

#REZ 2024 0020

BILL NO. Z-24-04-30

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:

LEGAL DESCRIPTION:

Part of the Southeast Quarter of Section 4, together with part of the West half of the
Southwest Quarter of Section 3, all in Township 31 North, Range 12 East of the
Second Principal Meridian, Washington Township in Allen County, Indiana, based
on an original survey by Brett R. Miller, Indiana Professional Surveyor Number
20300059 of Miller Land Surveying, Inc., Survey No. 24027293, dated March 22,
2024 and being more particularly described as follows:

BEGINNING at a Harrison Marker marking the Southeast corner of the Southeast
Quarter of said Section 4; thence South 89 degrees 26 minutes 11 seconds West
(Indiana Geospatial Coordinate System - Allen County bearing and basis of bearings
to follow), a distance of 117.01 feet (deed) along the South line of said Southeast
Quarter and within the right-of-way of West Wallen Road to a Dura Nail with a
"Miller Surveying Firm #0095" identification ring on the West line of an existing
1.76 acre tract described in Document Number 2019065074 in the Office of the
Recorder of Allen County, Indiana; thence North 01 degrees 18 minutes 42 seconds
West, a distance of 714.01 feet (deed) along said West line to a 5/8" steel rebar with
a "Miller Land Surveying Firm #0095" identification cap on a North line of said 1.76
acre tract; thence North 89 degrees 31 minutes 41 seconds East, a distance of 20.00
feet (deed) along said North line to a 5/8" steel rebar with a "Miller Land Surveying
Firm #0095" identification cap on a West line of said 1.76 acre tract; thence North
01 degrees 18 minutes 42 seconds West, a distance of 598.69 feet (deed) along said
West line to a 5/8" steel rebar with a "Abonmarche" identification cap on a North
line of said 1.76 acre tract; thence North 89 degrees 44 minutes 26 seconds East, a
distance of 50.01 feet (deed) along said North line to 5/8" steel rebar with a "Miller
Land Surveying Firm #0095" identification cap on a West line of an existing 67.85
acre tract described in Document Number 206020953 in the Office of said Recorder;
thence North 01 degrees 18 minutes 42 seconds West, a distance of 1315.02 feet
along said West line to a Mag Nail with a "Sauer" identification ring on the North
line of said Southeast Quarter; thence North 89 degrees 53 minutes 28 seconds East,

a distance of 32.79 feet (deed) along said North line and within the right-of-way of West Till Road to a Harrison Marker marking the Northwest corner of the Southwest Quarter of said Section 3; thence South 01 degrees 37 minutes 17 seconds East, a distance of 999.11 feet (deed) along the West line of said Southwest Quarter to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap on the South line of an existing 17.270 acre tract described in Document Number 2023034788 in the Office of said Recorder; thence North 87 degrees 19 minutes 01 seconds East, a distance of 614.18 feet along said South line to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap; thence South 00 degrees 52 minutes 22 seconds East, a distance of 284.09 feet to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap; thence North 89 degrees 07 minutes 38 seconds East, a distance of 190.00 feet to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap; thence South 00 degrees 52 minutes 22 seconds East, a distance of 145.00 feet to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap; thence North 88 degrees 43 minutes 44 seconds East, a distance of 474.17 feet to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap on the East line of the West half of said Southwest Quarter; thence South 01 degrees 11 minutes 52 seconds East, a distance of 799.97 feet along said West line to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap on the North line of Lot Number 12 in the plat of Monohon Suburban Addition as described in Plat Book 11, page 9 in the Office of said Recorder; thence South 89 degrees 06 minutes 29 seconds West, a distance of 208.50 feet (deed) along said North line to the East line of a vacated public street as described in Document Number 2012028776 in the Office of said Recorder, referenced by a 5/8" steel rebar 0.37 feet South; thence North 01 degrees 12 minutes 17 seconds West, a distance of 7.56 feet to a 5/8" steel rebar on the North line of said vacated public street; thence South 89 degrees 06 minutes 29 seconds West, a distance of 25.00 feet along said North line to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap on the centerline of said vacated public street; thence South 01 degrees 12 minutes 17 seconds East, a distance of 134.00 feet along said centerline to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap on the North line of an existing tract described in Document Number 2015004439 in the Office of said Recorder; thence South 89 degrees 06 minutes 29 seconds West, a distance of 225.00 feet along said North line and the North line of Lot Number 12 in said plat of Monohon Suburban Addition to an East line of said 67.85 acre tract, referenced by a 5/8" steel rebar 0.88 feet West; thence South 00 degrees 33 minutes 29 seconds East, a distance of 66.00 feet (deed) along said East line to a 5/8" steel rebar with a "Firm #0027" identification cap on a South line of said 67.85 acre tract; thence South 89 degrees 06 minutes 29 seconds West, a distance of 99.58 feet (100.00 feet deed) along said South line to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap on an East line of said 67.85 acre tract; thence South 01 degrees 28 minutes 09 seconds East, a distance of 25.14 feet (25.00 feet deed) along said East line to a 5/8" steel rebar with a "Gouloff" identification cap on a South line of said 67.85 acre tract; thence South 89 degrees 06 minutes 29 seconds West, a distance of 132.00 feet (deed) along said South line to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap on a West line of said 67.85 acre tract; thence North 00 degrees 18 minutes 14 seconds West, a distance of 71.12 feet (71.41 feet deed) along said West line to a 5/8" steel rebar with a "Firm #0540"

1 identification cap on a South line of said 67.85 acre tract; thence South 89 degrees 06
2 minutes 29 seconds West, a distance of 302.10 feet (300.94 feet deed) along said
3 South line to a 5/8" steel rebar on an East line of said 67.85 acre tract; thence South
4 00 degrees 33 minutes 17 seconds West, a distance of 275.00 feet (deed) along said
5 East line to a Dura Nail with a "Miller Surveying Firm #0095" identification ring on
6 the South line of said Southwest Quarter; thence South 89 degrees 06 minutes 29
7 seconds West, a distance of 263.61 feet (266.70 feet deed) along said South line an
8 within the right-of-way of said West Wallen Road to the Point of Beginning.
9 Containing 39.385 acres, more or less. Subject to the rights-of-way of West Wallen
10 Road, West Till Road, the Huguenard No. 2 Legal Open Drain, the Cook Legal Tile
11 Drain, and subject to easements of record.

12 and the symbols of the City of Fort Wayne Zoning Map No. J-54 (Sec. 03 of Washington
13 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
14 Wayne, Indiana is hereby changed accordingly.

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

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

21 _____
22 Council Member

23 APPROVED AS TO FORM AND LEGALITY:

24 _____
25 Malak Heiny, City Attorney
26
27
28
29
30

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2024-0020
Bill Number: Z-24-04-30
Council District: 3 – Nathan Hartman

Introduction Date: April 23, 2024

Plan Commission
Public Hearing Date: May 13, 2024 (not heard by Council)

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

Synopsis of Ordinance: To rezone 39.4 acres from R1/Single Family Residential to RP/Planned Residential

Location: 2300 block of W Wallen Road, north of its intersection with Indiana Avenue (Section 3 of Washington Township)

Reason for Request: To permit a multiple family development.

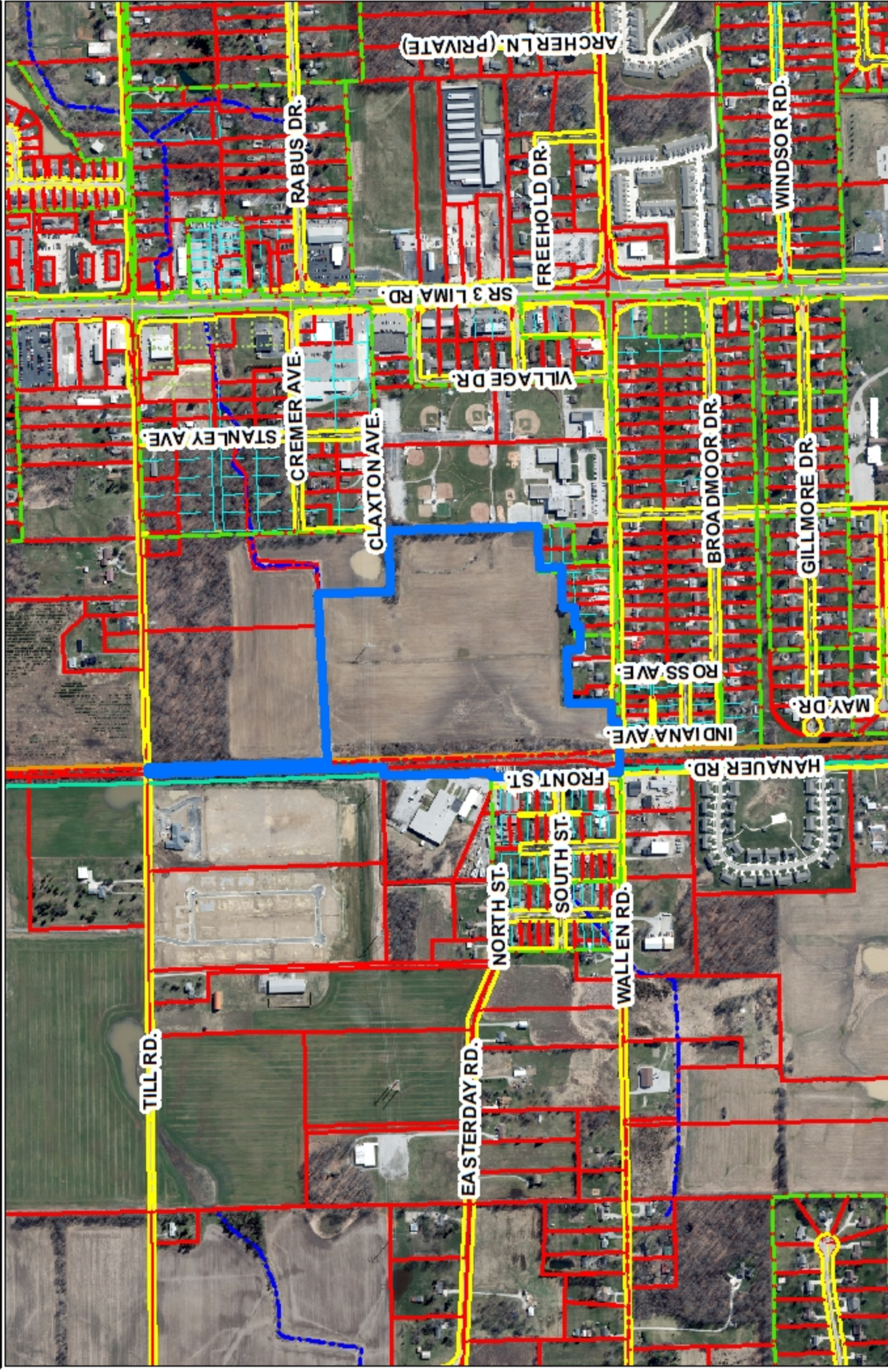
Applicant: Renewing Properties, LLC c/o Rachel Lee

Property Owner: Tanners Ridge LLC

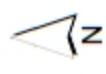
Related Petitions: Primary Development Plan – Helix Wallen Road

Effect of Passage: Property will be rezoned to the RP/Planned Residential zoning district, which will allow for a multiple family development.

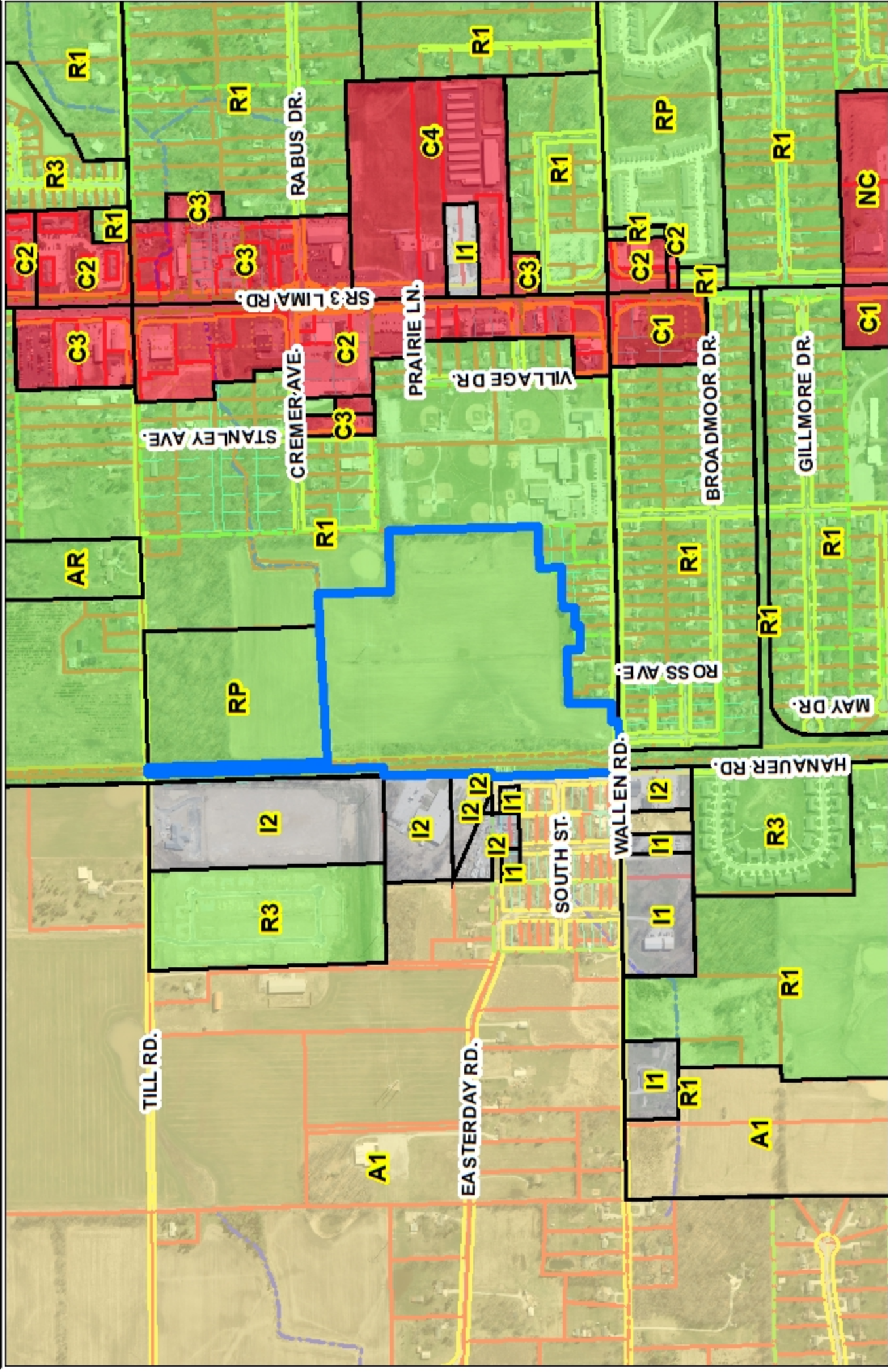
Effect of Non-Passage: The property will remain zoned R1/Single Family Residential which does not permit a multiple family development. The site will continue with existing uses, and may be redeveloped with areas for single family residential uses on individual lots or tracts along with certain additional uses.



Although every effort has been made to ensure the accuracy of the information contained herein, the City of Ellettsburg, Iowa, and its Board of Directors, its officers, employees, and agents, make no warranty, expressed or implied, for any errors or omissions in this map. No error or omission in this map shall be deemed an admission of liability by the City of Ellettsburg, Iowa, or its Board of Directors, its officers, employees, and agents. © 2004 Board of Commissioners of the County of Allen, North American Datum 1983. State Plane, Cordoba Systems, Indiana East. Photos and Contours: Spring 2009. Date: 4/16/2024



1 inch = 700 feet



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North American Edition 1985
State Plane Coordinate System, Indiana East
Projection and Contour: Spring 2009



1 inch = 700 feet

PLANS PREPARED BY:

KIMLEY-HORN & ASSOCIATES
500 EAST 96TH STREET, SUITE 300
INDIANAPOLIS, IN 46240
CONTACT: JOHN MCWORTER
PHONE: (317) 912-4129
EMAIL: JOHN.MCWORTER@KIMLEY-HORN.COM

PLANS PREPARED FOR:

HELIKX33 LLC
3039 N POST RD, SUITE 1200
INDIANAPOLIS, IN 46226
CONTACT: RACHEL LEE
EMAIL: RACHEL@HELIKX33.COM

PLANS PREPARED FOR:

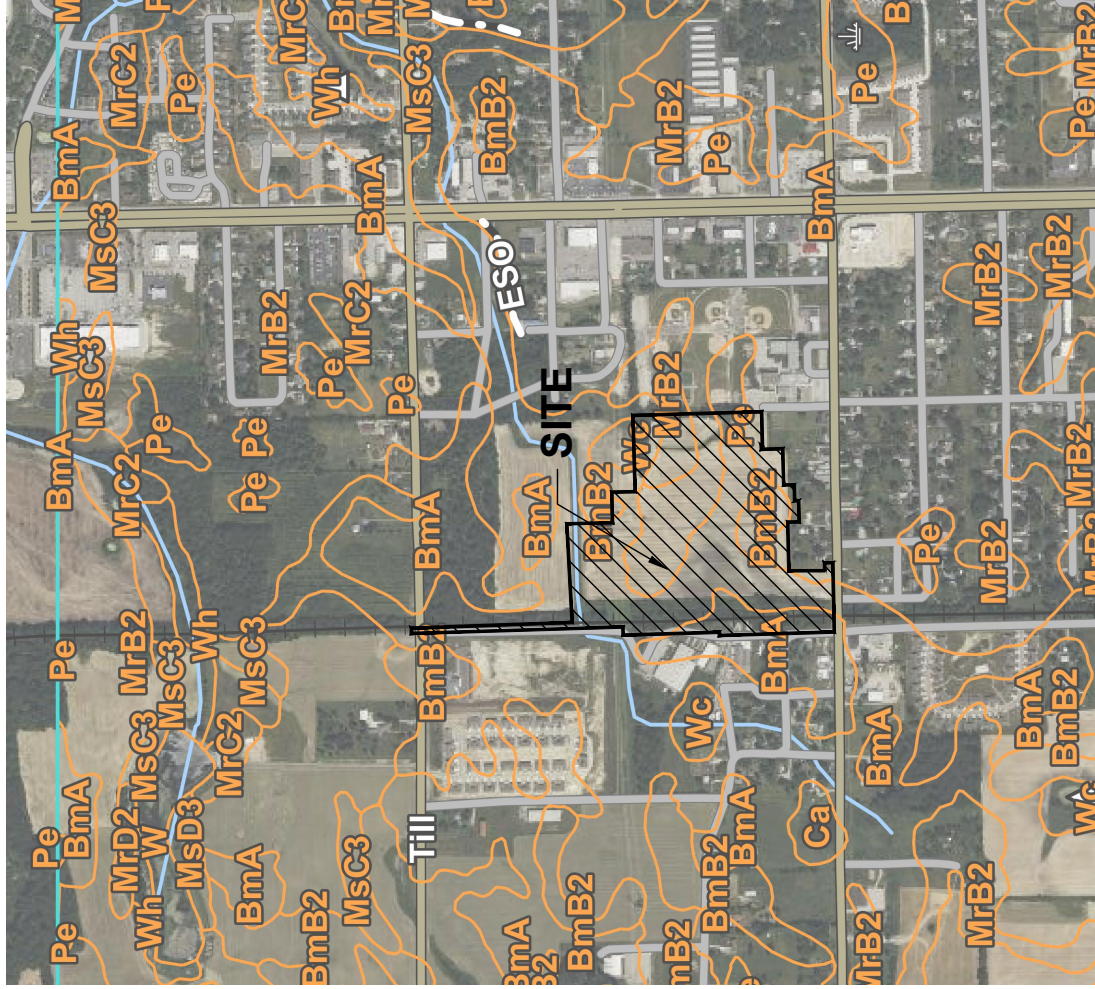
ANTICIPATED START OF CONSTRUCTION DATE: AUGUST 2024 ANTICIPATED COMPLETION OF CONSTRUCTION DATE: AUGUST 2025

THESE PLANS MEET THE MOST CURRENT ADA STANDARDS

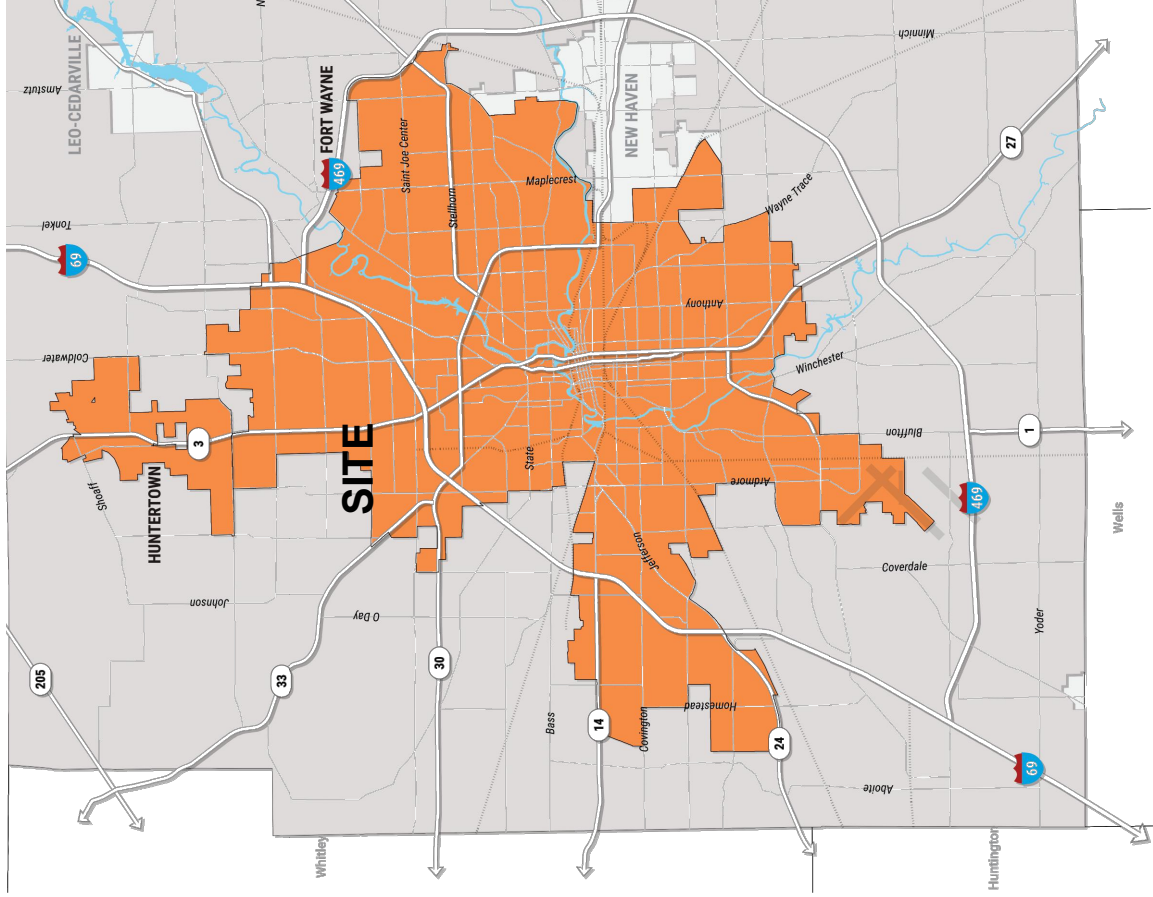
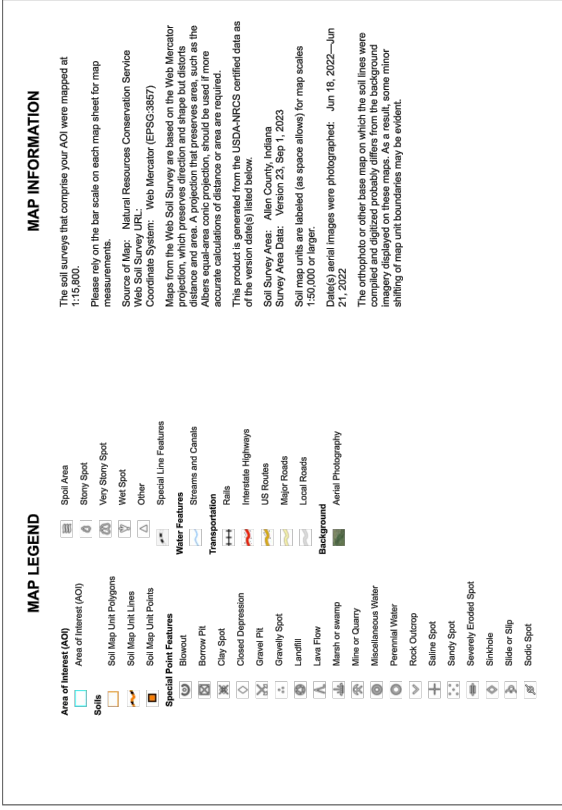
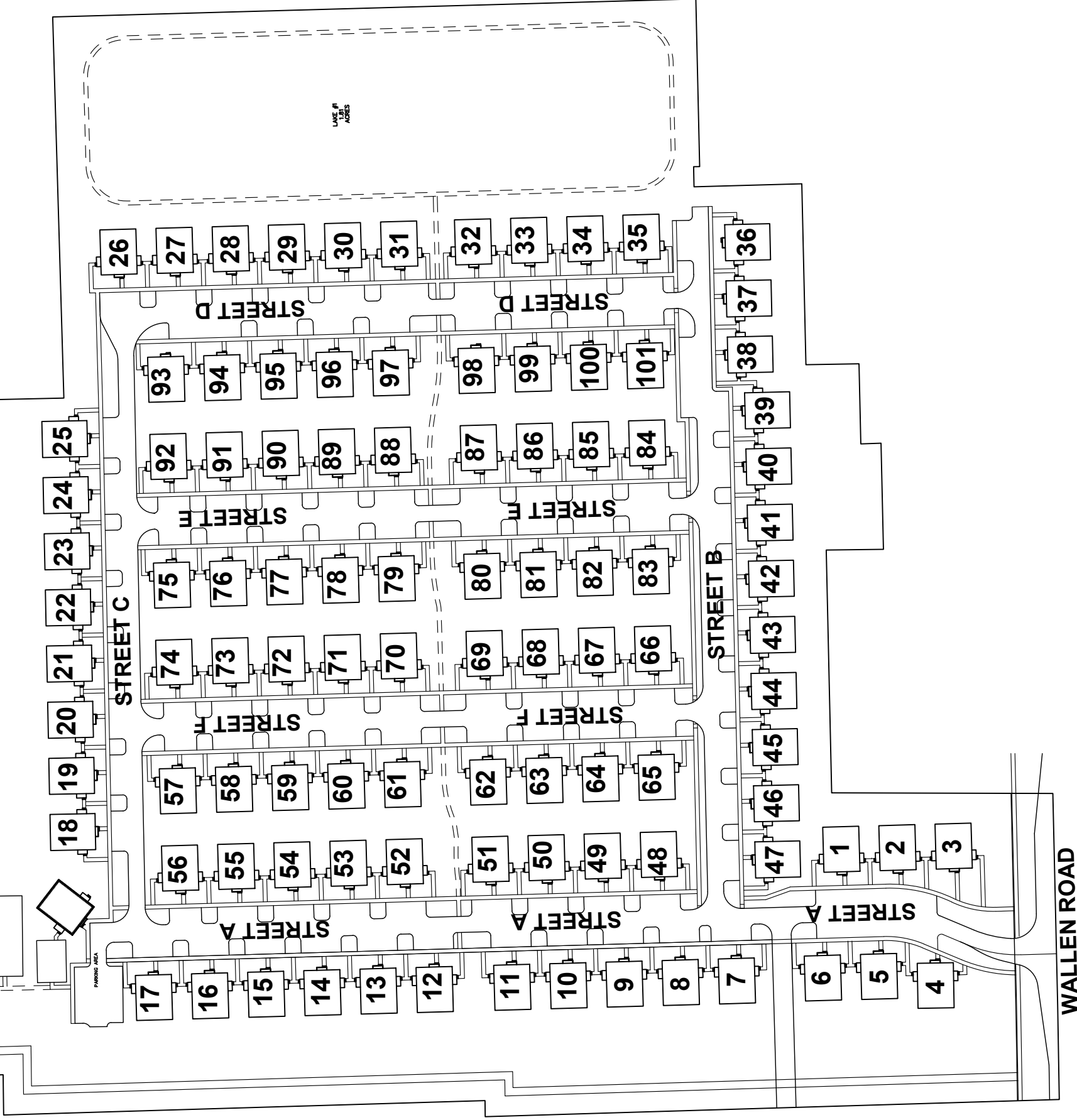
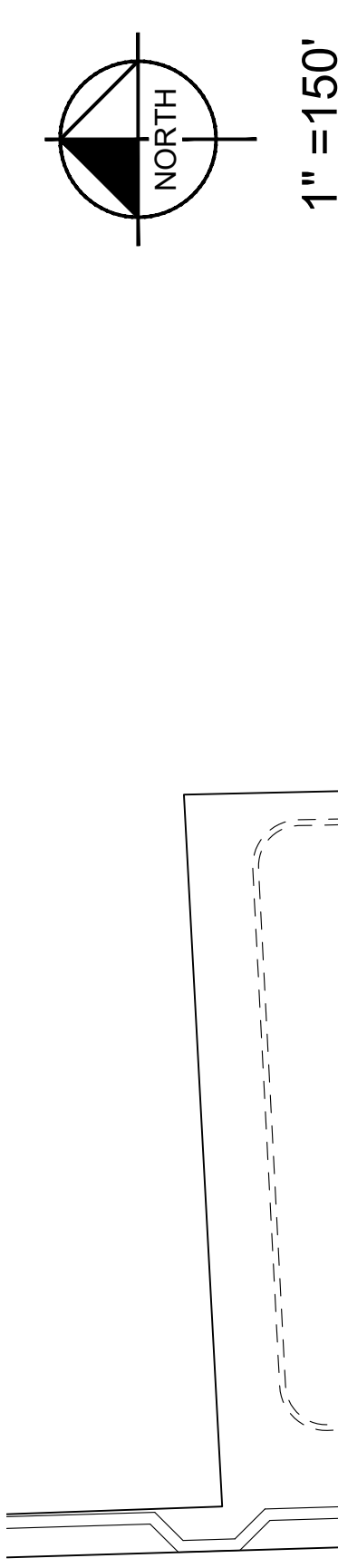
PROJECT TEAM					
ROLE	COMPANY	ADDRESS	PHONE NUMBER	EMAIL	CONTACT
DEVELOPER/OWNER	HELIX3 LLC	3039 N POST ROAD, STE 1200 INDIANAPOLIS, IN 46226	(765) 624-0125	RACHEL@HELIX3.COM	RACHEL LEE
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	500 E. 98TH ST., STE. 300, INDIANAPOLIS, IN 46240	(317) 912-4123	JOHN.MCWHORTER@KIMLEY-HORN.COM	JOHN.MCWHORTER
LAND SURVEYOR	MLS ENGINEERING	10405 S 8TH CROSS BLVD, FORT WAYNE, IN 46825	(260) 488-8571	BRETT@MLSWEBSITE.US	BRETT MILLER, PS



Sheet List Table	
Sheet Number	Sheet Title
C100	COVER SHEET
C200	EXISTING SITE PLAN
C300	SITE DEVELOPMENT PLAN
C301	SITE DEVELOPMENT PLAN
C302	SITE DEVELOPMENT PLAN
C400	SIGNAGE AND LIGHTING PLAN
C401	SIGNAGE AND LIGHTING PLAN
C500	LANDSCAPE PLAN
C501	LANDSCAPE PLAN



SOILS MAP



LOCATION MAP

STREETS	
NAME	LENGTH (LFt)
STREET A	1199
STREET B	894
STREET C	758
STREET D	707
STREET E	719
STREET F	719
TOTAL	4,986

PROJECT INFORMATION	
39.39 ACRES	
101 BLDGS (303 UNITS)	2.56 BUILDINGS/ACRE
LAKE AREA	2.95 AC±

LEGAL DESCRIPTION

HELIX WALLEN LAND DESCRIPTION

being more particularly described as follows:-

BEGINNING at a Harrison Marker marking the Southeast corner of the Southeast Quarter of said Section 4; thence South 89 degrees 26 minutes 11 seconds West (Indiana Geospatial Coordinate System - Allen County bearing and basis of bearings to Dura Nail with a "Miller Land Surveying Firm #0095" identification ring on the West line of an existing 76 foot acre tract described in Document Number 2019065074 in the Office of the Recorder of Allen County, Indiana; thence North 01 degrees 18 minutes 42 seconds West, a distance of 471.60 feet (deed) along said West line to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap on a North line of said 17.60 acre tract; thence North 89 degrees 36 minutes 41 seconds East, a distance of 20.00 feet (deed) along said North line to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap on a 17.60 acre tract; thence South 89 degrees 18 minutes 42 seconds East, a distance of 158.69 feet (deed) along said East line to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap on a 17.60 acre tract; thence North 89 degrees 18 minutes 42 seconds East, a distance of 176 feet (deed) along said North line to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap, a distance of 50.01 feet (deed) along said North line to 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap on a West line of an existing 67 feet 3 inches acre tract described in Document Number 200620953 in the Office of said Recorder; thence North 01 degrees 18 minutes 42 seconds East, a distance of 1315.02 feet along said West line to a Mag Nail with a "Stauer" identification ring on the North line of said Southwest Quarter; thence North 89 degrees 53 minutes 28 seconds East, a distance of 32.79 feet (deed) along said North line and within the right-of-way of West Till Road to a Harrison Marker marking the Northwest corner of the Southwest Quarter of said Section 3; thence South 01 degrees 37 minutes 17 seconds East, a distance of 999.11 feet (deed) along the West line of said Southwest Quarter to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap on the South line of an existing 17.20 acre tract described in Document Number 2023034788 in the Office of said Recorder; thence North 87 degrees 19 minutes 01 seconds East, a distance of 614.18 feet along said South line to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap; thence South 01 degrees 52 minutes 22 seconds East, a distance of 234.09 feet to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap; thence North 89 degrees 09 minutes 59 seconds East, a distance of 145.00 feet to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap; thence North 88 degrees 43 minutes 44 seconds East, a distance of 474.17 feet to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap on the East line of the West half of said Southwest Quarter; thence South 01 degrees 11 minutes 32 seconds East, a distance of 799.97 feet along said West line to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap on the North line of Lot Number 12 in the plat of Monohon Suburban Addition as described in Plat Book L1, page 9 in the Office of said Recorder; thence South 89 degrees 16 minutes 29 seconds West, a distance of 208.50 feet (deed) along said North line to the East line of a vacated public street as described in Document Number 2012028716 in the Office of said Recorder, referenced by a 5/8" steel rebar 0.37 feet South; thence North 01 degrees 12 minutes 17 seconds West, a distance of 75.50 feet to a 5/8" steel rebar on the North line of said vacant public street; thence South 89 degrees 16 minutes 29 seconds West, a distance of 22.50 feet along said North line to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap on the centerline of said vacant public street; thence South 01 degrees 12 minutes 17 seconds East, a distance of 1314.00 feet along said centerline to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap; thence North 89 degrees 16 minutes 29 seconds West, a distance of 225.00 feet along said North line to a 5/8" steel rebar; thence South 89 degrees 16 minutes 29 seconds West, a distance of 725.00 feet along said North line and the North line of Lot Number 12 in said plat of Monohon Suburban Addition in an East line of said 67.85 acre tract, referenced by a 5/8" steel rebar 0.88 feet West; thence North 01 degree 33 minutes 29 seconds East, a distance of 66.00 feet (deed) along said East line to a 5/8" steel rebar with a "Miller #0027" identification cap on a South line of said 67.85 acre tract; thence South 89 degrees 16 minutes 29 seconds West, a distance of 99.58 feet (100.00 feet deed) along said South line to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap on an East line of said 67.85 acre tract; thence South 89 degrees 16 minutes 29 seconds East, a distance of 23.14 feet (23.00 feet deed) along said East line to a 5/8" steel rebar with a "Goulton" identification cap on a South line of said 67.85 acre tract; thence South 89 degrees 16 minutes 29 seconds West, a distance of 132.00 feet (deed) along said South line to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap on a West line of said 67.85 acre tract; thence North 01 degrees 18 minutes 14 seconds West, a distance of 71.12 feet (71.41 feet deed) along said West line to a 5/8" steel rebar with a "Firm 0100" identification cap on a South line of said 67.85 acre tract; thence South 89 degrees 16 minutes 29 seconds West, a distance of 502.01 feet (510.00 feet deed) along said South line to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap on the South line of said Southwest Quarter; thence South 89 degrees 16 minutes 29 seconds West, a distance of 263.61 feet (266.70 feet deed) along said South line area within the right-of-way of said West Wallen Road to the Point of Beginning. Containing 39.385 acres, more or less. Subject to the rights-of-way of West Wallen Road, West Till Road, the Huguenot No. 2 Legat Open Drain, the Cook Lake Drain, and subject to the easements of record.

[illegible]

APPROVAL PENDING NOT FOR CONSTRUCTION	CHECKED BY: JSM
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	DESIGNED BY: JSM
	SCALE: AS NOTED

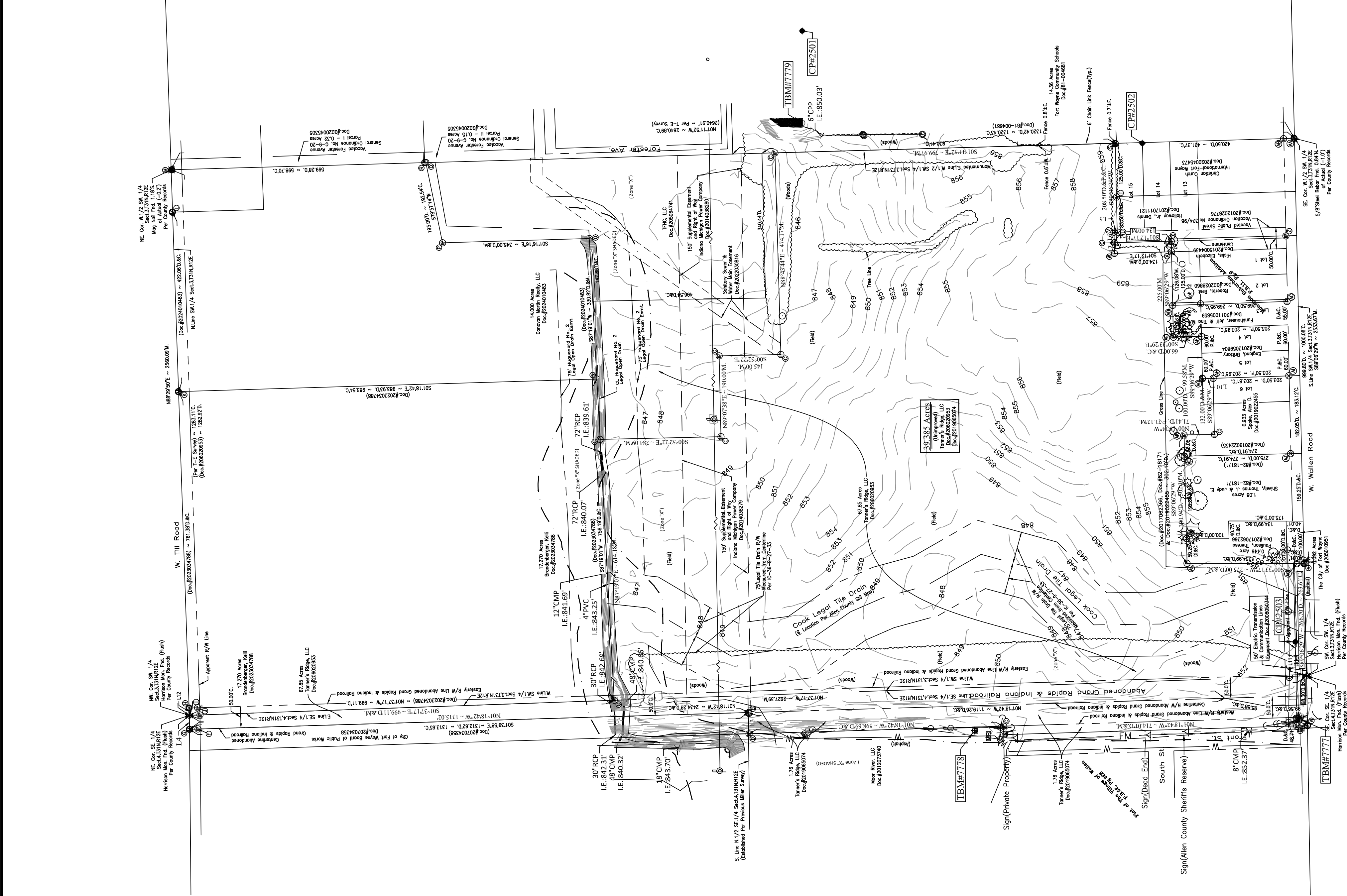


COVER SHEET

HELIX WALLEN

ORIGINAL ISSUE: 04/02/2024	KHA PROJECT NO. 170362004	SHEET NUMBER
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C100



Bench Mark	Electric Box	Sanitary Line
● Cable TV Pedestal	☐ Guy Anchor	— Storm Line
● Control Point	○ Light Pole	— Underground Telephone
○ Boundary Man - Pipe	○ Power Pole	— Water Line
○ Harrison Marker	○ Fire Hydrant	— Overhead Electric
○ Iron Pin	☐ Water Valve	— Underground Electric
○ Manhole	☐ Telephone Pedestal	— Gas Line
○ Post	○ Tree	— Major Contour
○ Sign	○ Pine Tree	— Minor Contour
● Warning Riser	○ T-Bar Post	— Grade Line
		— Guard Rail
		— Fence
		— Stone
		— Pavement
		— Concrete
		— Escarpment
		— Right-of-Way Line
		— Center Line
		— Boundary

LEGEND

POB - Point of Beginning

M - Measured

C - Calculated

D - Dead

— Right of Way (R/W)

— Easement

— Center Line

APPROVAL PENDING
CONSTRUCTION

DESIGNED BY: JSM
DRAWN BY: PCW
CHECKED BY: JSM

AS NOTED

SCALE:

EQUIP. LEAD. IMPACT.

EXISTING SITE
PLAN

HELIX WALLEN

ORIGINAL ISSUE:
04/02/2024
KHA PROJECT NO.
170362004
SHEET NUMBER
C200

Kimley-Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
INDIANAPOLIS, IN 46240
CONTACT: JOHN MCWHORTER
PHONE: 317-912-4129
EMAIL: John.McWhorter@kimley-horn.com
WWW.KIMLEY-HORN.COM

REVISIONS

DATE

BY



MATCHLINE - SEE SHEET C302

MATCHLINE - SEE SHEET C302

APPROVAL PENDING CONSTRUCTION		APPROVAL PENDING CONSTRUCTION	
DESIGNED BY: JSM		DESIGNED BY: JSM	
DRAWN BY: PCW		DRAWN BY: PCW	
CHECKED BY: JSM		CHECKED BY: JSM	
SCALE: AS NOTED		SCALE: AS NOTED	
20204 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 CONTACT: JOHN MCWHORTER PHONE: 317-912-4129 EMAIL: John.McWhorter@kimley-horn.com		20204 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 CONTACT: JOHN MCWHORTER PHONE: 317-912-4129 EMAIL: John.McWhorter@kimley-horn.com	
No.		No.	
REVISIONS		REVISIONS	
DATE		DATE	
BY		BY	

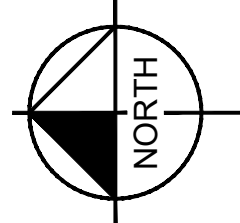
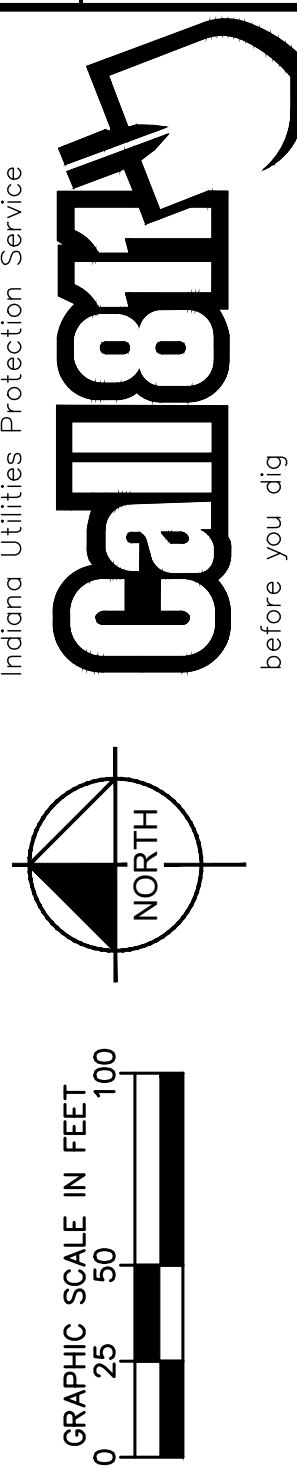


SITE
DEVELOPMENT
PLAN

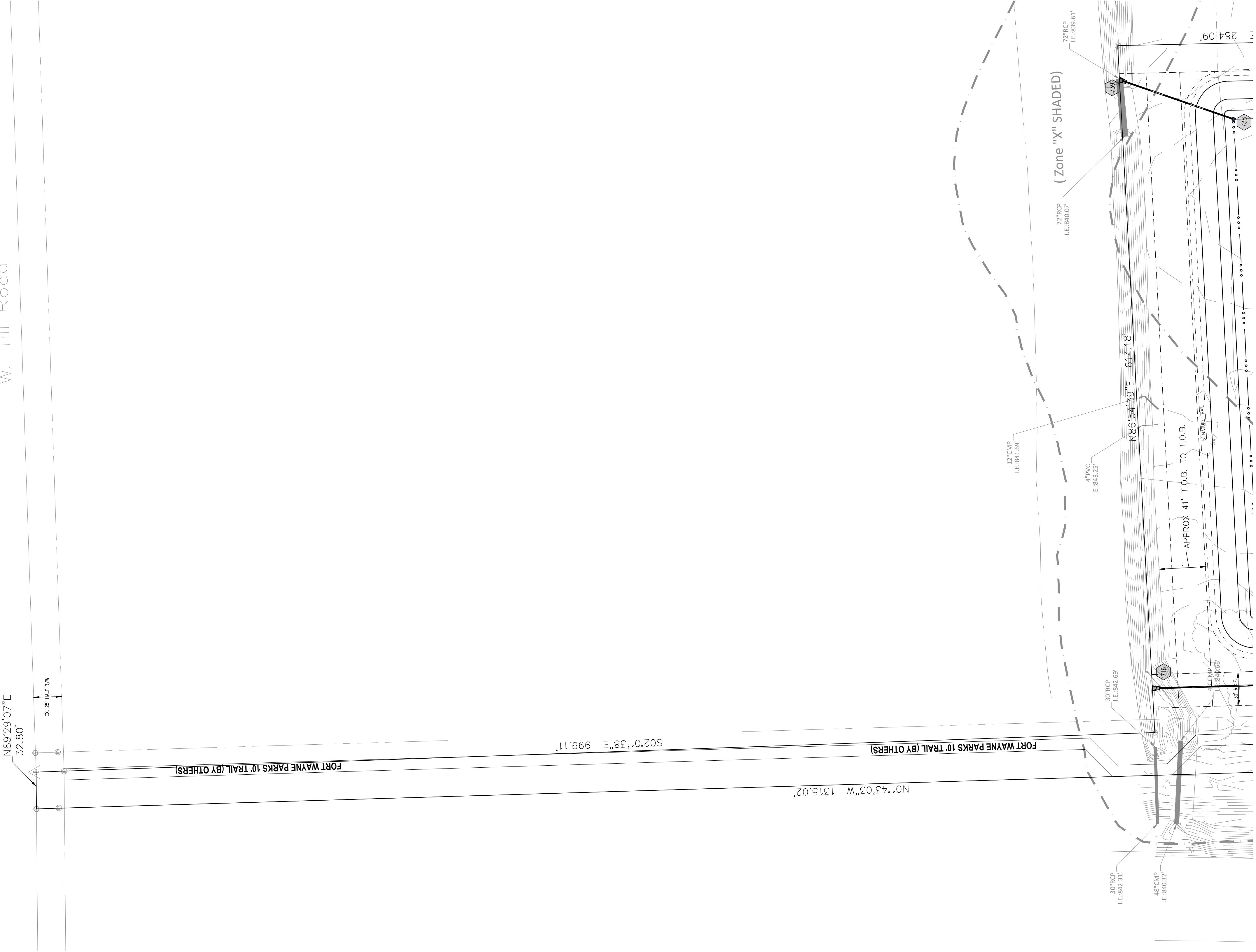
HELIX WALLEN

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04/02/2024
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SHEET NUMBER

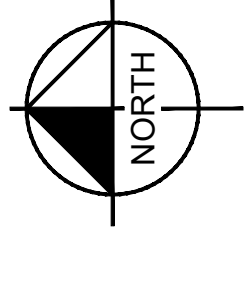
C301



W. Till Road



MATCHLINE - SEE SHEET C301



GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

PROPOSED STORM STRUCTURE

PROPOSED SANITARY MANHOLE

PROPOSED FIRE HYDRANT ASSEMBLY

EXISTING CONTOUR

EXISTING SANITARY SEWER

EXISTING STORM SEWER

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

PROPOSED FORCE MAIN

PROPOSED STORM SEWER

PROPOSED GRADE

PROPOSED CONTOUR

PROPOSED WATER LINE

PROPOSED SWALE

PROPOSED 5' SIDEWALK

PROPOSED NATURE TRAIL

ADA RAMP TO BE INSTALLED

RIP-RAP

BUILDING NUMBER

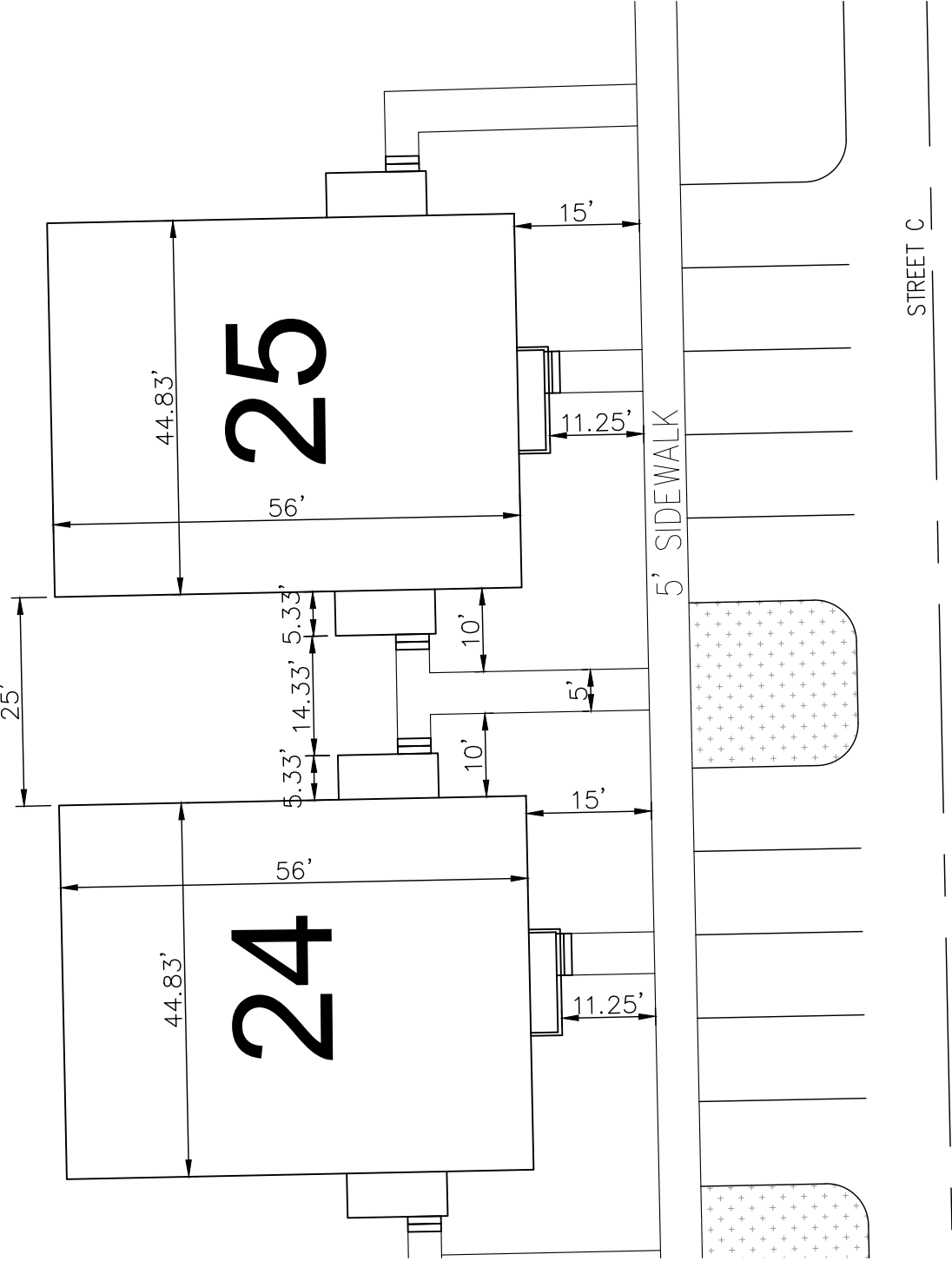
LEGEND

- 21 BUILDING NUMBER
- U.E. UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- R/W RIGHT OF WAY
- VAR. VARIABLE
- R.D.E. REGULATED DRAIN EASEMENT

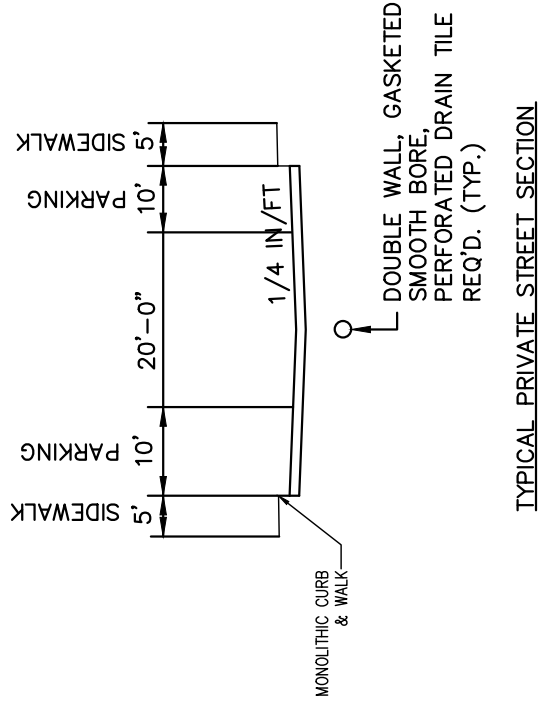
MATCHLINE - SEE SHEET C301

PARKING REQUIREMENTS

PARKING SPACES REQUIRED = 303
LIVING UNITS PARKING SPACES PROVIDED = 499
COMMUNITY PARKING SPACES PROVIDED = 14



TYPICAL BUILDING LAYOUT
SCALE: 1" = 20'



HELIX WALLEN

SITE
DEVELOPMENT
PLAN



APPROVAL PENDING
CONSTRUCTION

SCALE:
AS NOTED
DESIGNED BY: JSM
DRAWN BY: PCW
CHECKED BY: JSM

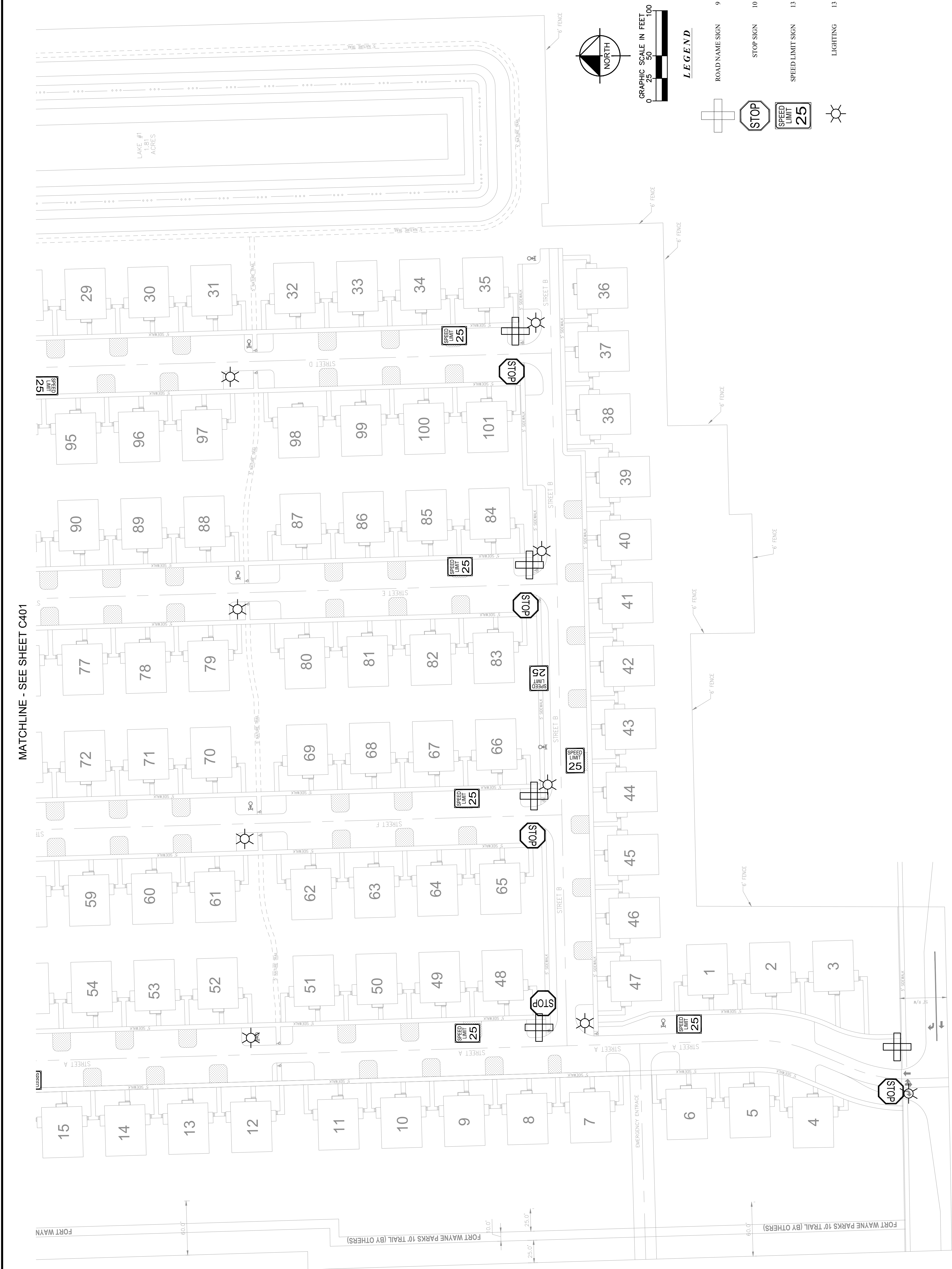
22024 KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
CONTACT: JOHN MCWHORTER
PHONE: 317-912-4129
EMAIL: John.McWhorter@kimley-horn.com
WWW.KIMLEY-HORN.COM

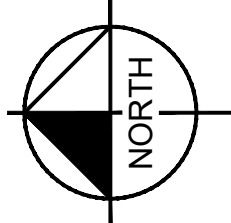
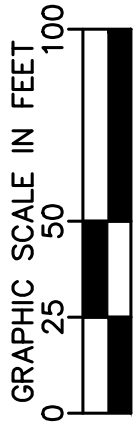
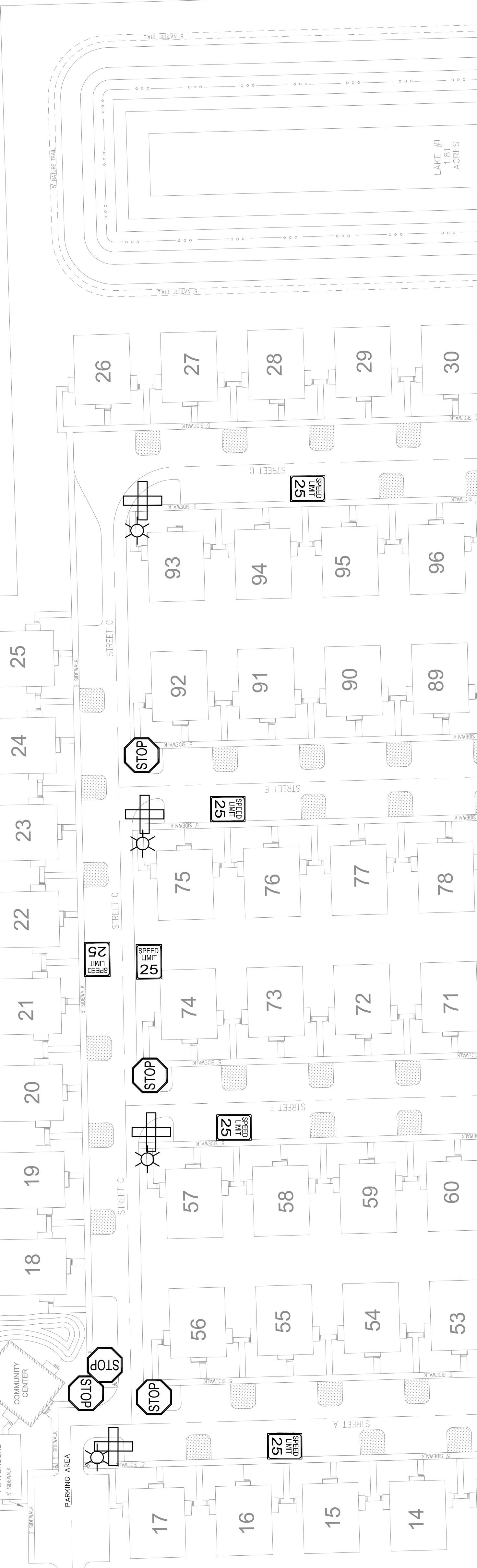
No.

REVISIONS

DATE

BY

[illegible]



Indiana Utilities Protection Service

Call 811
before you dig

before you dig

C401

SHEET NUMBER

KHA PROJECT NC

ORIGINAL ISSUE:

HELIX WALLEN

SIGNAGE AND LIGHTING PLAN



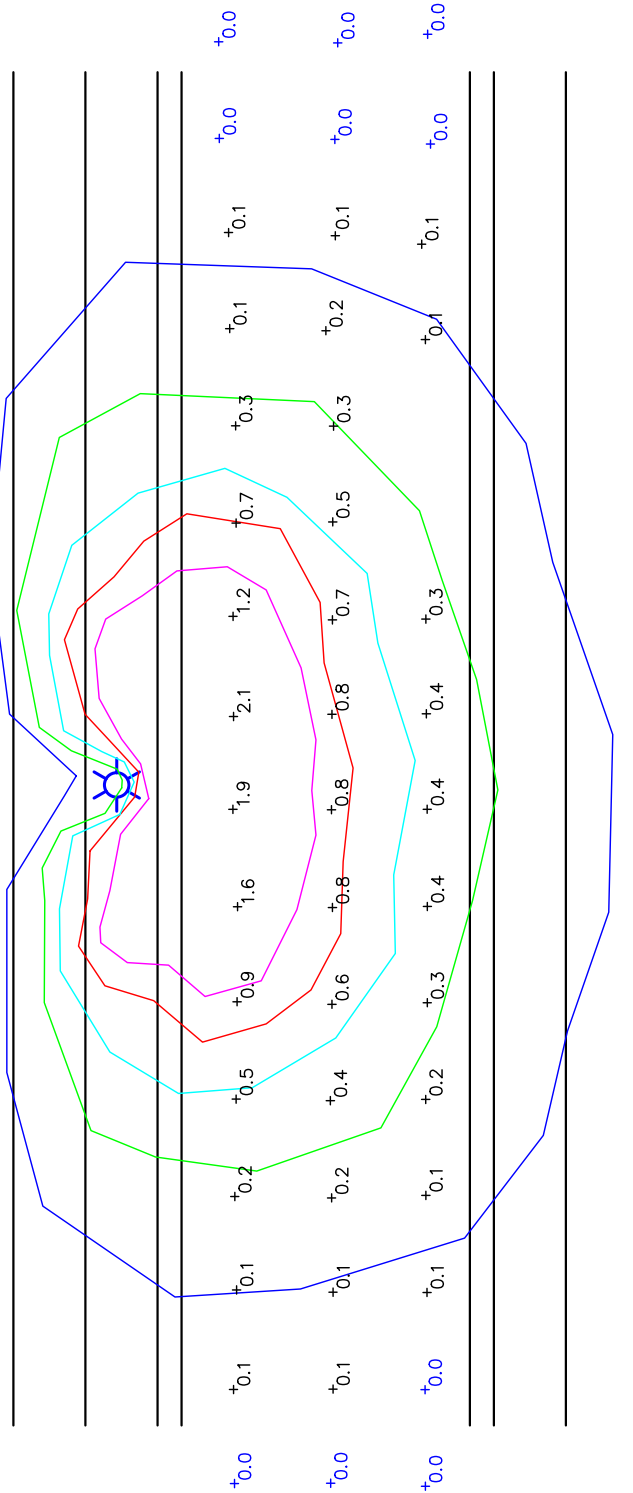
APPROVAL PENDING
NOT FOR
CONSTRUCTION

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: PCW

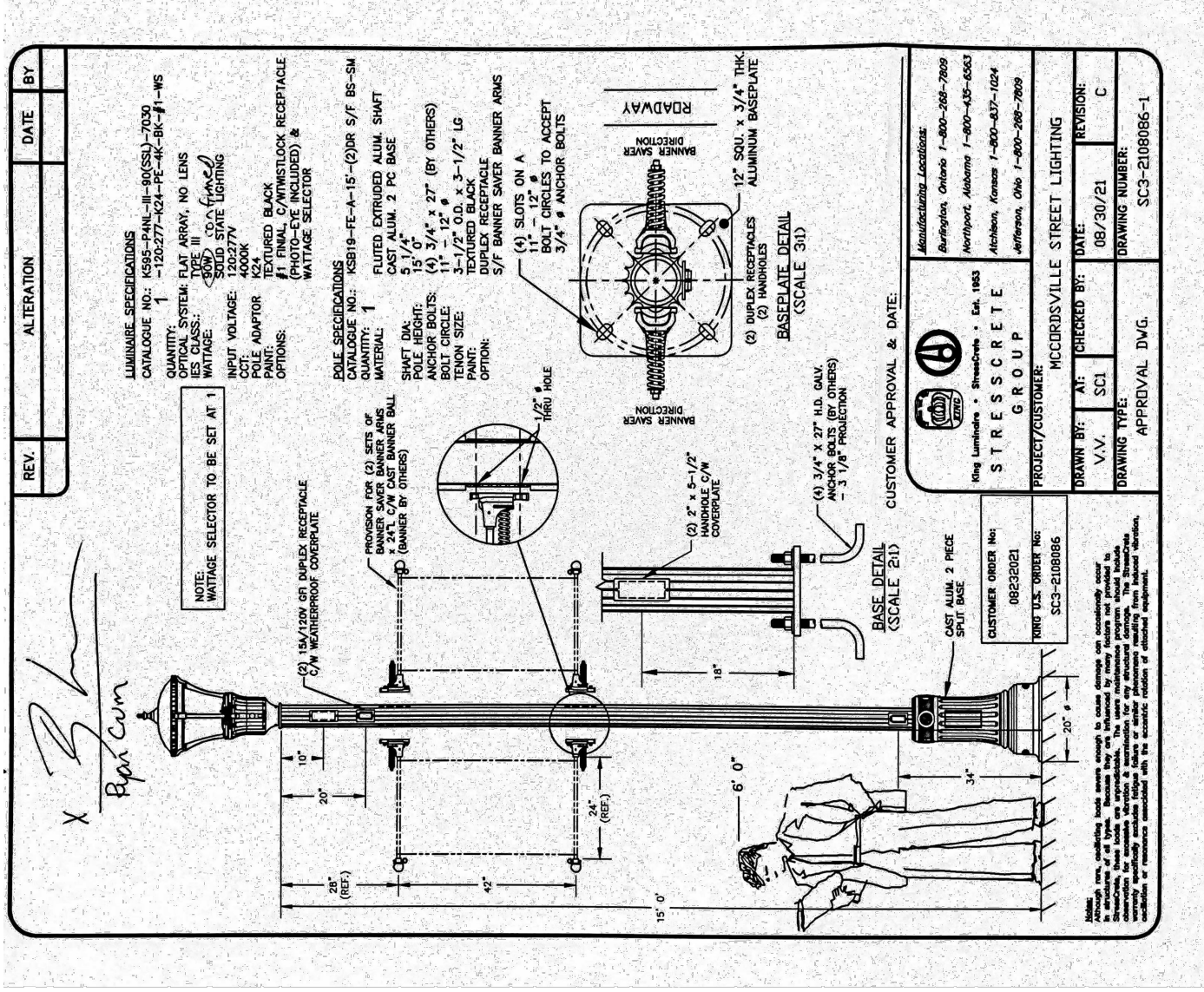
Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
CONTACT: JOHN MCWHORTER

REVIEWS

51

[illegible]

LUMINAIRE DETAIL
(TYP.)



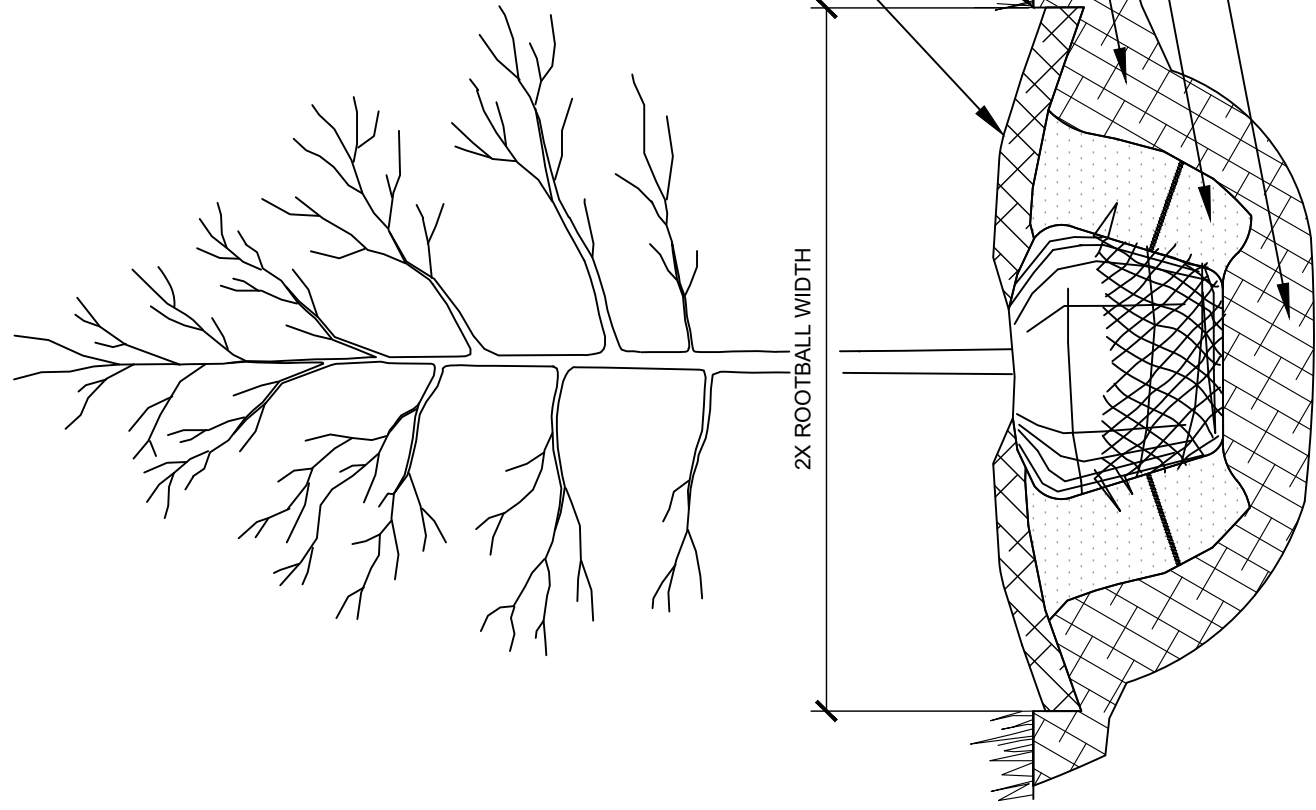




MATCHLINE - SEE SHEET C300

NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND TIE USED). SYNTHETIC MULCH SHALL BE USED TO PROTECT SOIL FROM EROSION.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



- (h) The following Code B-3 buffer yard standard shall apply if a multiple family building/complex or manufactured home park is adjacent to a residential district:

BUILDING BUFFER YARD STANDARDS		
CODE B-3		
Multiple Family Building/Complex or Manufactured Home Park Adjacent to a Residential District		
WIDTH	TREES (per linear foot of parcel boundary)	ADDITIONAL SCREENING
25'	1 tree every 30' (up to 50% ornamental trees may be used)	Continuous 6' high solid fence

PLAN

Residential district: Property line, 6' solid fence, Shade tree, 25' buffer yard.

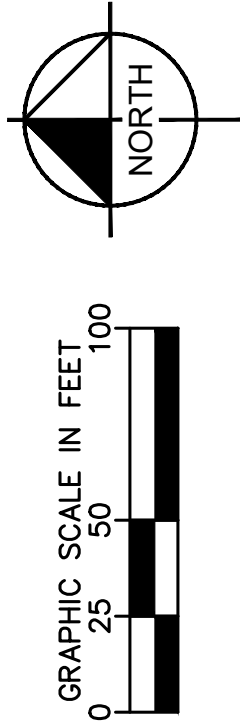
Multiple family building/complex or manufactured home park: Property line, 25' buffer yard.

ELEVATION

Residential district: 6' solid fence, Property line, 25' buffer yard.

Multiple family building/complex or manufactured home park: Multiple family building/complex or manufactured home park.

SPECIFIC SPECIES OF EACH TREE SHOWN WILL BE SPECIFIED AT A LATER DATE BY A LANDSCAPE ARCHITECT WITH CONSTRUCTION PLAN SUBMITTALS.





Wallen Rd
Fort Wayne, IN
Allen County

Hoosiers deserve a new way of solving community needs for our future generations – not just for housing, but for creating *homes* – intentional communities where we can all thrive and grow together.

VOLUMOD

Volumod is a modular construction company. This new innovation of construction is the prefabrication process of building the vertical construction of a residential unit using a controlled environment with a factory and employees, rather than subcontractors on site, subject to weather conditions, timing, and coordination. Prefabricated units have higher quality standards and inspections than on-site construction, including acoustic requirements, safety, and documentation. Units are then transported to the site and placed and attached to a foundation or basement just like standard construction. These units are truly “Made in Indiana” for Hoosiers, with the watermark of hope and resilience.

Helix  is a family of companies that has a mission to restore hope by transforming communities. Helix seeks to build high-quality ground-up new triplex horizontal apartments, using **Volumod**’s modular construction method to accelerate construction, and **Renewing Management** to create community when complete - generating long-term stable, safe, and reliable returns for long-term hold investments, 20 years or more.

Helix seeks to close the gap in housing needs by building “missing middle” housing options - single-story triplex horizontal apartments. With separate entrances and private yards on each side, residents enjoy the feel of a single-family home but have the convenience of apartments: on-site property manager and facility maintenance staff, the freedom from the burdens of home ownership and capital expenses, and the flexibility to relocate as jobs change or health issues arise. Our resident neighbors range from active senior retirees, who want to downsize and relocate closer to grandchildren, to young couples or roommates with a dog-child, to parents with young children saving for a down payment to out-of-state transplant workers wanting to rent before buying.

SUMMARY

Lead Organization: Helix /
Renewing Management

Start Date: Q3 2024

Completion: Q3 2025

Units: 300 market-rate single-story
horizontal triplex rentals

Zoning: R-3 or R-P

Property Control: Under Contract

Construction Documents: Civil Site
design in progress, Architectural
75% complete based on prior factory
design

Amenities: Clubhouse, Playground,
Walking Trails, Dog Park, Open
Green Space, Parking right outside
the door.



Purpose Driven, Community Forward

P30 Indy  is a coworking, office and event space, entrepreneurial incubator and community center located in the same building as Helix, Renewing Management, and Volumod. P30 was born when extra square footage at our headquarters and Volumod factory was utilized to bring hope to the Far Eastside of Indianapolis. At P30 we work to Disrupt Inequality, Ignite Hope and Launch Prosperity.

(P30 recently won a Monumental Award from the Indy Chamber!)

RENEWING MANAGEMENT

Renewing Management, a property management company with a 20-year legacy of community care in Indiana, started their journey renting out a humble double-wide in Owensburg to managing over 4,000 units, investing over \$100 million in renovations across Indiana. Properties developed and owned by Helix in perpetuity long term are managed by Renewing Management.



**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Renewing Properties, LLC c/o Rachel Lee
Address 3039 N Post Road, Ste 1200
City Indianapolis State Indiana Zip 46226
Telephone 317-408-4383 E-mail RachelL@helix33.com

Property Ownership
Property Owner Tanners Ridge, LLC
Address 10104 Woodland Plaza
City Ft Wayne State Indiana Zip 46825
Telephone 260-750-1522 E-mail aratazian@yahoo.com

Contact Person
Contact Person David Gilman
Address 211 S Ritter Avenue, Ste H
City Indianapolis State Indiana Zip 46219
Telephone 317-833-6331 E-mail davidgilman78@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 2200 Block of West Wallen Rd Township and Section Washington Sec 3
Present Zoning R1 Proposed Zoning RP Acreage to be rezoned 39.4 (+/-)
Purpose of rezoning (attach additional page if necessary) Proposed rezoning of approximately forty (40) acres to the RP district to allow for a multi-family residential development.
(Parcel ID: 02-07-03-351-004.000-073 to be subdivided)
Sewer provider City of Ft Wayne Water provider City of Ft 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 (please complete attached document)

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

Ethan Fernhaber, Member
(printed name of applicant)

Ethan Fernhaber
(signature of applicant)

3/26/2024
(date)

Ara Tazian, Member
(printed name of property owner)

Ara Tazian
(signature of property owner)

3/26/2024
(date)



Received	Receipt No.	Hearing Date	Petition No.
4.2.24	145173	5.13.24	RES2024-0020

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



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;

The proposed rezoning and accompanying primary development plan for a multi-family residential community are a good example of responsible infill development within City limits. The development will be located within proximity of several commercial amenities to the east along Lima Road and will enhance the public walking system with the right of way dedication for the proposed expansion along the Fishing Line Trail.

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

The site is undeveloped and surrounded by industrial uses to the west; single family residential to the south; sports complex and school use to the east and undeveloped RP zoned property to the north. The proposed multi-family community will be compatible with the adjacent uses and has all the necessary public infrastructure to support smart growth principals.

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

Applicant seeks to close the gap in housing needs by building "missing middle" housing options - single-story, triplex homes. This proposed community will provide housing options to a variety of individuals and families not seeking the typical multi-level apartment building or the expense of home ownership.

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

The proposed rezoning and accompanying primary development plan for a multi-family residential community are a good example of responsible infill development within City limits. The area is surrounded by mixed uses ranging from industrial to public schools to well established single family residences. The community's walking trails will provide connectivity to the adjacent Public Trail system and adjacent School property.

- (5) Responsible development and growth.

The proposed rezoning and accompanying primary development plan for a multi-family community are consistent with existing uses and infrastructure in the area. The community will have full time maintenance staff available to address the needs of the residents and property. A privacy fence is being installed to screen the rear yards of the adjacent homes along Wallen Road. A community walking trail is being proposed to encourage good health habits.

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*



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