

#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

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### 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

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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

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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

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Related Petitions: Primary Development Plan – Helix Wallen Road

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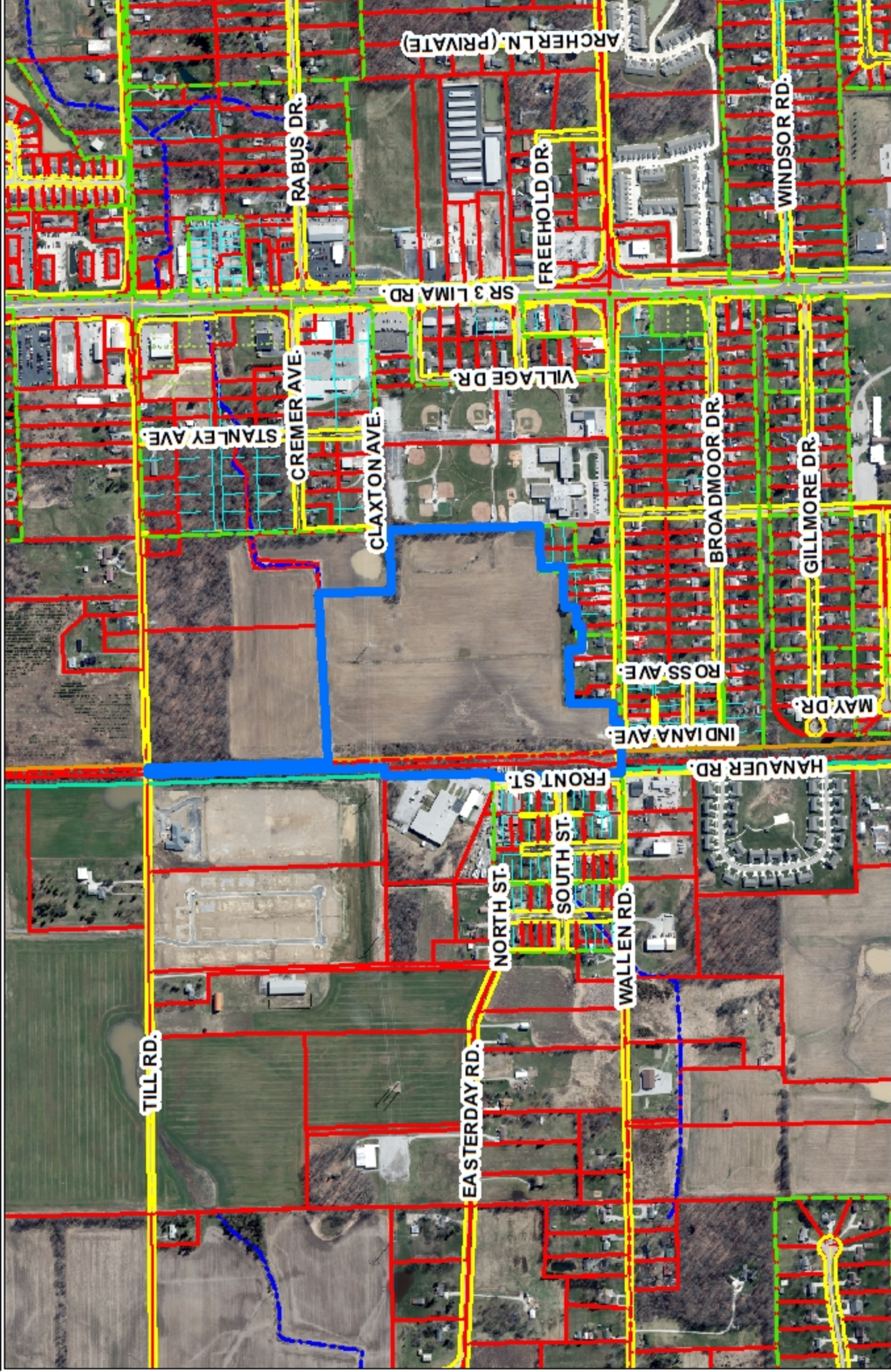
Effect of Passage: Property will be rezoned to the RP/Planned Residential zoning district, which will allow for a multiple family development.

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.





REZ-2024-0020 and PDP-2024-0027 - Helix Wallen Road

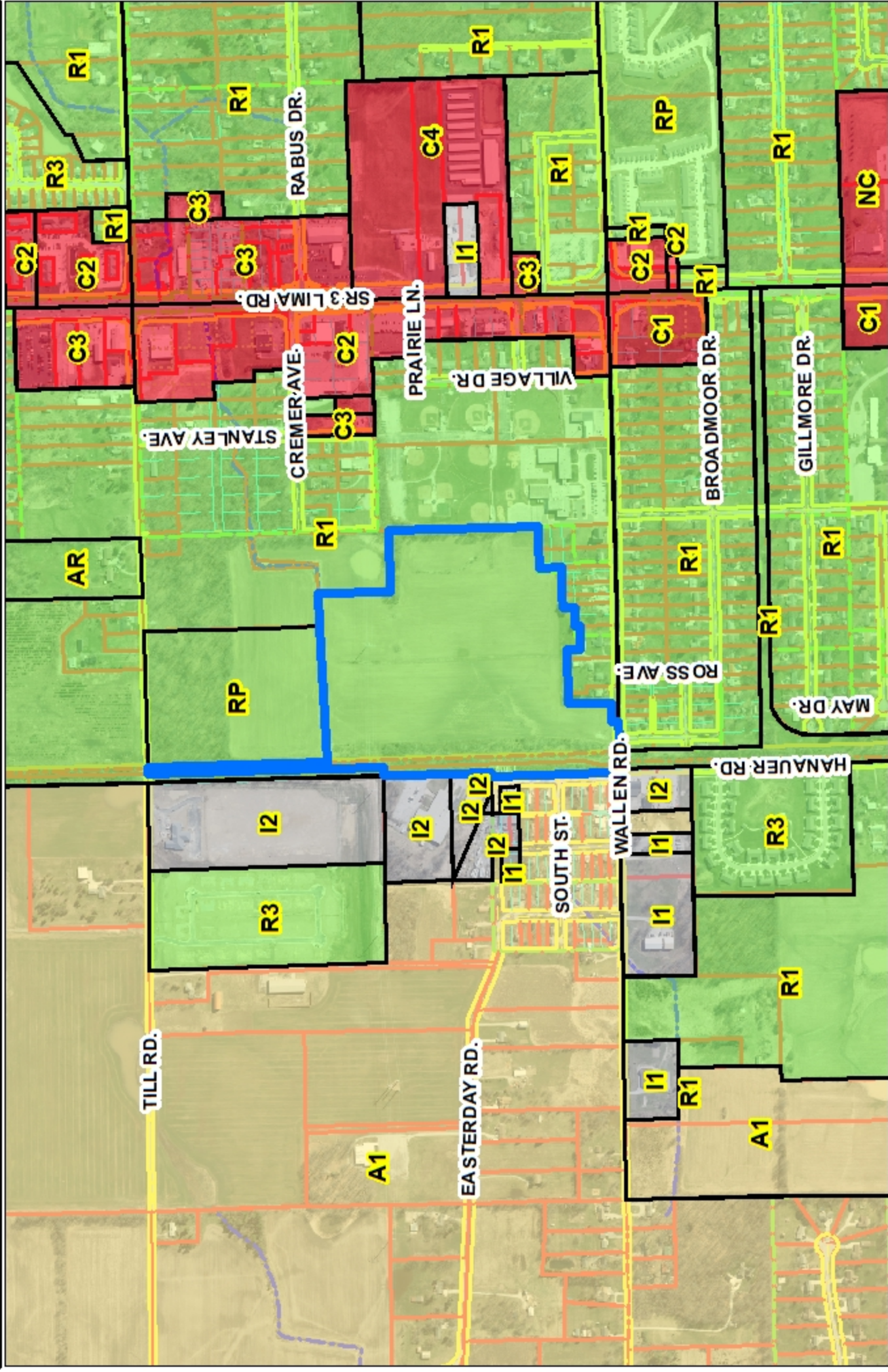


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1 inch = 700 feet





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© 2004 Board of County Commissioners of the County of Allen, North American Datum 1983  
 State Plane, Central Indiana System, Indiana East  
 Photos and Contours: Spring 2009  
 Date: 4/16/2024



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:

HELIX33 LLC  
3039 N POST RD, SUITE 1200  
INDIANAPOLIS, IN 46226  
CONTACT: RACHEL LEE  
EMAIL: RACHEL@HELIX33.COM

PLANS PREPARED FOR:

PLANS PREPARED FOR:

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

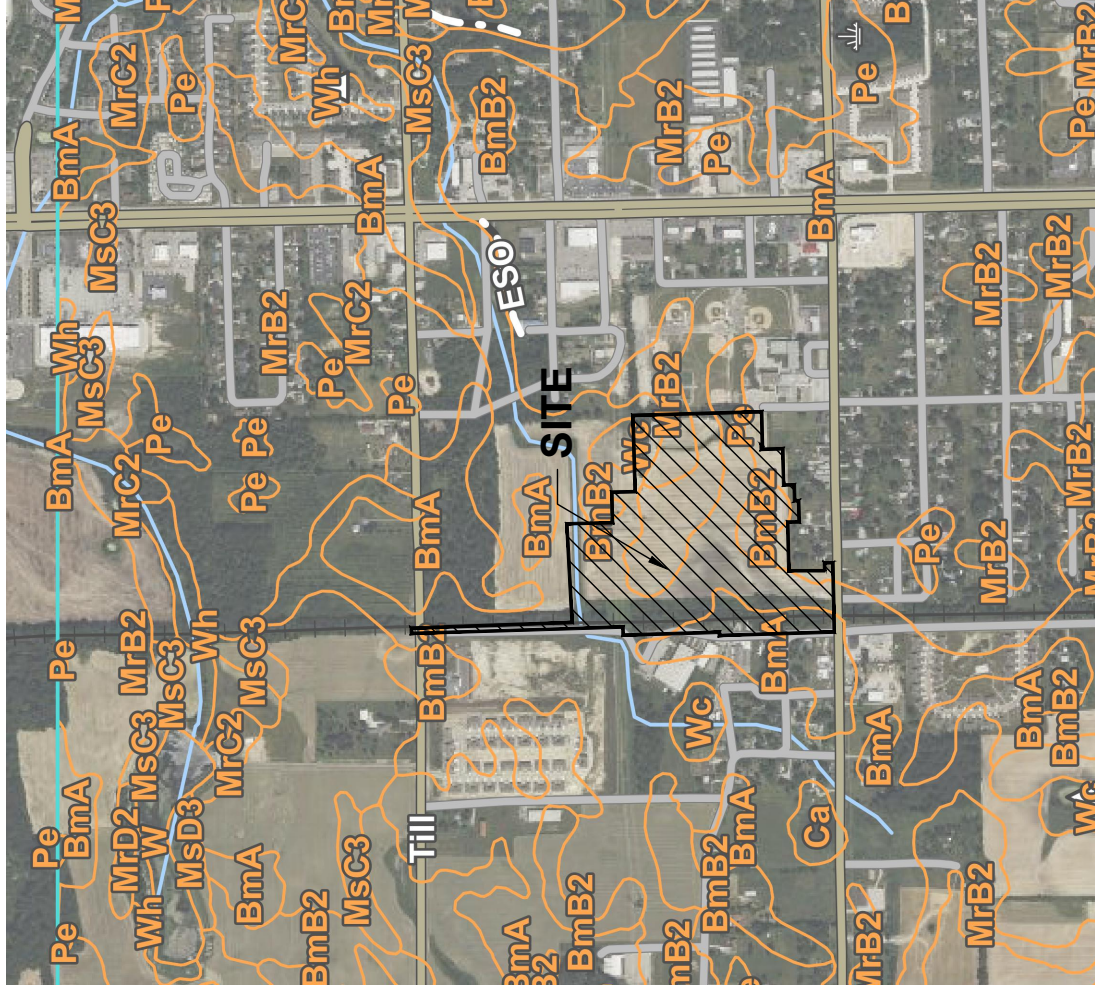
INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS LATEST EDITION  
USED WITH THESE PLANS UNLESS ALTERNATE SPECIFICATIONS ARE SHOWN WITHIN.

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) 620-0125	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 STREET BLVD, FORT WAYNE, IN 46825	(260) 488-8571	BRETT@MLSWEBSITE.US	BRETT MILLER, PS

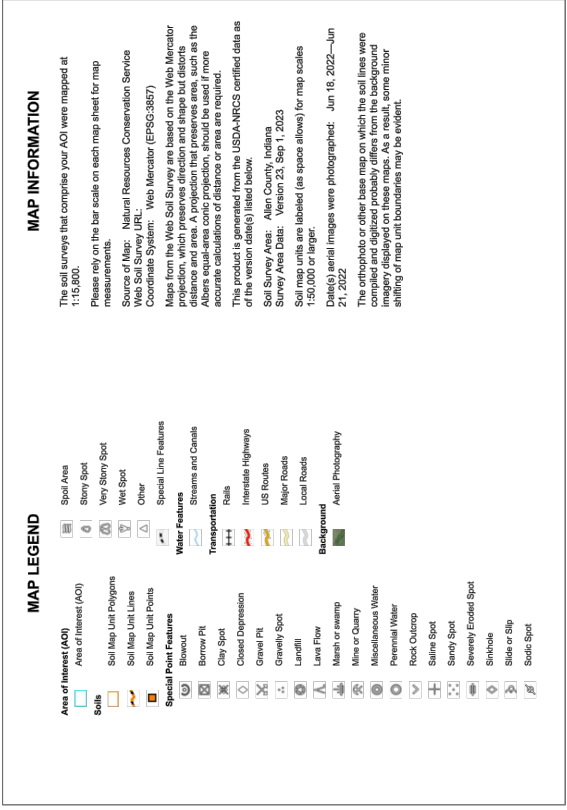
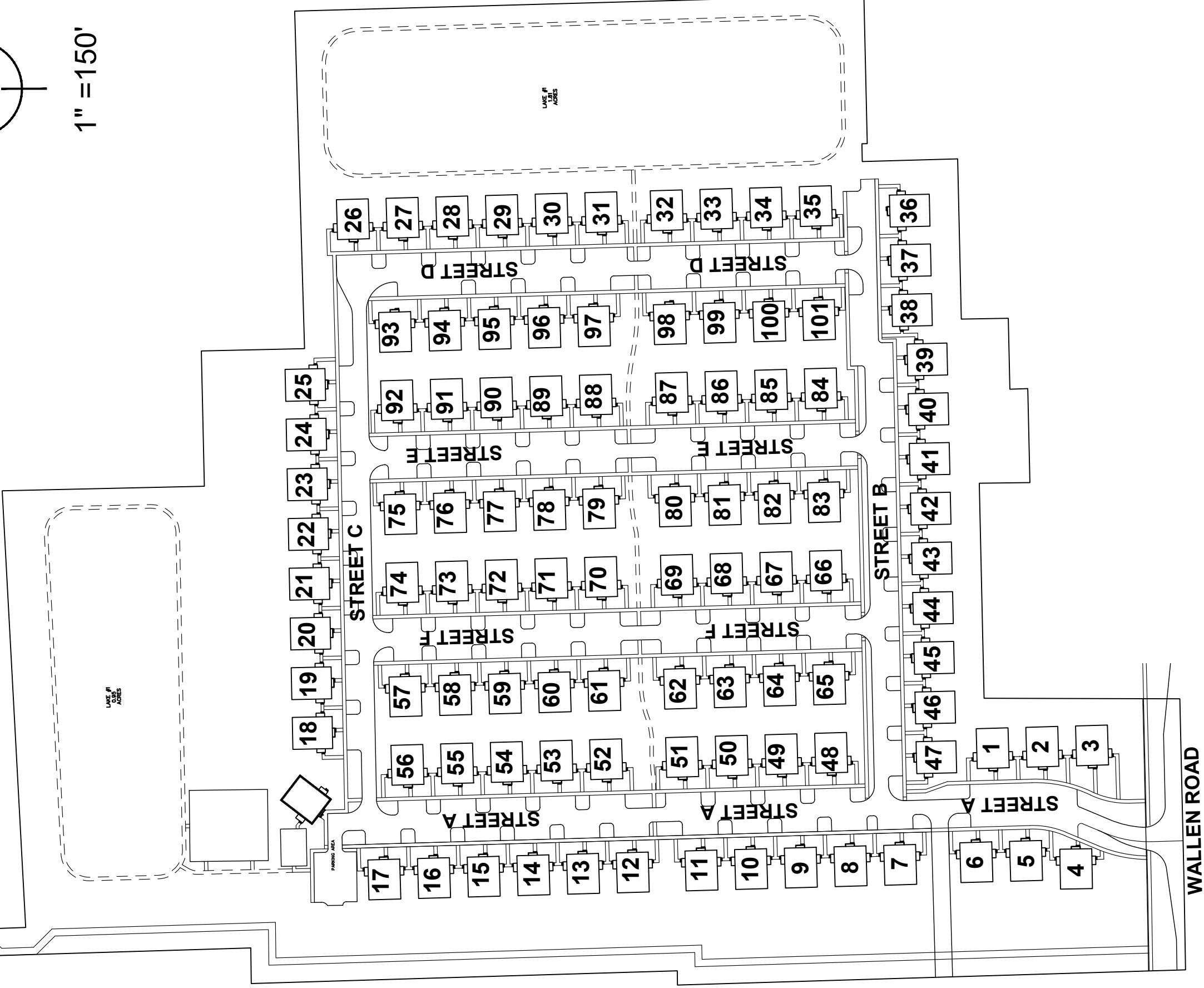


Sheet List Table	
Sheet Number	Sheet Title
C100	COVER SHEET
C200	EXISTING SITE PLAN
C300	SITE DEVELOPMENT PLAN
C301	SITE DEVELOPMENT PLAN
C302	SITE DEVELOPMENT PLAN
C400	SIGNAGE AND LIGHTING PLAN
C401	SIGNAGE AND LIGHTING PLAN
C500	LANDSCAPE PLAN
C501	LANDSCAPE PLAN



# SOILS MAP

FT. WAYNE, INDIANA

 $1'' = 150'$ 

## HELIX WALLEN LAND DESCRIPTION

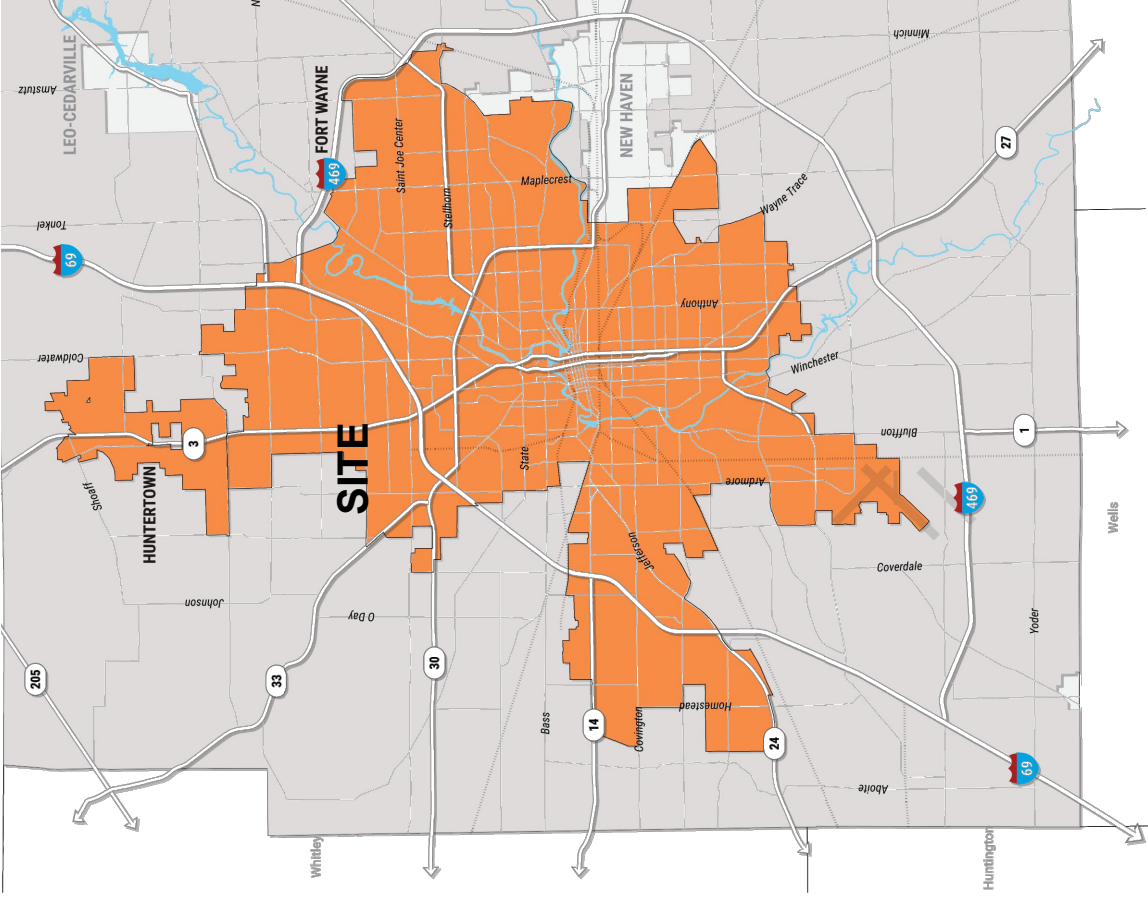
being more particularly described as follows:

BEGINNING at a Harrison Marker marking the Southeast corner of the Southeast Quarter of said Section 4; thence South 89 degrees 26

identification cap on the South line of an existing 17.270 acre tract described in Document Number 2023034788 in the Office of said Rec

STREETS	
NAME	LENGTH (L.Ft)
STREET A	1199
STREET B	884
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±



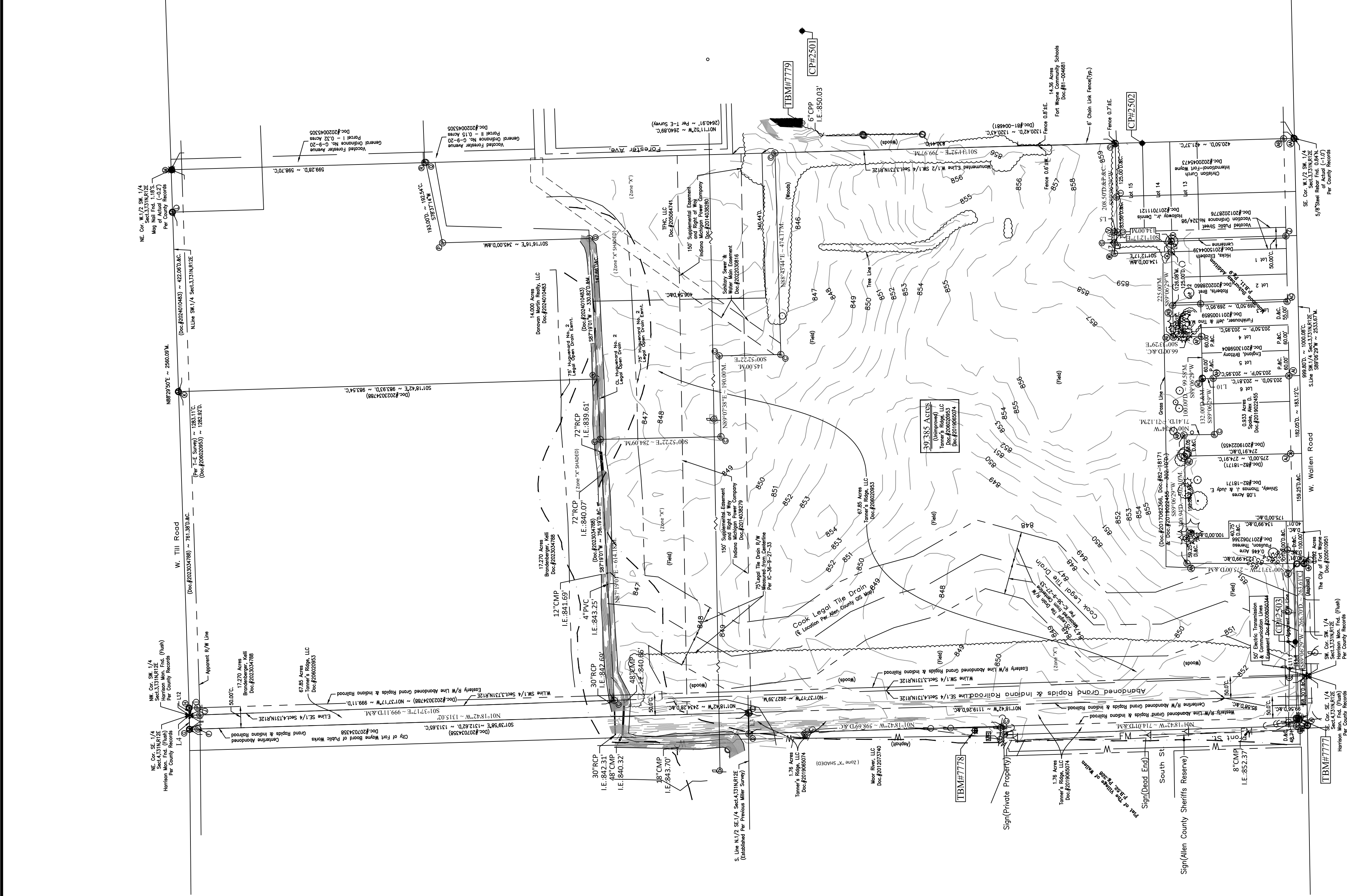
## COVER SHEET

HELI X WALLÉN

ORIGINAL ISSUE	04/02/2024	HA 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
	○ Fence	— Guard Rail
	— Stone	— X
	— 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 Line

— Center Line

SCALE: AS NOTED	DESIGNED BY: JSM	CHECKED BY: JSM
DRAWN BY: POW	EMAIL: John.McMurry@kimley-horn.com	NW 1/4 Sec. 36, T. 14 N., R. 10 E., S. 31 E.
APPROVAL PENDING CONSTRUCTION	PROJECT: 170362004	DATE: 04/02/2024



EQUIP. LEAD. IMPACT.

APPROVAL PENDING CONSTRUCTION

# EXISTING SITE PLAN

HELIX WALLEN

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





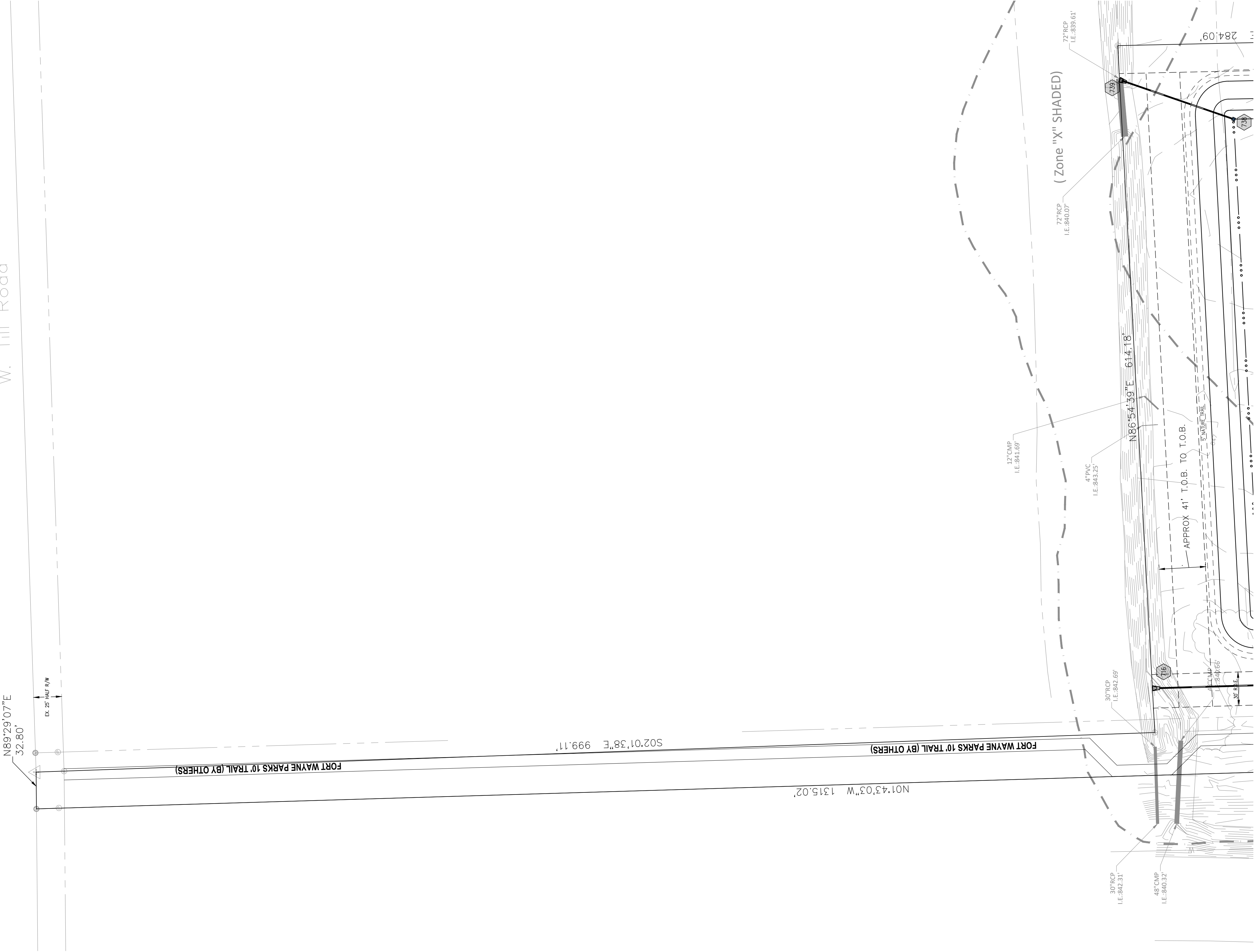




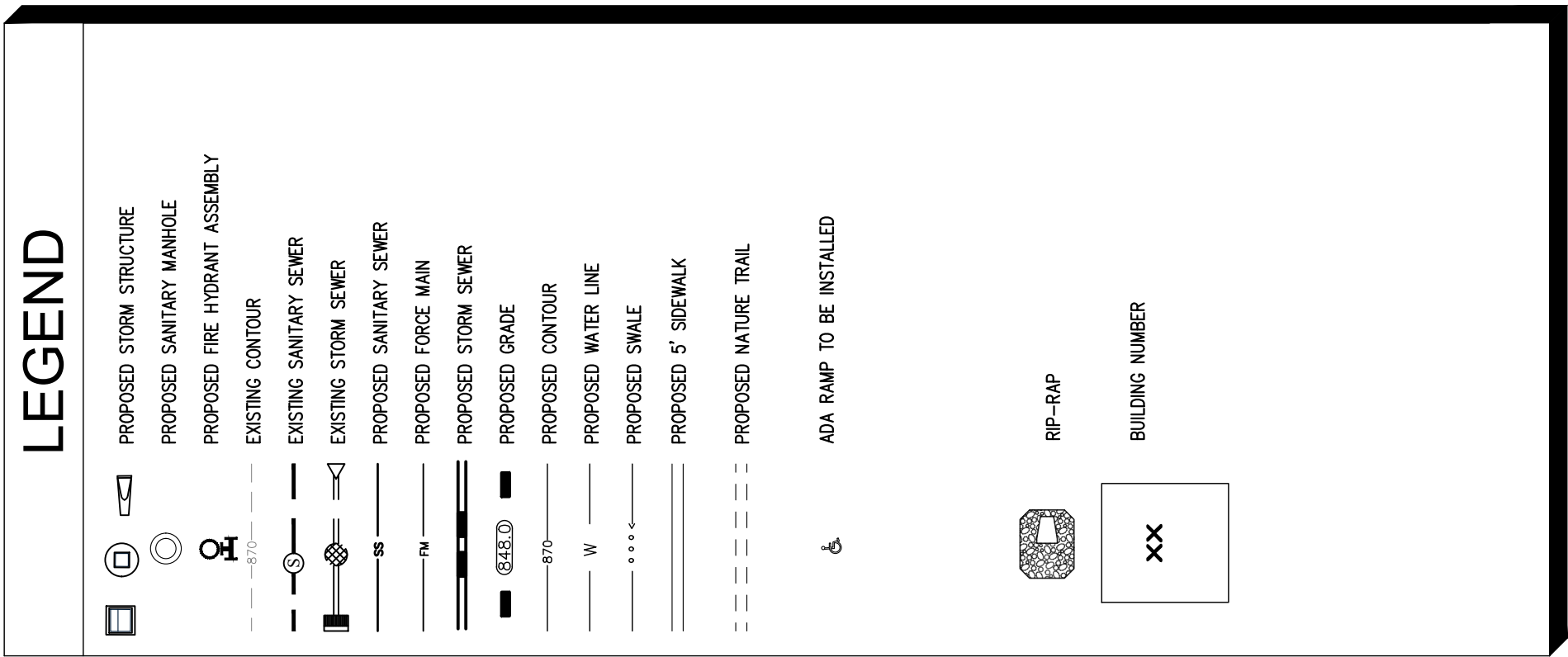
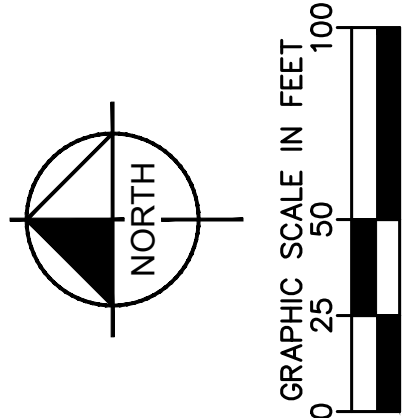




W. Till Road



MATCHLINE - SEE SHEET C301

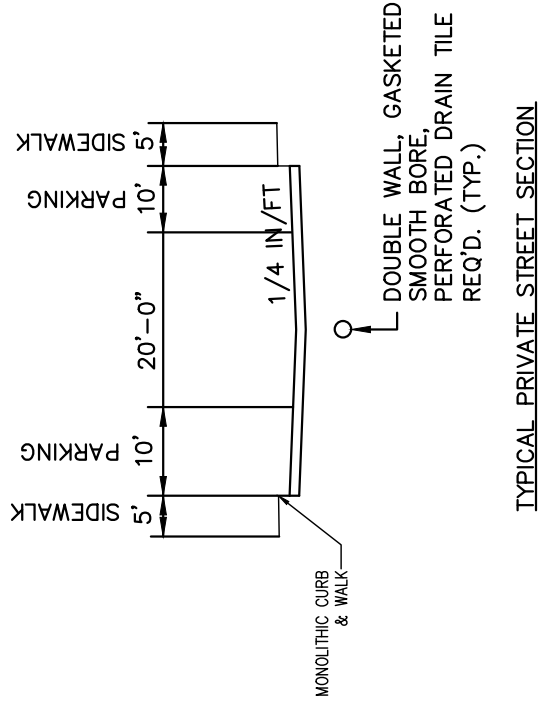


**LEGEND**

- 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'

**SITE DEVELOPMENT PLAN**

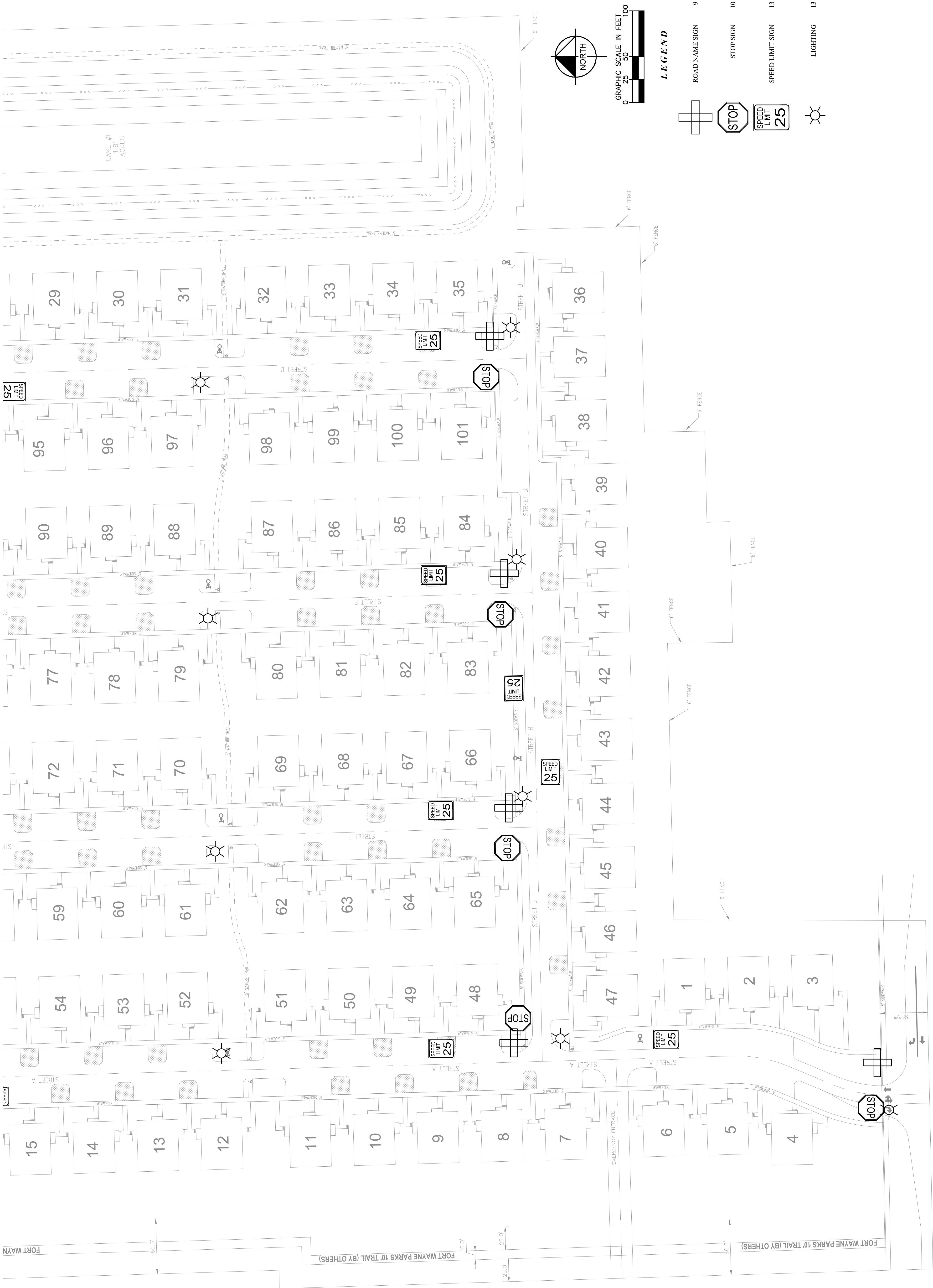
HELIX WALLEN

ORIGINAL ISSUE:  
04/02/2024  
KHA PROJECT NO.  
170362004  
SHEET NUMBER  
C302

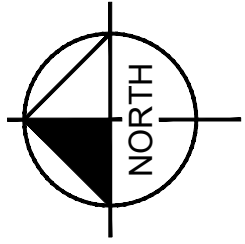
Indiana Utilities Protection Service  
**Call 811**  
before you dig

APPROVAL PENDING CONSTRUCTION	CHECKED BY: JSM	DESIGNED BY: JSM	SCALE:
DRAWN BY: PCW	AS NOTED		
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			

MATCHLINE - SEE SHEET C401



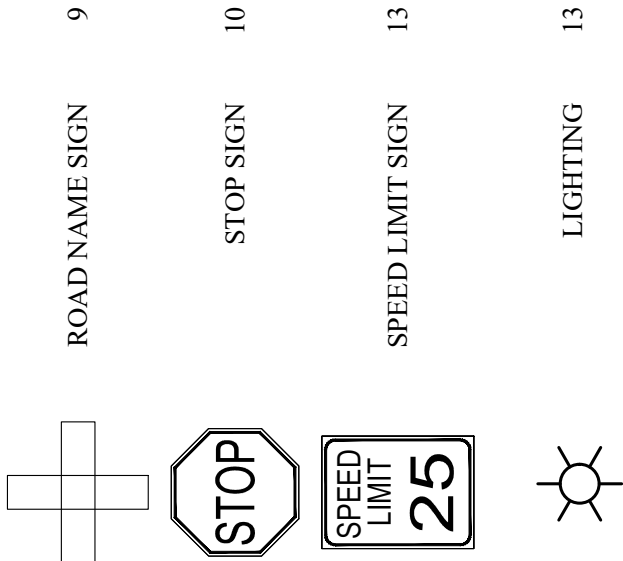
LAKE #1  
1.81  
ACRES



GRAPHIC SCALE IN FEET

A vertical graphic scale with tick marks at 0, 25, 50, and 100 feet. The scale is represented by a vertical line with horizontal bars extending to the right at each tick mark.

### LEGEND



Indiana Utilities Protection Service

ORIGINAL ISSUE:

KHA PROJECT NO.

SHEET NUMBER

before you dig

# C400

APPROVAL OF PRELIMINARY PLAT PLAN SHALL NOT CONSTITUTE APPROVAL OF THE SIGNAGE & STREET LIGHT SPACING AND OR/LOCATIONS.



C401		SHEET NUMBER		KHA PROJECT NO. 170362004		ORIGINAL ISSUE: 04/02/2024		HELIX WALLEN		SIGNAGE AND LIGHTING PLAN		<div><div><div>APPROVAL PENDING NOT FOR CONSTRUCTION</div><div><div>EQUIP. LEAD. IMPACT.</div></div></div></div>		SCALE: AS NOTED		DESIGNED BY: JSM		CHECKED BY: JSM		WWW.KIMLEY-HORN.COM EMAIL: John.McWhorter@kimley-horn.com PHONE: 317-912-4129 CONTACT: JOHN MCWHORTER INDIANAPOLIS, IN 46240 500 EAST 96TH STREET, SUITE 300, ©2024 KIMLEY-HORN AND ASSOCIATES, INC.		Kimley»Horn		No.		REVISIONS		DATE		BY	
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INDIANA UTILITIES PROTECTION SERVICE

Call 811

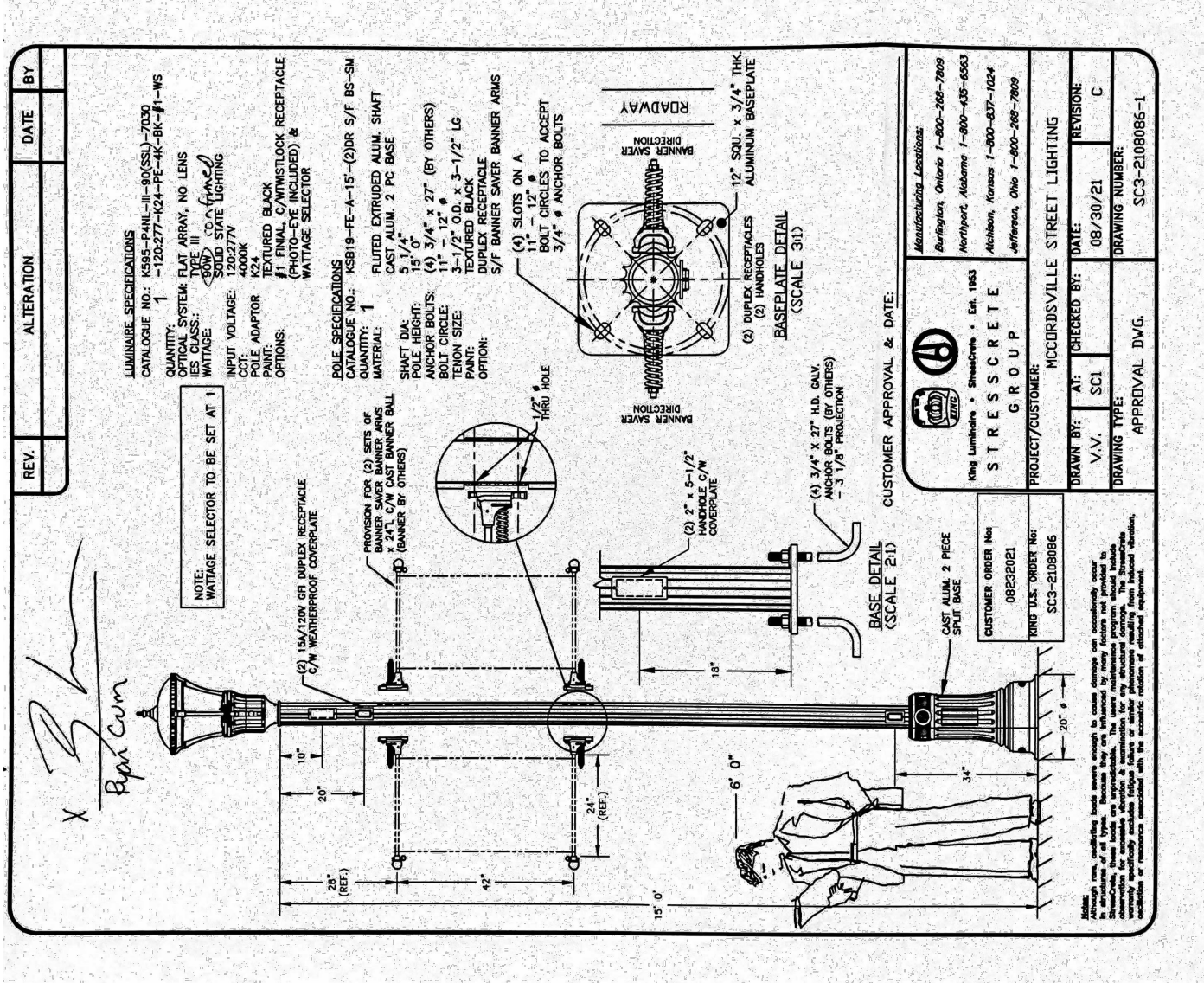
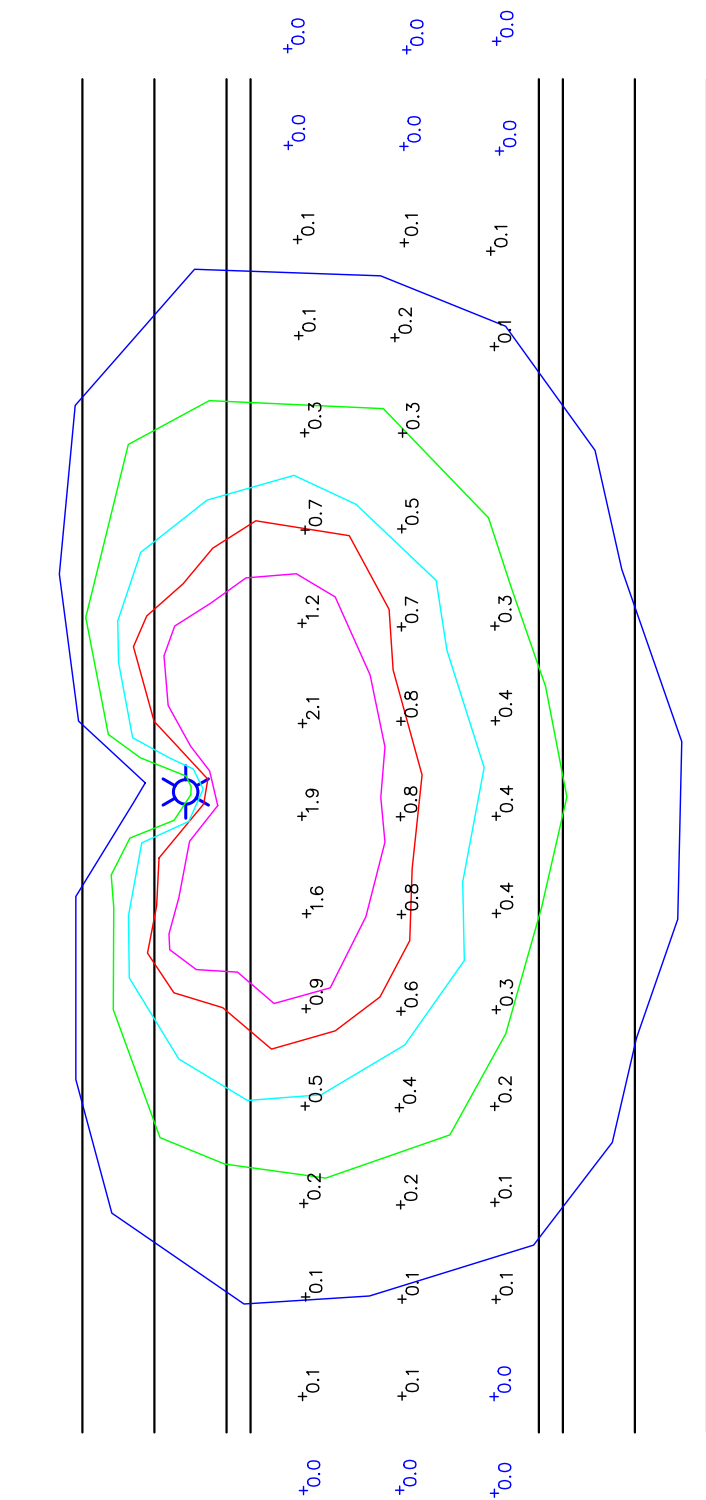
before you dig

02530100

GRAPHIC SCALE IN FEET

02530100

NORTH



MATCHLINE - SEE SHEET C400





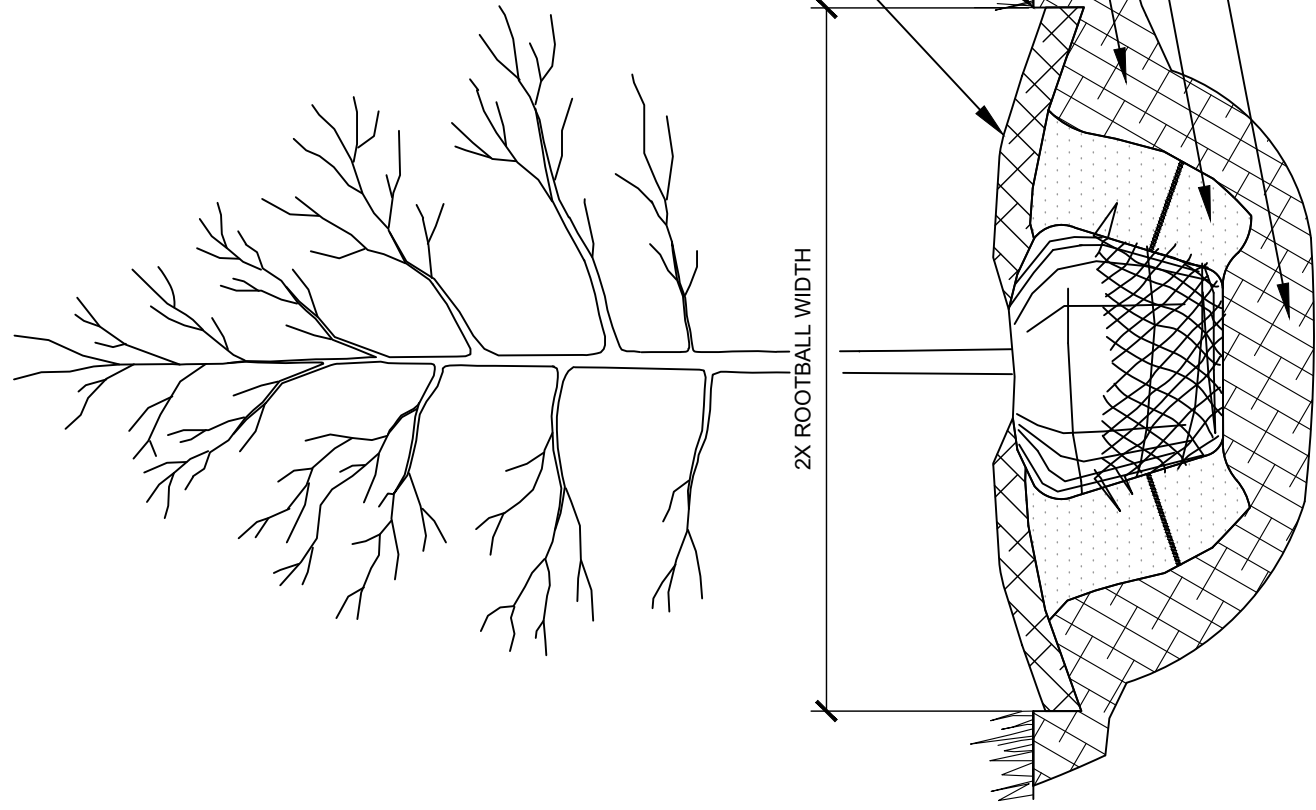




MATCHLINE - SEE SHEET C300

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 FINE AND TIC USED). SYNTHETIC FIBER OR COIR FIBER IS PREFERRED.
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.



TREE PLANTING

1

NTS

- (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

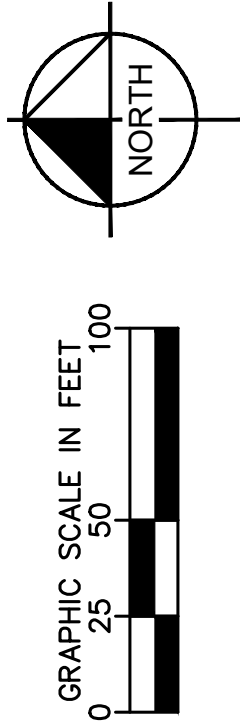
**PLAN**

Residential district  
Multiple family building/complex or manufactured home park  
Property line  
6' solid fence  
Shade tree  
25' buffer yard

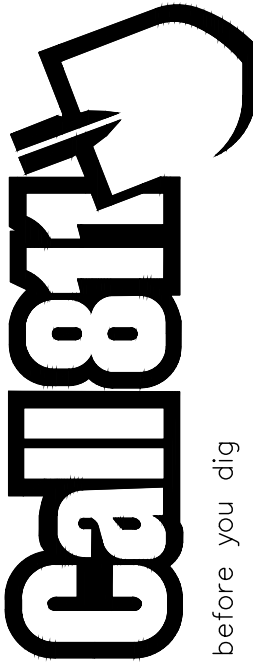
**ELEVATION**

Residential district  
Multiple family building/complex or manufactured home park  
Property line  
25' buffer yard

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



Indiana Utilities Protection Service



ORIGINAL ISSUE:  
04/02/2024  
KHA PROJECT NO.  
170362004  
SHEET NUMBER  
C501

HELIX WALLEN

LANDSCAPE PLAN



APPROVAL PENDING  
CONSTRUCTION

SCALE: AS NOTED  
DESIGNED BY: JSM  
CHECKED 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  
PHONE: 317-912-4129  
EMAIL: John.McWhorter@kimley-horn.com  
WWW.KIMLEY-HORN.COM

REVISIONS

No. DATE BY






**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](http://www.allencounty.us) • [www.cityoffortwayne.org](http://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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# FACT SHEET

Case #REZ-2024-0020

Bill # Z-24-04-30

Project Start: April 2024

PROPOSAL:	Rezoning Petition REZ-2024-0020 - Helix Wallen Road
APPLICANT:	Renewing Properties, LLC c/o Rachel Lee
REQUEST:	To rezone property from R1/Single Family Residential to RP/Planned Residential to permit a multiple family development
LOCATION:	2300 block of W Wallen Road, north of its intersection with Indiana Avenue (Section 3 of Washington Township)
LAND AREA:	39.4 acres
PRESENT ZONING:	R1/Single Family Residential
PROPOSED ZONING:	RP/Planned Residential
COUNCIL DISTRICT:	3 – Nathan Hartman
SPONSOR:	Fort Wayne Plan Commission

## **May 13, 2024 Public Hearing**

- Three people spoke with concerns.
- Connie Haas Zuber was absent.

## **May 20, 2024 Business Meeting**

### **Plan Commission Recommendation: DO PASS**

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

### **5-2 MOTION PASSED**

- Paul Sauerteig and Ryan Neumeister were absent.
- Karen Richards and Scott Myers voted nay.

Fact Sheet Prepared by:

Karen Couture, Associate Land Use Planner

May 28, 2024



## PROJECT SUMMARY

The petitioner is requesting to rezone the parcel from R1/Single Family Residential to RP/Planned Residential for a multiple family complex. The multiple family complex consists of 101 multiple family buildings consisting of 3 units and includes a waiver to increase the building separation projection standards of a porch from 4' to 5.33'.

Today, the site is undeveloped but has seen nearby activity, including the Best Life Now Senior Living community that was approved by the FWPC in late 2023. Washington Center Elementary is to the east, and the settlement of Wallen is to the west and south. This stretch of West Wallen Road has about 2,600 daily motorists according to the NIRCC 2021 traffic counts. The site also consists of former railroad right-of-way that is slated for a new trail called the "Fishing Line" trail, initiated by Fort Wayne greenways.

This site is identified as an "Urban Infill Area" according to the All in Allen Comprehensive Plan and is slated for "Suburban Neighborhood." The proposed RP zoning district is considered "potentially compatible" to the comprehensive plan. Suggestions to increase compatibility include written commitments, building design, enhanced access, and connectivity, etc. The applicant can demonstrate how their plan meets some of these suggestions at the presentation. The applicant has been in conversation with the Fort Wayne Greenways divisions about connecting into a future trail project on the west side of the site. Other multiple family housing products have recently developed in the area including Dupont Meadows (2021), Best Life Now (2023), and Sullivan Square (2019).

As mentioned, the primary development plan includes 101 buildings for a total of 303 units. The buildings are aligned along six private roads that make a traditional block shape. Some accessory structures and uses include a community building, a dog park, and a playground. The wet storm detention is also an amenity as a pond with circulating walking paths. The development is cleaved by an additional walking trail that connects the common area to the future Greenways trail. Additional pedestrian circulation will be required along the frontage of West Wallen Road. Parking is provided with perpendicular parking along these private roads with a tree island every 25 spaces, which is a zoning ordinance requirement. The structures are 1-story, which requires a 25-foot setback in the zoning ordinance.

Two standards need a decision by Plan Commission: an alternate landscaping plan and a waiver of development standards. The alternate landscaping plan proposes to keep existing, mature tree lines near the railroad frontage and near Washington Center Elementary campus. The landscaping meeting zoning ordinance standards can be looked at more scrupulously at the secondary level. The waiver of development standards is to increase projection standards from 4 feet to 5.33 feet. While the buildings meet the separation standard of 25 feet, the stoops exceed the maximum projection standard by a few feet. This will leave a net area of about 14+ feet between stoops (projection standards would allow for about 17 feet between stoops). The state waiver criteria can be justified with the criteria:

- (a) The waiver or modification is in conformance with the purposes and intent of this ordinance along with the objectives and policies of the Comprehensive Plan;
- (b) The applicant has submitted adequate evidence to demonstrate that the requested waiver or modification will not have a significant impact on contiguous residential properties; and
- (c) The failure to grant the requested waiver would result in practical difficulties in the use of the property for the proposed development.



## **COMPREHENSIVE PLAN REVIEW**

### **Future Growth and Development Map, Goals, and Strategies**

- The project site is located within the Urban Infill Area. Development in urban infill areas should be focused on vacant lots within neighborhoods and commercial or industrial areas already served by infrastructure.
- The following Goal would be applicable and supportive of this request:  
**LUD1** – Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas

### **Overall Land Use Policies**

- The following Land Use Policies would be applicable and supportive of this request:  
**LUD Policy 1** Support and promote a diversity of housing types within the applicable land use categories defined in this chapter.  
**LUD Policy 2** Promote complete neighborhoods through sustainable development, preservation, and growth by encouraging and enhancing mixed use neighborhood areas.

### **Generalized Future Land Use Map**

- The project site is located within the Suburban Neighborhood generalized land use category. These typically consist of single-family homes accompanied by open space and other neighborhood scale amenities.
- Adjacent properties are likewise categorized as Suburban Neighborhood, Traditional Neighborhood, Future Complete Neighborhood, and Institutional.

### **Overall Land Use Related Action Steps**

- **LUD Goal 1** Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas.

### **Compatibility Matrix**

- This proposed use is permitted in the RP/Planned Residential district. This is considered “potentially compatible” with the Suburban Neighborhood designation. The applicant can justify how the proposed development is compatible to the existing built environment at the public hearing.

**Other Applicable Plans:** none

## **PUBLIC HEARING SUMMARY:**

Presenter: David Gillman, representing the developer, presented the request as outlined above.

### Public Comments:

Warren Binkley (2324 Allen St): Concerns with traffic.

Joy Metter (2524 W Wallen Rd): Concerns with traffic, safety, drainage, infrastructure on Wallen and Huguenard Roads; single-family 3-4 bedrooms would be better.

Raymond Kump (1927 W Wallen Rd): Concerns with traffic, overcrowding schools, drainage.

Closing Comments: David Gillman – Talked to schools and understood no issues, traffic study is completed, Wallen Rd to have improvements and extending sewer main, extending sidewalk to school.



## FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

---

### Rezoning Petition REZ-2024-0020 – Helix Wallen Road

APPLICANT:	Renewing Properties, LLC c/o Rachel Lee
REQUEST:	To rezone property 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)
LAND AREA:	39.4 acres
PRESENT ZONING:	R1/Single Family Residential
PROPOSED ZONING:	RP/Planned Residential

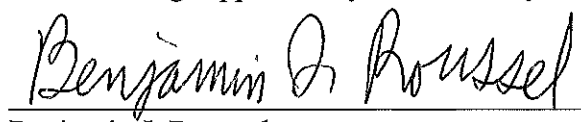
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**The Plan Commission recommends that Rezoning Petition REZ-2024-0020 be returned to Council, with a “Do Pass” recommendation after considering the following:**

1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The site follows a string of multiple family complexes approved in this area, including Dupont Meadows (2021), Best Life Now (2023), and Sullivan Square (2019). The structures have a similar footprint of a single-family residence, so the pattern of development will have a similar pattern to the settlement of Wallen.
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 applicants are willing to undertake quality development with interconnection, pedestrian connectivity, and regional trails.
3. Approval is consistent with the preservation of property values in the area. The proposal follows other multiple family structures. Pedestrian connectivity will give residents of Wallen a sidewalk, which could provide as an amenity.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. The settlement of Wallen consists of civic amenities, residential dwellings, and a sprinkling of nonresidential buildings. The applicant articulated improvements to the right-of-way, storm detention, and other improvements that may mitigate the impact of development to Wallen.
5. The rezoning is consistent with the mandate for responsible growth and development in that the proposal aligns with the Comprehensive Plan. The site is in the “urban infill area” of the All in Allen plan. Utilities will be extended to serve the site. A secondary development plan will be filed prior to infrastructure construction to verify that improvements are built responsibly.



These findings approved by the Fort Wayne Plan Commission on May 20, 2024.

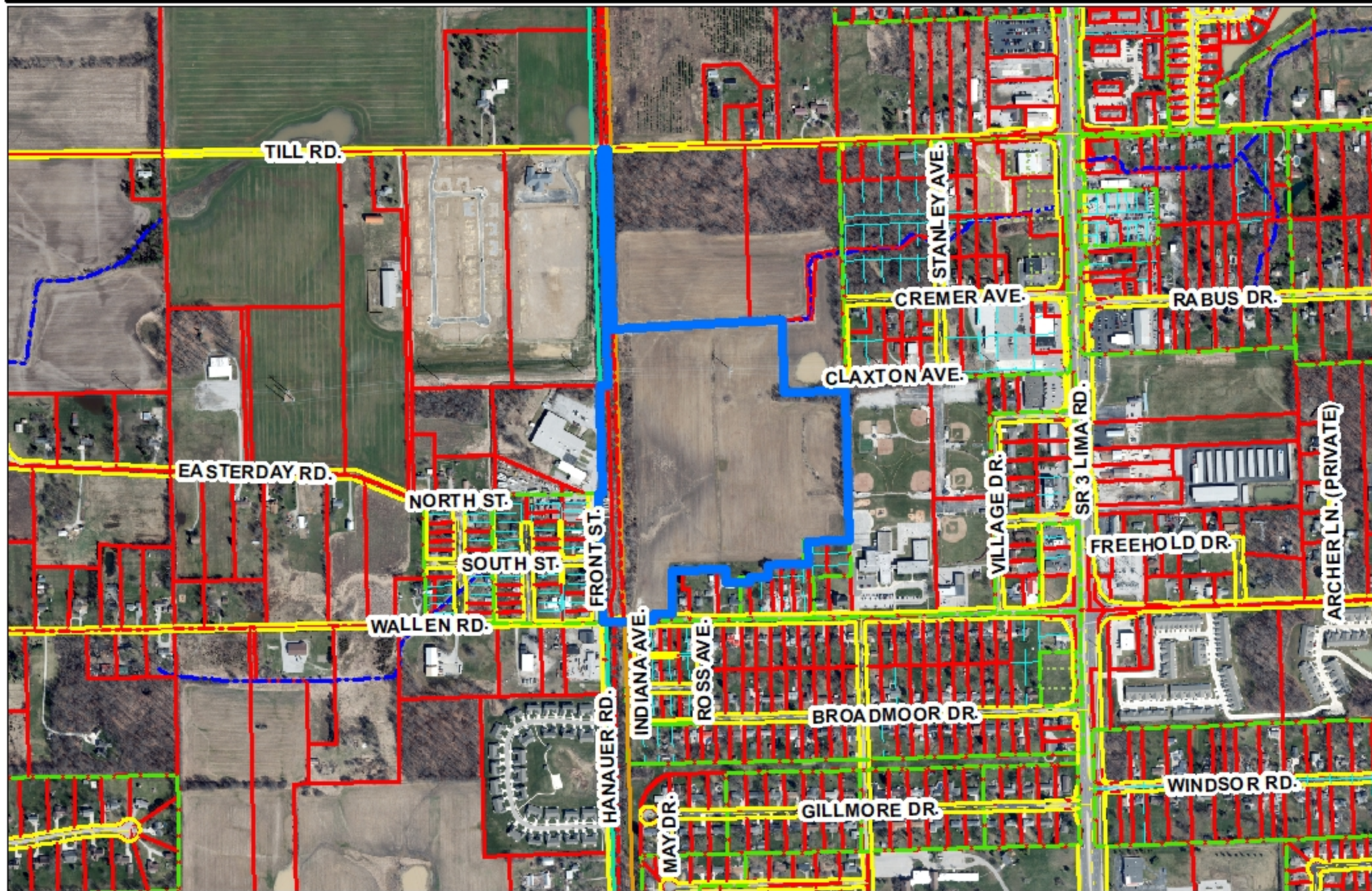
A handwritten signature in black ink, reading "Benjamin J. Roussel". The signature is written in a cursive style with a horizontal line underneath it.

Benjamin J. Roussel

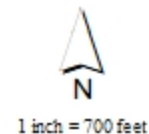
Executive Director

Secretary to the Commission

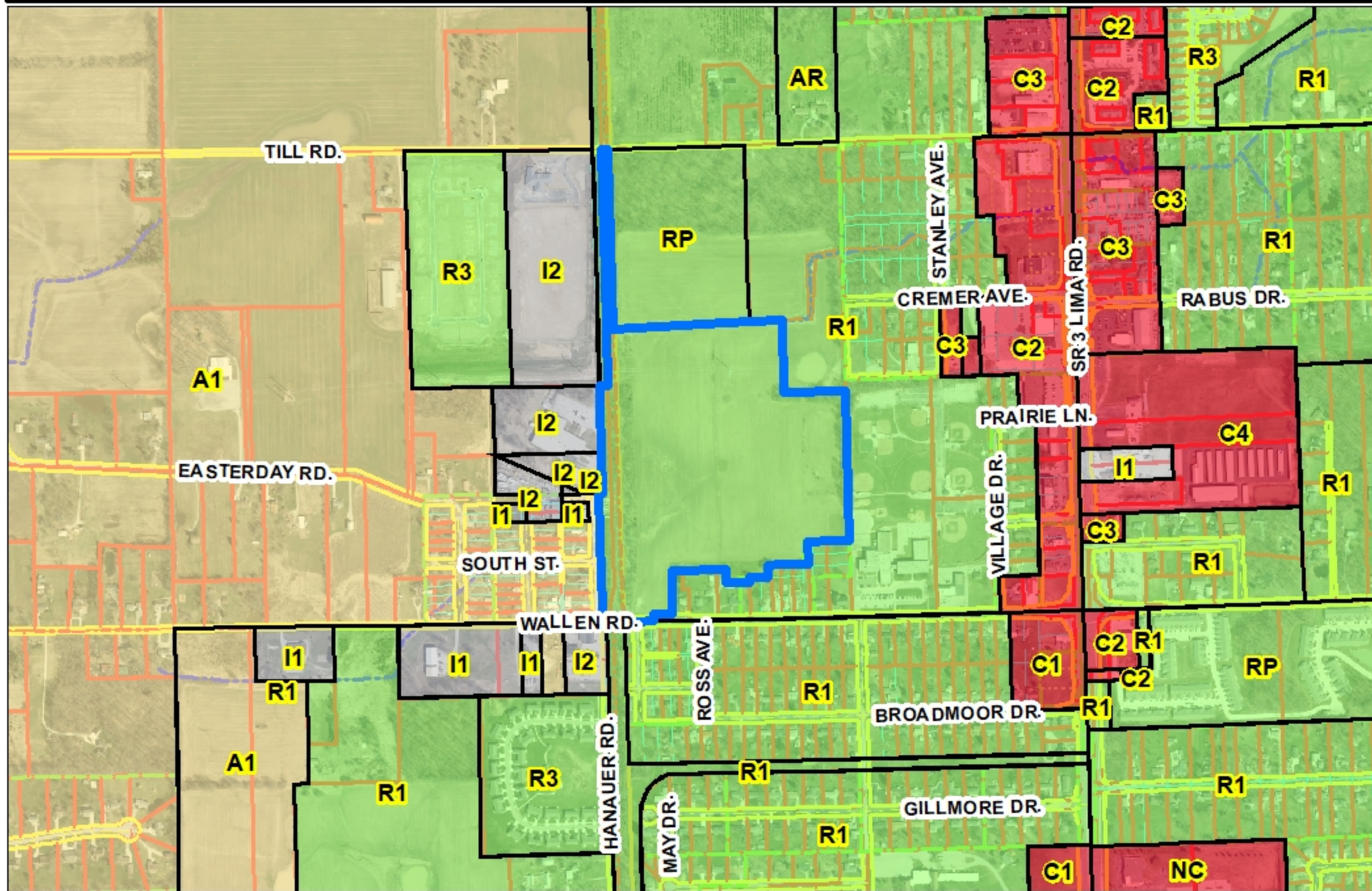




Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.  
 © 2004 Board of Commissioners of the County of Allen  
 North American Datum 1983  
 State Plane Coordinate System, Indiana East  
 Photos and Contours: Spring 2009  
 Date: 4/16/2024









Drawing name: \\kenley-horn.com\m\101\IND\170362004\_wallen\_road\_11\_V1\_Design\ADD\plan sheets\Cover Sheet.dwg C100 Apr 30, 2024 3:42pm by Alex.Ferrando  
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PLANS PREPARED BY:

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

PLANS PREPARED FOR:

HELIX33 LLC  
3039 N POST RD, SUITE 1200  
INDIANAPOLIS, IN 46226  
CONTACT: RACHEL LEE  
EMAIL: RACHELL@HELIX33.COM

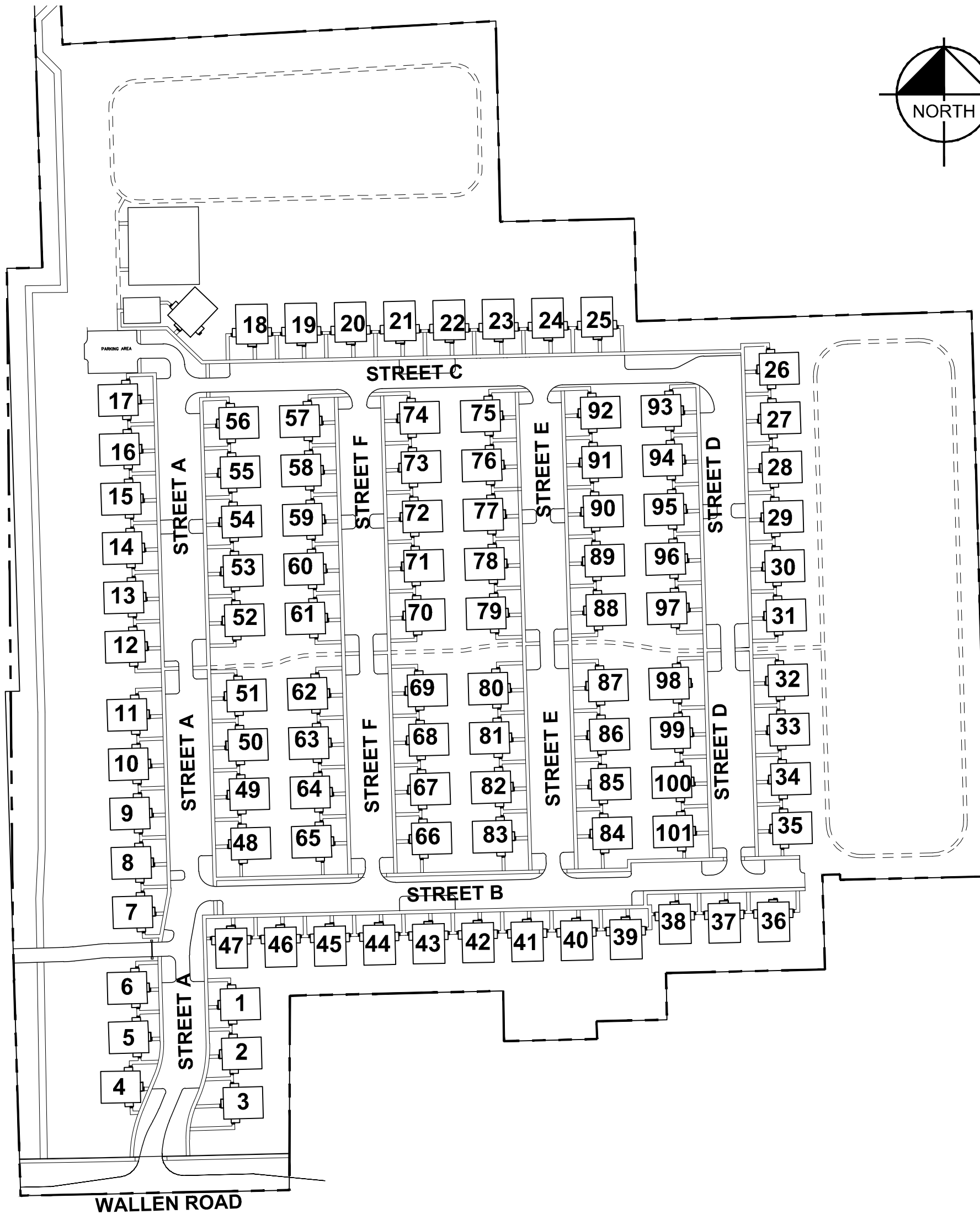
ANTICIPATED START OF CONSTRUCTION DATE: AUGUST 2024  
ANTICIPATED COMPLETION OF CONSTRUCTION DATE: AUGUST 2025

INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION TO BE USED WITH THESE PLANS UNLESS ALTERNATE SPECIFICATIONS ARE SHOWN WITHIN.  
THESE PLANS MEET THE MOST CURRENT ADA STANDARDS.

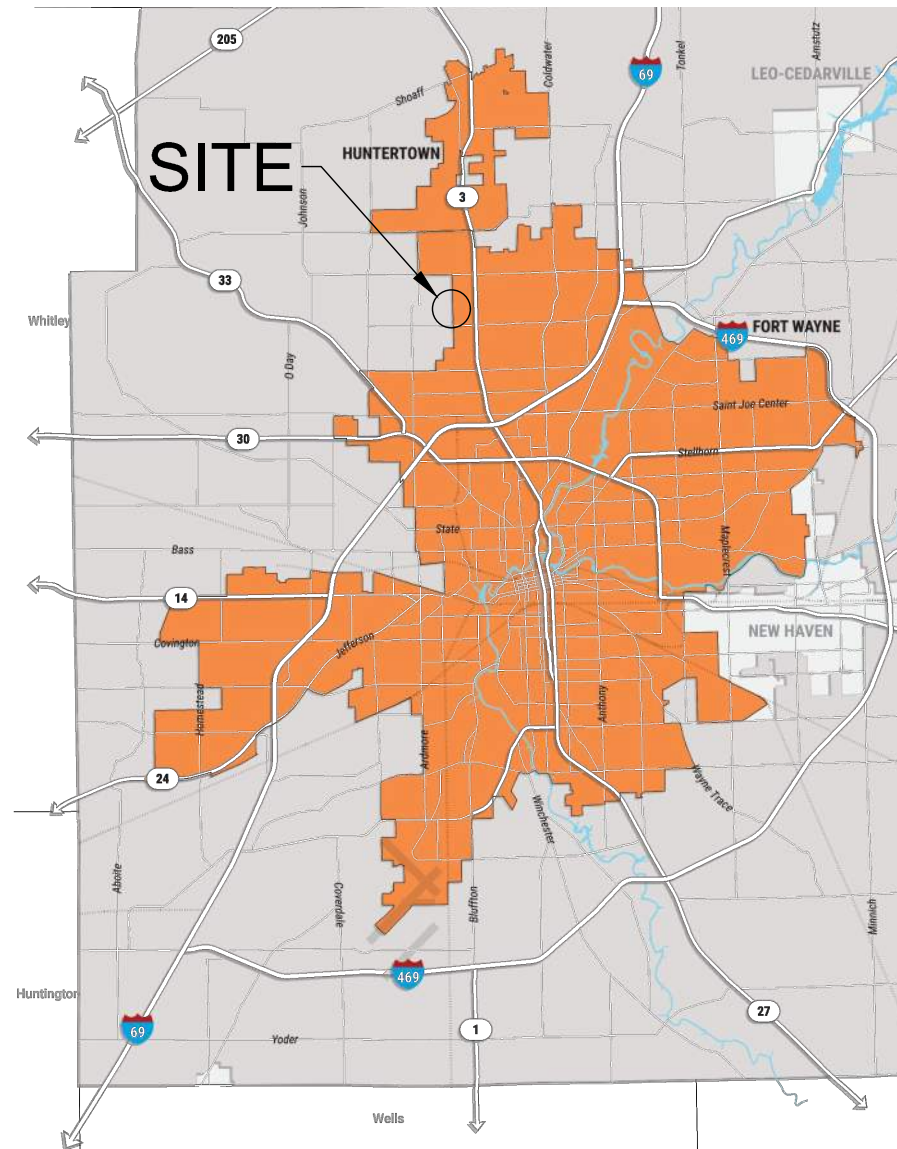
## PROJECT TEAM

ROLE	COMPANY	ADDRESS	PHONE NUMBER	EMAIL	CONTACT
DEVELOPER/OWNER	HELIX33 LLC	3039 N POST ROAD, STE 1200 INDIANAPOLIS, IN 46226	(310) 770-9625	RACHELL@HELIX33.COM	RACHEL LEE
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	500 E. 96TH ST., STE 300, INDIANAPOLIS, IN 46240	(317) 912-4123	JOHN.MCWHORTER@KIMLEY-HORN.COM	JOHN MCWHORTER
LAND SURVEYOR	MLS ENGINEERING	10060 BENT CREEK BLVD, FORT WAYNE, IN 46825	(260) 489-8571	BRETT@MLSWEBSITE.US	BRETT MILLER, PS

# HELIX WALLEN FT. WAYNE, INDIANA PRIMARY DEVELOPMENT PLAN



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



## LOCATION MAP

STREETS	
NAME	LENGTH (LFs)
STREET A	1152
STREET B	868
STREET C	758
STREET D	708
STREET E	719
STREET F	719
TOTAL	4,924

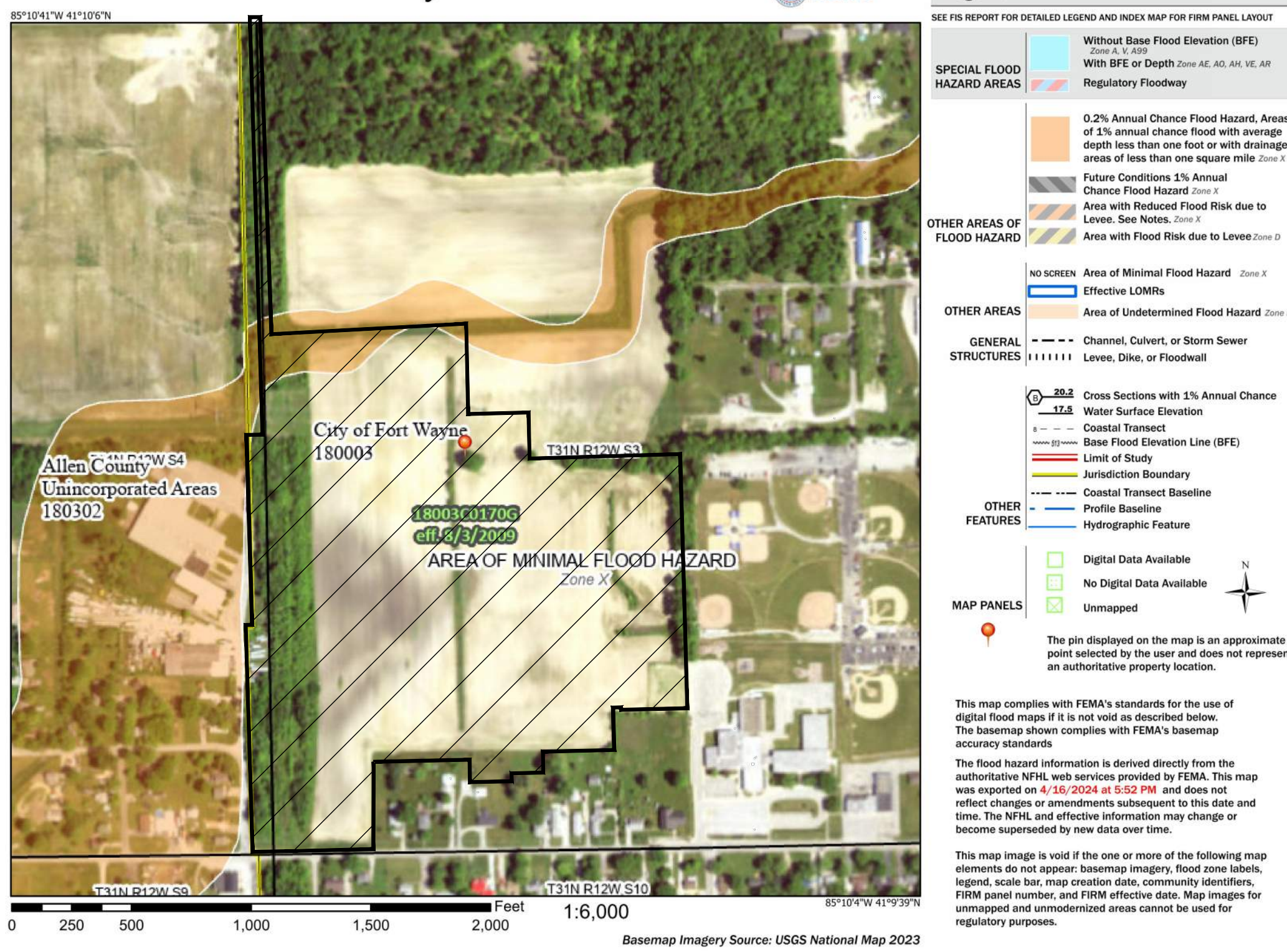
Sheet List Table	
Sheet Number	Sheet Title
C100	COVER SHEET
C200	EXISTING SITE PLAN
C300	SITE DEVELOPMENT PLAN
C301	SITE DEVELOPMENT PLAN
C302	SITE DEVELOPMENT PLAN
C303	SITE DEVELOPMENT PLAN
C400	SIGNAGE AND LIGHTING PLAN
C401	SIGNAGE AND LIGHTING PLAN
C500	LANDSCAPE PLAN
C501	LANDSCAPE PLAN



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BmA	Blount loam, interlobate moraines, 0 to 2 percent slopes	13.7	33.6%
BmB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	3.3	8.2%
MrB2	Glywood silt loam, 2 to 6 percent slopes, eroded	2.3	5.7%
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	21.4	52.5%
Totals for Area of Interest		40.7	100.0%

## National Flood Hazard Layer FIRMette



## LEGAL DESCRIPTION

HELIX WALLEN

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 a 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 990.11 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 68.00 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" identification cap on a South line of said 67.85 acre tract; thence South 89 degrees 06 minutes 29 seconds West, a distance of 302.10 feet (300.94 feet deed) along said South line to a 5/8" steel rebar on an East line of said 67.85 acre tract; thence South 00 degrees 33 minutes 17 seconds West, a distance of 275.00 feet (deed) along said East line to a Dura Nail with a "Miller Surveying Firm #0095" identification ring on the South line of said Southwest Quarter; thence South 89 degrees 06 minutes 29 seconds West, a distance of 263.61 feet (266.70 feet deed) along said South line 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 Huguennard No. 2 Legal Open Drain, the Cook Legal Tile Drain, and subject to easements of record.

Kimley-Horn  
©2024 KIMLEY-HORN AND ASSOCIATES, INC.  
500 EAST 96TH STREET, SUITE 300,  
INDIANAPOLIS, IN 46240  
PHONE: 317-912-4129  
EMAIL: JOHN.MCWHORTER@KIMLEY-HORN.COM  
WWW.KIMLEY-HORN.COM

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

APPROVAL PENDING  
NO FOR  
CONSTRUCTION

HELIX  
EQUIP. LEAD. IMPACT.

COVER SHEET

HELIX WALLEN

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

SHEET NUMBER

C100



David Gilman, Principal  
Land Development Services  
211 South Ritter Avenue, Ste H  
Indianapolis, Indiana 46219  
317-833-6331  
[davidgilman78@gmail.com](mailto:davidgilman78@gmail.com)

March 25, 2024

Hello neighbors:

My name is David Gilman, and I am the zoning consultant helping the Helix development team with a new multi-family community located at the 2200 block of W. Wallen Road. The site consists of approximately 40 acres and will be developed with single-story, triplex homes. It will also include community amenities and a right-of-way dedication to allow for a major extension of a City Parks Trail.

I plan to file a rezoning and development plan application on April 2, to be on the May Plan Commission agenda. You will receive an “official notice of the public hearing” later in April as required by the Plan Commission Rules of Procedure.

This letter is to provide you with information about Helix and their family of companies and the proposed community on Wallen Road.

We've found that by listening to our neighbors, we hear great ideas that help us create a more beautiful and functional neighborhood to be enjoyed by our future residents for many years to come. With that said, we have created a web page just for you to keep up to date on the design and seek your feedback as we move through the zoning process. We look forward to working with you on this project and encourage you to join us on the web page:

[www.whereumatter.com/wallen](http://www.whereumatter.com/wallen).

If you have specific feedback, we invite you to email us at  
[HelixWallenFW@renewinginc.com](mailto:HelixWallenFW@renewinginc.com).Olu

Sincerely,

*David Gilman*



## Nathan W. Schall

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**From:** David Gilman <davidgilman78@gmail.com>  
**Sent:** Wednesday, March 27, 2024 3:50 PM  
**To:** Nathan W. Schall; Jacob Rose  
**Cc:** Rachel Lee  
**Subject:** Fwd: Councilman Hartman Introduction-Helix 33  
**Attachments:** Wallen Road (Fort Wayne) One-Pager.pdf; 2302 Wallen Road Neighbors Letter\_03272024.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Nathan and Jacob. We wanted to make sure you both were in the loop on our reaching out to Councilor Hartman and any neighborhood advocates. We hope this will help us in the zoning and development approval process to make sure we are aware of any outstanding neighborhood concerns before we get to a public hearing. If you have any questions or comments please let me know. We are all prepared to file next Tuesday.

Thank you both for your direction and support.

----- Forwarded message -----

**From:** David Gilman <davidgilman78@gmail.com>  
**Date:** Wed, 27 Mar 2024 at 15:42  
**Subject:** Re: Councilman Hartman Introduction-Helix 33  
**To:** Zoe A. Auer <Zoe.Auer@cityoffortwayne.org>  
**Cc:** Nathan Hartman <Nathan.Hartman@cityoffortwayne.org>, Dan Baisden <Daniel.Baisden@cityoffortwayne.org>, Megan Flohr <Megan.Flohr@cityoffortwayne.org>, rachell@helix33.com <rachell@helix33.com>

Thank you, Zoe, for the introduction. Helix is very excited to present their new community to the Neighborhood, Planning Staff, Plan Commission and City Council. We would like to share some information with you ahead of the file date next week.

Councilor Hartman and Mr. Baisden we have attached a One Page Overview of Helix and their family of companies for your reference. This provides a brief description of the support behind the Helix development team and their role in each project. In addition, we have sent a letter to 21 neighbors, presumably the same neighbors within 600 feet of the property and invited them to join a web page we created just for their feedback and to keep them up to date on our design changes as we move through the zoning process. Our experience doing this has resulted in some really great neighborhood feedback and positive contribution to the development and our future residents.

Rachel and I are always open for a call or sit-down meeting. Please let us know how we can be of help and support you through this process.

Thank you,



On Wed, 20 Mar 2024 at 10:38, Zoe A. Auer <[Zoe.Auer@cityoffortwayne.org](mailto:Zoe.Auer@cityoffortwayne.org)> wrote:

Good morning all!

I wanted to make a virtual introduction for several people, all copied on this email.

Rachell and David are a part of the Helix33 development team that are bringing a potential rezoning for a multifamily development project to District 3. They are hoping to file documents in the beginning of April and then come to City Council after that hopefully in May.

Councilman Hartman if you have questions regarding this project or concerns from the surrounding neighbors they would be more than happy to speak with you.

Dan, is there an established neighborhood association for Wallen Neighborhood? Is there any contact information you can share with Rachell and David. The Helix team will be putting together a newsletter and website to share with the surrounding neighbors and keep them updated on the project.

Let me know if I can help in any way!

Councilman Nathan Hartman, District 3 representative

[Nathan.hartman@cityoffortwayne.org](mailto:Nathan.hartman@cityoffortwayne.org)

Dan Baisden, Neighborhood Planning and Activation

[Dan.baisden@cityoffortwayne.org](mailto:Dan.baisden@cityoffortwayne.org)

**Zoe Auer**

*Citizen Services Coordinator*

**City of Fort Wayne**

200 East Berry Street, Ste 120



Fort Wayne, IN 46802

(260) 427-2977