

#REZ-2023-0011

BILL NO. Z-23-04-01

ZONING MAP ORDINANCE NO. Z-_____

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

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

Together with:

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

Beginning at a point on the East line of the Northeast Quarter of Section 5, Township
30 North, Range 13 East, Allen County, Indiana, said point being 220.0 feet South of
the Northeast corner of the Northeast $\frac{1}{4}$ of Section 5-30-13; thence South along the
East line of the of the Northeast $\frac{1}{4}$ of Section 5-30-13, a distance of 95.0 feet; thence
Westerly a distance of 250.2 feet to a point on the East line of Lot numbered 5 in
Greenview Addition, said point being 325.0 feet South of the North line of the
Northeast $\frac{1}{4}$ of Section 5-30-13; thence North along the East line of Lot numbered 5
in Greenview Addition, and parallel to the East line of the Northeast $\frac{1}{4}$ of Section 5-
30-13, a distance of 105.0 feet; thence East parallel to the North line of the Northeast
 $\frac{1}{4}$ of Section 5-20-13, a distance of 250.0 feet to the point of beginning containing
0.57 acres, subject to road rights-of-way and easements.

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

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3 recommendation for the adoption of the rezoning, or if a written commitment is modified and
4 approved by the Common Council as part of the zone map amendment, that written
5 commitment is hereby approved and is hereby incorporated by reference.
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7 SECTION 3. That this Ordinance shall be in full force and effect from and after its
8 passage and approval by the Mayor.
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Council Member

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11 APPROVED AS TO FORM AND LEGALITY:

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13 _____
Malak Heiny, City Attorney
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City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2023-0011
Bill Number: Z-23-04-01
Council District: 1 – Paul Ensley

Introduction Date: April 11, 2023

Plan Commission
Public Hearing Date: April 10, 2023 (not heard by Council)

Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance: To rezone approximately 1.84 acres from R1/Single Family Residential to R3/Multiple Family Residential

Location: Southwest corner of Reed Road and Lake Avenue, including 1411 Reed Road

Reason for Request: To construct a 2-building, 40-unit apartment development.

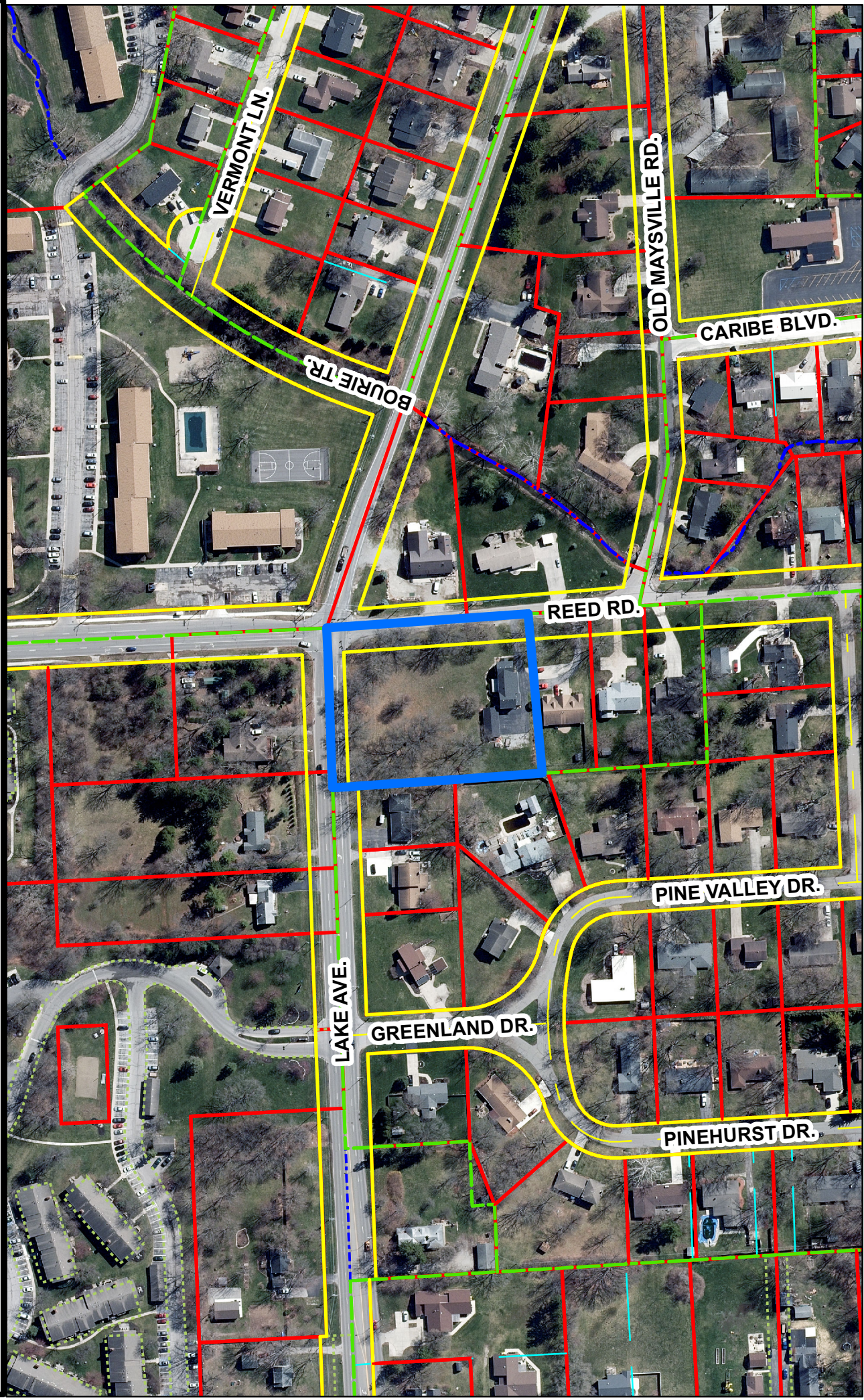
Applicant: Skyler Vendrely

Property Owners: Daniel, Cynthia and John Purvis

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

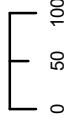
Effect of Passage: Property will be rezoned to the R3/Multiple Family Residential zoning district, which will allow for the apartment development.

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

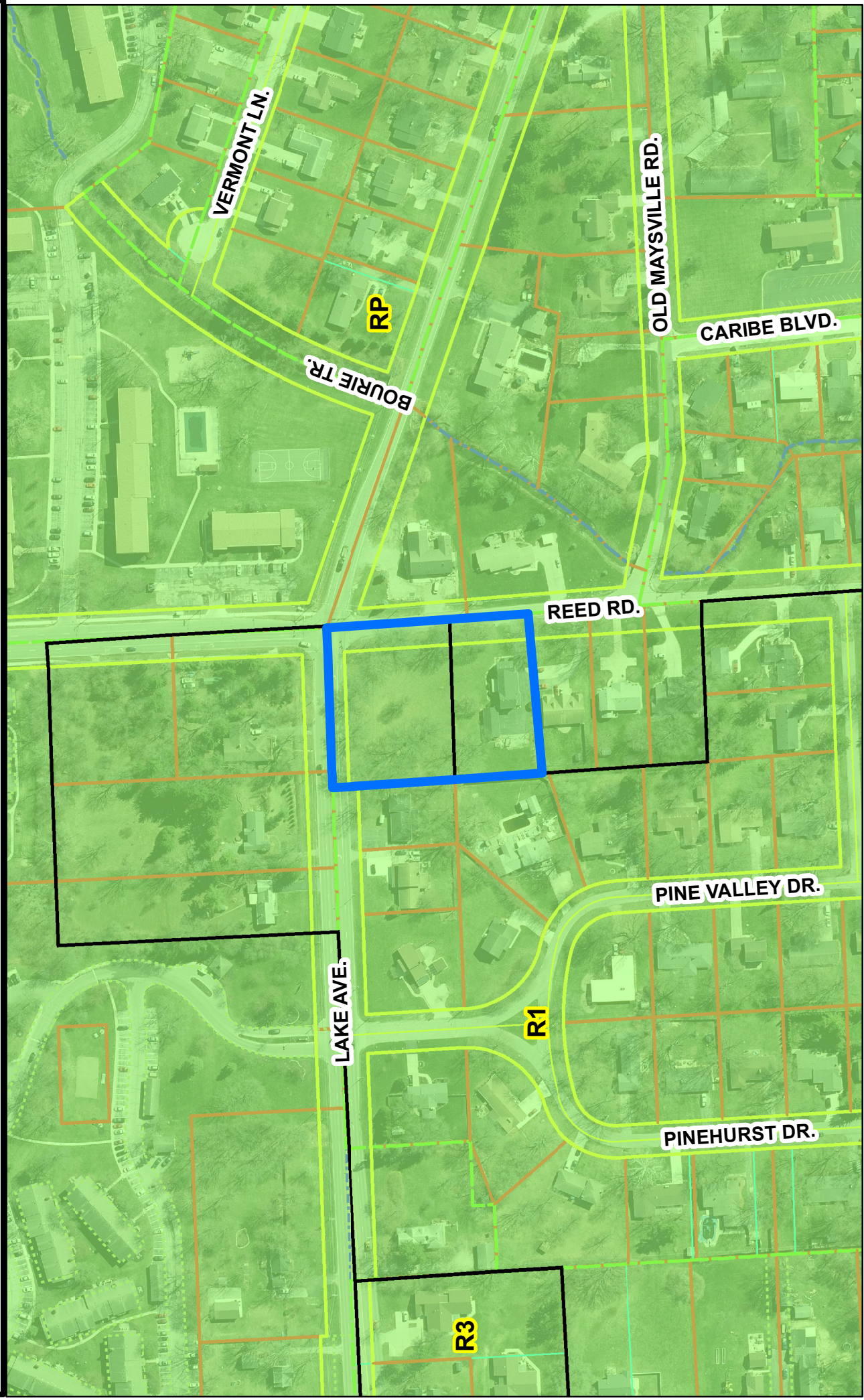


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 3/30/2023

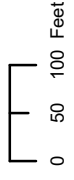


1 inch = 200 feet



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 Date: 3/30/2023



1 inch = 200 feet

Primary Development Plan Reed Road Apartments

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

Allen County, Indiana

Project Jurisdiction Summary:

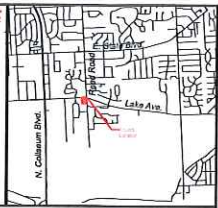
Sanitary Sewer Utility:
Fort Wayne Utilities
200 E. Berry Street
Suite 200
Fort Wayne, IN 46802
(317) 427-5054

Drainage Approval:
Fort Wayne Utilities
200 E. Berry Street Suite 140
Fort Wayne, IN 46802
(317) 427-5054

Traffic, Street & Right-of-way Approval:
City of Fort Wayne
200 E. Berry Street
Suite 200
Fort Wayne, IN 46802
(317) 427-5054

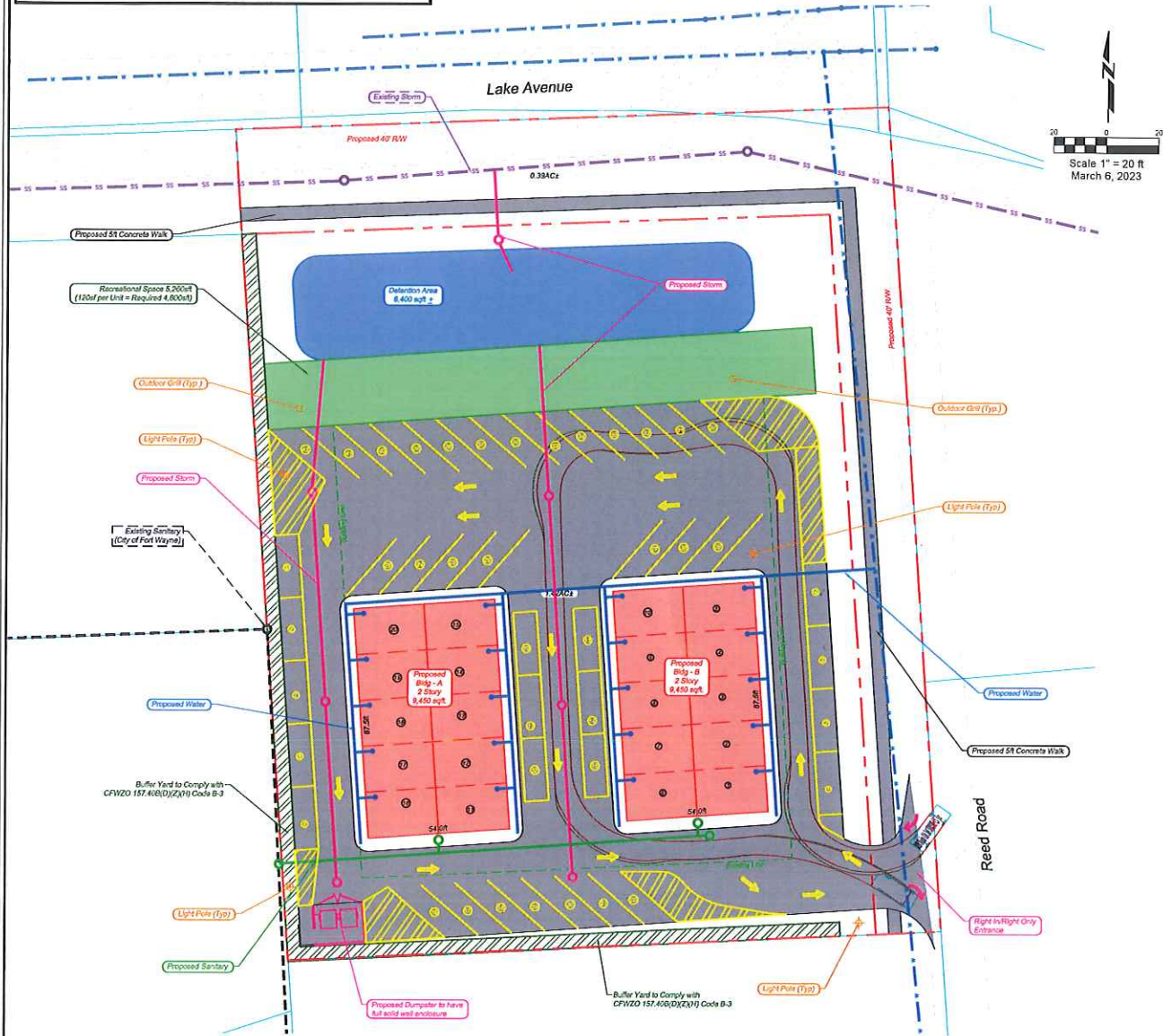
Planning/Development Approval:
Allen County Department of Planning Services
200 E. Berry Street
Suite 150
Fort Wayne, IN 46802
(317) 427-5054

Vicinity Map:



Area Map
Scale 1" = 200 ft

Scale 1" = 20 ft
March 6, 2023



Legal Descriptions:

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

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

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

ALSO EXCEPTING THEREFROM the 0.488 Acre tract of land described in the conveyance to Otis F. Snyder in Allen County Document No. 2020022454 (see also Doc. No. 890025060); and

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

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

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

Area Schedule

Bldg Type	Number of Units	Total Area
Building Unit	1 BR-40	18,900 SFT

Engineer:
DABEC
D.A. Brown Engineering Consultants
1491 County Road 457, P.O. Box 389, Auburn, IN 47006
Phone: (260) 925-2020 Fax: (260) 925-1212
www.dabrownengineering.com

Revisions	
Date	Description
03/06/2023	Drawn By: [Signature]
As Noted	Checked By: [Signature]
Job No.	Sheet No.
1 of 1	

C:\Users\paul.brown\Documents\Reed Road Apartments\Primary Development Plan.dwg, 3/6/2023 10:10:27 AM, 13

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Skyler Vendrely
Address 2424 CHAPMAN RD
City HUNTERTOWN State IN Zip 46748
Telephone (260) 431-8199 E-mail svendrely@gmail.com

Contact Person
Contact Person Skyler Vendrely
Address 2424 CHAPMAN RD
City HUNTERTOWN State IN Zip 46748
Telephone (260) 431-8199 E-mail svendrely@gmail.com
All staff correspondence will be sent only to the designated contact person.

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

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

I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Allen County Plan Commission as those provisions, procedures and policies related to the handling and disposition of this application; that the above information is true and accurate to the best of my/our knowledge; and that I/we agree to pay Allen County the cost of notifying the required interested persons at the rate of \$0.85 per notice and a public notice fee of \$50.00 per Indiana code.

SKYLER VENDRELY
(printed name of applicant)

[Signature]
(signature of applicant)

3/7/23
(date)

DANIEL E PURVIS JR
(printed name of property owner)

[Signature]
(signature of property owner)

03/06/2023
(date)

CYNTHIA C PURVIS
(printed name of property owner)

[Signature]
(signature of property owner)

3/6/2023
(date)

JOHN P PURVIS
(printed name of property owner)

[Signature]
(signature of property owner)

3/6/2023
(date)

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

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

April 10, 2023 Public Hearing

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

April 17, 2023 Business Meeting

Plan Commission Recommendation: DO PASS

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

7-2 MOTION PASSED

- Karen Richards and Rachel Tobin-Smith voted nay

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

PROJECT SUMMARY

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

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

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

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

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

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

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

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

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

PUBLIC HEARING SUMMARY:

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

Public Comments:

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

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

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

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

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

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

John Reining – Concerned about traffic and lane improvements.

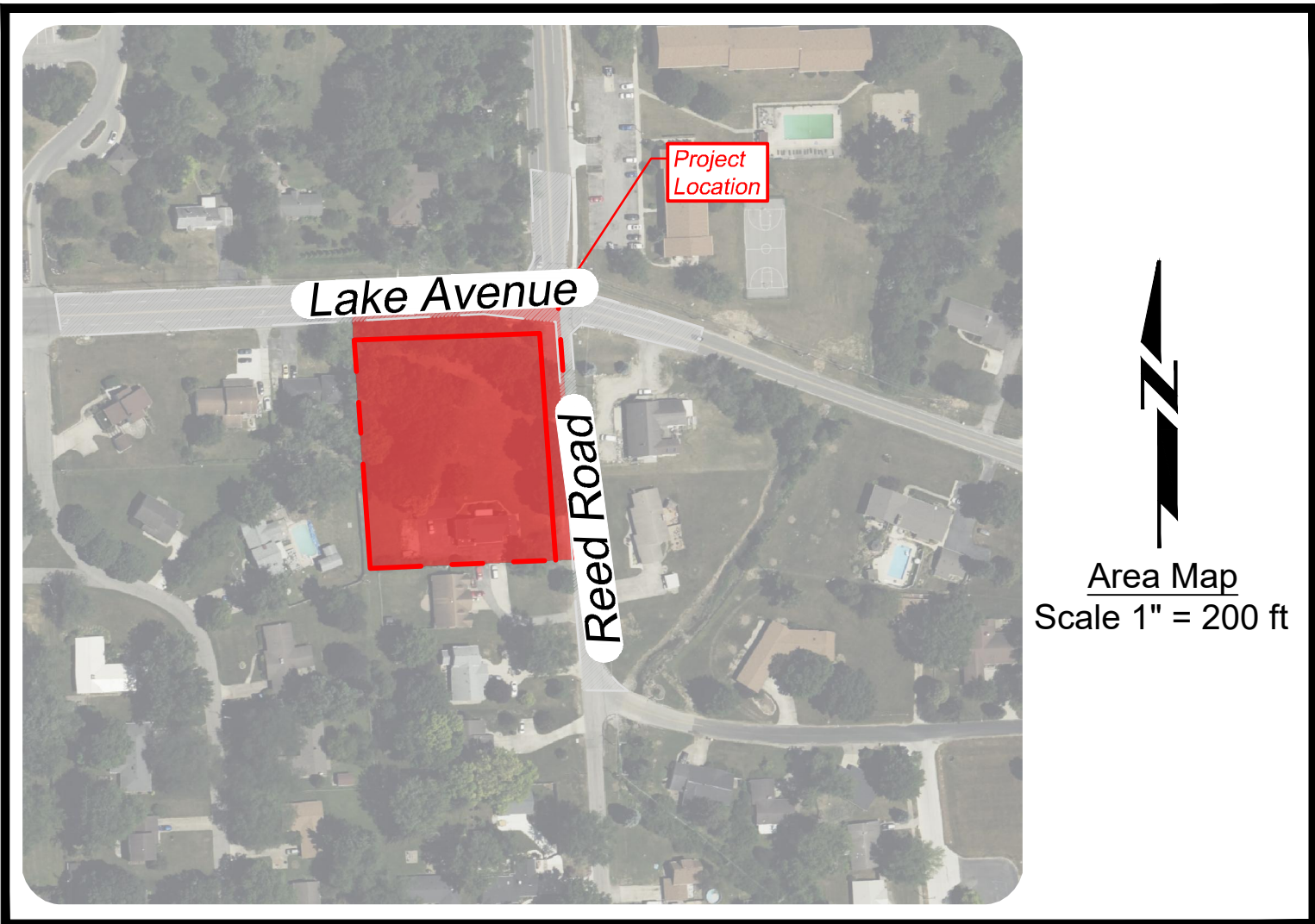
Larry Brown, Maysville Road – Concerns include traffic, number of apartment complexes, policing problems.

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

Closing Comments:

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

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



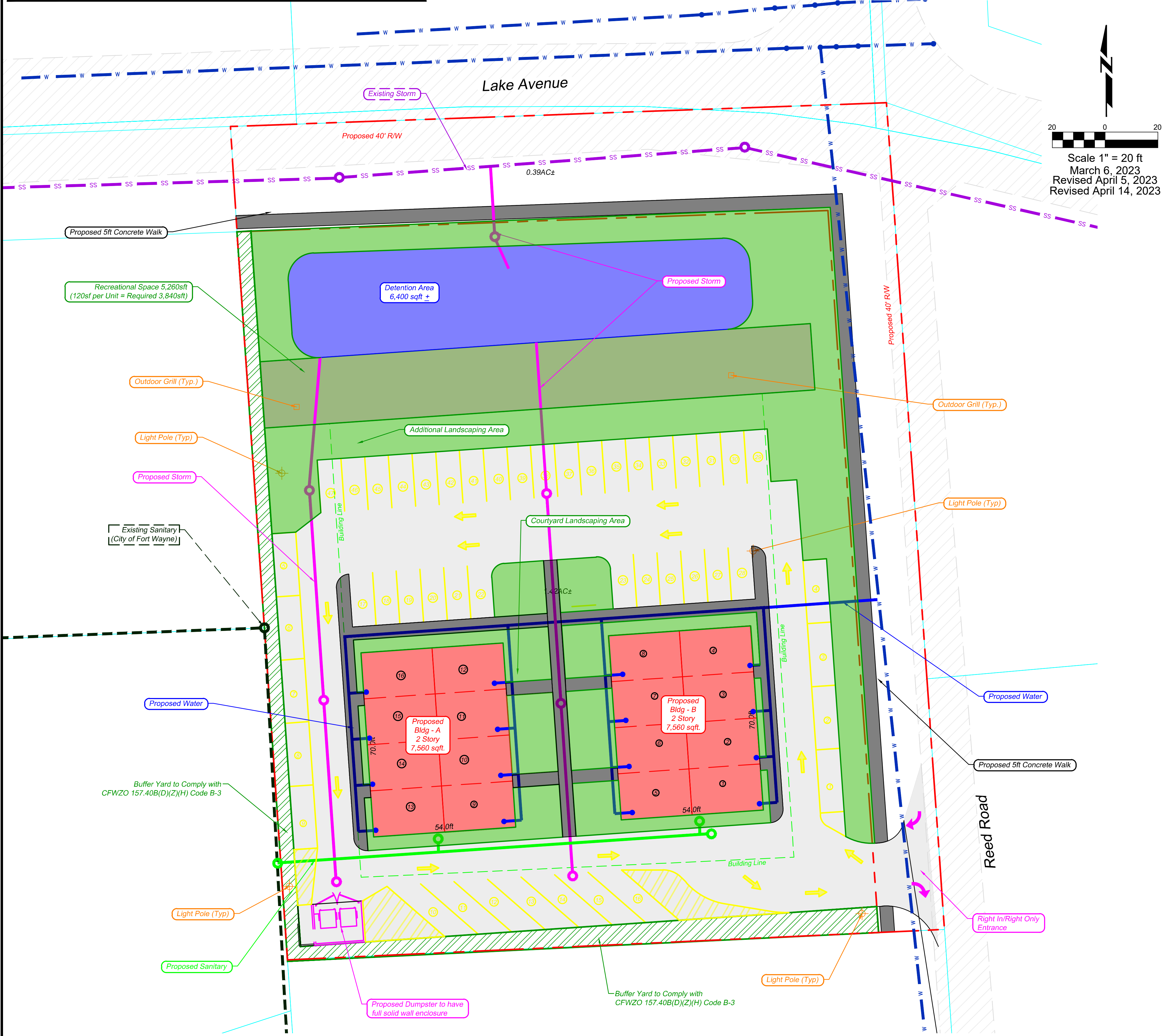
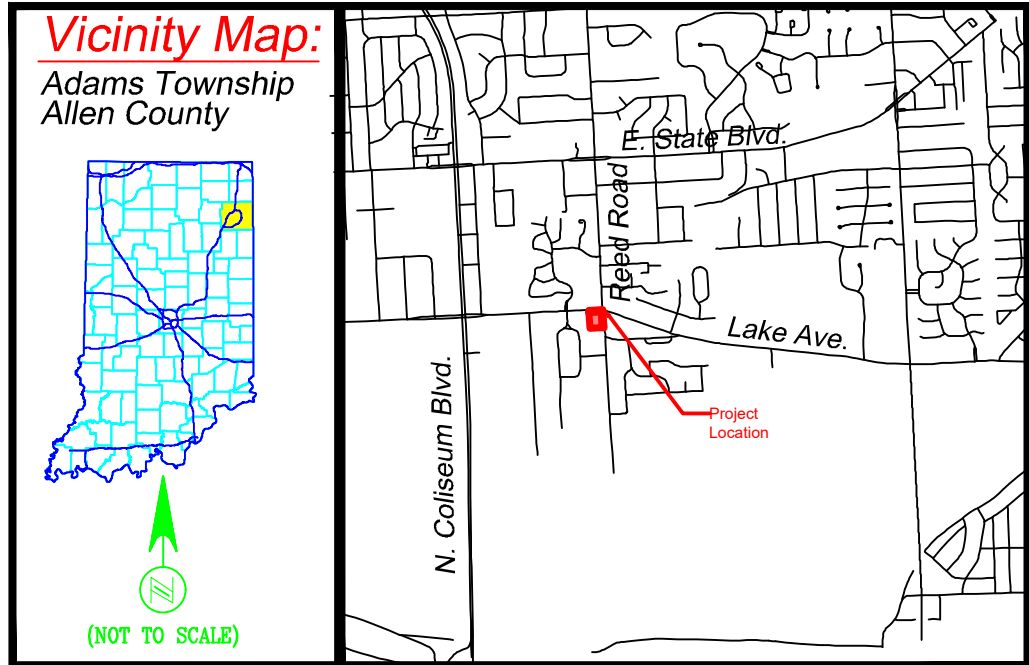
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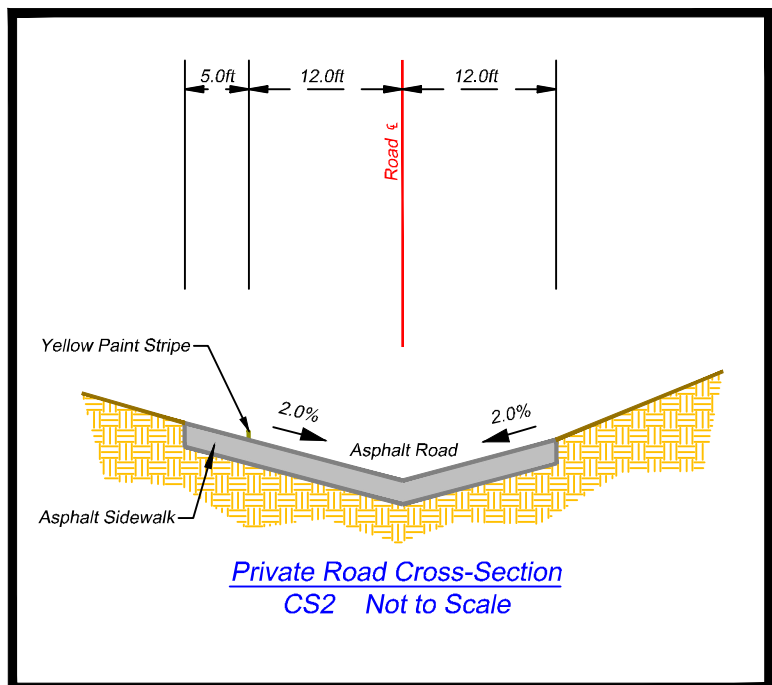
Project Jurisdiction Summary:
Sanitary Sewer Utility:
Fort Wayne Utilities
200 E. Berry Street
Suite 250
Fort Wayne, IN 46802
(260) 427-5064
Water Utility:
Fort Wayne Utilities
200 E. Berry Street
Suite 250
Fort Wayne, IN 46802
(260) 427-5064

Allen County, Indiana
Drainage Approval:
Fort Wayne Utilities
200 E. Berry Street Suite 140
Fort Wayne, IN 46802
(260) 427-5064
Planning/development Approval:
Allen County Department of Planning Services
200 E. Berry Street
Suite 150
Fort Wayne, IN 46802
(260) 449-7607

Traffic, Street & Right-of-way Approval:
City Of Fort Wayne
200 E. Berry Street
Suite 280
Fort Wayne, IN 46802
(260) 449-7369



Legend	
	Existing Contours
	Water Line
	Storm Line
	Sanitary Line
	Building Line
	Esmt Line
	Storm Str
	Sanitary Manhole
	Pavement
	Sidewalk



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

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

Engineer:
DABEC
D.A. Brown Engineering Consultants
5491 County Road 427, P.O. Box 389, Auburn, 46706
Phone: (260) 925 - 2020 Fax: (260) 925 - 1212
www.dabrownengineering.com

Revisions	
Date:	Description:
03/06/2023	
As Noted	
Job No.	Sheet No.
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SIDE ELEVATION



FRONT ELEVATION

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

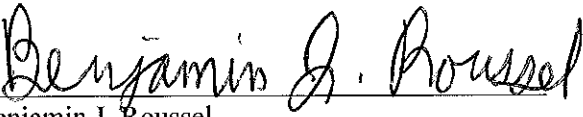
Rezoning Petition REZ-2023-0011

PROPOSAL:	Rezoning Petition REZ-2023-0011– Reed Road Apartments
APPLICANT:	Skyler Vendrely
REQUEST:	To rezone property from R1/Single Family Residential to R3/Multiple Family Residential.
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LAND AREA:	1.84 acres
PRESENT ZONING:	R1/Single Family Residential and RP/Planned Residential
PROPOSED ZONING:	R3/Multiple Family Residential

The Plan Commission recommends that Rezoning Petition REZ-2023-0011 be returned to Council, with a “Do Pass” recommendation after considering the following:

1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan and should not establish an undesirable precedent in the area. Existing multiple family uses and RP/Planned Residential zoning which permits multiple family uses are adjacent to the proposed development. This proposal is located within the Conceptual Development Map within the Comprehensive Plan.
2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. The area has been historically residential and several multiple family complexes have developed in close proximity to the site.
3. Approval is consistent with the preservation of property values in the area. The site has historically been underdeveloped with most of the site vacant. The surrounding area has already been developed. This proposal will allow reinvestment within the northeast quadrant of Fort Wayne.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Review by City engineering departments will ensure the required infrastructure is provided to the site. The rezoning is consistent with adjacent residential zoning.

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


Benjamin J. Roussel
Executive Director
Secretary to the Commission

#REZ-2023-0011

BILL NO. Z-23-04-01

ZONING MAP ORDINANCE NO. Z-_____

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subject to road rights-of-way and easements.

Together with:

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County, Indiana, more particularly described as follows:

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Council Member

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Malak Heiny, City Attorney
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