

**#REZ-2023-0023**

**BILL NO. Z-23-06-05**

**ZONING MAP ORDINANCE NO. Z-\_\_\_\_\_**

**AN ORDINANCE amending the City of Fort Wayne  
Zoning Map No. U-42 (Sec. 16 of St. 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 an R3  
(Multiple Family Residential) District under the terms of Chapter 157 Title XV of the Code of  
the City of Fort Wayne, Indiana:

Property 1:

The South 240 feet of the East Half of the South East Quarter of the North East  
Quarter of Section 16, Township 31 North, Range 13 East, Allen County, Indiana,  
containing 3.58 acres, more or less.

Excepting Therefrom:

A part of the East Half of the Southeast Quarter of the Northeast Quarter of Section  
16, Township 31 North, Range 13 East, Allen County, Indiana, described as follows:

Beginning at the Southeast corner of said quarter section; thence North 89 degrees 34  
minutes 33 seconds West, along the South line of said quarter section, 425.65 feet;  
thence North 00 degrees 25 minutes 27 seconds East 25.00 feet to the North  
boundary of Evard Rd.; thence North 81 degrees 56 minutes 08 seconds East 92.45  
feet; thence North 64 degrees 03 minutes 59 seconds East 57.72 feet; thence North  
55 degrees 02 minutes 45 seconds East 163.73 feet; thence North 70 degrees 37  
minutes 08 seconds East 109.86 feet; thence North 00 degrees 14 minutes 15 seconds  
East 43.76 feet to the North line of the owners' land; thence South 89 degrees 30  
minutes 43 seconds East, along the North line of said owners' land, 45.00 feet to the  
East line of said section; thence South 00 degrees 14 minutes 15 seconds West, along  
said East line, 240.00 feet to the point of beginning and containing 1.141 acres, more  
or less. The portion of the above-described real estate which is not already embraced  
within public rights of way contains 0.773 acres, more or less.

Property 2:

The North 200 feet of the South 440 feet of the East Half of the Southeast Quarter  
of the Northeast Quarter, Section 16, Township 31 North, Range 13 East, Allen  
County, Indiana, containing 3.01 acres of land, more or less;

EXCEPT the following described real estate:

A part of the East Half of the Southeast Quarter of the Northeast Quarter of Section 16, Township 31 North, Range 13 East, Allen County, Indiana, described as follows:

Beginning on the East line of said Section, North 0°14'15" East 240.00 feet from the Southeast corner of said Quarter-Quarter Section, which Point of Beginning is the Southeast corner of the owners' land; thence North 89°30'43" West along the South line of the owners' land 45.00 feet; thence North 0°14'15" East 96.24 feet; thence North 89°45'45" West 15.00 feet; thence North 0°14'15" East 103.82 feet to the North line of the owners' land; thence South 89°30'43" East along said North line 60.00 feet to the East line of said Section; thence South 0°14'15" West along said East line 200.00 feet to the Point of Beginning and containing 0.242 acres, more or less.

and the symbols of the City of Fort Wayne Zoning Map No. U-42 (Sec. 16 of St. 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

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### Department of Planning Services

Title of Ordinance: Zoning Map Amendment  
Case Number: REZ-2023-0023  
Bill Number: Z-23-06-05  
Council District: 2-Russ Jehl

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Introduction Date: June 6, 2023

Plan Commission  
Public Hearing Date: June 12, 2023 (not heard by Council)

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

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Synopsis of Ordinance: To rezone approximately 5.22 acres from R1/Single Family to R3/Multiple Family Residential.

Location: 6737 and 6749 Maplecrest Road

Reason for Request: To allow for a 46-unit apartment development.

Applicant: Solid Rock Properties, LLC

Property Owner: Solid Rock Properties, LLC

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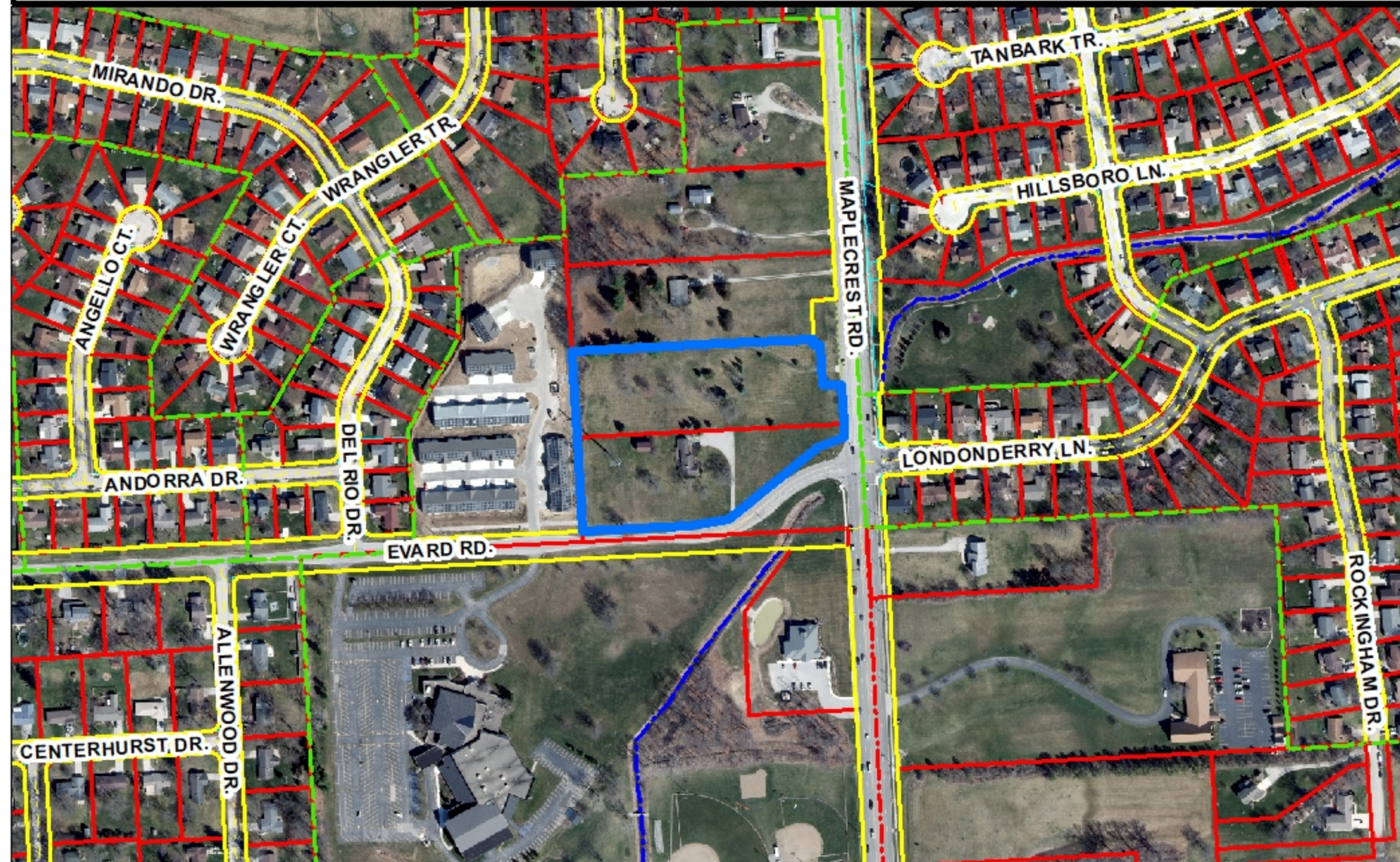
Related Petitions: PDP-2023-0022 – Evard Place Apartments Extended

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Effect of Passage: Property will be rezoned to the R3/Multiple Family Residential zoning district, which allows for single, two-family, and multiple family residential development.

Effect of Non-Passage: The property will remain zoned R1/Single Family Residential, which may redevelop with single family residential uses.





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.

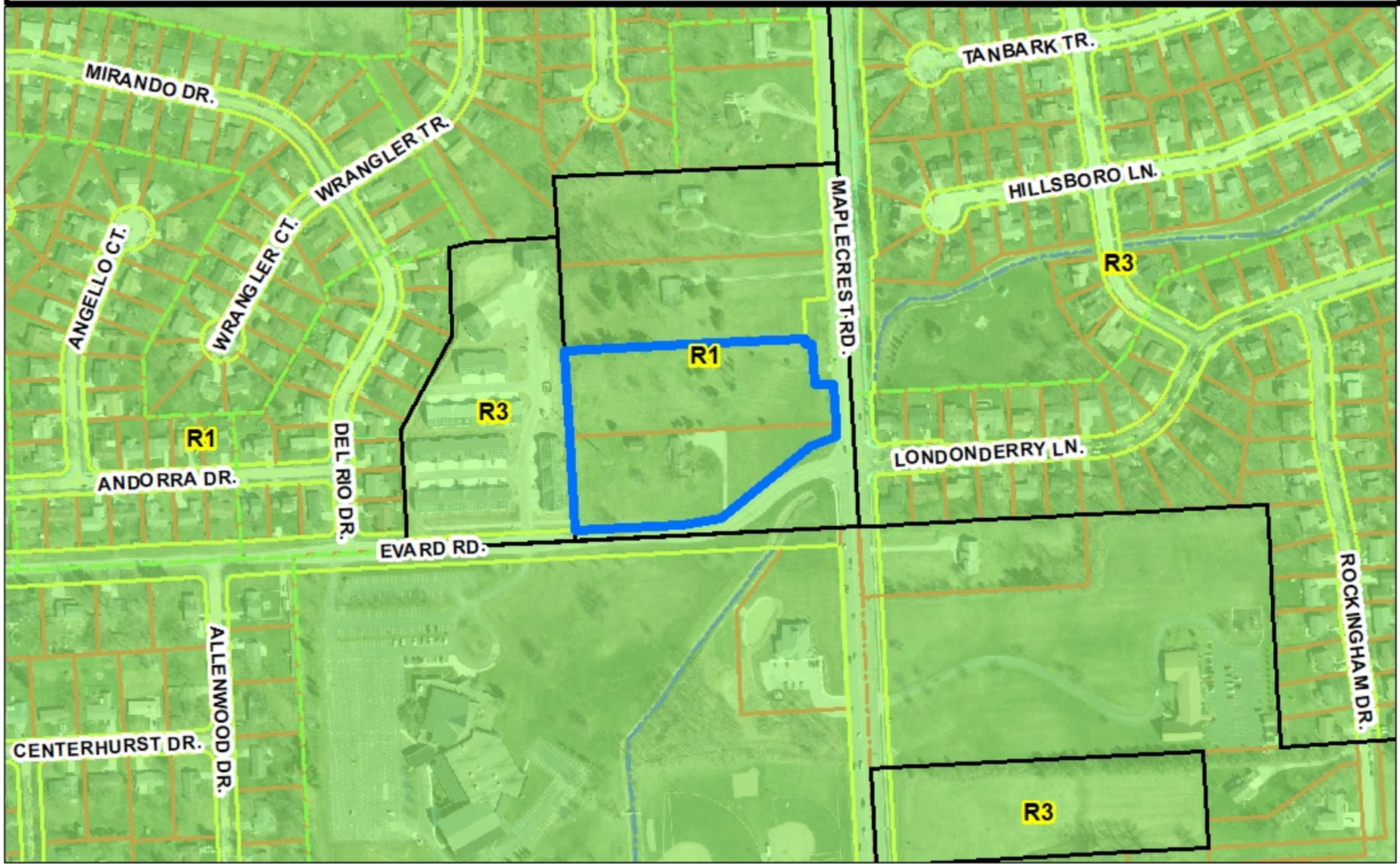
© 2004 Board of Commissioners of the County of Allen  
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 State Plane Coordinate System, Indiana East  
 Photos and Contours: Spring 2009  
 Date: 5/16/2023

0 50 100 Feet



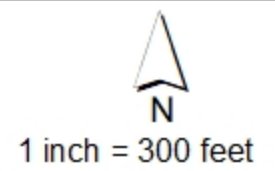
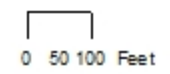
1 inch = 300 feet





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North American Datum 1983  
State Plane Coordinate System, Indiana East  
Photos and Contours: Spring 2009  
Date: 5/16/2023



**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
Applicant Solid Rock Properties, LLC (Attn: Chad Keysor)  
Address 7205 Old Tail Rd  
City Fort Wayne State IN Zip 46809  
Telephone (260) 210-2905 E-mail chad@handarentals.com

**Contact Person**  
Contact Person Derek Simon, PE (MLS Engineering, LLC)  
Address 10060 Bent Creek Blvd  
City Fort Wayne State IN Zip 46825  
Telephone 260-489-8571 x2 E-mail derek@mlswebsite.us

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

Derek Simon: derek@mlswebsite.us Brett Miller: brett@mlswebsite.us

**Request**  
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction  
Address of the property 6737 & 6749 Maplecrest Rd, Fort Wayne, IN 46835  
Present Zoning R1 Proposed Zoning R3 Acreage to be rezoned 5.222 Ac  
Proposed density 46 Units / 5.222 Ac = 8.81 units per acre  
Township name St. Joseph Township section # 16  
Purpose of rezoning (attach additional page if necessary) \_\_\_\_\_  
This petition is requesting to rezone property from R1 (Single Family Residential) to  
R3 (Multi-Family Residential).  
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  
☐ N/A 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.

Chad Keysor (Solid Rock Properties, LLC)  
(printed name of applicant)

[Signature]  
(signature of applicant)

7/24/23  
(date)

Chad Keysor (Solid Rock Properties, LLC)  
(printed name of property owner)

[Signature]  
(signature of property owner)

7/24/23  
(date)

\_\_\_\_\_  
(printed name of property owner)

\_\_\_\_\_  
(signature of property owner)

\_\_\_\_\_  
(date)

\_\_\_\_\_  
(printed name of property owner)

\_\_\_\_\_  
(signature of property owner)

\_\_\_\_\_  
(date)

| Received           | Receipt No.   | Hearing Date   | Petition No.         |
|--------------------|---------------|----------------|----------------------|
| <u>May 2, 2023</u> | <u>143/23</u> | <u>6-12-23</u> | <u>RE2-2023-0023</u> |



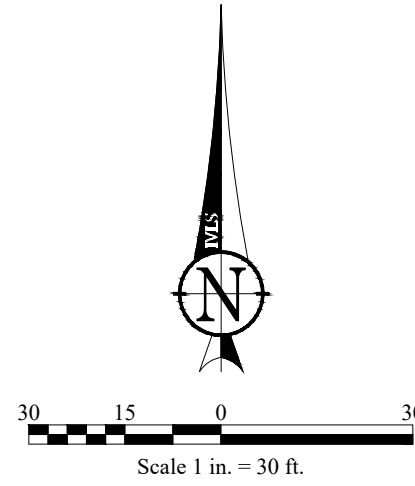


PROPOSED FEATURES LEGEND

- BUILDING FOOTPRINT
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK / PAVEMENT
- DRY DETENTION POND
- GRASS

- BUILDING SETBACK LINE
- PRIVACY FENCE

- SHADE TREE
- LARGE SHRUB



Derek J. Simon, PE

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Monroe Office  
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Monroe, IN 46772  
Phone: (260) 692-6166

PREPARED FOR:

Solid Rock Properties, LLC  
7205 Old Trail Rd  
Fort Wayne, IN 46809  
(260) 210-2905

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| REVISIONS: |  |
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Evard Place Apartments Extended  
6737 & 6749 Maplecrest Road  
Fort Wayne, IN 46835

Primary Development Plan  
Landscape Plan

Date: 05-02-2023  
Design By: JJS  
Checked By: DJS  
Project No.: 23036855

Sheet Number

**PDP-2**







