

#REZ-2023-0055

BILL NO. Z-23-11-27

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. J-54 (Sec. 03 of Washington 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 RP
(Planned Residential) District under the terms of Chapter 157 Title XV of the Code of the
City of Fort Wayne, Indiana:

Parent Tract Description (Document Number 206020953):

New Parcel Description:

This description, prepared by Justin W. Hoffman, Indiana Professional Surveyor License
Number LS21000228 and employed by Brooks Construction Company, Inc., was
created as part of Job No. 712003, on April 14, 2023 being an original survey of a new
parcel taken from a portion of a 67.85 acre tract of land conveyed to Tanner's Ridge,
LLC by Document Number 206020953. All recorded documents in this description being
recorded in the Office of the Recorder of Allen County, Indiana: A part of the West Half
of the Southwest Quarter Section 3, Township 31 North, Range 12 East, Allen County,
Indiana, more particularly described as follows:

Beginning at the Northwest corner of said Southwest Quarter, being marked by a
Harrison monument; thence North 89 degrees 27 minutes 49 seconds East (deed
bearing and basis for all bearings in this description), on and along the North line of said
Southwest Quarter, a distance of 761.38 feet to a mag nail with an identification disc
stamped "BROOKS 1ST, FIRM #0143"; thence South 00 degrees 19 minutes 25
seconds East, a distance of 983.93 feet to a 5/8-inch diameter rebar with an
identification cap stamped "BROOKS 1ST, FIRM #0143" (hereinafter called "Brooks
cap"), said point being within the banks of the Huguenard #2 Legal Drain; thence South
88 degrees 18 minutes 47 seconds West, within the banks of the Huguenard #2 Legal
Drain, a distance of 756.19 feet to a Brooks cap; thence North 00 degrees 38 minutes
00 seconds West, a distance of 999.11 feet to the Point of Beginning, containing 17.270
acres of land, more or less, being subject to and/or together with all easements and
rights-of-way of record.

and the symbols of the City of Fort Wayne Zoning Map No. J-54 (Sec. 03 of Washington
Township), as established by Section 157.082 of Title XV of the Code of the City of Fort

Wayne, Indiana is hereby changed accordingly.

SECTION 2. If a written commitment is a condition of the Plan Commission's recommendation for the adoption of the rezoning, or if a written commitment is modified and approved by the Common Council as part of the zone map amendment, that written commitment is hereby approved and is hereby incorporated by reference.

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

Council Member

APPROVED AS TO FORM AND LEGALITY:

Malak Heiny, City Attorney

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2023-0055
Bill Number: Z-23-11-27
Council District: 3-Thomas F. Didier

Introduction Date: November 28, 2023

Plan Commission
Public Hearing Date: December 11, 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 17.27 acres from R1/Single Family Residential to RP/Planned Residential

Location: South side of the 2200 block of West Till Road (Section 3 of Washington Township)

Reason for Request: To allow a 130-unit multiple family complex

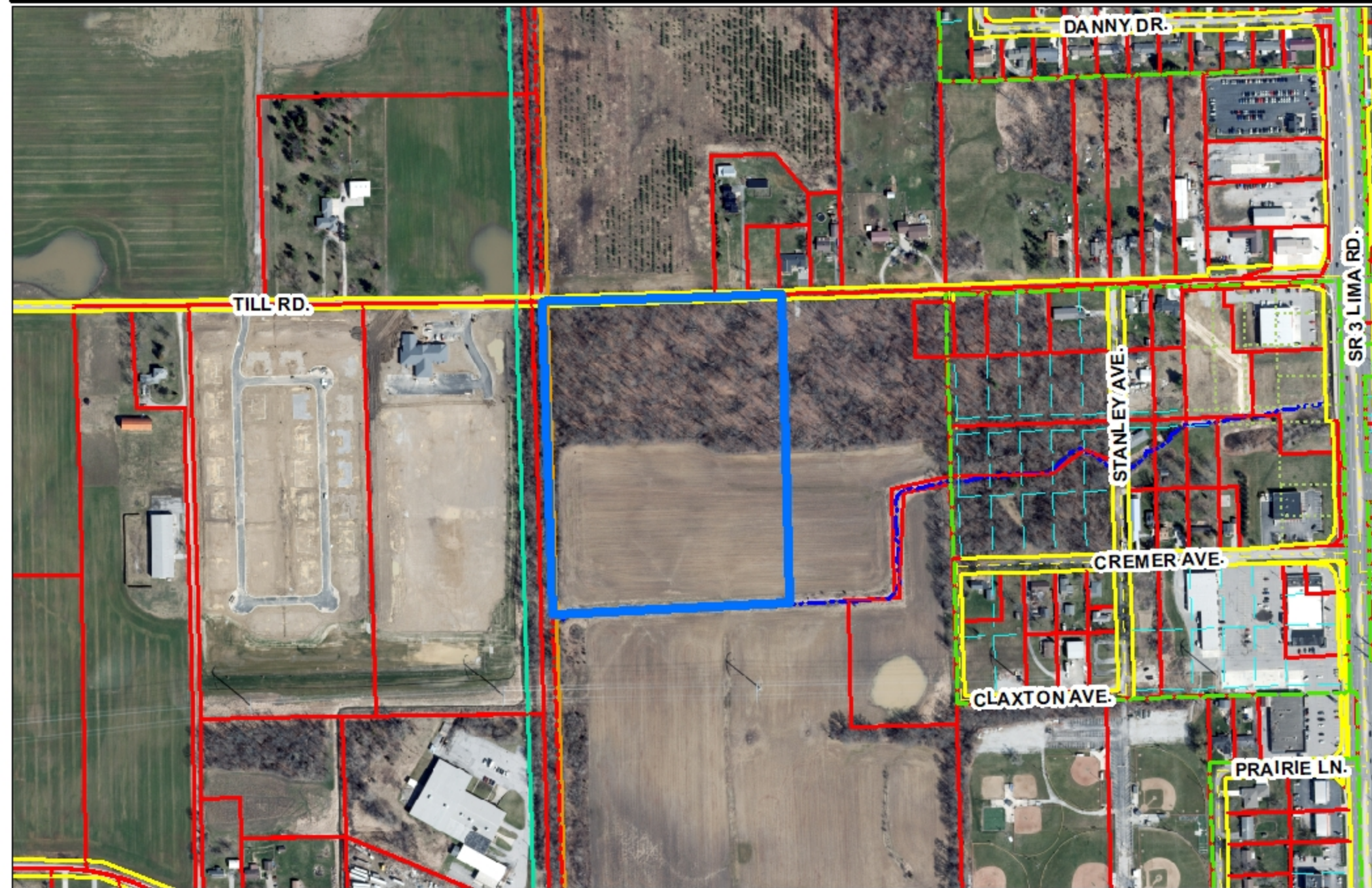
Applicant: Kelli Brandenberger

Property Owner: Kelli Brandenberger

Related Petitions: Primary Development Plan - Best Life Now Senior Communities

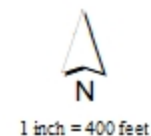
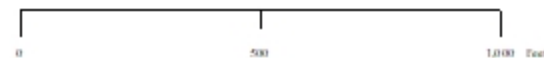
Effect of Passage: Property will be rezoned to the RP/Planned Residential zoning district, which will allow a 130-unit multiple family complex, and other existing and future mixed residential and other compatible nonresidential uses.

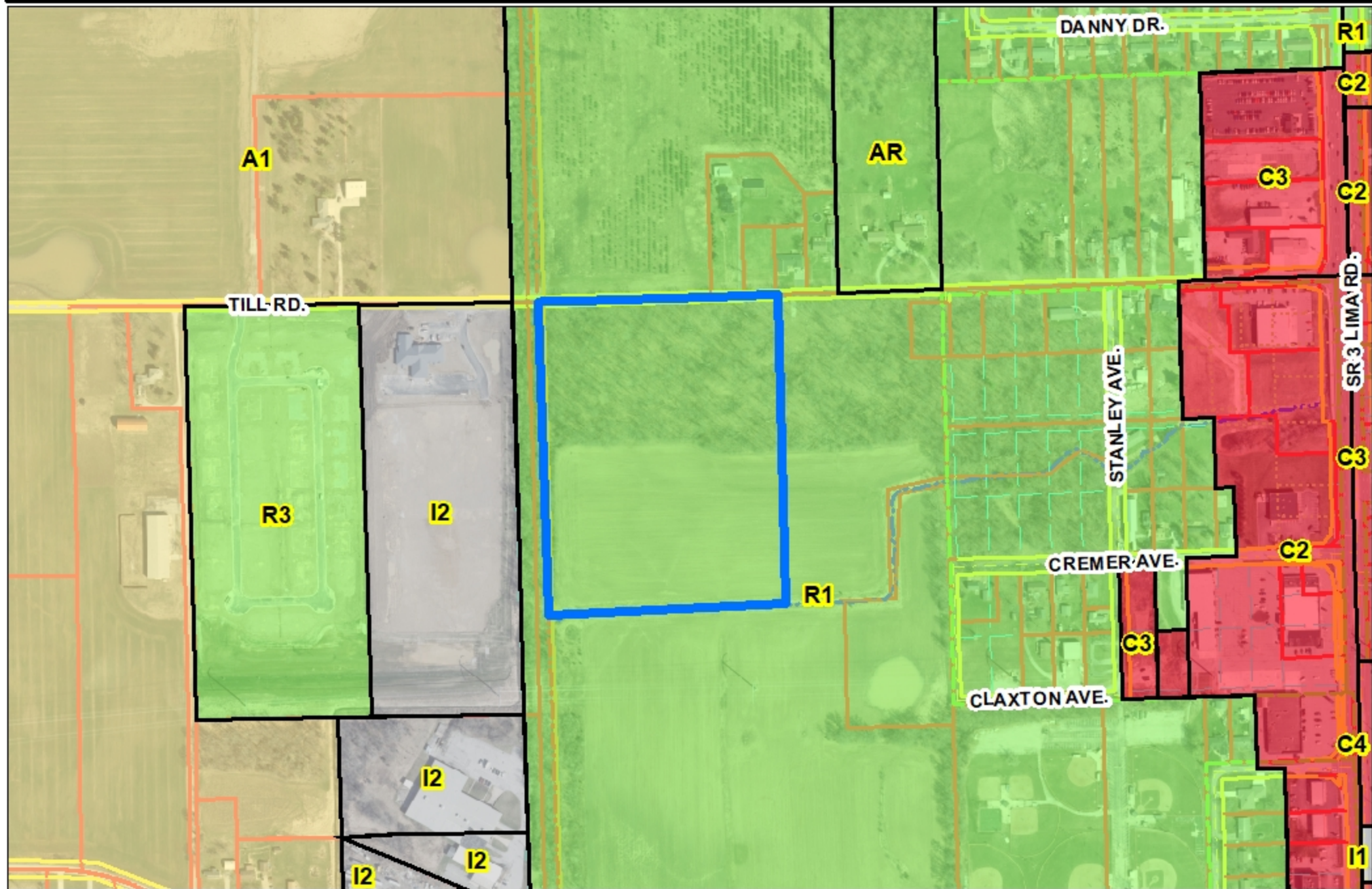
Effect of Non-Passage: The property will remain zoned R1/Single Family Residential, which does not permit a multiple family complex. The site may be redeveloped with single family residential uses.



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
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 11/17/2025





Department of Planning Services Rezoning Petition Application

Applicant

Applicant Kelli Brandenberger
Address 8731 Greyhawk Dr
City Fort Wayne State IN Zip 46835
Telephone _____ E-mail _____

Property Ownership

Property Owner Kelli Brandenberger
Address 8731 Greyhawk Dr
City Fort Wayne State IN Zip 46835
Telephone _____ E-mail _____

Contact Person

Contact Person Christopher L. Nusbaum
Address 301 W. Jefferson Blvd, Suite 200
City Fort Wayne State IN Zip 46802
Telephone 260-423-9411 E-mail cnusbaum@carsonllp.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 2000 Block of W. Till Rd Township and Section Washington - S3
Present Zoning R1 Proposed Zoning RP Acreage to be rezoned 17.270
Purpose of rezoning (attach additional page if necessary) See attached sheet

Sewer provider City of Fort Wayne Water provider City of Fort Wayne

Filing Checklist

Applications will not be accepted unless the following filing requirements are submitted with this application.

- ☒ Filing fee \$1000.00
- ☒ Surveys showing area to be rezoned
- ☒ Legal Description of parcel to be rezoned
- ☒ Rezoning Criteria (see attached checklist)

I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Fort Wayne and Allen County Plan Commissions as those provisions, procedures and policies related to the handling and disposition of this application; that the above information is true and accurate to the best of my/our knowledge; and that

Kelli Brandenberger

(printed name of applicant)

K. Brandenberger
(signature of applicant)

11/6/2023

(date)

Kelli Brandenberger

(printed name of property owner)

K. Brandenberger
(signature of property owner)

11/6/2023

(date)



Received	Receipt No.	Hearing Date	Petition No.
11-7-23	144349	12-11-23	REZ-2023-

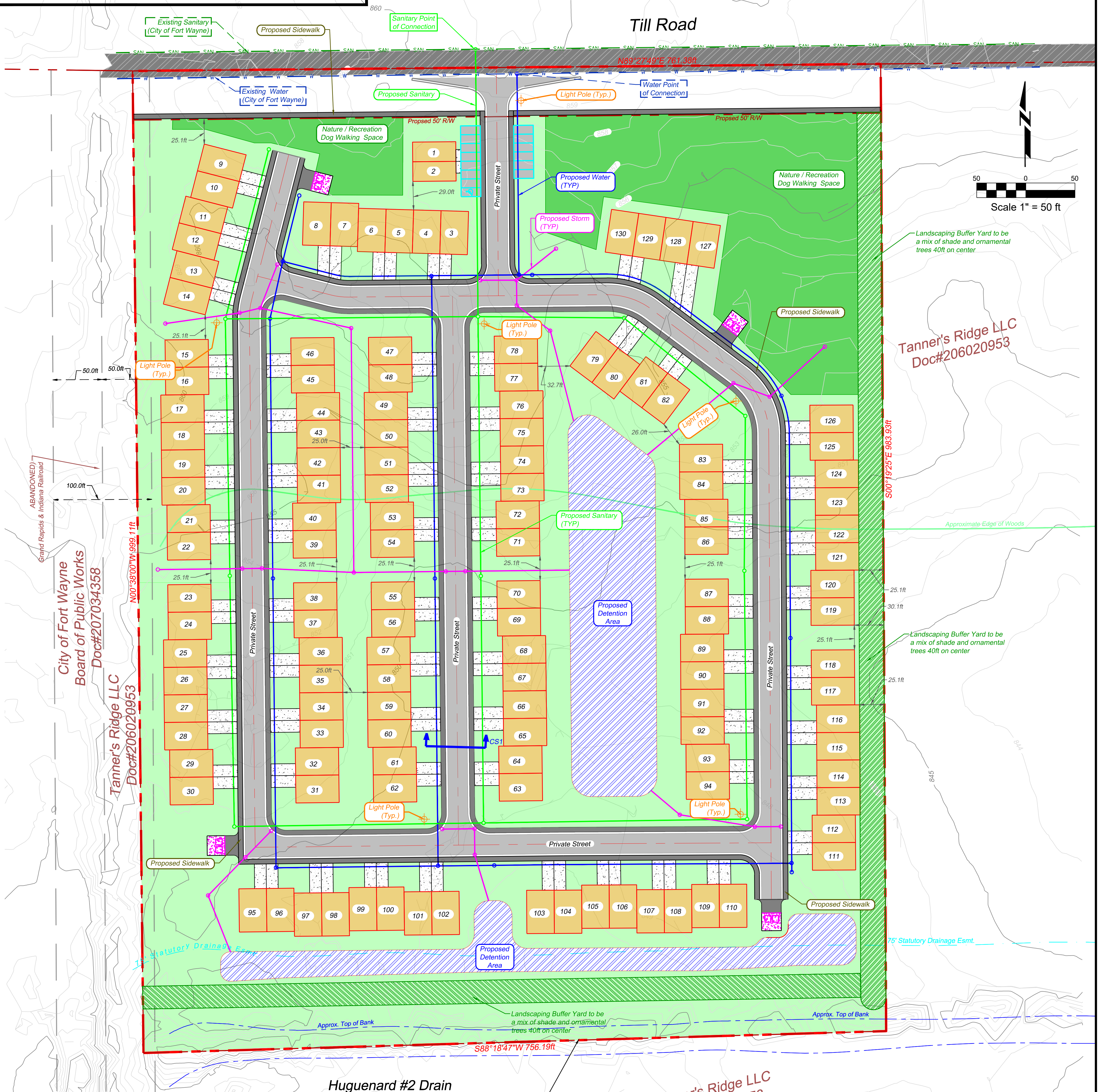
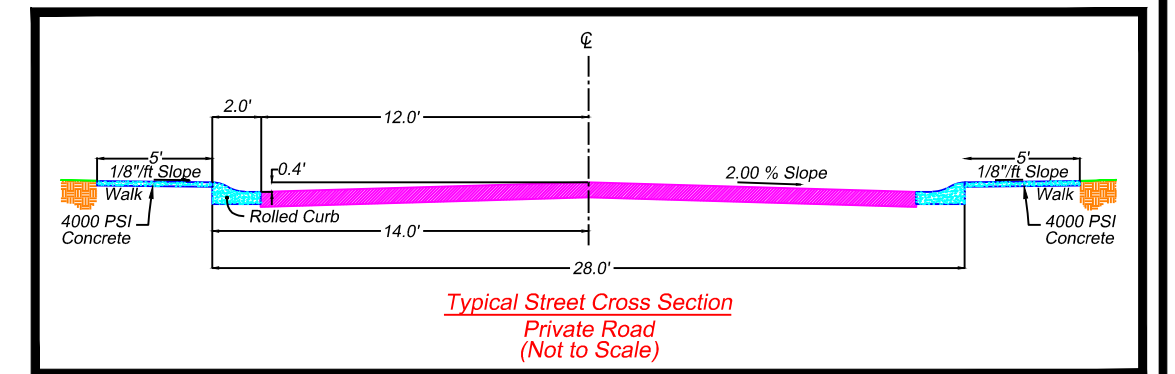
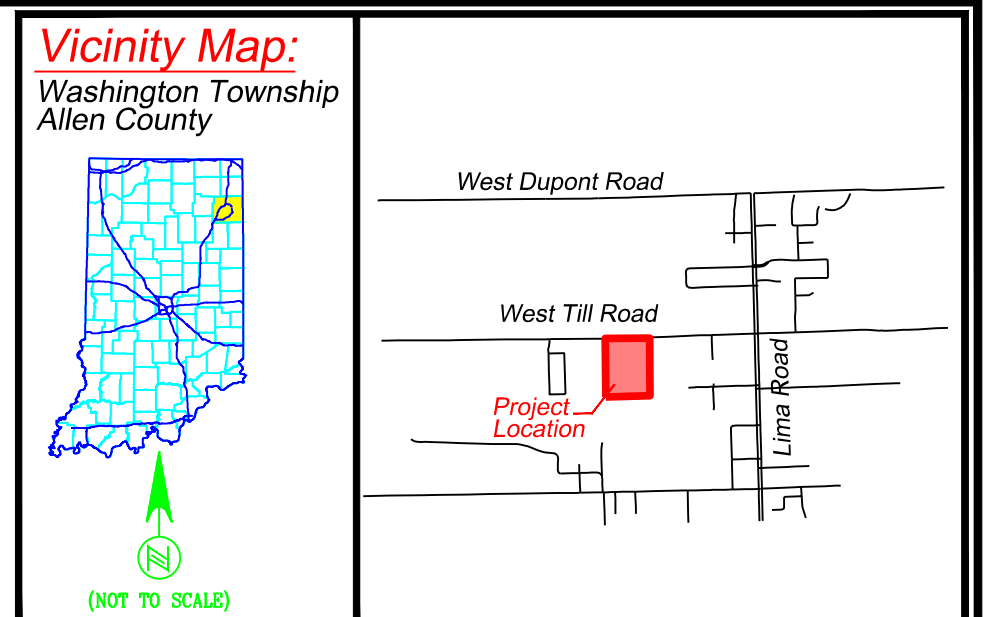
Department of Planning Services • 200 East Berry Suite 150 • Fort Wayne, Indiana • 46802
Phone (260) 449-7607 • Fax (260) 449-7682 • www.allencounty.us • www.cityoffortwayne.org

0055



Project/Jurisdiction Summary:	
Sanitary Sewer Utility:	Planning/development Approval:
Fort Wayne Utilities	Allen County Department of
200 E. Berry Street	Planning Services
Suite 250	200 E. Berry Street
Fort Wayne, IN 46802	Suite 150
(260) 427-5064	Fort Wayne, IN 46802
	(260) 449-7607
Water Utility:	Traffic, Street & Right-of-way Approval:
Fort Wayne Utilities	City of Fort Wayne
200 E. Berry Street	
Suite 250	Traffic Engineering Department
Fort Wayne, IN 46802	200 E. Berry Street, Suite 210
(260) 427-5064	Fort Wayne, IN 46802
	(260) 427-2781
Drainage Approval:	
Fort Wayne Utilities	
200 E. Berry Street, Suite 140	
Fort Wayne, IN 46802	
(260) 427-5064	

Owner:
Kelli Brandenberger
Till Road
Fort Wayne, IN 46818



Per Survey Ref #: 712003
by: Justin Hoffman at
Brooks Construction Company, Inc.
Dated: 04-14-2023

Note:
According to the Flood Insurance Rate Map (FIRM) Numbered 18003 C 0170G & Effective Date August 3, 2009, the herein described real estate is located in the unshaded Zone X, noted as areas determined to be outside of the 0.2% annual chance floodplain.

General Notes:

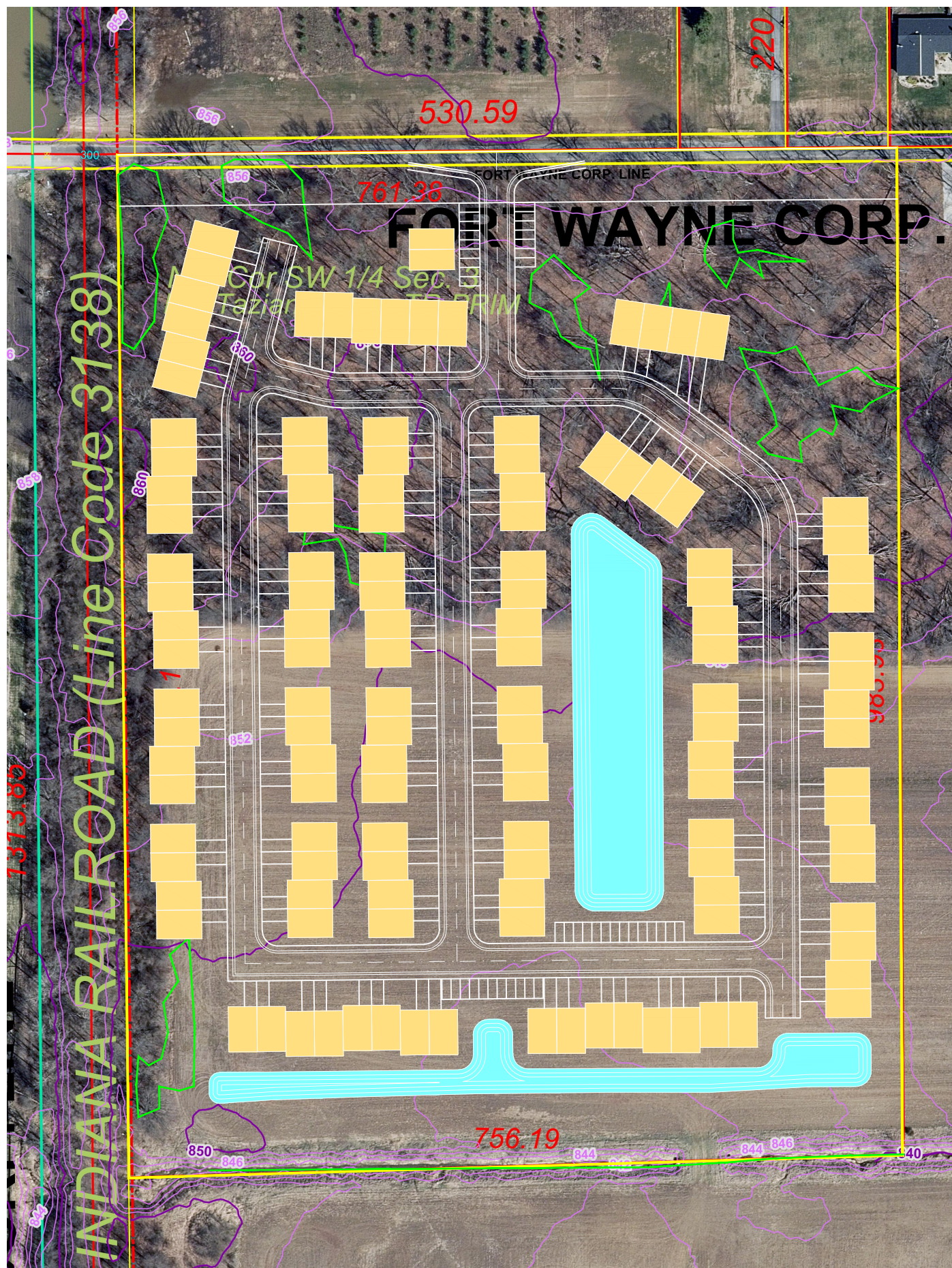
1. All Right-of-Way intersection radii to be 20 feet.
2. All Park areas, Common areas, or Block areas to have a blanket utility and surface drainage easement.
3. All proposed streets to be asphalt, 28' wide back to back of concrete curbs; Curbs to be 2' wide.
4. U.&S.D. Esmt. denotes Utility and Surface Drainage Easement.
5. B.L. denotes Building Line
6. Detention facilities to be wet.

Indiana & Michigan Power Co. Easement
(Deed Book 303, pages 49-50)
Doc#2014038279



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

		Revisions	
Date:	Drawn By:	Date:	Description:
11/03/2023			
Scale:	Checked By:		
As Noted			
Job No.	Sheet No.		
2311-01	1 of 1		



Parent Tract Description (Document Number 206020953):

New Parcel Description:

This description, prepared by Justin W. Hoffman, Indiana Professional Surveyor License Number LS21000228 and employed by Brooks Construction Company, Inc., was created as part of Job No. 712003, on April 14, 2023 being an original survey of a new parcel taken from a portion of a 67.85 acre tract of land conveyed to Tanner's Ridge, LLC by Document Number 206020953. All recorded documents in this description being recorded in the Office of the Recorder of Allen County, Indiana: A part of the West Half of the Southwest Quarter Section 3, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of said Southwest Quarter, being marked by a Harrison monument, thence North 89 degrees 27 minutes 49 seconds East (deed bearing and basis for all bearings in this description), on and along the North line of said Southwest Quarter, a distance of 761.38 feet to a mag nail with an identification disc stamped "BROOKS IST, FIRM #0143"; thence South 00 degrees 19 minutes 25 seconds East, a distance of 983.93 feet to a 5/8-inch diameter rebar with an identification cap stamped "BROOKS IST, FIRM #0143" (hereinafter called "Brooks cap"), said point being within the banks of the Huguenard #2 Legal Drain; thence South 88 degrees 18 minutes 47 seconds West, within the banks of the Huguenard #2 Legal Drain, a distance of 756.19 feet to a Brooks cap; thence North 00 degrees 38 minutes 00 seconds West, a distance of 999.11 feet to the Point of Beginning, containing 17,270 acres of land, more or less, being subject to and/or together with all easements and rights-of-way of record.

SURVEYOR'S REPORT

The purpose of this survey was to perform an original survey of a new tax parcel.

In accordance with 865 Indiana Administrative Code (IAC) 1-12, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- Availability and condition of reference monuments.
- Occupation or possession lines.
- Clarity or ambiguity of the record description used and of adjoining's descriptions and the relationship of the lines of the subject tract with adjoining's lines.
- Relative Positional Accuracy (RPA); the acceptable relative positional accuracy for the various survey classifications are as follows:
 - Urban surveys: 0.07 feet plus 50 parts per million.
 - Suburban surveys: 0.13 feet plus 100 parts per million.
 - Rural surveys: 0.26 feet plus 200 parts per million.

Reference Monuments

- West Quarter corner of Section 3-31-12: Harrison monument, Allen County Surveyor's Office witness posts were found and held this survey. This monument is County Surveyor Referenced.
- Center of Section 3-31-12: P.K. Nail was found and held this survey. Allen County Surveyor's Office witness posts were found and held this survey. This monument is County Surveyor Referenced.
- Southwest corner of Section 3-31-12: Harrison monument, Allen County Surveyor's Office witness posts were found and held this survey. This monument is County Surveyor Referenced.
- South Quarter corner of Section 3-31-12: Railroad spike, Allen County Surveyor's Office witness posts were found and held this survey. This monument is County Surveyor Referenced.

Subject Parcel :

- Mag nail was found and accepted as marking the Northwest corner of the subject parcel.
- The Northeast, Southeast and Southwest corners of the subject parcel were set this survey.
- 5/8-inch diameter rebar was set as a reference monument to the Northeast corner of the subject parcel, 14.0 feet South of the Northeast corner, along the East line of the subject parcel.

Occupation and Possession Lines

A paved roadway (Till Road) exists along the North line of the subject parcel. The Huguenard #2 Legal Drain exists along the South line of the subject parcel.

Clarity or Ambiguity in Possession and Record

There are no apparent discrepancies or ambiguities. However, this survey was completed without the benefit of a title commitment or abstract of title. A complete title search may reveal facts that may change portions of this survey.

Theory of Location:

Surveyor's instructions, rules and statutes for determining the location of the center of section, which date back to the Act of 1805, state that to establish the center of section (with the exception of the Northern tier, Western tier and Fractional Sections), run straight lines from the established quarter section corners to the opposite corresponding corners; the point of intersection of these lines will be the corner common to the several quarter sections. However, in the mid-19th century, when County Surveyors were tasked with establishing and monumenting the center of section and 1/16 section corners on the ground, the location of the monument placed, frequently did not align with the theoretical location based on the instructions. Regardless of any discrepancy between the theoretical location and the "on the ground" location, the monuments "on the ground" are considered original and without error, and should be held as such for retracement surveys.

Referenced Documents:

- All deeds referenced this survey are as shown on the Plat of Survey.
- Previous original survey of the Parent Tract, by Z.K. Tazian Associates, Inc, Survey No. TR-PRIM, dated March 13, 2006.
- Survey by Z.K. Tazian Associates, Inc, Survey No. 2005-07-61, dated 8/30/2004, recorded in Document Number 205023214.
- Survey by Gouloff-Jordan Surveying and Engineering, Inc., dated 9/12/2005, recorded as Document Number 205082004.
- All record documents referenced above being recorded in the Office of the Recorder of Allen County, Indiana.

Abbreviations

M / Meas.	-- measured
D.	-- deed
C / Calc.	-- calculated
N.	-- North
S.	-- South
E.	-- East
W.	-- West
R/W	-- Right-of-Way
Sec.	-- Section
find.	-- found
dn.	-- down
ACSO	-- Allen County Surveyors Office

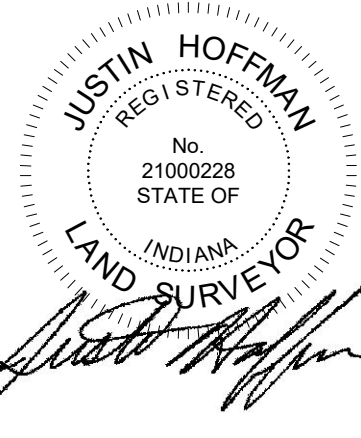
SURVEYOR'S STATEMENT

This survey is, to the best of my knowledge, information, and belief, made according to the instructions of 865 IAC 1-12 for a SUBURBAN original survey. The within survey was completed under my supervision on April 14, 2023. The within survey plat is not valid without the accompanying "Surveyor's Report" and only for the use of the person(s) who the property was "SURVEYED FOR". 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. Printed Name: Justin Hoffman.

The field work was completed on April 10, 2023.

Brooks Construction Company, Inc.
FIRM # 0143
6525 Ardmore Avenue
Fort Wayne, IN 46809
Ph: (260) 478-1990

BY: Justin Hoffman
Licensed Land Surveyor
Indiana PS #21000228



Title 865 - I.A.C. Rule 12 Boundary Survey

Location: Till Road, Fort Wayne, Indiana

Prepared for:

Tanner's Ridge, LLC
10104 Woodland Plaza Cove
Fort Wayne, IN 46825

JOB NUMBER:	712003
DRAWN BY:	JWH
CHECKED BY:	JWH
SCALE:	As Shown
DATE:	04/14/2023
REVISION	DATE

TITLE:
Survey

SHEET:

1 of 1

Parent Tract Description (Document Number 206020953):

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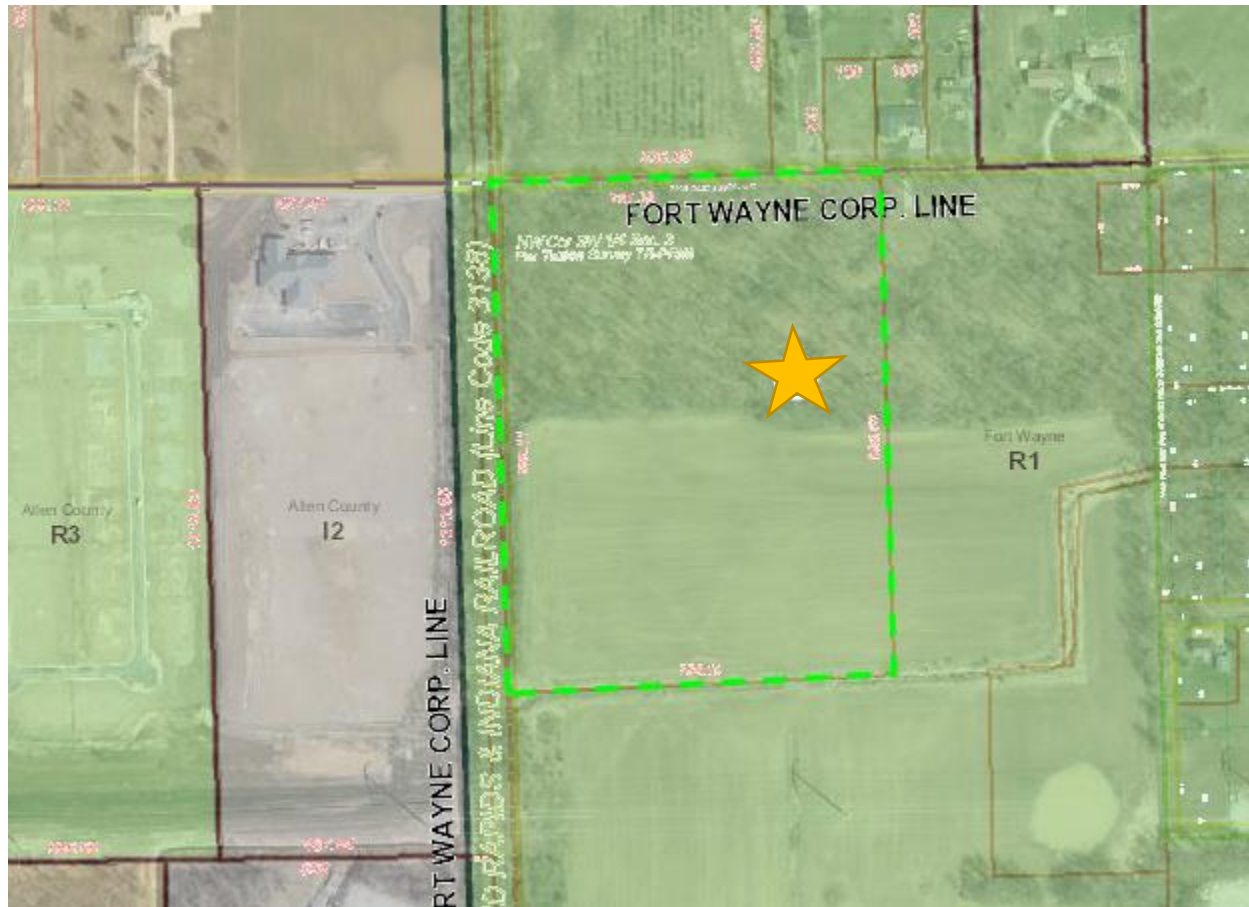
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Rezoning Petition Application

Request

Petitioner, Kelli Brandenberger, respectfully requests approval to rezone property located at the 2000 Block of W. Till Road, Fort Wayne, IN 46818 to develop a senior housing community to support the growing demand for senior housing options in the Fort Wayne area.

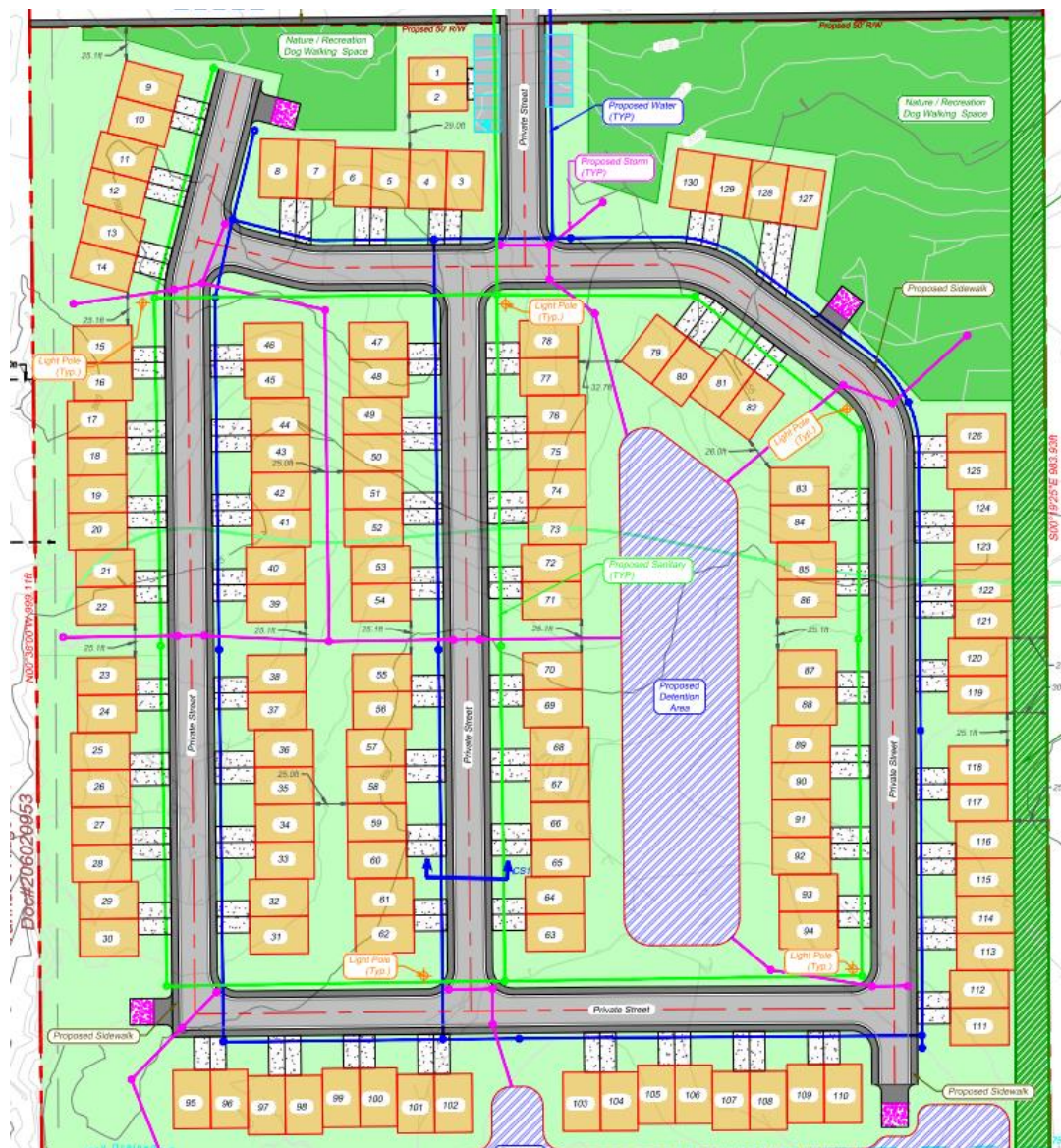
Currently, the property is zoned R1, single family residential. The Petitioner desires to rezone the property to RP, planned residential. The property is surrounded on all sides by property zoned R1 but is in the vicinity of a mixed use of properties, including agricultural, multi-family, commercial, and industrial.



Petitioner is seeking to rezone the property in support of and in addition to a primary residential development plan application. The proposed development plan includes a maximum of 130 individual dwelling units. The individual building structures would have varying numbers of dwelling units to provide varying floor plans and rental rates and would consist of a minimum of two (2) to a maximum of eight (8) individual, attached dwelling units.

The project shall is specialized residential community designed to cater to the needs and preferences of older adults, specifically those aged 55 and older. The residential dwellings shall be built to provide a safe, comfortable, independent, and convenient living environment for seniors.

The proposed layout for the project is as follows:



Fort Wayne's population of elderly adults continues to grow. There is a need for housing options that are tailored to the unique requirements of the 55+ age cohort.

Senior housing complexes are specifically designed to accommodate the physical, social, and healthcare needs of older adults, ensuring they can live comfortably and age in place, allowing elderly individuals to remain in the area, keeping families closer together.

The project, as an age-specific housing complex, will also offer a built-in community with individuals of similar age and lifestyles, which may help combat isolation and provide opportunities for social interaction. As further discussed below, Petitioner believes this project will be a benefit to the City of Fort Wayne and its residents.

The Petitioner believes rezoning is appropriate with regards to (1) the Comprehensive Plan; (2) the current conditions and the character of current structures and uses in the district; (3) the most desirable use for which the land in the district is adapted; (4) the conservation of property values throughout the jurisdiction; and (5) responsible development and growth.

The Comprehensive Plan:

Rezoning the property from R1 to RP aligns with the objectives and goals outlined in the All In Allen Comprehensive Plan (“Comprehensive Plan”). The Comprehensive Plan emphasizes the need for sustainable economic development, including the needs for age-specific housing. Specifically, page 27 of the Comprehensive Plan states:

“The City’s median age of 34.1 has been increasing, which is in line with County (36.1) and State (37.9) trends. This also aligns with broader national trends. In terms of age cohorts, Fort Wayne and Allen County have a similar allocation of population. *Trends from the past three decades indicate the greatest increases overall have been in older age cohorts, particularly in the population of residents over the age of 65. This is important as the City and County plan for the future, particularly regarding age-targeted housing* and access to emergency/social services.”

The Allen County community, by survey, has expressed a desire for more living spaces, specifically, on page 28, the Comprehensive Plan establishes:

Community input indicated that Allen County’s low cost of living is an asset in attracting new residents. ***However, a review of housing availability by income indicates housing supply has not matched needs.*** A lack of housing units at higher price points is creating competition for lower cost housing units and exacerbating affordable housing need.”

According to the Comprehensive Plan, multifamily housing is needed to reduce urban sprawl, as reflected on page 44:

To accommodate growth that aligns with these shifts in the market, the policies and recommendations of the Land Use and Development chapter and Generalized Future Land Use map ***should accommodate non-traditional families with denser development*** in more walkable areas that have closer proximity to community amenities. If typical development densities by housing type are applied to estimated unit mix demand, it becomes clear that the amount of land needed to accommodate projected growth can be significantly reduced from the more than 10,000 acres needed under the current development pattern.

Multifamily development makes up nearly half of market demand and in Fort Wayne and Allen County, multifamily development is usually built at about 12 units per acre. Single-family attached housing is typically built at seven units per acre and single-family detached housing is typically built at two to four units per acre. Using this approximate allocation going forward, the County can expect an annual demand of 200 to 300 acres for new residential development, or around 1,500 acres over five years and 6,000 over the next two decades – *a significant difference from the 10,139 acres needed if building patterns continue* at current densities.

The property is listed as a “Suburban Neighborhood” area according to the Generalized Future Land Use Map in the Comprehensive Plan. The Suburban Neighborhood “category is characterized by predominantly residential areas . . .” Although this category is generally intended as single family, the future land use is just that, generalized, and the Comprehensive Plan is intended to account for changes in plans and to allow for proposals that support other goals of the Comprehensive Plan, such as the intent to create multi-family housing for seniors to promote the housing supply.

Furthermore, according to the Land Use Compatibility Matrix on page 213, Planned Residential (RP) zoning is listed as “potentially compatible” within the Suburban Neighborhood designation, with additional considerations, such as enhanced landscaping, enhanced access and connectivity (such as sidewalks), and shared roads, all of which Petitioner intends to incorporate in the proposed development. Therefore, even though Suburban Neighborhoods proposes single family housing, the plans prepared by Petitioner are still compatible the vision and equitable growth outlined within the Comprehensive Plan.

The Comprehensive Plan establishes two goals with respect to housing, (1) “support and strengthen complete neighborhoods” (page 108) and (2) “enable *sustainable, diverse, and accessible* housing choices along with creative design and development solutions throughout Allen County to meet the needs of all residents” (page 118). With respect to Goal (2), Allen County has “missing middle housing, which Petitioner’s plan addresses:

“Missing middle housing types provide opportunities for the Community to increase the *diversity* of its housing stock through *moderate increases in density*, while maintaining the local neighborhood character. Missing middle housing types range from low density duplexes to mid density multiplexes and triplexes, which can be integrated into the community’s housing mix by using single-family lots to accommodate two to three units in a context-sensitive manner. Missing middle housing types to consider include: Duplex (Side-by-side), Duplex (Stacked), Triplex, Quadplex, Courtyard Building, Bungalow Courts, Townhome, Mixed-Use.” (page 118).

In summary, by approving the rezoning from R1 to RP for the proposed senior housing community, the rezoning supports the Comprehensive Plan’s vision of creating age-specific housing to promote diverse housing and the Comprehensive Plan’s vision of reducing urban sprawl by promoting higher housing density.

Current conditions and the character of current structures and uses in the district:

The area where the property is located is mostly agricultural. However, the area is being developed with mixed uses, from single family, to general industrial, to multi-family. The current conditions and character of the area, in conjunction with the surrounding, ongoing developments, are supportive of the rezoning.

The most desirable use for which the land in the district is adapted:

Considering the location and surrounding developments, Petitioner believes the most desirable use for the land is housing, as contemplated by the Comprehensive Plan. By providing for senior housing, Petitioner is promoting housing diversity, which provides a benefit to all Fort Wayne residents.

With an aging population as reflected in the Comprehensive Plan, there is a growing need for housing options available for seniors, to ensure they can live comfortably and independently. Additionally, rezoning the land for senior housing will optimize the land's usage.

Single-family homes have large footprints with each home having its own yard and driveway, which takes significant space. The proposed plan for senior housing will make more efficient use of space with its multi-unit design, which will reduce urban sprawl, promote sustainable development, and make the most of existing infrastructure.

Overall, rezoning from R1 and RP for the plan is a desirable use of the land that not only addresses a demographic need, but also enables efficient land use, community-building, and economic growth.

The conservation of property values throughout the jurisdiction:

Rezoning the property for senior hours will promote property values in the area. The area is developing; by converting undeveloped farm ground into senior housing, Petitioner is promoting development of diverse housing of higher density, which will only increase values of surrounding properties.

The project is intended to be of higher quality and visually appealing. There will be plenty of green space, sidewalks, interconnectivity, and appealing landscaping, that will promote property values.

In addition, rezoning for senior housing may also bring other economic benefits for the area. Such developments may generate employment opportunities, for example, lawn care, home maintenance, cleaning, construction, healthcare and more.

Responsible development and growth:

The rezoning of the property aligns with the principles of responsible development and growth. Single-family homes have large footprints with each home having its own yard and driveway, which takes significant space. The proposed plan for senior housing will make more efficient use of space with its multi-unit design, which will reduce urban sprawl, promote sustainable development, and make the most of existing infrastructure.

Finally, we would like to point out that senior housing developments are intended to create a sense of community and social connection among residents. These communities often provide a range of social and recreational activities, promoting a supportive and engaging environment benefiting the overall quality of life for seniors. We believe this project will be a perfect fit for the area and is supported by the Zoning Ordinance and Comprehensive Plan.