

#REZ-2023-0007

BILL NO. Z-23-02-39

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. O-06 (Sec. 1 of Wayne 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 an R3
(Multiple Family Residential) District under the terms of Chapter 157 Title XV of the Code of
the City of Fort Wayne, Indiana:

Document Number 2013019030

The North Ninety (90) feet of the East One Half (1/2) of Lot Numbered Fifty-Six
(56) in College Addition to the City of Fort Wayne, according to the recorded Plat of
said Addition, recorded in the Office of the Recorder of Allen County, Indiana.

Document Number 2012061452

The South 60 feet of the East Half of Lot 56 in College Addition to the City of Fort
Wayne, Allen County, Indiana, according to the recorded plat thereof, in the Office
of the Recorder of Allen County, Indiana.

Document Number 2012062345

Lot Number 57 in College Addition, except the West two (2) feet thereof, to the City
of Fort Wayne, Indiana according to the recorded plat thereof, in the Office of the
Recorder of Allen County, Indiana.

TOGETHER WITH: The West 1/2 of Lot Number 56 in College Addition to the
City of Fort Wayne, Allen County, Indiana according to the recorded plat thereof, in
the Office of the Recorder of Allen County, Indiana.

Document Number 2012022047

Parcel 1:

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

Parcel 2:

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

Document Number 2012055328

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

Document Number 2013015695

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

Document Number 2011036019

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

Document Number 2013022982

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

and the symbols of the City of Fort Wayne Zoning Map No. O-06 (Sec. 1 of Wayne

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.

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SECTION 3. That this Ordinance shall be in full force and effect from and after its
passage and approval by the Mayor.

Council Member

APPROVED AS TO FORM AND LEGALITY:



Malak Heiny, City Attorney

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

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

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

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

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

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



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

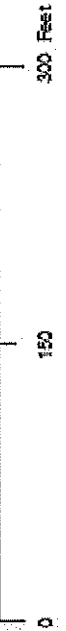


Although some accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and the data are, and all liability resulting from any error or omission in this map.

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



1 inch = 100 feet





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



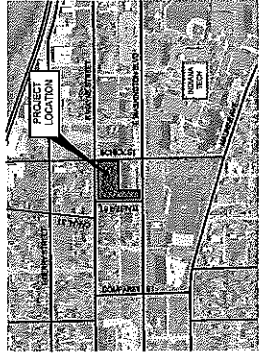
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© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Projections and Contours: Spring 2009
Date: 2/22/2023



1 inch = 100 feet





LOCATION MAP
SCALE: 1" = 100'

LAYOUT LEGEND:

PROPOSED ASPHALT PAVEMENT	PROPOSED CONCRETE PAVEMENT	PROPOSED DECORATIVE PAVEMENT
STORM SEWER	STORM SEWER	STORM SEWER
WATERLINE	WATERLINE	WATERLINE

UTILITY LEGEND:

STORM SEWER	WATERLINE
STORM SEWER	WATERLINE
STORM SEWER	WATERLINE

LANDSCAPE LEGEND:

* SHOWN TREE FOR CODE 14
SHOWN TREE FOR CODE 14
SHOWN TREE FOR CODE 14

BUILDING INFORMATION

BUILDING SP.	CODE 14
BUILDING SP.	CODE 14
BUILDING SP.	CODE 14

LOT INFORMATION

EXISTING ZONING	R-4
EXISTING ZONING	R-4
EXISTING ZONING	R-4

OWNER

NAME: INDIANA INSTITUTE OF TECHNOLOGY, INC.
ADDRESS: 1320 E. WAYNE ST., FORT WAYNE, IN 46803
PHONE: (317) 435-1233
EMAIL: info@iit.edu

ARCHITECT

NAME: DESIGN COLLABORATIVE
ADDRESS: 4375 NEW ALBANY DRIVE, FORT WAYNE, IN 46815
PHONE: (317) 435-1233
EMAIL: info@designcollaborative.com

ENGINEER

NAME: DESIGN COLLABORATIVE
ADDRESS: 4375 NEW ALBANY DRIVE, FORT WAYNE, IN 46815
PHONE: (317) 435-1233
EMAIL: info@designcollaborative.com

CONSTRUCTION MANAGER

NAME: DESIGN COLLABORATIVE
ADDRESS: 4375 NEW ALBANY DRIVE, FORT WAYNE, IN 46815
PHONE: (317) 435-1233
EMAIL: info@designcollaborative.com

WAIVER REQUESTS

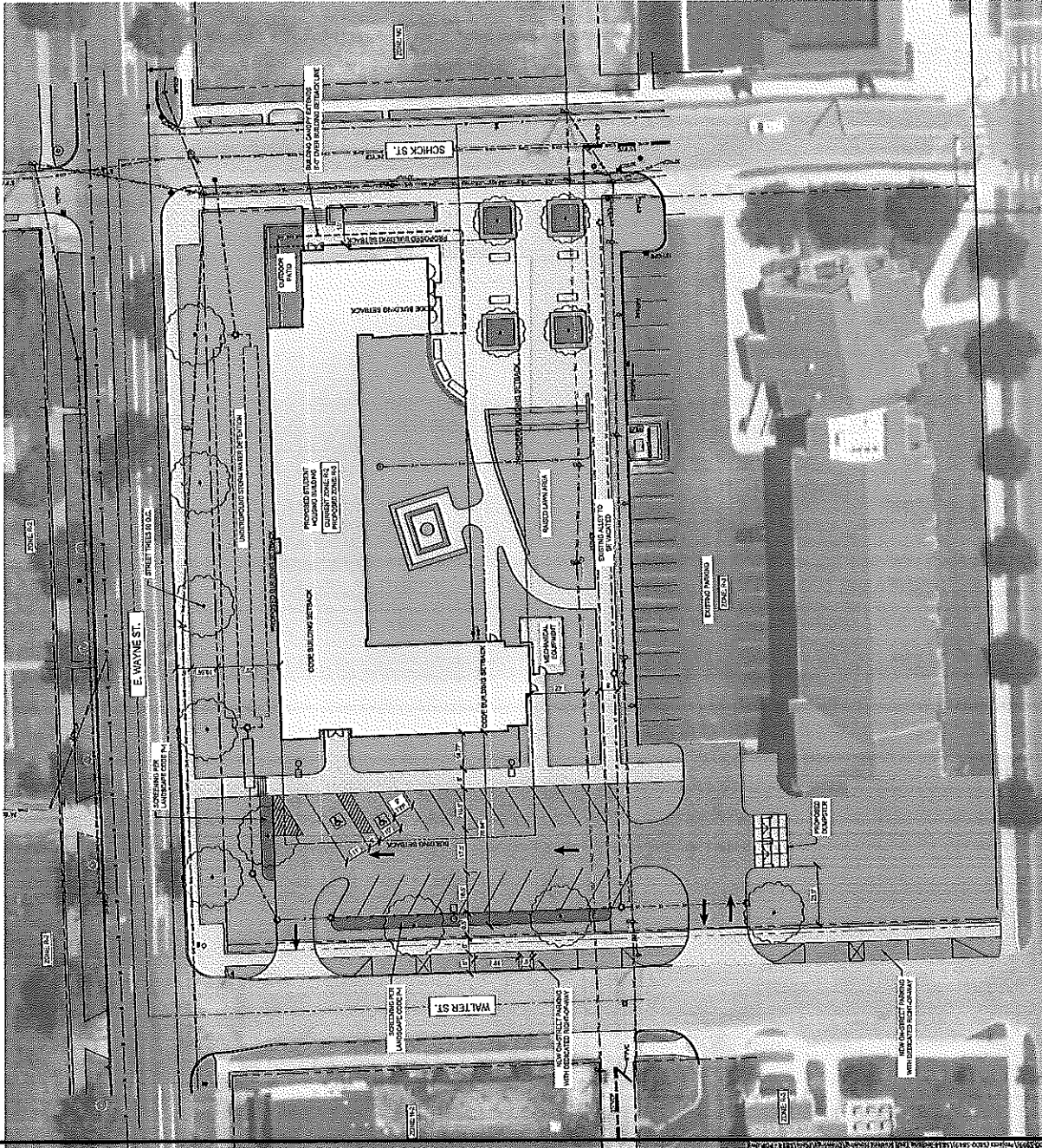
CODE	REQ. NO.	DESCRIPTION
1	1	1
2	2	2

REMARKS

REMARKS	DATE
1	1
2	2

SETBACKS

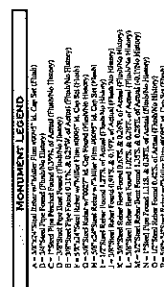
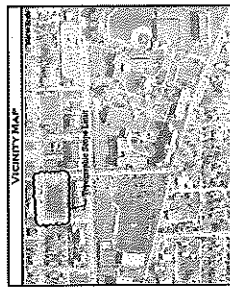
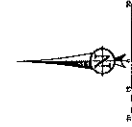
SETBACKS	DATE
1	1
2	2



PRIMARY DEVELOPMENT PLAN
SCALE: 1" = 20'



FLOOD PLAIN CERTIFICATION	
This project is within State Zone 3. The project is located within the Flood Hazard Boundary and Flood Hazard Fringe of the City of Fort Wayne, Indiana. Community No. 006667, Panel No. 03552, dated August 1, 2000.	
NOTES Locations of other hydrographical features on waters flowing into or adjacent to project waterway shall be marked. Verify that the project is not located in a flood hazard area of the City of Fort Wayne, Indiana. Verify that the project is not located in a flood hazard area of the City of Fort Wayne, Indiana. Verify that the project is not located in a flood hazard area of the City of Fort Wayne, Indiana.	NOTES Verify that the project is not located in a flood hazard area of the City of Fort Wayne, Indiana. Verify that the project is not located in a flood hazard area of the City of Fort Wayne, Indiana. Verify that the project is not located in a flood hazard area of the City of Fort Wayne, Indiana.

[illegible]

CERTIFICATION

The undersigned hereby certifies that the foregoing
IN WITNESS WHEREOF, I have hereunto set my hand and
this 10th day of January, 2023.

B. P. e. mill
B. P. e. mill
B. P. e. mill, Inc.
12000 Highway 101, Suite 100
Lafayette, Louisiana 70508-3100

FACT SHEET

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

March 13, 2023 Public Hearing

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

March 20, 2022 Business Meeting

Plan Commission Recommendation: DO PASS

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

8-0 MOTION PASSED

- Rachel Tobin-Smith was absent

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

PROJECT SUMMARY

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

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

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

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

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

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

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

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

PUBLIC HEARING SUMMARY:

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

Public Comments:

None

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

Rezoning Petition REZ-2023-0007

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

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

1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The R3/Multiple Family zoning will provide Indiana Tech with a parcel to develop additional student housing to support the growing college. This proposal is located within the Conceptual Development Map within the Comprehensive Plan.
2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. Site plan and architectural review from the Plan Commission and staff will ensure a compatible development that compliments the area. The area has seen several successful developments related to the Indiana Tech campus.
3. Approval is consistent with the preservation of property values in the area. This proposal will allow reinvestment into the area and is adjacent to previously approved rezoned parcels related to the Indiana Tech campus.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Review by City engineering departments will ensure the required infrastructure is provided to the site. The rezoning is consistent with previously approved rezoned parcels near the Indiana Tech campus.

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


Benjamin J. Roussel
Executive Director
Secretary to the Commission