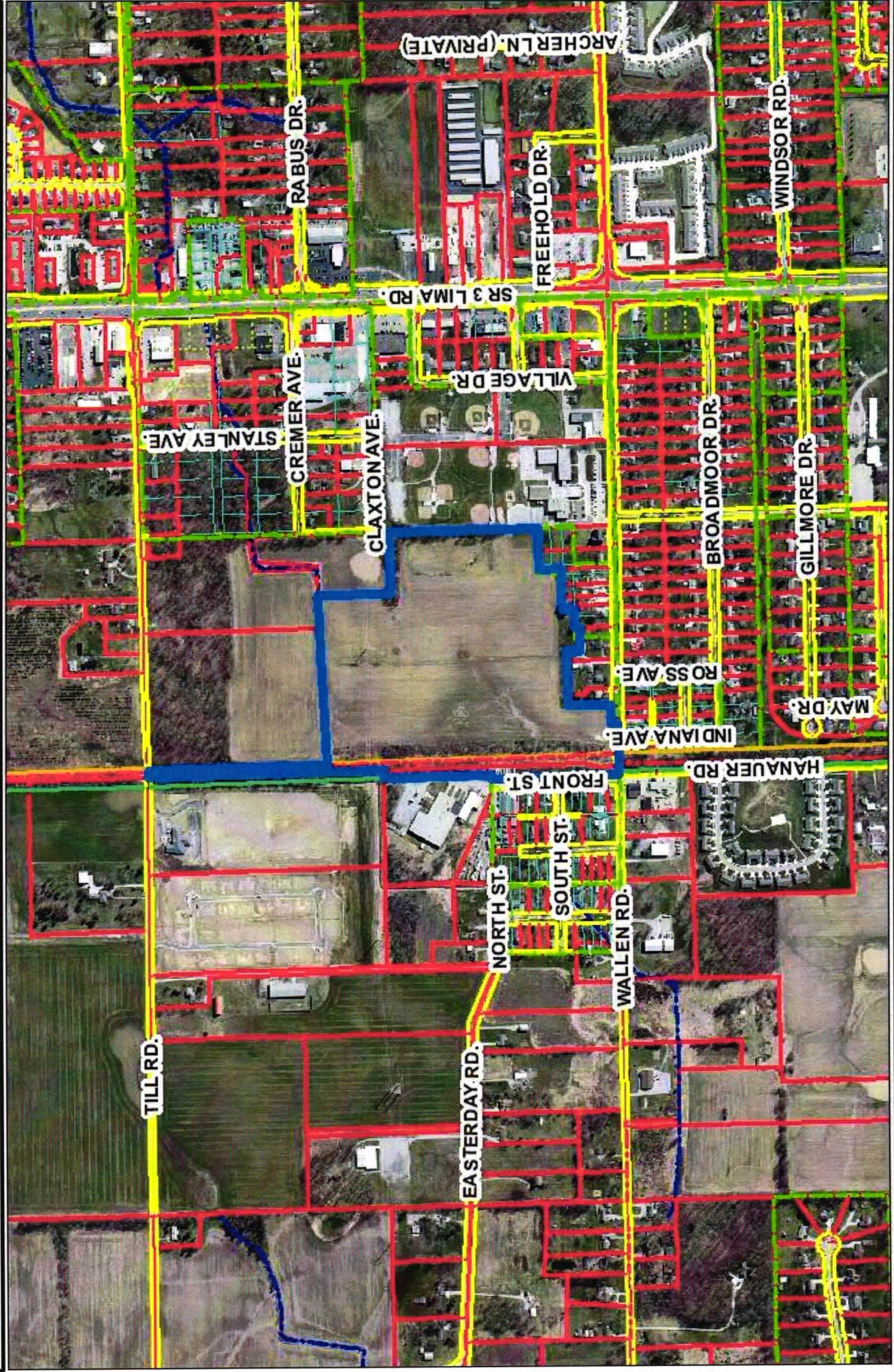
1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The site follows a string of multiple family complexes approved in this area, including Dupont Meadows (2021), Best Life Now (2023), and Sullivan Square (2019). The structures have a similar footprint of a single-family residence, so the pattern of development will have a similar pattern to the settlement of Wallen.
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 applicants are willing to undertake quality development with interconnection, pedestrian connectivity, and regional trails.
3. Approval is consistent with the preservation of property values in the area. The proposal follows other multiple family structures. Pedestrian connectivity will give residents of Wallen a sidewalk, which could provide as an amenity.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. The settlement of Wallen consists of civic amenities, residential dwellings, and a sprinkling of nonresidential buildings. The applicant articulated improvements to the right-of-way, storm detention, and other improvements that may mitigate the impact of development to Wallen.
5. The rezoning is consistent with the mandate for responsible growth and development in that the proposal aligns with the Comprehensive Plan. The site is in the “urban infill area” of the All in Allen plan. Utilities will be extended to serve the site. A secondary development plan will be filed prior to infrastructure construction to verify that improvements are built responsibly.

These findings approved by the Fort Wayne Plan Commission on May 20, 2024.

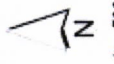
Benjamin J. Roussel

Benjamin J. Roussel
Executive Director
Secretary to the Commission

REZ-2024-0020 and PDP-2024-0027 - Helix Wallen Road



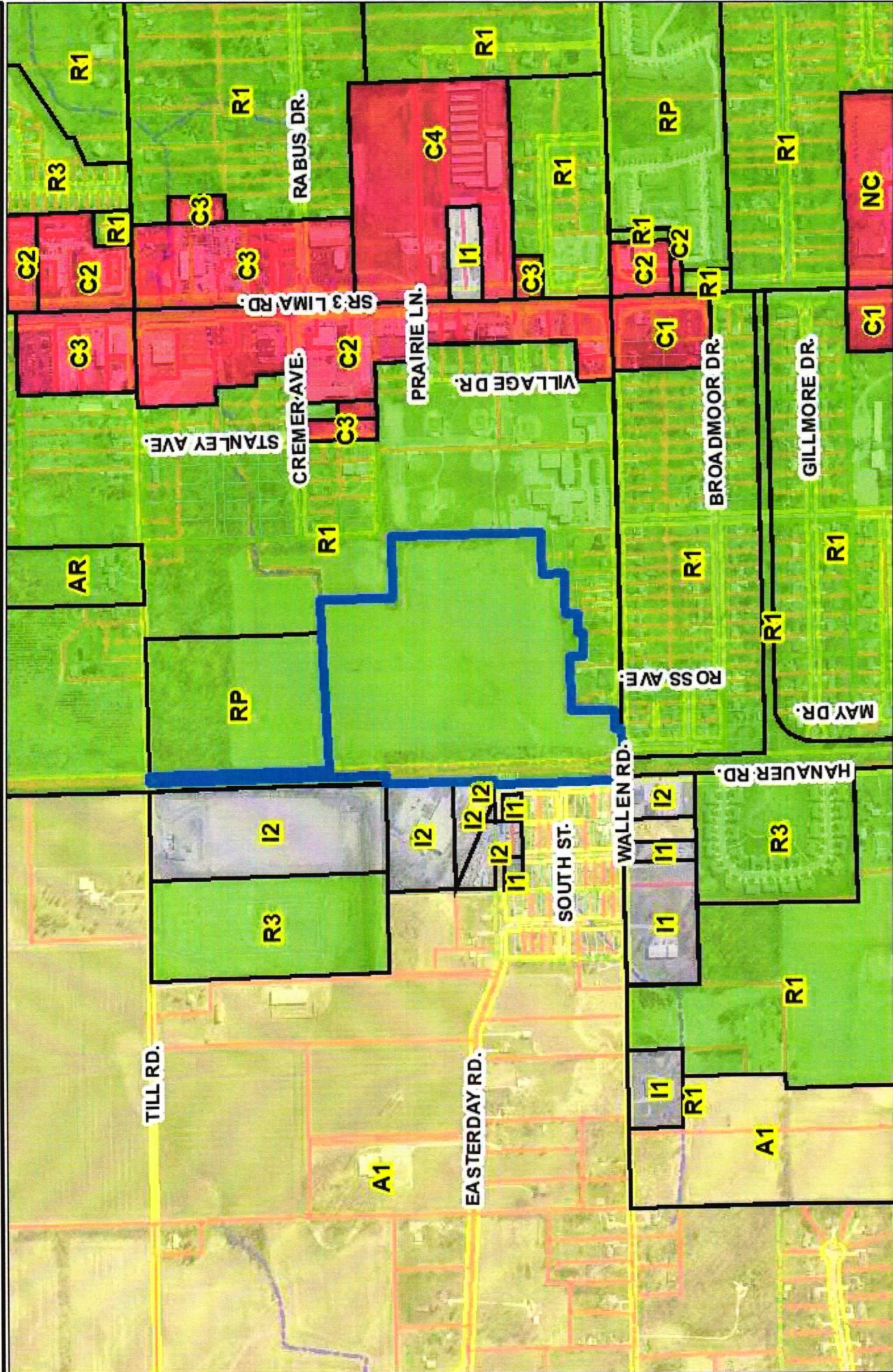
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1 inch = 700 feet



REZ-2024-0020 and PDP-2024-0027 - Helix Wallen Road



Although street 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.

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 Phoenix and Company, Spring 2009
 Date: 4/16/2024



1 inch = 700 feet

PLANS PREPARED BY:
 KIMLEY-HORN & ASSOCIATES
 500 EAST 96TH STREET, SUITE 300
 INDIANAPOLIS, IN 46240
 CONTACT: JOHN MCWHORTER
 PHONE: 317.552.3333
 EMAIL: JOHN.MCWHORTER@KIMLEY-HORN.COM

PLANS PREPARED FOR:
 HELIX LLC
 2029 N POST RD, SUITE 1200
 INDIANAPOLIS, IN 46240
 CONTACT: RACHEL LEE
 PHONE: 317.552.3333
 EMAIL: RACHELLEE@KIMLEY-HORN.COM

ANTICIPATED START OF CONSTRUCTION DATE: AUGUST 2024
 ANTICIPATED COMPLETION OF CONSTRUCTION DATE: AUGUST 2025

INDIANA DEPARTMENT OF TRANSPORTATION STANDARDS SPECIFICATIONS LATEST EDITION TO BE USED WITH THESE PLANS UNLESS ALTERNATE SPECIFICATIONS ARE SHOWN WITHIN.

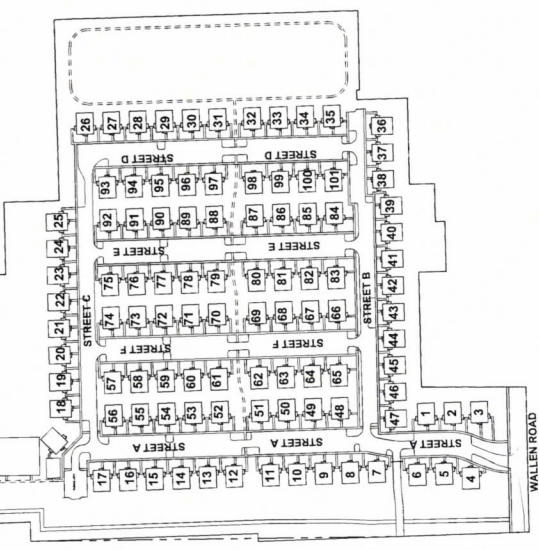
THESE PLANS MEET THE MOST CURRENT AIA STANDARDS.

PROJECT TEAM					
ROLE	COMPANY	ADDRESS	PHONE NUMBER	EMAIL	CONTACT
DEVELOPER/OWNER	HELIX LLC	2029 N POST RD, SUITE 1200 INDIANAPOLIS, IN 46240	(317) 779-9686	RACHELLEE@KIMLEY-HORN.COM	RACHEL LEE
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	500 EAST 96TH STREET, SUITE 300 INDIANAPOLIS, IN 46240	(317) 552-3333	JOHN.MCWHORTER@KIMLEY-HORN.COM	JOHN MCWHORTER
LAND SURVEYOR	MCWHORTER ASSOCIATES, INC.	1000 N CENTRAL AVENUE, SUITE 200 FORT WAYNE, IN 46802	(219) 746-0371	JOHN.MCWHORTER@MCWHORTER-ASSOCIATES.COM	JOHN MCWHORTER

HELIX WALLEN FT. WAYNE, INDIANA PRIMARY DEVELOPMENT PLAN

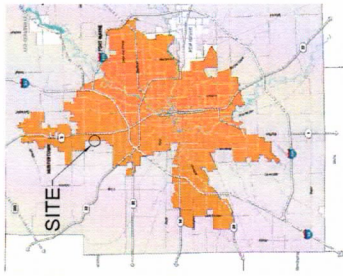


PROJECT INFORMATION	
NO. OF SHEETS	2 OF 2 (THIS DRAWING)
NO. OF SHEETS (TOTAL)	2 OF 2 (THIS DRAWING)
DATE	1/23/24



Sheet Number	Sheet Title
C200	COVER SHEET
C201	EXISTING SITE PLAN
C202	SITE DEVELOPMENT PLAN
C203	SITE DEVELOPMENT PLAN
C204	SITE DEVELOPMENT PLAN
C205	SITE DEVELOPMENT PLAN
C206	SHORAGE AND LIGHTING PLAN
C207	LANDSCAPE PLAN

NAME	LENGTH (FEET)
STREET A	110
STREET B	100
STREET C	100
STREET D	100
STREET E	100
STREET F	100
STREET G	100
TOTAL	700



LOCATION MAP

National Flood Hazard Layer FIRMette



Map Unit Symbol	Map Unit Name	Area in A-100	Percent of A-100
Blue	Area in A-100	13.7	38.8%
Green	Area in A-100	3.3	9.2%
Yellow	Area in A-100	2.3	6.4%
Orange	Area in A-100	21.4	59.6%
Red	Area in A-100	0.7	1.9%

LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 4, together with part of the West half of the Southwest Quarter of Section 3, all in Township 31 North, Range 12 East of the Second Principal Meridian, Washington Township in Allen County, Indiana, based on an original survey by J. M. ... and being more particularly described as follows:

BEGINNING at a Ironstone Marker marked the Southeast corner of said Section 4; thence South 89 degrees 26 minutes 11 seconds West (indiana Geospatial Coordinate System - Allen County bearings and basis of bearings to below), a distance of 26 ...

... (The remainder of the legal description text is truncated for brevity, following the same pattern as the provided text.)

David Gilman, Principal
Land Development Services
211 South Ritter Avenue, Ste H
Indianapolis, Indiana 46219
317-833-6331
davidgilman78@gmail.com

March 25, 2024

Hello neighbors:

My name is David Gilman, and I am the zoning consultant helping the Helix development team with a new multi-family community located at the 2200 block of W. Wallen Road. The site consists of approximately 40 acres and will be developed with single-story, triplex homes. It will also include community amenities and a right-of-way dedication to allow for a major extension of a City Parks Trail.

I plan to file a rezoning and development plan application on April 2, to be on the May Plan Commission agenda. You will receive an "official notice of the public hearing" later in April as required by the Plan Commission Rules of Procedure.

This letter is to provide you with information about Helix and their family of companies and the proposed community on Wallen Road.

We've found that by listening to our neighbors, we hear great ideas that help us create a more beautiful and functional neighborhood to be enjoyed by our future residents for many years to come. With that said, we have created a web page just for you to keep up to date on the design and seek your feedback as we move through the zoning process. We look forward to working with you on this project and encourage you to join us on the web page:
www.wherematter.com/wallen.

If you have specific feedback, we invite you to email us at
HelixWallenFW@renewinginc.com.Olu

Sincerely,

David Gilman

Nathan W. Schall

From: David Gilman <davidgilman78@gmail.com>
Sent: Wednesday, March 27, 2024 3:50 PM
To: Nathan W. Schall; Jacob Rose
Cc: Rachel Lee
Subject: Fwd: Councilman Hartman Introduction-Helix 33
Attachments: Wallen Road (Fort Wayne) One-Pager.pdf; 2302 Wallen Road Neighbors Letter_03272024.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Nathan and Jacob. We wanted to make sure you both were in the loop on our reaching out to Councilor Hartman and any neighborhood advocates. We hope this will help us in the zoning and development approval process to make sure we are aware of any outstanding neighborhood concerns before we get to a public hearing. If you have any questions or comments please let me know. We are all prepared to file next Tuesday.

Thank you both for your direction and support.

----- Forwarded message -----

From: **David Gilman** <davidgilman78@gmail.com>
Date: Wed, 27 Mar 2024 at 15:42
Subject: Re: Councilman Hartman Introduction-Helix 33
To: Zoe A. Auer <Zoe.Auer@cityoffortwayne.org>
Cc: Nathan Hartman <Nathan.Hartman@cityoffortwayne.org>, Dan Baisden <Daniel.Baisden@cityoffortwayne.org>, Megan Flohr <Megan.Flohr@cityoffortwayne.org>, rachell@helix33.com <rachell@helix33.com>

Thank you, Zoe, for the introduction. Helix is very excited to present their new community to the Neighborhood, Planning Staff, Plan Commission and City Council. We would like to share some information with you ahead of the file date next week.

Councilor Hartman and Mr. Baisden we have attached a One Page Overview of Helix and their family of companies for your reference. This provides a brief description of the support behind the Helix development team and their role in each project. In addition, we have sent a letter to 21 neighbors, presumably the same neighbors within 600 feet of the property and invited them to join a web page we created just for their feedback and to keep them up to date on our design changes as we move through the zoning process. Our experience doing this has resulted in some really great neighborhood feedback and positive contribution to the development and our future residents.

Rachel and I are always open for a call or sit-down meeting. Please let us know how we can be of help and support you through this process.

Thank you,

On Wed, 20 Mar 2024 at 10:38, Zoe A. Auer <Zoe.Auer@cityoffortwayne.org> wrote:

Good morning all!

I wanted to make a virtual introduction for several people, all copied on this email.

Rachell and David are a part of the Helix33 development team that are bringing a potential rezoning for a multifamily development project to District 3. They are hoping to file documents in the beginning of April and then come to City Council after that hopefully in May.

Councilman Hartman if you have questions regarding this project or concerns from the surrounding neighbors they would be more than happy to speak with you.

Dan, is there an established neighborhood association for Wallen Neighborhood? Is there any contact information you can share with Rachell and David. The Helix team will be putting together a newsletter and website to share with the surrounding neighbors and keep them updated on the project.

Let me know if I can help in any way!

Councilman Nathan Hartman, District 3 representative

Nathan.hartman@cityoffortwayne.org

Dan Baisden, Neighborhood Planning and Activation

Dan.baisden@cityoffortwayne.org

Zoe Auer

Citizen Services Coordinator

City of Fort Wayne

200 East Berry Street, Ste 120

Fort Wayne, IN 46802

(260) 427-2977

BILL NO. Z-24-04-30

REPORT OF COMMITTEE ON REGULATIONS

June 4, 2024

Michelle Chambers Chair

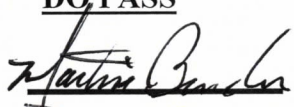
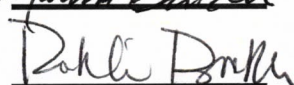

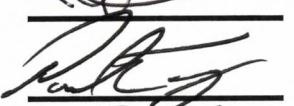


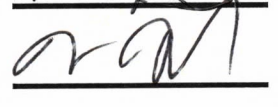
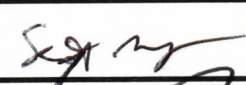
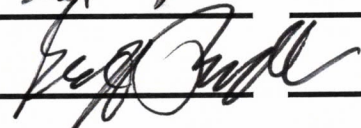
Scott Myers Co-Chair

All Council Members

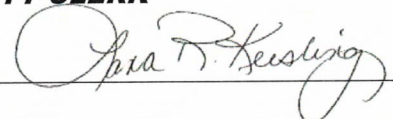
An Ordinance amending the City of Fort Wayne Zoning Map No. J-54 (Sec. 03 of Washington Township)

To rezone 39.4 acres from R1/Single Family Residential to RP/Planned Residential to 2300 block of W Wallen Road, north of its intersection with Indiana Avenue to permit a multiple family development

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>
<u>BENDER</u>			
<u>BOOKER</u>			
<u>CHAMBERS</u>			
<u>ENSLEY</u>			
<u>FREISTROFFER</u>			
<u>HARTMAN</u>			
<u>JEHL</u>			
<u>MYERS</u>			
<u>PADDOCK</u>			

**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: N/A

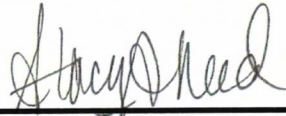
Read the first time in full and on motion by Councilperson Chambers.

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
BOOKER	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HARTMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

DATED: June 11, 2024

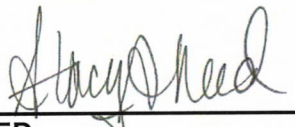


STACY REED, DEPUTY CITY CLERK

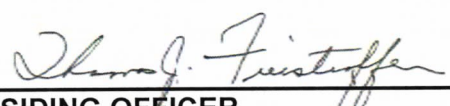
Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Zoning Resolution No. Z-24-04-30 on the 11th day of June, 2024

ATTEST:

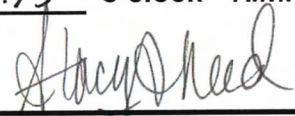


STACY REED
DEPUTY CITY CLERK



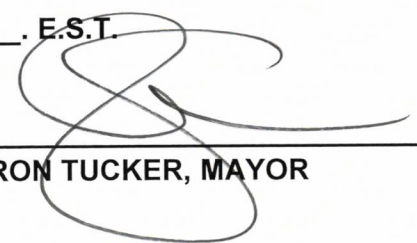
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th of June 2024, at the hour of 9:15 o'clock A.M. E.S.T.



STACY REED, DEPUTY CITY CLERK

Approved and signed by me this 13th day of June 2024, at the hour of 3:26 o'clock P.M. E.S.T.



SHARON TUCKER, MAYOR

FORT WAYNE, INDIANA
RECEIVED
 JUN 14 2024
 LANA R. KEESLING
 CITY CLERK