#REZ-2026-0045

BILL NO. Z-26-09-24

ZONING MAP ORDINANCE NO. Z-Failed

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. P42 (Sec 18 of Saint Joseph 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 R3/Multiple Family Residential zoning district under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

LEGAL DESCRIPTION

Parcel I:
Part of Richardville Reserve in Township 31 North, Range 13 East in Allen County, State of Indiana, described as follows, to wit:

Beginning at a point on the Easterly right of way line of Indiana Highway Numbered 427 (LEO Road), said point being 1426.58 feet South, 26 degrees West and 60.0 feet East of the Northeast corner of fractional Sectional 18, Township 31 North, Range 13 East; thence North 26 degrees East 134.5 feet along the aforementioned Easterly right of way line of Indiana Highway Numbered 427; thence South 69 degrees, 45 minutes East 168.0 feet to a point on the Westerly right of way line of Bellevue Drive, a public thoroughfare in the aforementioned Section, Township and Range; thence Southerly 42.0 feet on a curve to the left of 410.0 foot radius along the aforementioned Westerly right of way line of Bellevue Drive; thence Southwesterly 113.0 feet on a curve to the right of 310.0 foot radius along the aforementioned Westerly right of way line of Bellevue Drive; thence North 64 degrees, 00 minutes West, 200.0 feet to the place of beginning.

Parcel II:
Part of the Richardville Reserve in Township 31 North, Range 13 East, Allen County, State of Indiana, described as follows: Beginning at the Southwest corner of Lot #1 of Concordia Gardens Addition Second Amended Plat, an Addition to the City of Fort Wayne, Indiana, as now recorded in the Allen County Recorder's Office in Plat Book 23, page 16, said point of beginning also being on the East right-of-way line of Indiana State Route #427 (Leo Road); thence South 64 degrees East along the South line of said Lot #1 a distance of 150.0 feet to a point; thence Southerly on the West line of Bellevue Drive on a radius of 410 feet a distance of 110. feet to a point; thence North 69 degrees 45 minutes West a distance of 168.0 feet to a point on the East right-of-way line of Indiana State Route #427 (Leo Road); thence North 26 degrees East along the East right-of-way line of said #427 a distance of 125.7 feet to the point of beginning, containing 0.42 acres of land, more or less.

and the symbols of the City of Fort Wayne Zoning Map No. P42 (Sec 18 of Saint Joseph 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-2026-0045
Bill Number:	Z-26-09-24
Council District:	2 – Russ Jehl

Introduction Date:	September 22, 2026
Plan Commission Public Hearing Date:	October 12, 2026 (not heard by Council)
Next Council Action:	Ordinance will return to Council after recommendation by the Plan Commission

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Synopsis of Ordinance:	To rezone approximately 1.034 acres R1/Single Family Residential to R3/Multiple Family Residential
Location:	7230 N Clinton (Sec 18 of Saint Joseph Township)
Reason for Request:	To permit a multiple family development
Applicant:	Quarterstone Group LLC
Property Owner:	Quarterstone Group LLC

Related Petitions:	Primary Development Plan PDP-2026-0023 – Quarterstone Development

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Effect of Passage:	Property will be rezoned to the R3/Multiple Family Residential zoning district, which would allow for multiple family development use.
Effect of Non-Passage:	Property will remain zoned R1/Single Family Residential, which would not permit a multiple family development. The site may continue with existing or non-conforming uses, and may be redeveloped with similar single family uses.

Rezoning Petition REZ-2026-0045 and Primary Development Plan PDP-2026-0023 - Quarterstone Development



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0 75 150 Feet

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Rezoning Petition REZ-2026-0045 and Primary Development Plan PDP-2026-0023 - Quarterstone Development



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Rezoning Petition REZ-2026-0045 and Primary Development Plan PDP-2026-0023 - Quarterstone Development



Urban Infill Area

0 75 150 Feet

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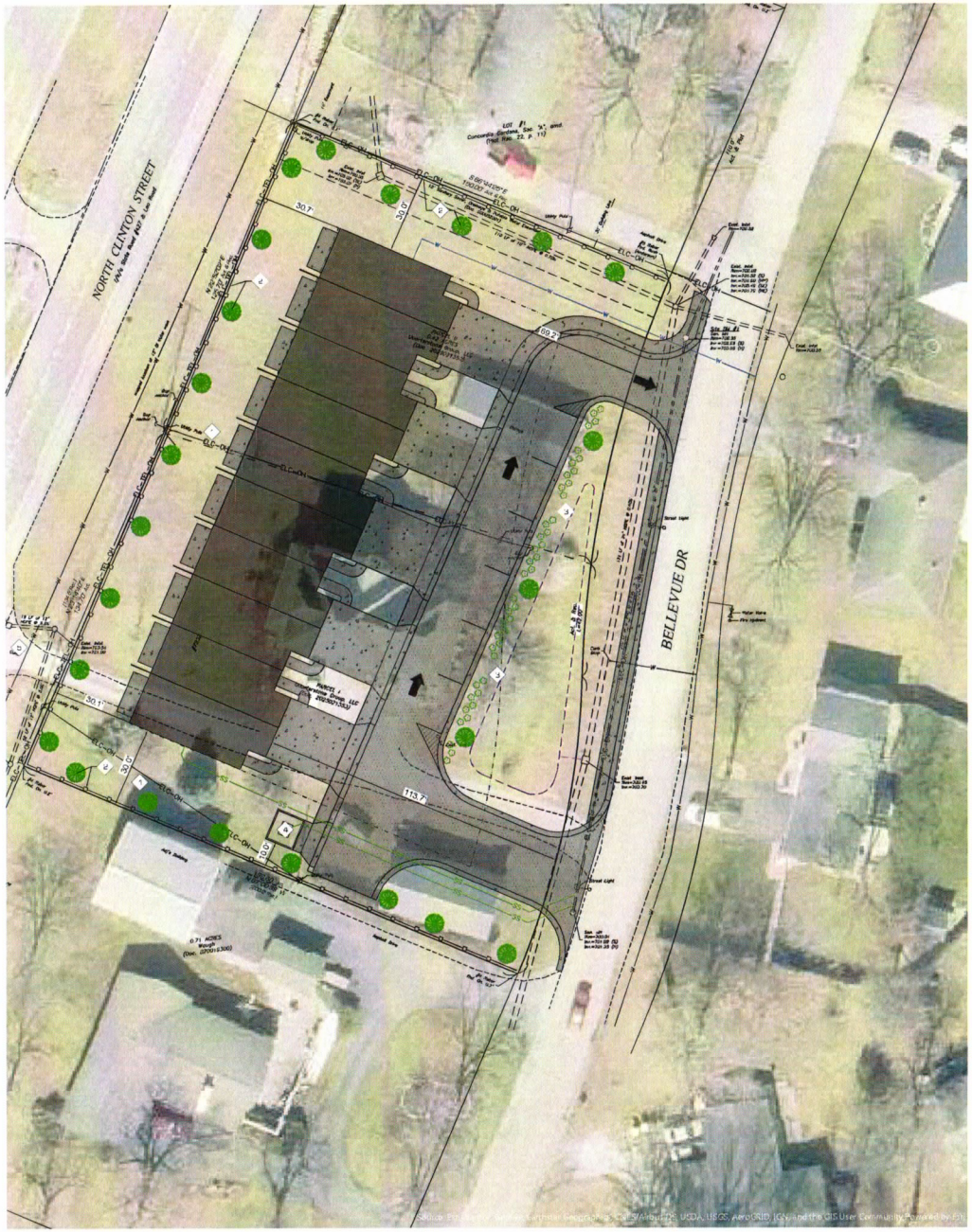
0 75 150 Feet

Institutional
Suburban Neighborhood
<all other values>

N

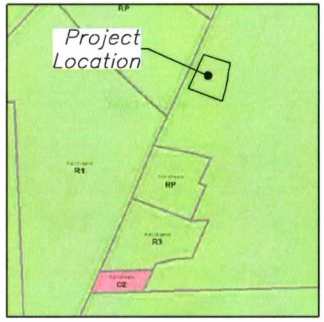


SITE DATA TABLE	
PROPOSED ZONING	R3, Multiple Family Residential
PROPOSED LAND USE	2-Story Townhouses (10 Units)
PROPOSED BUILDING AREA	19,620 sqft
PROPOSED BUILDING HEIGHT	30 ft. or Less
PARKING SPACES	1 Garage + 1 Driveway Parking for 10 Units 6 Visitor Parking Spaces
IMPERVIOUS AREA	0.6 Acres (58%)
SETBACKS	30 ft. Perimeter Building Setback

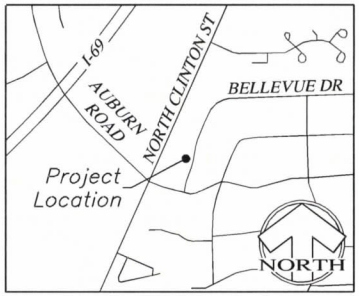
EXISTING SITE INFO TABLE	
EXISTING ZONING	R1, Single Family Residential
EXISTING LAND USE	Existing House and Structures
TAX PARCEL ID	02-08-18-126-006.000-072 and 02-08-18-126-004.000-072
LOT SIZE	1.034 Acres
FLOODPLAIN INFORMATION	FEMA Map - 18003C0188G - 08/03/2009
-	Zone X
DRAINAGE	Existing Storm Sewer
WATER SERVICE	Existing 16" DI Water Main (Clinton) and Existing 8" DI Water Main (Bellevue)
SANITARY SEWER SERVICE	Existing 8" PVC Sanitary Sewer (Bellevue)

KEYNOTES

1. EXISTING OVERHEAD UTILITIES TO BE REMOVED OR RELOCATED PRIOR TO CONSTRUCTION.
2. B-3 BUILDING BUFFER YARD, 25' WIDE INCLUDING CONTINUOUS 6' SOLID PERIMETER FENCE, (SOUTH, WEST, AND NORTH) AND 1 TREE EVERY 30' WITH UP TO 50% ORNAMENTAL. MODIFY AROUND NORTH STORM SEWER - COORDINATE WITH CITY OF FORT WAYNE UTILITIES.
3. PARKING BUFFER AREA BUFFER P-1: 5' WIDTH WITH 75% SMALL SHRUB BUFFER; UP TO 30% MEDIUM SHRUBS MAY BE USED AND 1 SHADE TREE EVERY 60'.
4. DUMPSTER ENCLOSURE WITH GATE, 6' SOLID FENCE, CURB, AND DRAIN TO SANITARY SEWER.
5. REMOVE EXISTING DRIVE APPROACH TO N. CLINTON ST.



COUNTY ZONING MAP
NOT TO SCALE



PROJECT VICINITY MAP
1"=500'

LEGEND

- Proposed Storm Sewer
- Proposed Sanitary Sewer
- Proposed Water Main
- Existing Sanitary Sewer
- Existing Storm Sewer
- Existing Water Main
- Existing Electric
- Building Setbacks
- Proposed Asphalt
- Proposed Concrete

NORTH

Indiana 811 SAFETY IS IN YOUR HANDS. EVERY DIG. EVERY TIME.

SCALE IN FEET: 0 20 40

Sauer Land Surveying, Inc.
7203 Engle Road
FORT WAYNE, IN 46804
TEL 260/459-3300 / FAX 260/469-3301

Quarterstone Development - N. Clinton St.

Prepared For *Quarterstone Group LLC*

Revisions

PRELIMINARY NOT FOR CONSTRUCTION

Indiana Professional Engineer

Designed by	HAM
Drawn by	HAM
Checked by	HAM
Date	9/1/2026
Scale	1"=20'

Primary Development Plan

P-100

Sheet 1 of 1

2026021563
RECORDED: 05/21/2026 03:30:00 PM
Recorded as Presented
Allen County Indiana
Recorder Nicole Keesling

St. Joe
26-10739

TAX ID NUMBER(S)
State ID Number Only 02-08-18-129-005.000-072
State ID Number Only 02-08-18-129-004.000-072

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Kathy Jones, also known as Kathy S. Jones

CONVEY(S) AND WARRANT(S) TO

Quarterstone Group, LLC, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Allen County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

The grantor warrants under oath that Al Jones, also known as Albert W. Jones, died August 15, 2020 in Allen County, Indiana.

Grantor swears under oath that Kathy Jones and Kathy S. Jones are one and the same person.

Grantor swears under oath that Albert W. Jones and Al Jones are one and the same person.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 19th day of May, 2026.

Kathy Jones, also known as Kathy S. Jones

MTC File No.: 26-10739 (UD)

Meridian Title
5375 E. Dupont Rd., Ste. 102
Fort Wayne, IN 46825

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
May 21 2026 KP
JACQUELYNN SCHEUMAN
ALLEN COUNTY AUDITOR

State of Indiana, County of Allen ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Kathy Jones, also known as Kathy S. Jones** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 19th day of May, 2026.

My Commission Expires:

Signature of Notary Public

Commission No.

Jessica Lynn Rockwood
Printed Name of Notary

Notary Public County and State of Residence

JESSICA LYNN ROCKWOOD
My Commission Expires
September 24, 2031
Commission Number NP0673396
Allen County

NOTARY PUBLIC SEAL STATE OF INDIANA

This instrument was prepared by:
Andrew R. Drake, Attorney-at-Law
Meridian Title Corporation
1120 W. Oak Street, Ste. 250, Zionsville, IN 46077

Property Address:
7232 North Clinton Street
Fort Wayne, IN 46825

Grantee's Address and Mail Tax Statements To:
13023 Jade Cove
Ft Wayne IN. 46845

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Andrew R. Drake

Allen County Recorder Document #: 2026021563

EXHIBIT A

Parcel I:
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Allen County Recorder Document #: 2026021563

DPS Plan Commission
Rezoning Petition Application

Applicant

Applicant Name: Quarterstone Group LLC - Jason Brimner

Address: 13023 Jade Cove City: Fort Wayne State: IN Zip: 46825

Email (type or print): Quarterstone_Group@outlook.com Phone: 260-450-1200

Property Ownership

☑ Same as applicant

Owner Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Email (type or print): _____ Phone: _____

Primary Contact Person

☐ Same as applicant

All staff correspondence will be sent only to the designated primary contact person

Primary Contact: Holly Miller, Sauer Land Surveying

Address: 7203 Engle Road City: Fort Wayne State: IN Zip: 46804

Email (type or print): holly@sauersurveying.com Phone: 260-469-3300

Planning Jurisdiction

☐ Unincorporated Allen County ☐ Town of Grabill ☐ Town of Monroeville

☑ City of Fort Wayne ☐ Town of Huntertown ☐ City of Woodburn

Property Information

Development Address or PIN #: 02-08-18-129-005.000-072 and 02-08-18-129-004.000-072

Present Zoning : R1 Proposed Zoning : R3 Acreage to be rezoned : 1.034 acres

Purpose of rezoning (attach additional page if necessary): Proposed multi-family (townhouse) development

Township Name: St. Joseph Township Section Number: Part of Richardsville Reserve

Sewer Provider: City of Fort Wayne Water Provider: City of Fort Wayne

Filing Requirements

☑ Filing fee $1250.00 or $350.00 for downzoning an existing SFR use to R1 Zoning

☑ Application signed by property owner(s)

☑ Boundary/ Utility Survey showing area to be rezoned

☑ Legal Description of parcel to be rezoned **(Please provide in separate word document)**

☑ Rezoning Criteria (please complete attached document)

Acknowledgements and Signatures

- 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 applicable Zoning 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.
- In addition, **I/We** hereby authorize and consent to the on-site inspection and sign posting on the property subject to this zoning application by the Department of Planning Services for the purposes of verifying the information in this application and for purposes of determining compliance with the applicable zoning ordinance.

Quarterstone Group LLC - Jason Brimner		8/20/22
printed name of applicant	signature of applicant	date
Quarterstone Group LLC - Jason Brimner		8/20/22
printed name of property owner	signature of property owner	date

STAFF USE ONLY

Received	Receipt Number	Hearing Date	Petition Number

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;

This area is in the urban infill area benefiting from existing infrastructure, providing reinvestment in established neighborhood to provide diversity in housing types

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

Current conditions are residential, surrounded by residential. There are a few multi-family residential developments south of Garden Park Drive.

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

This proposal represents the highest and best use of the real estate with the current Holland Elementary school nearby and surrounding residential to provide multiple housing types in the area for families.

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

The quality of homes to be constructed on this site should have no adverse affect on any surrounding homes in this area.

(5) Responsible development and growth.

This proposal follows the continuing precedent of establishing residential zoning in the area.

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*

FACT SHEET

Case #REZ-2026-0045 Bill # Z-26-09-24 Project Start: August 2026

PROPOSAL:	Rezoning Petition REZ-2026-0045 and Primary Development Plan PDP-2026-0023 – Quarterstone Development
APPLICANT:	Quarterstone Group LLC
REQUEST:	Rezone from R1/Single Family Residential to R3/Multiple Family Residential for multiple family development
LOCATION:	7230 N Clinton (Sec 18 of Saint Joseph Township)
LAND AREA:	1.034 acres
PRESENT ZONING:	R1/Single Family Residential
PROPOSED ZONING:	R3/Multiple Family Residential
Council District:	2 – Russ Jehl

October 12, 2026 Public Hearing

- No one spoke in support.
- One letter was sent in support.
- Four people spoke in opposition.
- One letter was sent in opposition with 176 signatures.
- Paul Sauerteig, Scott Myers, and Karen Richards were absent.

October 19, 2026 Business Meeting

Plan Commission Recommendation: DO PASS

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

7-0 MOTION PASSED

- Paul Sauerteig and Karen Richards were absent.

Fact Sheet Prepared by:
Katelyn Bultemeier, Associate Land Use Planner
November 3, 2026

PROJECT SUMMARY

The applicant is requesting to rezone the parcels from R1/Single-Family Residential to R3/Multiple-Family Residential and to approve a primary development plan for a multiple family development. The site is located at 7232 North Clinton Street, just north of its intersection with Auburn Road. The site contains a single-family residential dwelling that was built in 1913. According to the GIS mapping, this site is part of the Concordia Gardens Civic Association (but not part of the plat) that is currently active as shown on the Fort Wayne Neighborhoods registry updated as of July 1, 2026. This site is part of Richardsville Reserve. The parcel immediately to the north, which is also part of this proposal, is addressed as 2081 Bellevue Drive. The parcels to the north, south, and east of this site are zoned R1/Single Family Residential, and are unplatted single-family dwellings. Immediately to the west, is RP/Planning Residential zoning, with a public right-of-way, and an unplatted single-family dwelling immediately to the west.

The submitted development plan shows five duplex buildings, allowing for ten townhomes, which are proposed to be two stories in height. The access is shown as a one-way private drive, entering from the south off Bellevue Drive, with an exit back onto Bellevue Drive on the north. There will be a garage and shared driveway for each duplex, providing two parking spaces for each unit. Five additional parking spaces are shown across the from the buildings, on the east side of the drive. A dumpster is shown on the southeast corner of the site, having a six-foot solid fence with a gate enclosure noted on the plan. Green space is between the private drive and Bellevue Drive, as well as in front of the dumpster. The plan notes that the existing structures will be removed, as well as the existing drive approach to North Clinton Street. The plan shows the interior drive extending toward the southern boundary, potentially allowing for future connection to the adjacent property at the corner of Bellevue, Garden Park and North Clinton.

This site is located in Airport Overlay District SMD Area 3; however, the buildings do not exceed the maximum allowable height of seventy-five feet. The plan appears to meet all the required development design standards, as well as the landscaping requirements.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

- The project site is located within the Urban Infill Area. The following Goal would be applicable and supportive of this request:
- **LUD Goal 1** – 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.
- Adjacent properties are categorized as Suburban Neighborhood to the north, south, east, and west.

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

- The proposed use is permitted in R3/Multiple Family Residential which is considered compatible with the Generalized Future Land Use category of Suburban Neighborhood.

Other Applicable Plans: Primary Development Plan PDP-2026-0024

PUBLIC HEARING SUMMARY:

Presenter: Jason Brimner, applicant, presented the request as outlined above.

Public Comments:

Concordia Gardens representative - (P. O. Box 50322 – Concordia Gardens Neighborhood Association): Concerned with this taking away the character of the neighborhood, residents parking on the streets, drainage of the site since flooding is already common in the area, and property values decreasing.

Chad Minier - (2096 Bellevue Dr – neighbor): Concerned with safety of the streets since his son uses a wheelchair and must use the street to get around the neighborhood since there are no sidewalks.

Tony Huff - (2080 Bellevue Dr – neighbor): Concerned with his view being disrupted with the new housing.

Sharlyn Rickert - (1922 Otsego Dr – president of neighborhood association): Concerned that the development did not contact the board and wants them to join the association and pay dues since these residents will be using their amenities.

Rebuttal: Jason Brimner stated they are willing to talk with the association about joining and they are meeting the parking requirements set by the ordinance.

FORT WAYNE PLAN COMMISSION
Findings of Fact • October 2026

PROPOSAL:	Rezoning Petition REZ-2026-0045 – Quarterstone Development
APPLICANT:	Quarterstone Group LLC
REQUEST:	To rezone from R1/Single-Family Residential to R3/Multiple-Family Residential to permit a multiple family development
LOCATION:	7232 N Clinton Street (Section 18 of Saint Joseph Township)
LAND AREA:	1.03 acres
PRESENT ZONING:	R1/Single-Family Residential
PROPOSED ZONING:	R3/Multiple-Family Residential

The Plan Commission recommends that Rezoning Petition REZ-2026-0045 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 project site is located within the Urban Infill area.

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 applicant intends to use the lot for a multiple family development.

3. Approval is consistent with the preservation of property values in the area. The rezoning should not have a negative impact on the property values in the area, as it is a complimentary use.

4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. The site is served by public utilities and no additional burden on infrastructure is planned.

These findings approved by the Fort Wayne Plan Commission on October 19, 2026.

Benjamin J. Roussel
Executive Director
Secretary to the Commission

Rezoning Petition REZ-2026-0045 and Primary Development Plan PDP-2026-0023 - Quarterstone Development



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Urban Infill Area

N

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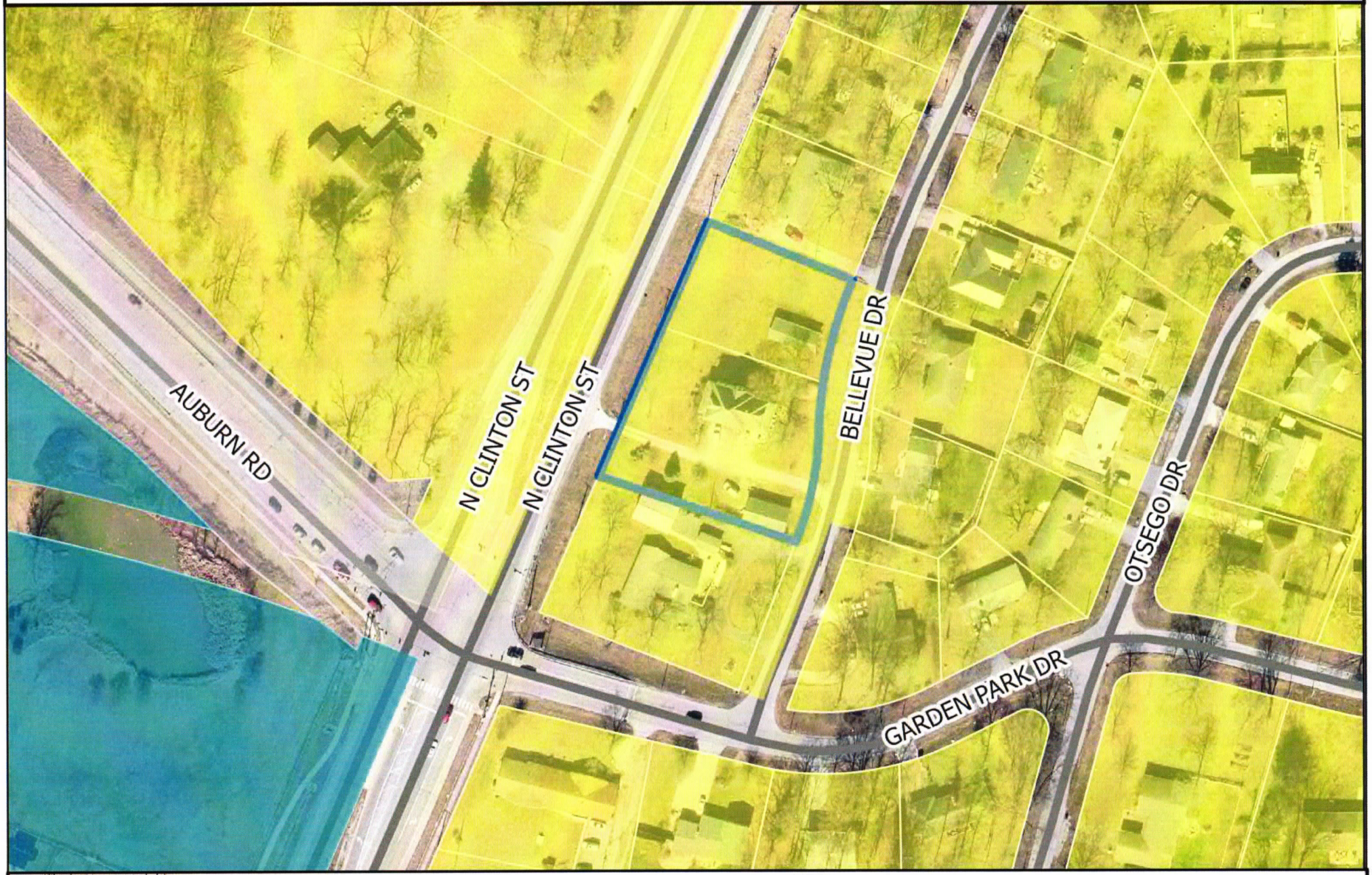

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Institutional
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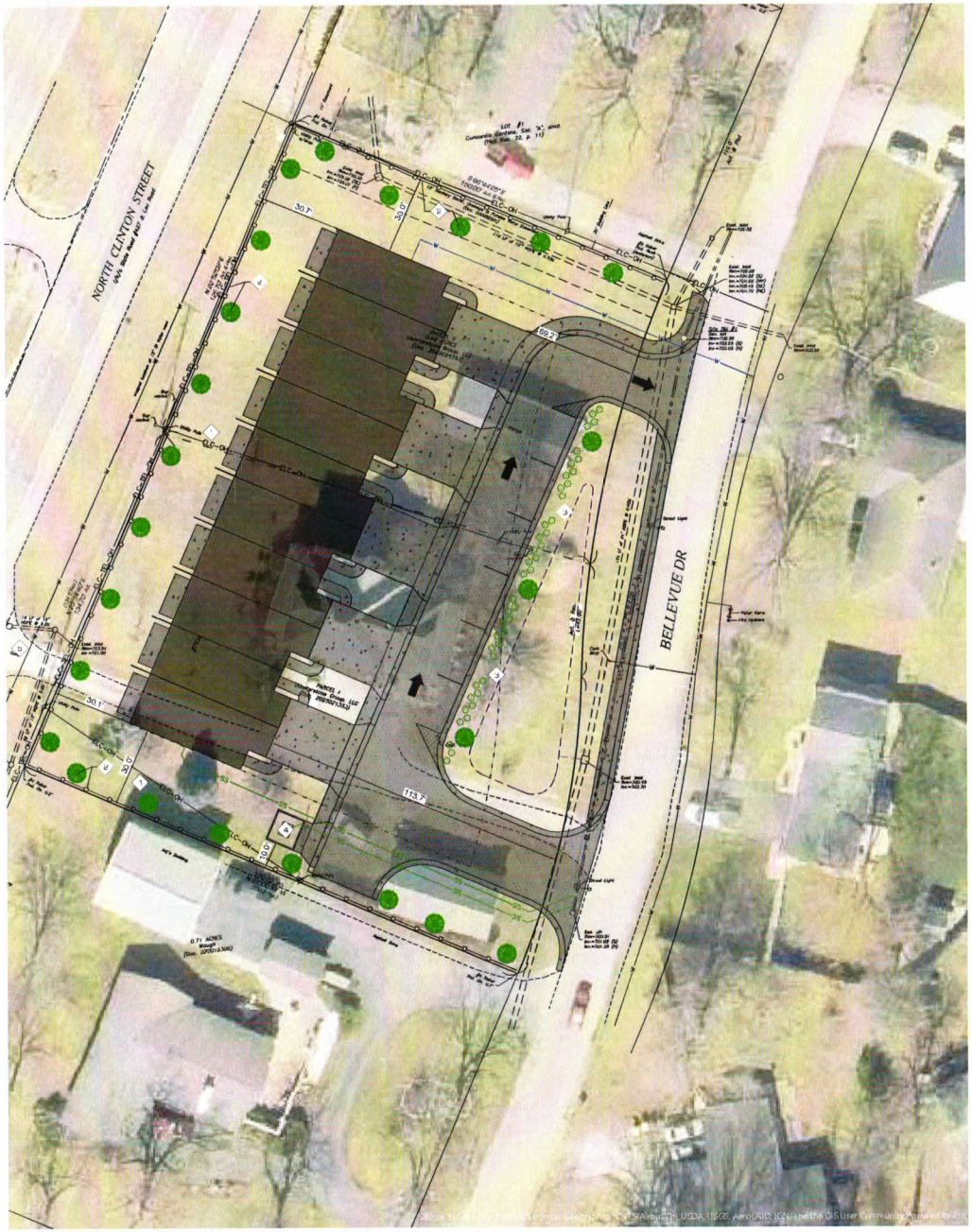

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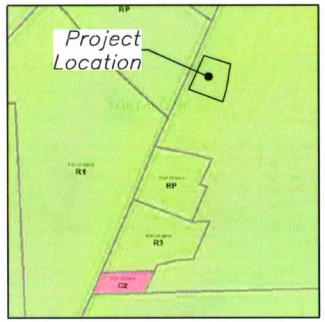
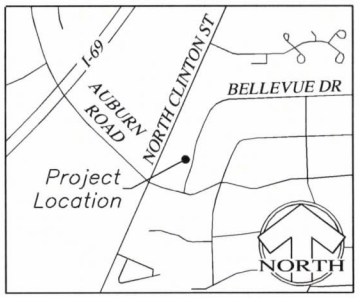
EXISTING ZONING	R1, Single Family Residential
EXISTING LAND USE	Exisitng House and Structures
TAX PARCEL ID	02-08-18-129-006.000-072 and 02-08-18-129-004.000-072
LOT SIZE	1.034 Acres
FLOODPLAIN INFORMATION	FEMA Map - 18003C0188G - 08/03/2009
-	Zone X
DRAINAGE	Existing Storm Sewer
WATER SERVICE	Existing 16" DI Water Main (Clinton) and Existing 8" DI Water Main (Bellevue)
SANITARY SEWER SERVICE	Existing 8" PVC Sanitary Sewer (Bellevue)

KEYNOTES

1. EXISTING OVERHEAD UTILITIES TO BE REMOVED OR RELOCATED PRIOR TO CONSTRUCTION.
2. B-3 BUILDING BUFFER YARD, 25' WIDE INCLUDING CONTINUOUS 6' SOLID PERIMETER FENCE (SOUTH, WEST, AND NORTH) AND 1 TREE EVERY 30' WITH UP TO 50% ORNAMENTAL. MODIFY AROUND NORTH STORM SEWER - COORDINATE WITH CITY OF FORT WAYNE UTILITIES.
3. PARKING BUFFER AREA BUFFER P-1: 5' WIDTH WITH 75% SMALL SHRUB BUFFER; UP TO 30% MEDIUM SHRUBS MAY BE USED AND 1 SHADE TREE EVERY 60'.
4. DUMPSTER ENCLOSURE WITH GATE, 6' SOLID FENCE, CURB, AND DRAIN TO SANITARY SEWER.
5. REMOVE EXISTING DRIVE APPROACH TO N. CLINTON ST.



COUNTY ZONING MAP
NOT TO SCALE



PROJECT VICINITY MAP
1"=500'

LEGEND

- Proposed Storm Sewer
- Proposed Sanitary Sewer
- Proposed Water Main
- Existing Sanitary Sewer
- Existing Storm Sewer
- Existing Water Main
- Existing Electric
- Building Setbacks
- Proposed Asphalt
- Proposed Concrete

NORTH

SCALE IN FEET: 0 20 40

Indiana 811 SAFETY IS IN YOUR HANDS. EVERY DIG. EVERY TIME.

Sauer Land Surveying, Inc.
7203 Engle Road
FORT WAYNE, IN 46804
TEL: 260/ 469-3300 / FAX: 260/ 469-3301

Quarterstone Development - N. Clinton St.

Prepared For: Quarterstone Group LLC

Revisions

PRELIMINARY NOT FOR CONSTRUCTION

Indiana Professional Engineer

Designed by	HAM
Drawn by	HAM
Checked by	HAM
Date	9/1/2026
Scale	1"=20'

Primary Development Plan

P-100

Sheet 1 of 1

5 DUPLEXES – STAGGERED DOWN THE SLOPE

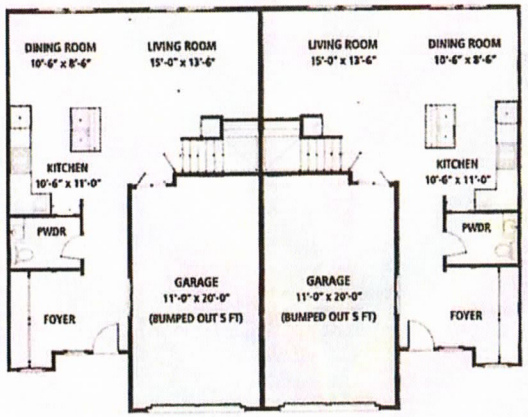
All exteriors feature the same design (like Building #3) in different colors.



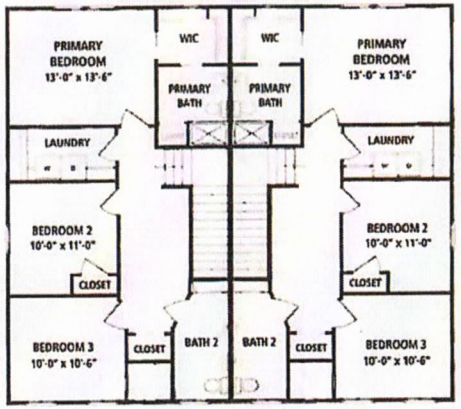
BUILDING OVERVIEW

- 5 Duplex Buildings (10 Units Total)
- Staggered Design Follows Natural Slope
- Each Unit:
  - 3 Bedrooms
  - 2 1/2 Bathrooms
  - 2 Stories
  - 1 Car Garages (Bumped Out 5 ft)
  - 1209 Sq Ft (not including garage)

FIRST FLOOR (1,209 SQ FT)



SECOND FLOOR (1,209 SQ FT)



RIGHT SIDE ELEVATION (FLAT BACK YARDS)



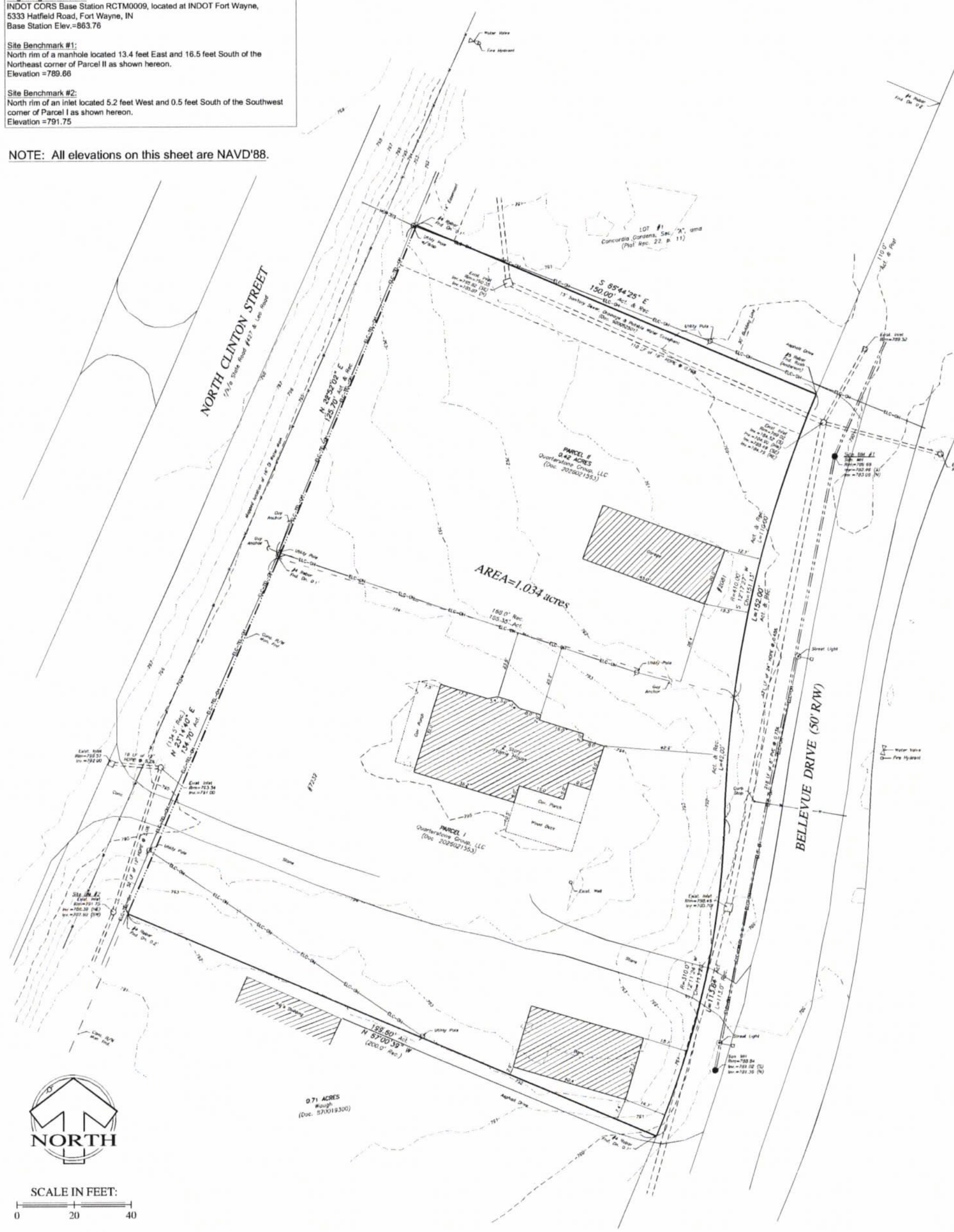
PLAT OF SURVEY

Beginning Benchmark:
INDOT CORS Base Station RCTM0009, located at INDOT Fort Wayne,
5333 Hatfield Road, Fort Wayne, IN
Base Station Elev.=863.76

Site Benchmark #1:
North rim of a manhole located 13.4 feet East and 16.5 feet South of the Northeast corner of Parcel II as shown hereon.
Elevation =789.66

Site Benchmark #2:
North rim of an inlet located 5.2 feet West and 0.5 feet South of the Southwest corner of Parcel I as shown hereon.
Elevation =791.75

NOTE: All elevations on this sheet are NAVD'88.



RECORD DESCRIPTION: (as described in Document Number 2026021563)

Parcel I:
Part of Richardville Reserve in Township 31 North, Range 13 East in Allen County, State of Indiana, described as follows, to wit:

Beginning at a point on the Easterly right of way line of Indiana Highway Numbered 427 (LEO Road), said point being 1426.58 feet South, 26 degrees West and 60.0 feet East of the Northeast corner of fractional Sectional 18, Township 31 North, Range 13 East; thence North 26 degrees East 134.5 feet along the aforementioned Easterly right of way line of Indiana Highway Numbered 427; thence South 69 degrees, 45 minutes East 168.0 feet to a point on the Westerly right of way line of Bellevue Drive, a public thoroughfare in the aforementioned Section, Township and Range; thence Southerly 42.0 feet on a curve to the left of 410.0 foot radius along the aforementioned Westerly right of way line of Bellevue Drive; thence Southwesterly 113.0 feet on a curve to the right of 310.0 foot radius along the aforementioned Westerly right of way line of Bellevue Drive; thence North 64 degrees, 00 minutes West, 200.0 feet to the place of beginning.

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Last Deed of Record: Doc. 2026021563
Last Date of Fieldwork: July 6, 2026

This property appears to lie within Zone X as the description plots by scale on Flood Insurance Rate Map Numbered 18003C 0188G, effective August 3, 2009.

CERTIFICATE OF SURVEY

This document is a record retracement survey of real estate prepared under IAC Title 865, Article 1, Rule 12 and in conformity with established practices of surveying and made in accordance with the record on file in the Office of the Recorder of Allen County, Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments either way across boundary lines unless specifically stated hereon. Corners were perpetuated as indicated.

I, Joseph R. Herendeen, affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. I further certify the above statements to be correct to the best of my information, knowledge, and belief.

Indiana Professional Land Surveyor Date: 07/20/2026

JOSEPH R. HERENDEEN REGISTERED NO. 20900190 STATE OF INDIANA LAND SURVEYOR

SURVEYOR'S REPORT

Prepared as a part of the foregoing survey.

Address: 7232 North Clinton Street & 2081 Bellevue Drive, Fort Wayne, IN 46825

This survey is intended to retrace the record boundaries of two tracts of real estate described in a Warranty Deed from Kathy Jones to Quarterstone Group, LLC, dated May 19, 2026, and recorded in Document Number 2026021563 in the Office of the Recorder of Allen County, Indiana.

In Accordance with Title 865, Article 1.1, Chapter 12, Sec. 1 et. seq. of the Indiana Administrative Code, the following observations and opinions are submitted regarding various uncertainties in (a) reference monuments, (b) lines of occupation, (c) record descriptions, and (d) those uncertainties due to random errors in measurement ("relative positional accuracy"). There may be unwritten rights associated with these uncertainties.

REFERENCES: Copies of the following documents were reviewed in completion of this survey:
-The deeds of the subject tract and the adjoining tracts, as shown on the plat of survey.
-The amended plat of Concordia Gardens, Section "A", Plat Record 22, page 11.

(A) AVAILABILITY OF REFERENCE MONUMENTS:
The following monuments were accepted and held as controlling monuments at the following locations:
- -The Northeast corner of Parcel II..........................#5 rebar found with Anderson cap.
- -The Southeast corner of Parcel I..........................#4 rebar found.
- -The Southwest corner of Parcel I..........................#4 rebar found.
- -The Northwest corner of Parcel I..........................#4 rebar found.
- -The Northwest corner of Parcel II..........................#4 rebar found.

Uncertainties due to variances between found controlling monuments and record distances were determined to be a maximum of 0.84 feet in the North-South direction and 2.65 feet in the East-West direction. Uncertainties due to variances between all found monuments and record distances were determined to be 2.65 feet in any direction.

(B) OCCUPATION AND/OR POSSESSION LINES:
Occupation and/or possession lines near the perimeter of subject tract are shown on the plat of survey with the variances from the boundary lines as established in this survey. Encroachments and/or discrepancies may be buried or otherwise obscured by natural or man-made obstructions. There are no observable uncertainties in occupation and/or possession lines.

(C) AMBIGUITY OF RECORD DESCRIPTIONS:
Upon review of the most current deeds of record, the base tract description does not contain any ambiguity with any of the adjoiners' descriptions. Therefore, there are no uncertainties based upon record descriptions.

(D) RELATIVE POSITIONAL ACCURACY:
The relative positional accuracy representing the uncertainty due to random errors in measurements of the corners established in this survey is less than or equal to the specifications for a Suburban Survey (0.13 feet plus 100 ppm) as defined by IAC 865.

(E) ESTABLISHMENT OF LINES AND CORNERS:
1. The lines of subject tract were all established between the above-referenced corners of said subject tract, and by using record curve data.

(F) NOTES:
1. This survey is an opinion of a licensed land surveyor of the State of Indiana as to the actual location of the lines and corners outlined in the deed description. This opinion is based on logic, relevant field and research evidence, and established surveying principles. However, this opinion is subject to the interpretation of its deed description, and the boundaries of adjacent tracts may not be consistent with the boundaries of the subject tract. As a consequence, another surveyor may arrive at a different conclusion and different location of the boundaries.
2. A survey cannot resolve uncertainties in the position of the original boundaries that exist. Only courts may establish property lines. The boundaries were established from the most current recorded descriptions. An abstract or title search may reveal the existence of matters of ownership and rights of others not otherwise apparent.
3. The flood statement hereon is for informational purposes only. Accurate determination of the flood hazard status of the property can only be made by an elevation study which is beyond the scope of this survey.
4. No attempt has been made to review or come to an opinion on the title or marketability of the title. Any appearance of an opinion on the title is unintentional.
5. Unplatted easements, setback lines, restrictive covenants, or land use regulations affecting the subject tract are shown only when documentation of such matters has been furnished by the client. The survey was prepared following receipt of the Commitment for Title Insurance by Meridian Title Corporation, Commitment Number 26-10739, dated April 15, 2026.
6. All documents of record and information from other public sources referred to in this survey are hereby incorporated as part of this survey as if fully set out.
7. No attempt has been made to determine the zoning status of the property. It is the responsibility of the parties involved in the real estate transaction to determine compliance with zoning regulations.
8. Any fence or other evidence of possession which varies from the written title lines may constitute adverse possession or prescriptive rights.
9. Subsurface and environmental conditions were not examined or considered as a part of this survey.
10. Any acreage shown is based on the boundaries established from the deed description and no certification is made that the land area shown on the survey is the exact acreage owned by the client.
11. Expression of distances to hundredths of a foot and angles to seconds of arc is solely to minimize errors introduced by rounding. Neither distances nor angles can be measured to the degree of precision implied by the stated units. No dimension on the survey can be interpreted to be of greater precision than the theoretical uncertainty stated in Part (D) of the Surveyor's Report.
12. Since the last date of fieldwork of this survey, conditions beyond the knowledge or control of Sauer Land Surveying, Inc. may have altered the validity and circumstances of matters shown or noted hereon.
13. Declaration is made to original purchaser of the survey, and is not transferable to additional institutions or subsequent owners. This survey is valid only with the surveyor's original or electronic signature and seal, full payment of invoice, and complete with all pages of the survey.
14. No statement made by any employee or agent of Sauer Land Surveying, Inc. is valid unless written herein.

Topographic & IAC 865 Survey and Surveyor's Report
of
Part of Richardville Reserve, lying within
Township 31 North, Range 13 East, Allen County, Indiana.

Revisions:	For: Quarterstone Group, LLC	
	By: Sauer Land Surveying, Inc.	Drawn By: JRH
	7203 ENGLE ROAD FORT WAYNE, IN 46804 TEL: 260/469-3300 / FAX: 260/469-3301	Checked By: KNP
		Scale: 1" = 20'
	Date: July 20, 2026	Job No. 156-149

2026021563
RECORDED: 05/21/2026 03:30:00 PM
Recorded as Presented
Allen County Indiana
Recorder Nicole Keesling

St. Joe
26-10739

TAX ID NUMBER(S)
State ID Number Only 02-08-18-129-005.000-072
State ID Number Only 02-08-18-129-004.000-072

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Kathy Jones, also known as Kathy S. Jones

CONVEY(S) AND WARRANT(S) TO

Quarterstone Group, LLC, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Allen County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

The grantor warrants under oath that Al Jones, also known as Albert W. Jones, died August 15, 2020 in Allen County, Indiana.

Grantor swears under oath that Kathy Jones and Kathy S. Jones are one and the same person.

Grantor swears under oath that Albert W. Jones and Al Jones are one and the same person.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 19th day of May, 2026

Kathy Jones, also known as Kathy S. Jones

MTC File No.: 26-10739 (UD)

Meridian Title
5375 E. Dupont Rd., Ste. 102
Fort Wayne, IN 46825

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
May 21 2026 KP
JACQUELYNN SCHEUMAN
ALLEN COUNTY AUDITOR

State of Indiana, County of Allen ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Kathy Jones, also known as Kathy S. Jones** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 19th day of May, 2026.

My Commission Expires:

Signature of Notary Public

Jessica Lynn Rockwood

Commission No.

Printed Name of Notary

Notary Public County and State of Residence

JESSICA LYNN ROCKWOOD
My Commission Expires
September 24, 2031
Commission Number NP0673396
Allen County

NOTARY PUBLIC SEAL STATE OF INDIANA

This instrument was prepared by:
Andrew R. Drake, Attorney-at-Law
Meridian Title Corporation
1120 W. Oak Street, Ste. 250, Zionsville, IN 46077

Property Address:
7232 North Clinton Street
Fort Wayne, IN 46825

Grantee's Address and Mail Tax Statements To:
13023 Jade Cove
Ft Wayne IN. 46845

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Andrew R. Drake

Allen County Recorder Document #: 2026021563

EXHIBIT A

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Allen County Recorder Document #: 2026021563

DPS Plan Commission
Rezoning Petition Application

Applicant

Applicant Name: Quarterstone Group LLC - Jason Brimner

Address: 13023 Jade Cove City: Fort Wayne State: IN Zip: 46825

Email (type or print): Quarterstone_Group@outlook.com Phone: 260-450-1200

Property Ownership

☑ Same as applicant

Owner Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Email (type or print): _____ Phone: _____

Primary Contact Person

☐ Same as applicant

All staff correspondence will be sent only to the designated primary contact person

Primary Contact: Holly Miller, Sauer Land Surveying

Address: 7203 Engle Road City: Fort Wayne State: IN Zip: 46804

Email (type or print): holly@sauersurveying.com Phone: 260-469-3300

Planning Jurisdiction

☐ Unincorporated Allen County ☐ Town of Grabill ☐ Town of Monroeville

☑ City of Fort Wayne ☐ Town of Huntertown ☐ City of Woodburn

Property Information

Development Address or PIN #: 02-08-18-129-005.000-072 and 02-08-18-129-004.000-072

Present Zoning : R1 Proposed Zoning : R3 Acreage to be rezoned : 1.034 acres

Purpose of rezoning (attach additional page if necessary): Proposed multi-family (townhouse) development

Township Name: St. Joseph Township Section Number: Part of Richardsville Reserve

Sewer Provider: City of Fort Wayne Water Provider: City of Fort Wayne

Filing Requirements

☑ Filing fee $1250.00 or $350.00 for downzoning an existing SFR use to R1 Zoning

☑ Application signed by property owner(s)

☑ Boundary/ Utility Survey showing area to be rezoned

☑ Legal Description of parcel to be rezoned (**Please provide in separate word document**)

☑ Rezoning Criteria (please complete attached document)

Acknowledgements and Signatures

- 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 applicable Zoning 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.
- In addition, **I/We** hereby authorize and consent to the on-site inspection and sign posting on the property subject to this zoning application by the Department of Planning Services for the purposes of verifying the information in this application and for purposes of determining compliance with the applicable zoning ordinance.

Quarterstone Group LLC - Jason Brimner		8/20/22
printed name of applicant	signature of applicant	date
Quarterstone Group LLC - Jason Brimner		8/20/22
printed name of property owner	signature of property owner	date

STAFF USE ONLY

Received	Receipt Number	Hearing Date	Petition Number

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;

This area is in the urban infill area benefiting from existing infrastructure, providing reinvestment in established neighborhood to provide diversity in housing types

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

Current conditions are residential, surrounded by residential. There are a few multi-family residential developments south of Garden Park Drive.

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

This proposal represents the highest and best use of the real estate with the current Holland Elementary school nearby and surrounding residential to provide multiple housing types in the area for families.

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

The quality of homes to be constructed on this site should have no adverse affect on any surrounding homes in this area.

(5) Responsible development and growth.

This proposal follows the continuing precedent of establishing residential zoning in the area.

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*

I have known Kathy Jones and the rest of the family since they moved about 15 years ago. I have gotten further acquainted with Matt and Andrea since they have been the primary caretaker and help for Kathy. Matt and Andrea came by my home on Sept 9 and showed my wife and me the plans for the development. My wife and I live in the house just south of the two lots where the proposed new development would be. We are unable to be the public hearing in person because we will be traveling but wanted to let the board know that we are in full favor of this development.

Michael R. Waugh

Karen Couture

From: Treasurer CGCA <treasurer.cgca@gmail.com>
Sent: Monday, October 12, 2026 11:22 AM
To: Karen Couture
Subject: Public Hearing October 12, 2026; Quarterstone Development (REZ-2026-0045)
Attachments: CGCA_REZ-2026-0045_Objection Letter with Signatures.PDF; REZ-2026-0045 Opposition Photos.pdf

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

Concordia Gardens Community Association

Hi Karen,

Please find the attached file containing an opposition letter with signatures from residents of Concordia Gardens. I have also attached another file showing photos of two other developments for discussion tonight.

If you have any questions, please contact me.

Sincerely,

Treasurer - Concordia Gardens Community Association
313-580-5933
treasurer.cgca@gmail.com

Concordia Gardens Community Association

Department of Planning Services
200 East Berry
Suite 150 Citizens Square
Fort Wayne, IN 46802

Reference: Public Hearing October 12, 2026.
Rezoning Petition REZ-2026-0045 and Primary Development Plan PDP-2026-0023 – Quarterstone Development; Rezone from R1 to R3 for multiple family development; 7230 N Clinton

Dear Members of the Fort Wayne Plan Commission:

We are writing to formally express our strong opposition to the proposed Rezoning Petition REZ-2026-0045, which seeks to re-designate two adjacent properties (7232 N Clinton St. and 2081 Bellevue Dr.) from R1 to R3 for multiple-family development, resulting in a significant increase to the residential density of our neighborhood. We are deeply concerned about the lasting and negative impact this drastic change would have on the quality of life in our community.

The increase in density is not a modest adjustment; it represents a dramatic transformation of our neighborhood's character. The proposed development threatens to overwhelm our existing infrastructure, exacerbate traffic congestion, and increase run-off and flooding—all without a clear or equitable plan to manage these consequences.

This scale of development is incompatible with the existing single-family residential zoning that defines our neighborhood. It would fundamentally alter the character of the area, undermine the privacy and safety of current residents, and set a concerning precedent for unchecked density in a community designed for low-density living.

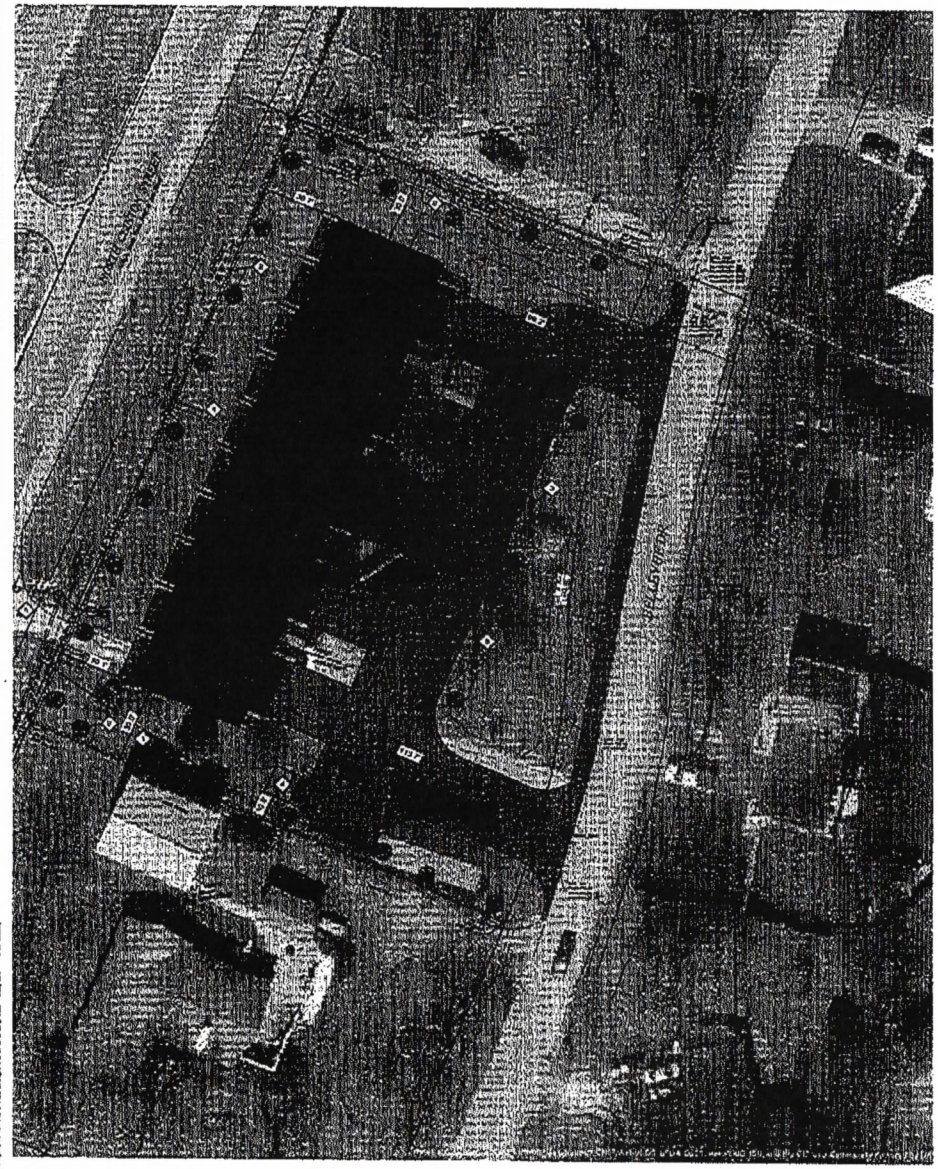
Furthermore, such a sharp increase in density is likely to harm nearby property values by creating an overcrowded environment and potentially leading to increased noise, pollution, and reduced green space. Homeowners who have invested in this community with the expectation of preserving its integrity and livability now face uncertainty and potential financial loss. On the attached pages, we have provided signatures from like-minded Concordia Gardens' homeowners who oppose the referenced rezoning application.

While we understand the need for thoughtful growth and inclusive housing, this proposal is neither balanced nor sustainable. We urge the board to reject this zoning application and instead encourage development plans that are in scale with our neighborhood and reflective of the values and needs of its residents.

Thank you for your continued service and support of our communities.

Best regards,

Concordia Gardens Community Association



SITE DATA TABLE	
PROPOSED ZONING	PD, Multiple Family Residential
PROPOSED LAND USE	Factory Townhouses (10 Units)
PROPOSED BUILDING AREA	19,000 sqft.
PROPOSED BUILDING HEIGHT	30 ft. or Less
PARKING SPACES	1 Garage + 1 Driveway Parking for 10 Units 8 Visitor Parking Spaces
IMPERVIOUS AREA	0.6 Acres (58%)
SETBACKS	30 ft. Perimeter Building Setback

EXISTING SITE INFO TABLE	
EXISTING ZONING	R1, Single Family Residential
EXISTING LAND USE	Existing House and Structures
TAX PARCEL ID	02-04-16-126-005.000-072 and 02-04-16-126-004.000-072
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KEYNOTES

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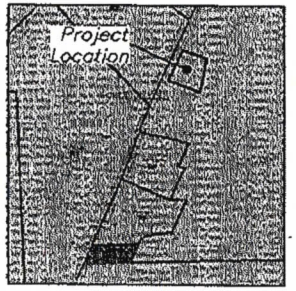
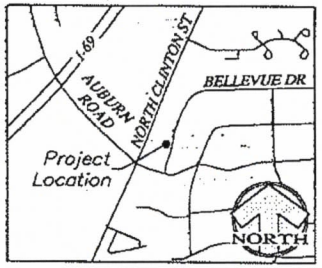


COUNTY ZONING MAP
NOT TO SCALE



PROJECT VICINITY MAP
1"=300'

LEGEND

- Proposed Storm Sewer
- Proposed Sanitary Sewer
- Proposed Water Main
- Existing Sanitary Sewer
- Existing Storm Sewer
- Existing Water Main
- Existing Electric
- Building Setbacks
- Proposed Asphalt
- Proposed Concrete

NORTH

SCALE IN FEET: 0 20 40

Sauer Land Surveying, Inc.
7203 Engle Road
FORT WAYNE, IN 46804
TEL: 260/489-3300 / FAX 260/489-3301

Quarterstone Development - N. Clinton St.

Prepared For: Quarterstone Group LLC

Revisions:

PRELIMINARY NOT FOR CONSTRUCTION

Designed by:	HAM
Drawn by:	HAM
Checked by:	HAM
Date:	8/1/2020
Scale:	1"=20'

Primary Development Plan

P-100

Sheet 1 of 1

#	Property Address	Owner Name	Signature
15	2002 Beechmont Dr	Ranasinghe Sisira & Sarogini K	
16	2050 Beechmont Dr	Loftus Sheila	
17	2070 Beechmont Dr	Dumas Michael & Krystyl	
18	2106 Beechmont Dr	Schrader Meghan E & Swift Noah	
19	2107 Beechmont Dr	Halley Philip L	
20	2114 Beechmont Dr	Barrett Richard D & Janet D	
21	2117 Beechmont Dr	Jones Gary R & Debra L	
22	2122 Beechmont Dr	Arbuckle David	
23	2125 Beechmont Dr	Berkshire Corbin & Mary E	
24	2128 Beechmont Dr	Alsalahi Rashed	
25	2133 Beechmont Dr	Ohneck Mollie R & Klouse James J Cris Scott	
26	2209 Beechmont Dr	Nichols Micheal A & Lizabeth	
27	2215 Beechmont Dr	Meeks Donald E & Kathy	
29	2221 Beechmont Dr	Flood Priscilla Jane Trs	
215	1922 Otsego Dr	Rickert David Conrad & Sharlyn Shawn	
216	1933 Otsego Dr	Sloffer Keith E & Constantina K	
217	2011 Otsego Dr	Fawcett Delicia A	
218	2019 Otsego Dr	Amato Victor R	
219	2022 Otsego Dr	Williams Ashley M	
220	2030 Otsego Dr	Barlow Nicholas A	
286	2010 Parkland Dr	Starke Timothy T & Patricia J	
287	2024 Parkland Dr	Larson Jason Douglas	
288	2032 Parkland Dr	Barber Kelli Anne & Jarod	
289	2104 Parkland Dr	Frye Nathan L	
291	2115 Parkland Dr	Handschy Charles R Jr & Lorraine M	
292	2120 Parkland Dr	Alger Brandon	
293	2123 Parkland Dr	Tomei McKinzie Joy & Nicholas Lane	
294	2126 Parkland Dr	Miller Charles B & Sue L	
295	2206 Parkland Dr	Fredrickson Thomas	
296	2209 Parkland Dr	Freygang Sarah	
297	2210 Parkland Dr	Schmucker James C & Mary A	
298	2214 Parkland Dr	Aldred-Ash Teah D & Ash Aaron D	
299	2218 Parkland Dr	Odisho Noel W	
300	2221 Parkland Dr	Masoner Kenneth L	

#	Property Address	Owner Name	Signature
30	2064 Bellevue Dr	McReynolds James & Foest Sabrina	
31	2080 Bellevue Dr	Huff Anthony J	
32	2096 Bellevue Dr	Minier Chad A & Brandie L	
33	2097 Bellevue Dr	Manuel James W & Gloria J	
34	2106 Bellevue Dr	Rodenbeck Brent T & Jerrilynn S	
35	2107 Bellevue Dr	Crago Brittany L & Daniel E	
36	2125 Bellevue Dr	Lwin Kyaw & Khaing Moe Moe	
38	2142 Bellevue Dr	Sergeyev Igor	
39	2147 Bellevue Dr	Knight Kevin L	
40	2165 Bellevue Dr	Brown Charles A	
41	2179 Bellevue Dr	Adams Rheannen K & Michael V	
42	2180 Bellevue Dr	Barlow Bonnie May	
43	2198 Bellevue Dr	McDonald Jeremy T & Dana L	
44	2199 Bellevue Dr	Rojas Cassandra	
45	2211 Bellevue Dr	Hinkle Jordan T	
46	2212 Bellevue Dr	Shamo James Charles & Gloria Lynn	
47	2227 Bellevue Dr	McBride Andrew M	
48	2228 Bellevue Dr	Perkins Michael J & Amy E	
49	2247 Bellevue Dr	Clark Tyler D	
50	2248 Bellevue Dr	Gunn Douglas & Tamera L	
51	2268 Bellevue Dr	Quaintance Jean	
52	2269 Bellevue Dr	Rowley Steven G	
53	2284 Bellevue Dr	Kharbas Sitaram & Indira	
54	2291 Bellevue Dr	Kensill Jeanne M	

#37 - 2128 bellevue DR Danny Murry -
2128 Bellevue Dr Jacqueline Sproat

#	Property Address	Owner Name	Signature
55	2303 Bellevue Dr	Lawson Jan R & Woods Kirk	
56	2310 Bellevue Dr	Badman Dustin	
57	2313 Bellevue Dr	Brooks Patrick A & Peggy J	
58	2314 Bellevue Dr	Adams Daniel B	
59	2323 Bellevue Dr	Johnson Dillon	
60	2324 Bellevue Dr	Cotton Troy Michael	
63	2413 Bellevue Dr	Parnin Patricia A	
64	2414 Bellevue Dr	Nyin Rusel & Kyi Ladia	
65	2423 Bellevue Dr	Gallagher James G & Constance	
66	2424 Bellevue Dr	Baker Sharon & Barrera Tomas	
67	2433 Bellevue Dr	Orrell Ann M & Bentz Anthony C Trs	
68	2434 Bellevue Dr	Wunderlin Matthew A	
69	2503 Bellevue Dr	Masters Stephen	
70	2504 Bellevue Dr	Butts Kirk L & Sullivan Tamara A Trs	
72	2514 Bellevue Dr	Garriott Alan & Cynthia	
73	2523 Bellevue Dr	Tunin John W & Mae E	
74	2524 Bellevue Dr	Smith Dustin M	
75	2533 Bellevue Dr	Schultz Heidi M Trs	
76	2538 Bellevue Dr	McClure Holly D	

#	Property Address	Owner Name	Signature
77	2603 Bellevue Dr	Greider Rachel M	
78	2604 Bellevue Dr	Castillo Alexis	
79	2614 Bellevue Dr	Chilcote Matthew T	Matt Chilcote
80	2619 Bellevue Dr	Renteria-Valdez Yesenia Rubi & Soto Raul	
81	2623 Bellevue Dr	Reyes Marleni	
82	2624 Bellevue Dr	Vanzant Larry D & Sharon A	Larry D Van Zant
83	2633 Bellevue Dr	McAbee Donald W & Linda S & Tellman Timothy J	
84	2634 Bellevue Dr	Blauvelt Roy O Jr & Shawna	
85	2704 Bellevue Dr	Fisher Brian R & Cara M	
86	2705 Bellevue Dr	Enrietto Tamera Trs	Patricia J Brown
87	2715 Bellevue Dr	Ranney Jesse	
88	2716 Bellevue Dr	Maibach Luke William & Mariah Lee	
89	2721 Bellevue Dr	Erick Courtney & Chris	
91	2729 Bellevue Dr	Sharif Farod	
92	2801 Bellevue Dr	Anderson Ian D	
93	2802 Bellevue Dr	Mertz Brandon	
94	2808 Bellevue Dr	Driver James E Jr & Michele K	Jim Driver
95	2809 Bellevue Dr	Conway David M & Aubrey R	
96	2817 Bellevue Dr	Lawrence Casey M & Brian W	

#	Property Address	Owner Name	Signature
124	2314 Deerwood Dr	Mon Cham & Htoo Chrystal	
126	2322 Deerwood Dr	Craig Teresa K	
128	2330 Deerwood Dr	Robbins Jacob Carl & April Renee	
129	2403 Deerwood Dr	Steward Miles R	
130	2404 Deerwood Dr	Davis Sean M & Smith Savannah E	
131	2411 Deerwood Dr	Schreck Devin M & Janice L	
132	2412 Deerwood Dr	Babich Yevgeniy Y	
134	2428 Deerwood Dr	Heller Edgar H & Linda Sue	
135	2436 Deerwood Dr	Nicola Robert O & Peggy M Trs	
136	2509 Deerwood Dr	Squire Randy S	
137	2514 Deerwood Dr	Church Nicholas L	
138	2522 Deerwood Dr	Buckmaster David Lee & Helen C	
139	2527 Deerwood Dr	Wetzel William	
140	2530 Deerwood Dr	McCrory Gregory F & Sonja	
141	2535 Deerwood Dr	Reinig Ryan & Elizabeth J	
142	2536 Deerwood Dr	Scott Juan	
143	2541 Deerwood Dr	Hilger Elias V & Delaney Aileen & Hilger Philip	
144	2542 Deerwood Dr	Horner Joshua & Emily	
145	2605 Deerwood Dr	Flohr Deborah A	
146	2606 Deerwood Dr	Berkshire Blake A	
147	2609 Deerwood Dr	Ramachandran Ajit & Mita & Dornseif Monika	
148	2611 Deerwood Dr	Evans Martha E	
149	2612 Deerwood Dr	Hart Mary A	
150	2628 Deerwood Dr	Lanoue Kathryn J	
151	2629 Deerwood Dr	Thain Phillip S & Katelyn A	
152	2630 Deerwood Dr	Kyaw Aye Aye	
153	2634 Deerwood Dr	Karst Donna M	

#123-2304 Deer Wood DR
Fort Wayne IN 46825
Kasey Hayes

#	Property Address	Owner Name	Signature
155	1960 Garden Park Dr	Louis Mydgie Pierre	
156	2000 Garden Park Dr	Meeks Sarah	
158	2005 Garden Park Dr	Hernandez Fabiola	
160	2022 Garden Park Dr	Pirani Rahim & Gulabeh	
161	2101 Garden Park Dr	Waugh Michael R & Linda D	
162	2111 Garden Park Dr	Waters Jay O	
163	2124 Garden Park Dr	Heyn Jennifer & David	
164	2127 Garden Park Dr	Dunbar Erek S	
165	2136 Garden Park Dr	Herr Robert W & Janice H	
166	2141 Garden Park Dr	Whisman Adam J & Emily	
167	2202 Garden Park Dr	Bollier Seth M & Hannah M	
168	2207 Garden Park Dr	Miller Aaron N & Whan Jillian N	
169	2214 Garden Park Dr	Karajic Dragan & Zlata	
170	2219 Garden Park Dr	Christoffel Robert L	
171	2222 Garden Park Dr	Mattern Lynn & Garriott Cynthia	

#	Property Address	Owner Name	Signature
172	2307 Garden Park Dr	Sank Cory & Anderson Alison	
173	2310 Garden Park Dr	Harris Kimberly M	
174	2315 Garden Park Dr	Reyna Cynthia	
175	2320 Garden Park Dr	Farrell Robert & Rebecca	
176	2325 Garden Park Dr	Wilson Arlie W & Evelyn V	
177	2330 Garden Park Dr	Brooks Thomas A 50% Int & Brooks Gary 50% Int	
178	2405 Garden Park Dr	Cruz John A	
180	2415 Garden Park Dr	Maher Sean D	
182	2425 Garden Park Dr	Bondarenko Sonya	
183	2430 Garden Park Dr	Kimball Abigail L & Aaron J	
184	2435 Garden Park Dr	McLaughlin Jala	
185	2503 Garden Park Dr	Hawkins Kelly J	
186	2504 Garden Park Dr	Owens Christine	
187	2513 Garden Park Dr	Trevino Elvia Vazquez & Leyva Antonio Becerra	
188	2514 Garden Park Dr	Pybus Raymond	
189	2523 Garden Park Dr	Phillips William & Elizabeth	
190	2524 Garden Park Dr	Lewis James R Jr & Laura J	

#	Property Address	Owner Name	Signature
191	2530 Garden Park Dr	Garrett Patrick & Karen J	
192	2603 Garden Park Dr	Mullenhour Linda L	
193	2604 Garden Park Dr	Gregg Hobart L & Mary Ann	
194	2615 Garden Park Dr	Vaughn Timothy P & Linda P	
195	2616 Garden Park Dr	Keysor Andrew G	
196	2623 Garden Park Dr	Mattern Tony E	
198	2629 Garden Park Dr	Redmaster Sandra Jo	
199	2630 Garden Park Dr	Monares Miguel	
200	2709 Garden Park Dr	Wetmore Nancy K	
201	2710 Garden Park Dr	Barrett Robert A & Pamela S & R Randall	
202	2715 Garden Park Dr	Robertson Timothy J & Vickie L	
203	2716 Garden Park Dr	Pusateri James A & Barbara K	
204	2723 Garden Park Dr	Sattison [redacted] & Julie	
205	2724 Garden Park Dr	Beneke Bryan D & Ashliegh M	
206	2803 Garden Park Dr	Atwood Zachary & Pushman Kristal R	
207	2804 Garden Park Dr	Dishong Charity S	
208	2819 Garden Park Dr	McIntosh Jeffrey & Alexsandra	
209	2820 Garden Park Dr	Rorick Logan K	

#197 – 2624 GARDEN PARK RINGHOLD JA 30736

#	Property Address	Owner Name	Signature
8	1918 Beechmont Dr	Shafer Kirstin A	
9	1920 Beechmont Dr	McKenna Jodi E	
14	1929 Beechmont Dr	Busse Matthew E	
221	2103 Otsego Dr	Masters Caleb T	
222	2115 Otsego Dr	Russell Aaron & Emily	
223	2118 Otsego Dr	Sylvester James	
224	2127 Otsego Dr	Erick Steven M & Melissa E	
226	2135 Otsego Dr	Hill William & Teresa	
227	2205 Otsego Dr	Griffith Glen	
230	2223 Otsego Dr	Landis Hope M & Sanchez Alex I	
231	2224 Otsego Dr	Christman William II & Brinkman Jessica	
232	2231 Otsego Dr	Vazquez Francisco Ramirez	
234	2243 Otsego Dr	Nerzig Kimberly	
235	2244 Otsego Dr	Manco Dominick J & Jennifer	
236	2255 Otsego Dr	Eckert Timothy A & Lynne E	
237	2256 Otsego Dr	Martinez Jaime Z	

228-2217 OTSEGO DR. MATTERN LYNN
307-7005 PROVINCE MATTERN LYNN

#	Property Address	Owner Name	Signature
238	2306 Otsego Dr	Fisher Candace	
239	2307 Otsego Dr	Sing Thawng	
240	2317 Otsego Dr	Blackburn Shelly	
241	2320 Otsego Dr	Shamo Brandon N	
242	2327 Otsego Dr	Schmidt Alexander	
243	2330 Otsego Dr	Smeltzley Cynthia L & William L	
244	2403 Otsego Dr	Coak Rex A & Kim S	
246	2413 Otsego Dr	Bobay Terry	
247	2414 Otsego Dr	Nickel Paul W & Rebecca S	
248	2423 Otsego Dr	Rose Michael G	
249	2424 Otsego Dr	Sparks Bryce & Barefoot Olivia	
250	2432 Otsego Dr	Rafferty Kevin W & Kimberly S	
251	2433 Otsego Dr	Hamilton Alexis S	
252	2505 Otsego Dr	Fortmeyer Steven D & Helga R	
253	2512 Otsego Dr	Winegarden Taylor	
255	2520 Otsego Dr	Stange Edward R & Graves Kelly E	
256	2525 Otsego Dr	Sibri Ruben R	
257	2534 Otsego Dr	Sorg Andrew A & Terentia K	

#	Property Address	Owner Name	Signature
154	7126 Dellmere Dr	Mueller Debra	Emily Stell
259	2605 Otsego Dr	Trischler Vincent E & Cindy S	Vincent Trischler
260	2615 Otsego Dr	Miller Ashley N	
261	2616 Otsego Dr	Demland Timothy P	Amber Demland
262	2624 Otsego Dr	Pearsall William A	
263	2625 Otsego Dr	Stucker Stanley	
264	2632 Otsego Dr	Guerrero Guillermo Alonso	
265	2635 Otsego Dr	Denney Zachary Thomas & Ashley Marie	
266	2707 Otsego Dr	Calderon Luis Jr & Candice	
267	2708 Otsego Dr	Infante Cori Lynn	C2 Hulsey
268	2714 Otsego Dr	Chavez Chance J	
269	2715 Otsego Dr	Rickard Chad A & Scott Tamara G	
270	2723 Otsego Dr	Dimke Kevin L	
271	2724 Otsego Dr	Ocampo Rene Paniagua & Cano Rosa Vanessa Gaspar	
272	2734 Otsego Dr	Fink Gary R	
273	2809 Otsego Dr	McGuigan Kevin Lee II	Kevin McGuigan
274	2822 Otsego Dr	Wolf Charles E Jr & Elizabeth	Elizabeth Wolf

#	Property Address	Owner Name	Signature
210	6802 Mohawk Dr	Miller Mookda Vechpanom & Garriott Cynthia L	
211	6808 Mohawk Dr	Bohde Sean L II & Michelle D	
212	6816 Mohawk Dr	Welling Tommy A & Janel E	
213	6824 Mohawk Dr	Astorga Jesus D	
275	2310 Parkcrest Dr	Ripplinger Zachary M	
276	2318 Parkcrest Dr	Brames Charles R & Christiana	
277	2319 Parkcrest Dr	Davis Jim O	
278	2326 Parkcrest Dr	Smith Kenneth W & Denise S	
279	2331 Parkcrest Dr	Schroeder Patrick J & Thomas J	
280	2403 Parkcrest Dr	King Austin M	
281	2409 Parkcrest Dr	Schuler Paul J Sr & Mary J Trs	
282	2410 Parkcrest Dr	Cooke Jeryl	
284	2424 Parkcrest Dr	Gonzalez Yecenia	
285	2435 Parkcrest Dr	Zahm Dina D	
363	6715 Woodbrook Dr	Bobay Kirsten D & Brown Merle E	
364	6716 Woodbrook Dr	McBride Ann	
365	6725 Woodbrook Dr	Freon Robert D	
366	6805 Woodbrook Dr	McKerracher Dustin N & Emily E	
367	6815 Woodbrook Dr	Navarro Francisco & Blanca	
368	6824 Woodbrook Dr	Garriott Alan L & Cynthia L	
369	6825 Woodbrook Dr	Nyin Rema	
370	6912 Woodbrook Dr X	Ewing Richard Nelson & Diann Marie	
371	6931 Woodbrook Dr X	Schafianski Adam E & Danielle L	
372	7018 Woodbrook Dr	DeJonge Brandon & Breanna	
373	7022 Woodbrook Dr	Haber Lawrence J	

#98 - 2518 Broken Arrow Dr
Marsha Wagner

OAKCHASE DEVELOPMENT



THE MEADOWS OF KEEFER CREEK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The Meadows at
Keefer Creek
LEASING INFO
260-888-5240 | keefercreek.com







BILL NO. Z-26-09-24

REPORT OF COMMITTEE ON REGULATIONS
November 10, 2026

Rohli Booker Chair
Scott Myers Co-Chair
All Council Members

An Ordinance amending the City of Fort Wayne Zoning Map No. P42 (Sec. 18 of Saint Joseph Township)

To rezone approximately 1.034 acres R1/Single Family Residential to R3/Multiple Family Residential at 7230 N. Clinton

COMMITTEE ON REGULATIONS HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

COUNCIL MEMBER	DO PASS	DO NOT PASS	ABSTAIN
BENDER			
BOOKER			
CHAMBERS			
ENSLEY			
FREISTROFFER			
HARTMAN			
JEHL			
MYERS			
PADDOCK			

JOHN D. MCGAULEY
CITY CLERK

Public Hearing Date: N/A
Read the first time in full and on motion by Councilperson Booker.
Read the second time by title and referred to the Regulations Committee.
Read the third time in full and on motion by Councilperson Booker, placed on passage by the following vote:

TOTAL VOTES	AYES	NAYS	ABSTAINED	ABSENT
BENDER	☐	☒	☐	☐
BOOKER	☐	☒	☐	☐
CHAMBERS	☐	☒	☐	☐
ENSLEY	☐	☒	☐	☐
FREISTROFFER	☐	☒	☐	☐
HARTMAN	☐	☒	☐	☐
JEHL	☐	☒	☐	☐
MYERS	☐	☒	☐	☐
PADDOCK	☐	☒	☐	☐

DATED: November 10, 2026

JOHN D. MCGAULEY, CITY CLERK

Not passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as Zoning Ordinance No. Z-26-09-24 on the 10th day of November , 2026

ATTEST:

JOHN D. MCGAULEY
CITY CLERK

PRESIDING OFFICER