

BILL NO. Z-25-11-16

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. H42 (Sec. 16 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 as MHP/Mobile
Home Park Zoning District under the terms of Chapter 157 Title XV of the Code of the City of
Fort Wayne, Indiana:

Legal Description

A PART OF THE EAST ONE HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 21
NORTH RANGE 12 EAST, ALLEN COUNTY, INDIANA, BEING ALSO A PART OF THE METRO
BUSINESS PARK IN PARTICULAR DESCRIBED AS FOLLOWS, TO-WIT.

TO ARRIVE AT THE POINT OF BEGINNING, COMMERCE AT AN IRON FOUND AT THE
SOUTHEAST CORNER OF THE EAST ONE HALF OF THE NORTHWEST QUARTER OF SAID
SECTION 16, AS SITUATED IN THE CENTERLINE OF A PUBLIC ROAD KNOWN AS LUDWIG ROAD;
THENCE NORTH 0 DEGREES 35 MINUTES 36 SECONDS WEST ALONG THE EAST LINE OF THE
EAST ONE HALF OF SAID NORTHWEST QUARTER, A DISTANCE OF 50.00 FEET TO THE NORTH
RIGHT OF WAY OF SAID LUDWIG ROAD;(BEARINGS BASED SOUTH 89 DEFREES 39 MINUTES 40
SECONDS WEST ALONG SAID RIGHT OF WAY AND PARALLEL WITH THE SOUTH LINE OF THE
EAST ONE HALD OF SAID NORTHWEST QUARTER, A DSITANCE OF 161.50 FEET TO THE WEST
RIGHT OF WAY OF METRO PARK DRIVE AND THE POINT OF BEGINNING INITIALLY REFFERRED
TOL THENCE NORTH 0 DEGREES 35 MINUTES 36 SECONDS WEST ALONG SAID WEST RIGHT OF
WAY, A DISTANCE OF 158.45 FEET TO A POINT OF CURVE; THENCE NORTHERLY AND
CONTINUING ALOND SAID WEST RIGHT OF WAY ON A CIRCULAR CURVE TO THE LEFT HAVING
A RADIUS OF 220.00 FEET, A DISTANCE OF 172.79 FEET TO A POINT OF TANGENT; THENCE
NORTH 45 DEFREES 35 MINUTES 35 SECONDS WEST ALONG SAID TANGENT AND
CONTINUING ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 44.07 FEET TO A POINT OF
CURVE; THENCE NORTHERNLY AND CONTINUING ALOND SAID WEST RIGHT OF WAY ON A
CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 280.00 FEET, A DISTANCE OF 219.87 TO
A POINT OF TANGENT; THENCE NORTH 0 DEGREES 36 MINUTES 10 SECONDS WEST ALONG
SAID TANGENT AND CONTINUING ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 50.79
FEET TO THE SOUTHEST CORNER OF A 2.000 ACRES PARCEL DESCRIBED IN DOCUMENT
NUMBER 204049226; THENCE SOUTH 89 DEGREES 46 MINUTES 57 SECONDS WEST ALONG
THE SOUTH LINE OF SAID 2.000 ACRES, A DISTANCE OF 281.73 FEET TO THE SOUTHWEST
CORNER OF SAID 2.000 ACRES; THENCE NORTH 0 DEGREES 08 MINUTES 04 SECONDS WEST

1 ALONG THE WEST LINE OF SAID 2.000 ACRES, A DISTANCE OF 310.95 FEET TO THE SOUTH
2 RIGHT OF WAY LINE OF METRO DRIVE; THENCE SOUTH 89 DEGREES 46 MINUTES 57 SECONDS
3 WEST ALONG THE LINE AFORESAID, A DISTANCE OF 620.83 FEET TO THE WEST LINE OF THE
4 EAST ONE HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 0 DEGREES 08 MINUTES 04
5 SECONDS EAST ALONG SAID WEST LINE, A DSITANCE OF 905.98 FEET TO THE NORTH 50 FOOT
6 RIGHT OF WAY LINE OF SAID LUDWIG ROAD; THENCE NORTH 89 DEGREES 39 MINUTES 40
7 SECONDS EAST ALONG SAID RIGHT OF WAY AND PARALLEL WITH THE SOUTH LINE OF THE
8 EAST ONE HALF OF SAID NORTHWEST QUARTER, A DISTANCE OF 1084.93 FEET TO THE POINT
9 OF BEGINNING, CONTAINING 18.166 ACRES OF LAND, MORE OR LESS

10 and the symbols of the City of Fort Wayne Zoning Map No. H42 (Sec. 16 of Washington
11 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort Wayne,
12 Indiana is hereby changed accordingly.

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

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

19 _____
20 Council Member

21 APPROVED AS TO FORM AND LEGALITY:

22 _____
23 Malak Heiny, City Attorney
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City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2025-0056
Bill Number: Z-25-11-16
Council District: 3 – Nathan Hartman

Introduction Date: November 25, 2025

Plan Commission
Public Hearing Date: December 8, 2025 (not heard by Council)

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

Synopsis of Ordinance: To rezone 18.166 acres from I2/General Industrial to MHP/Mobile Home
Park

Location: 3400 Blk W Ludwig Road (Section 16 of Washington Township)

Reason for Request: To permit a proposed mobile home park

Applicant: Revolver LLC

Property Owner: Revolver LLC

Related Petitions: Primary Development Plan – Metro Park Mobile Home Park

Effect of Passage: Property will be rezoned to the MHP/Mobile Home Park zoning district,
which would permit a proposed mobile home park.

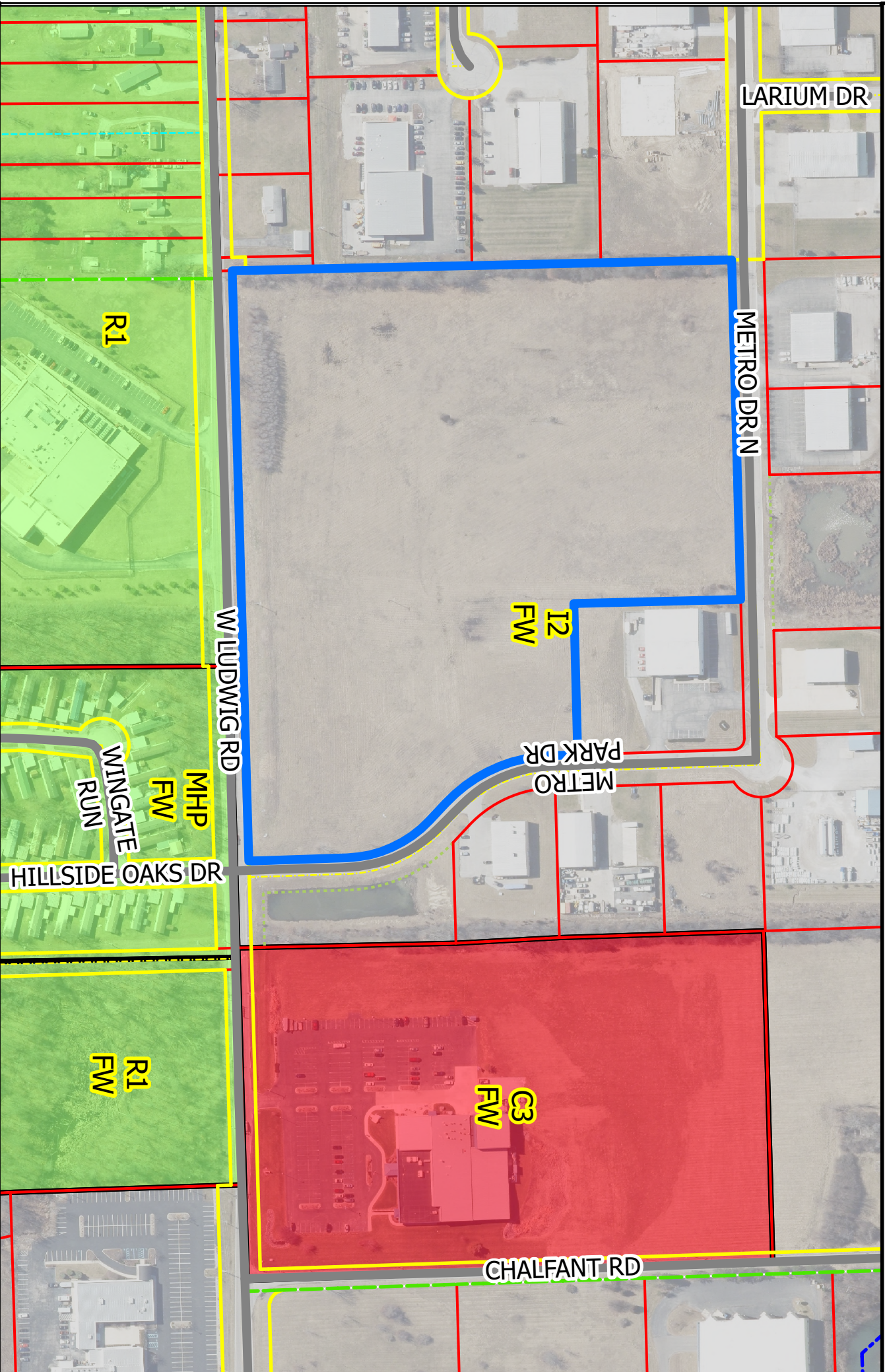
Effect of Non-Passage: Property will remain zoned I2/General Industrial, which does not permit
a proposed mobile home park. The site may continue with existing
uses, and may be redeveloped with general industrial and limited
commercial uses.



Month	Number of people
January	120
February	150
March	180
April	210
May	240
June	270
July	300
August	330
September	360
October	390
November	420
December	450

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

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 11/13/2025



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

Date: 11/13/2025

Performed for:

ADDITIONALLY, THE SURETY CERTIFICATION AND DECLARATIONS MADE HEREON ARE LIMITED TO THE IDENTIFIED PARTIES AND ARE NOT APPLICABLE TO ANY OTHER PARTIES OR SUBSEQUENT CLAIMS AND ENTRIES. THIS LICENSE FOR USE OF THE AUTOMATICALLY GENERATED REPORTS AND IS DEVOID OF ANY (AND) DATE AFTER THE ISSUE DATE OF SURETY DOCUMENT(S).

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Metro Park
Metro Park Drive, Fort Wayne, IN 46818

S2.1
Sheet 1 of 2



1. THE LOCATION AND DIMENSIONS OF ALL BUILDING STRUCTURES ON THE FACE OF THE SURVEY (IF APPLICABLE) ARE NOT INTENDED FOR STRUCTURAL DESIGN.
2. UTILITIES DEPICTED ON THE WITHIN PLAT OF SURVEY WERE LOCATED FROM ABOVE-GROUND PHYSICAL EVIDENCE AND APPURTENANCES. NO UTILITY LOCATION SERVICE WAS REQUESTED FOR THIS SURVEY.

DISTURBING UNDERGROUND UTILITIES MAY RESULT IN SUBSTANTIAL PENALTIES AND DAMAGES FOR WHICH YOU WILL BE LIABLE. BEFORE DIGGING OR EXCAVATING ON YOUR PROPERTY YOU ARE REQUIRED TO CHECK FOR THE PRESENCE OF UTILITIES BY CALLING 1-800-382-5544. ADDITIONAL UTILITIES MAY NOT BE INCLUDED IN THE ONE-CALL UTILITY LOCATION SERVICE AND IT IS YOUR ADDITIONAL RESPONSIBILITY TO CONTACT EACH OF THESE UTILITY PROVIDERS.

3. THE IDENTIFICATION AND DELINEATION OF NETLANDS WERE NOT A PART OF THE SURVEYING SERVICES PROVIDED. FEDERAL AND STATE LEGISLATION HAS DEFINED AND ESTABLISHED RESTRICTIONS FOR THE PROTECTION OF NETLANDS. THE PRESERVEMENT OF YOUR PROPERTY, YOU SHOULD CONSULT WITH YOUR STATE ENVIRONMENTAL PROTECTION AGENCY FOR A MORE DETAILED EXPLANATION. IDENTIFYING NETLANDS AND LAWS MEANT TO ENSURE THEIR PROTECTION.

4. ELEVATIONS ON THIS SURVEY ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM (1988).

5. THIS DRAWING IS NOT INTENDED TO BE PRESENTED AS A TRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT

A circular logo with the text "TODD R. BAUER" around the top inner edge and "REGISTERE" around the bottom inner edge. The center contains a stylized graphic of a person's head and shoulders.

DATES OF FIELD WORK: NOVEMBER 8TH, 2024

DATES OF FIELD WORK: NOVEMBER 8TH, 2024

FIELD WORK COMPLETED: NOVEMBER 8TH, 2000

IN WITNESS WHEREOF, I HEREUNTO PLACE MY HAND AND SEAL THIS 11TH DAY OF NOVEMBER 2024

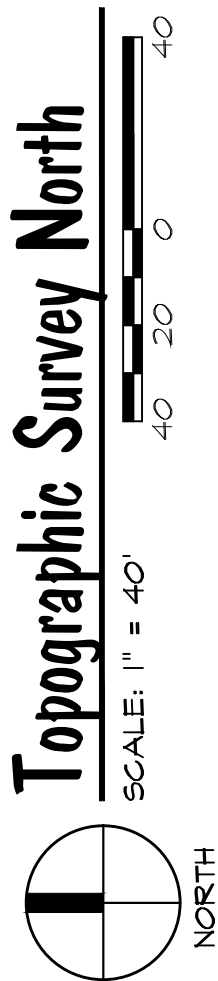
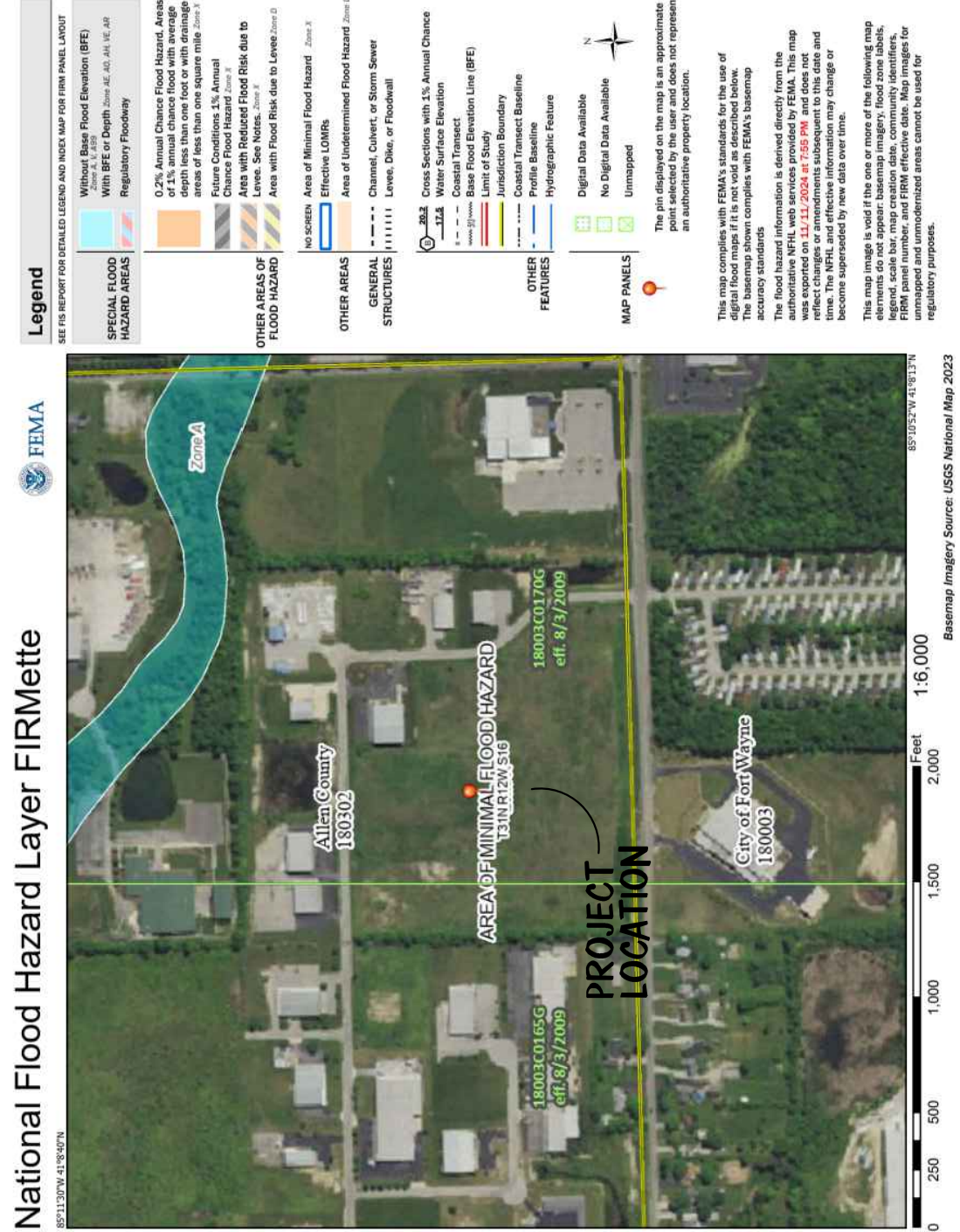
Todd R. Bauer, PS No. 298000007
todd@4site.biz

①	WANDER	①	FRIGIDANT CONTROL	①	WHEB	①	CABLE TV FESTIVAL
②	CLIMB	②	FLAIL FOND	②	ROLLERS	②	TELEPHONE FESTIVAL
③	ROUND NET	③	IRON PIN FOND	③	RIGHT-OF-WAY MARKER	③	FLAG POLE
④	SQUARE NET	④	SECTION CORNER	④	YARD LIGHT	④	LIGHT POLE
⑤	CARB-CAST NET	⑤	BENCH MARK	⑤	POST	⑤	ACCUSED ASSAULT
⑥	DOWN SPOUT	⑥	SIGN	⑥	POST INDICATOR VALVE	⑥	UNITED CABLE TIEER
⑦	MONITORING WELL	⑦	EXISTING FINISH FLOOR	⑦	FIRE HYDRANT	⑦	WATER LINE
⑧	WELL	⑧	60° ANCHOR	⑧	GAS METER	⑧	SANITARY SENSER LINE
⑨	WATER VALVE	⑨	PARKING BLOCK	⑨	GAS VALVE	⑨	OVERHEAD TELEPHONE
⑩	HAND-CAP STINKING	⑩	ELECTRIC BOX	⑩	GAS PUMP	⑩	OVERHEAD ELECTRIC
⑪	HAND-CAP ACCESS RAMP	⑪	ELECTRIC PANEL	⑪	POKER ROY	⑪	OVERHEAD UTILITY
⑫	SOL BOKING	⑫	MAIL BOX	⑫	ELECTRIC GAS LINE	⑫	UNDERGROUND ELECTRIC
⑬	CONIFEROUS TREE	⑬	AIR CONDITIONING UNIT	⑬	WATER METER	⑬	UNDERGROUND TELEPHONE
⑭	DECIDUOUS TREE	⑭		⑭		⑭	UNDERGROUND GAS LINE

Item	Vertical Accuracy Tolerance (Feet)	Horizontal Accuracy Tolerance (Feet)
<i>Based on the National Society of Professional Surveyors Model Standards for Topographic Surveys</i>		

	Vertical Accuracy/Tolerance (Feet)	Horizontal Accuracy/Tolerance (Feet)
Contour Line (1 Foot Interval)	0.65' plus or minus	1' plus or minus
Spot Elevation (5 Foot Interval)	3.20' plus or minus	4' plus or minus
Spot Elevation (Foot Interval)	0.65' plus or minus	1' plus or minus
English Floor Elevations	0.05' plus or minus	1' plus or minus
Metric Floor Elevations	0.05' plus or minus	1' plus or minus
Spot Paving Elevations	0.05' plus or minus	1' plus or minus
Spot Ground Elevations	0.20' plus or minus	1' plus or minus
Sewer Invert Elevations	0.05' plus or minus	1' plus or minus
Water Invert Elevations	0.05' plus or minus	1' plus or minus
Derived Planimetric Features	0.10' plus or minus <i>(See Section 8.0 for showing tolerance interval level)</i>	1' plus or minus

Positional Accuracy is given at the 95% confidence interval level.



**Department of Planning Services
Rezoning Petition Application**

Applicant

Applicant Kelli Kline
Address PO Box 8169
City Fort Wayne State Indian Zip 46898
Telephone 260-410-2974 E-mail _____

Property Ownership

Property Owner Revolver LLC
Address PO Box 8169
City Fort Wayne State Indiana Zip 46898
Telephone 260-410-0576 E-mail _____

Contact Person

Contact Person Kelli Kline
Address PO Box 8169
City Fort Wayne State Indiana Zip 46898
Telephone 260-410-2974 E-mail _____

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 Ludwig Road Township and Section 31/16
Present Zoning I2 Proposed Zoning MHP Acreage to be rezoned 18.166
Purpose of rezoning (attach additional page if necessary) The purpose of this rezoning is to accommodate a proposed mobile home park on the undeveloped 18.166 acre parcel
Sewer provider Fort Wayne Water provider Fort Wayne

Filing Checklist

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

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

Kelli Kline [Signature]
(printed name of applicant) (signature of applicant)
Kelli Kline [Signature]
(printed name of property owner) (signature of property owner)

11-4-2015
(date)
11-4-2015
(date)



Received	Receipt No.	Hearing Date	Petition No.
11/4/15	148574		

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;

Project lies within an Urban Infill area where compatible infill development is encouraged. The comprehensive plan manufactured homes as a way to "Promote Diverse and creative housing". Property is currently zoned industrial. According to the land use Compatibility Matrix, the manufactured home park is compatible with industrial and potentially compatible with production zones.

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

The property, in its current state, is an underutilized and undeveloped industrial parcel situated 1.5 miles west of state road 3 a key local corridor leading into the city. This location, characterized by its proximity to high-traffic routes, presents significant potential for more effective land use that aligns with the area's infrastructure. There are currently existing manufactured home parks within one mile to the west, south, and east.

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

As previously mentioned, the comprehensive plan suggest that manufactured home parks are within industrial areas, mixed residential, and business or office park areas, all of which are adjacent to or within a one mile radius. The property is also close in proximity to shopping and major corridors creating a convenient location for future residents.

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

The subject property is bound on the north by industrial zoning with similar developments, on the west and east. To the south of the property across from Ludwig road is an existing Manufactured Home Park, a school and single family homes. The development of this property will not cause adverse affects that will affect property value.

(5) Responsible development and growth.

Utilizing the property for a manufactured home development will effectively address an underutilized parcel that is neither desirable for residential single family homes development nor productive for agricultural use. By shifting its purpose to a less intense use the property can contribute to infill development, thereby optimizing the existing infrastructure such as roads, utilities, and services. This strategic approach will not only enhance the economic viability of the area but also reduce the pressure to develop more rural or residential zones.

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*

