

1 #REZ-2026-0027

2 BILL NO. Z-26-05-17

3 ZONING MAP ORDINANCE NO. Z-_____

4 AN ORDINANCE amending the City of Fort Wayne
5 Zoning Map No. Q14(Sec31 of Saint Joseph Township)

6 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

7 SECTION 1. That the area described as follows is hereby designated a R3/Multiple-Family
8 Residential zoning district under the terms of Chapter 157 Title XV of the Code of the City of Fort
9 Wayne, Indiana:

10
11 LEGAL DESCRIPTION

12 The land referred to in this Commitment, situated in the County of Allen, State of Indiana, is
13 described as follows:

14 Part of the West Half of the East Half of the Southeast Quarter of Section 31, Township 31 North,
15 Range 13 East, in the City of Fort Wayne, Allen County, Indiana, more particularly described as
follows, to-wit:

16 To arrive at the Point of Beginning, commence at the intersection of the East line of the West Half of
17 the East Half of said Southeast Quarter with the North right of way line of Lake Avenue, said point
18 being situated 30.0 feet, North 2 degrees 47 minutes 20 seconds West (bearings based upon
19 Indiana State Plane Coordinate System, East Zone) from the Southeast corner of said West Half;
20 thence North 2 degrees 47 minutes 20 seconds West along said East line, a distance of 1353.03
21 feet (1355.28 feet, deed) to a FIRM 0025 capped rebar set at the Northeast corner of a 20.000 acre
22 tract described in Document Number 200047911 as witnessed by a #4 pin found 1.4 feet East
23 thereof and the Point of Beginning initially referred to; thence continuing North 2 degrees 47 minutes
24 20 seconds West along said East line, a distance of 601.65 feet to a #4 rebar found on the North line
25 of the Southwest Quarter of the Northeast Quarter of said Southeast Quarter; thence South 87
degrees 23 minutes 48 seconds West along the North line of the Southwest Quarter of the Northeast
Quarter of said Southeast Quarter, a distance of 631.22 feet to a FIRM 0025 collared mag nail set
on the East 30 foot right of way of Beacon Street as established by Document Number 2012071523;
thence South 2 degrees 43 minutes 32 seconds East along the line aforesaid, being 30 feet East of
and parallel to the centerline of said Beacon Street and the West line of the East Half of said
Southeast Quarter, a distance of 600.43 feet to a FIRM 0025 capped rebar set on the North line of
said 20.000 acres; thence North 87 degrees 30 minutes 25 seconds East along said North line, a
distance of 631.89 feet to the Point of Beginning, said in survey to contain 8.7141 acres of land,
more or less.

26 and the symbols of the City of Fort Wayne Zoning Map No. Q14 (Sec 31 of Saint Joseph Township),
27 as established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is
28 hereby changed accordingly.
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SECTION 2. If a written commitment is a condition of the Plan Commission's recommendation for the adoption of the rezoning, or if a written commitment is modified and approved by the Common Council as part of the zone map amendment, that written commitment is hereby approved and is hereby incorporated by reference.

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

Council Member

APPROVED AS TO FORM AND LEGALITY:

Malak Heiny, City Attorney

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2026-0027
Bill Number: Z-26-05-17
Council District: 2 – Russ Jehl

Introduction Date: May 26, 2026

Plan Commission
Public Hearing Date: June 8, 2026 (not heard by Council)

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

Synopsis of Ordinance: To rezone 8.71 acres from R1/Single-Family Residential to R3/Multiple-Family Residential

Location: 2000 Block of Beacon Street (Section 31 of Saint Joseph Township)

Reason for Request: To permit a workforce housing development

Applicant: Marian Development Group LLC

Property Owner: Parkview Health System Inc

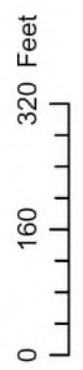
Related Petitions: Primary Development Plan PDP-2026-0015 – Beacon Street Housing

Effect of Passage: Property will be rezoned to the R3/Multiple-Family Residential zoning district, which would permit a workforce housing development.

Effect of Non-Passage: Property will remain zoned R1/Single-Family Residential, which does not permit a workforce housing development. The site may continue with existing or non-conforming uses, and may be redeveloped with single-family residential and similar uses.



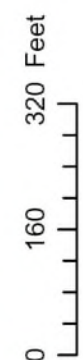
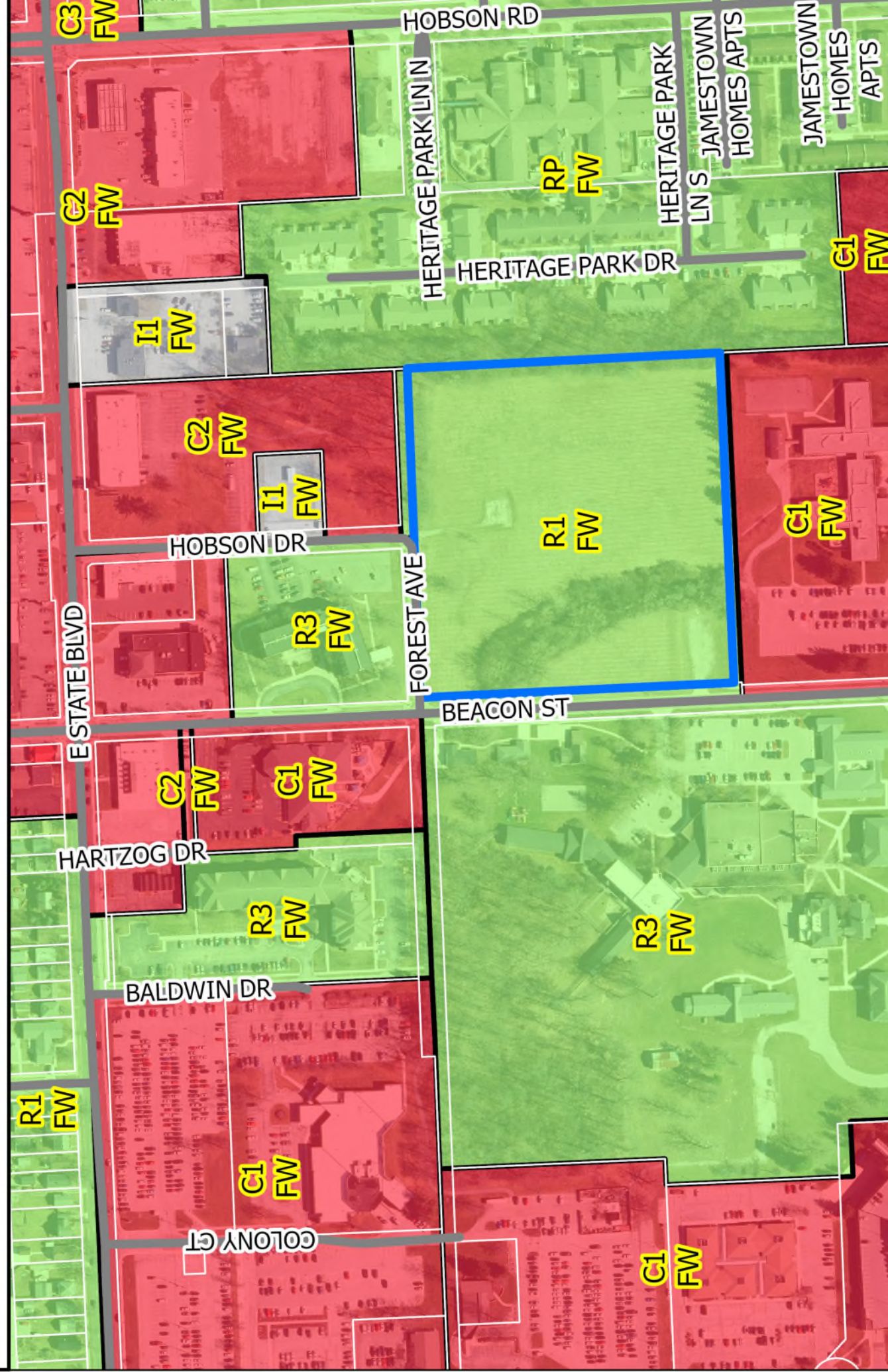
Rezoning Petition REZ-2026-0027 and Primary Development Plan PDP-2026-0015 - Beacon Street Housing



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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 5/11/2026



Rezoning Petition REZ-2026-0027 and Primary Development Plan PDP-2026-0015 - Beacon Street Housing

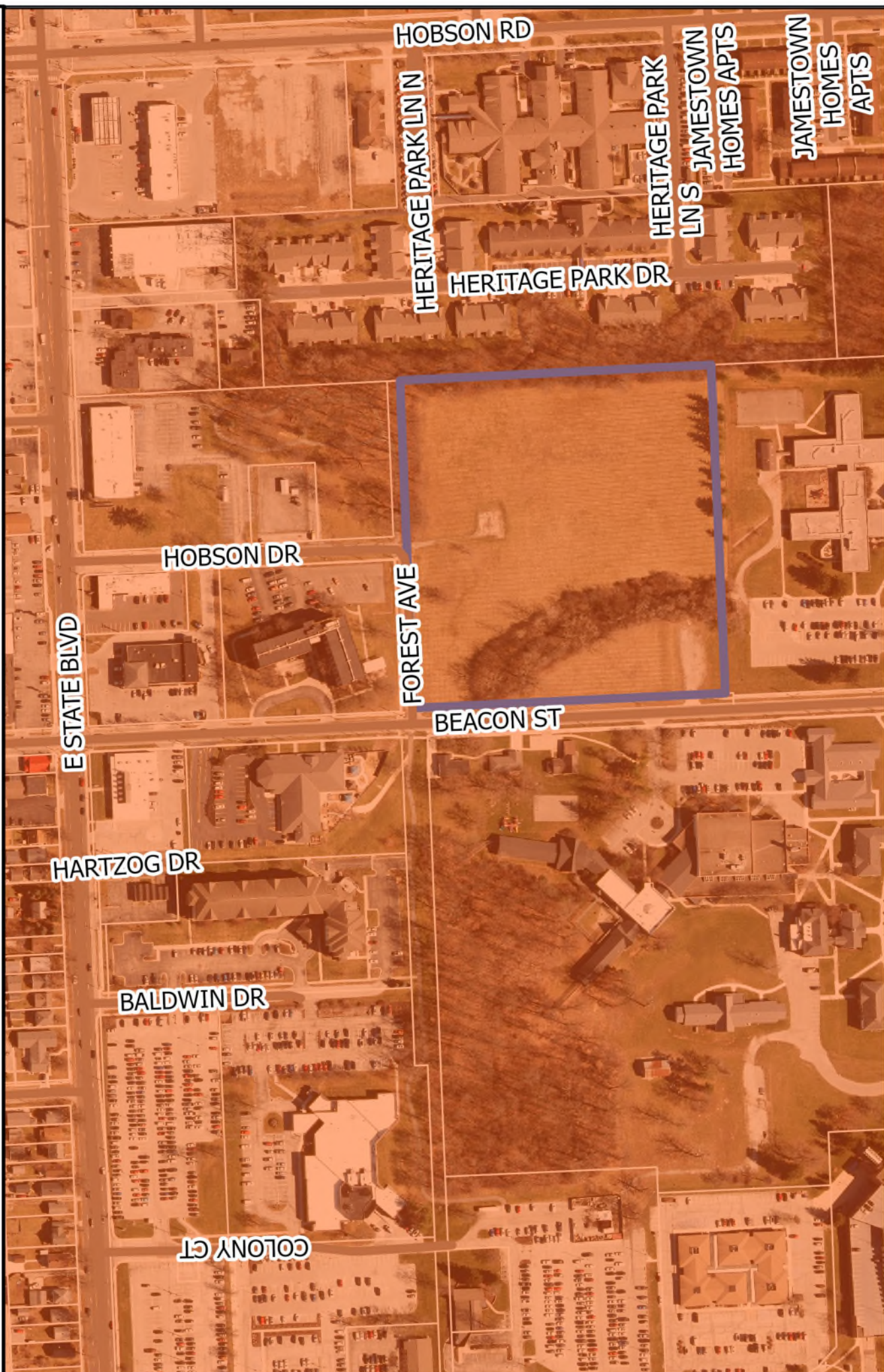


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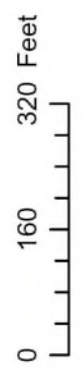
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Rezoning Petition REZ-2026-0027 and Primary Development Plan PDP-2026-0015 - Beacon Street Housing



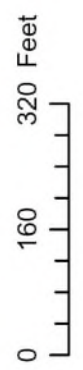
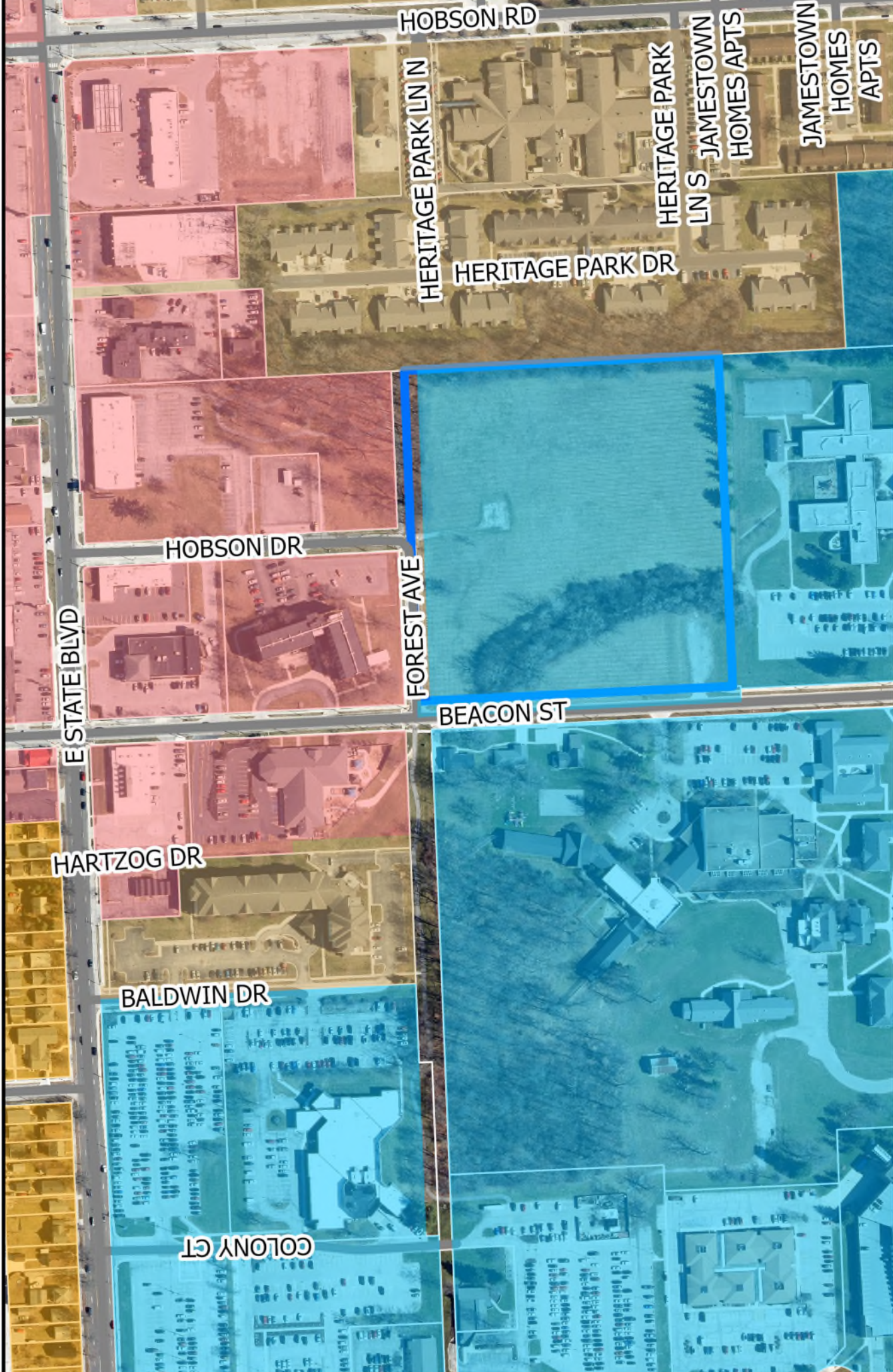
Priority Investment Area



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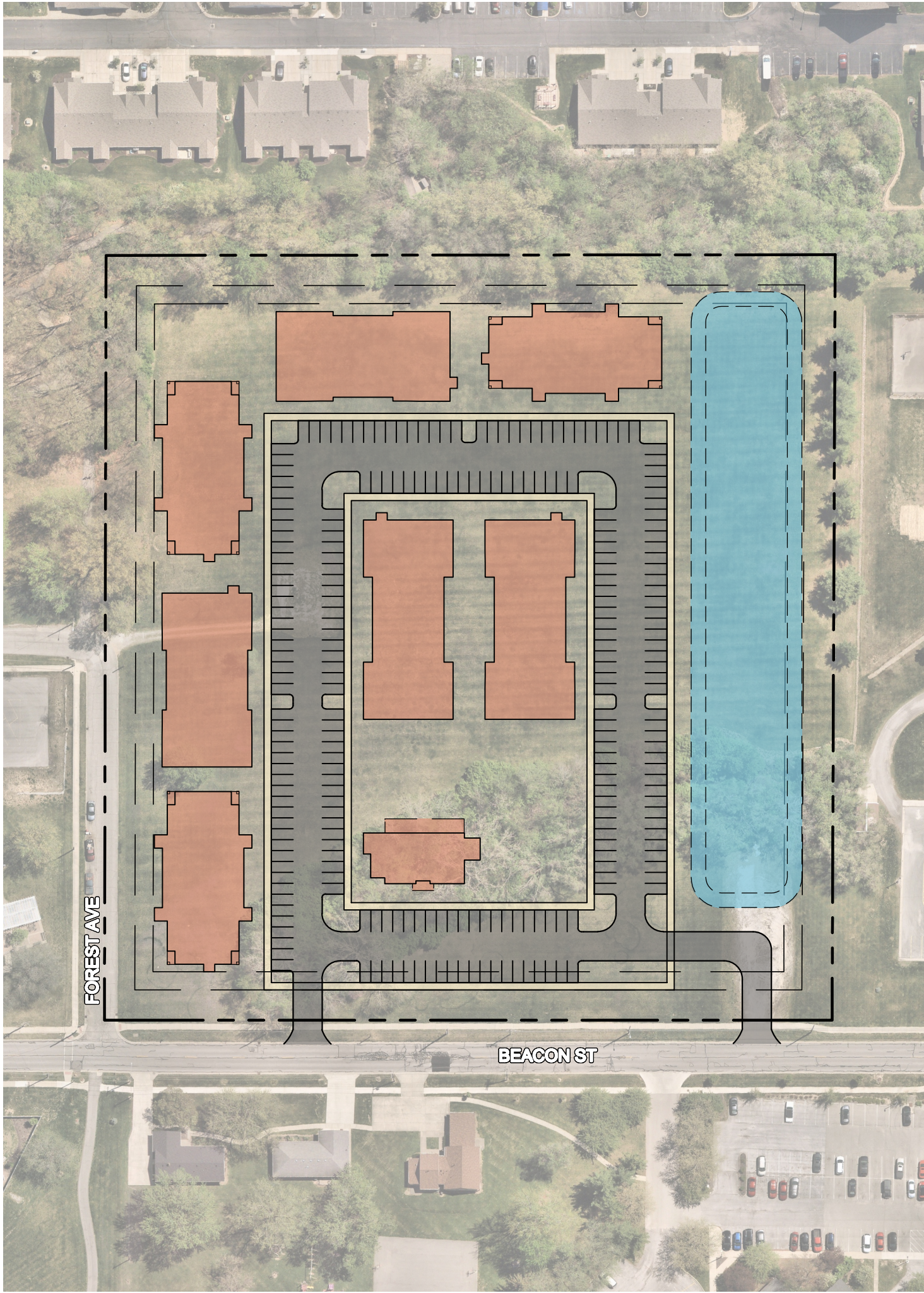


Rezoning Petition REZ-2026-0027 and Primary Development Plan PDP-2026-0015 - Beacon Street Housing



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 State Plane Coordinate System, Indiana East
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FOREST AVE

BEACON ST



SITE EXHIBIT
FORT WAYNE, IN
April 28, 2026

BEACON ST MULTIFAMILY

Kimley»Horn

SURVEYORS REPORT

1. In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code ("Rule 12"), the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established this survey as a result of uncertainties in reference monumentation; in record descriptions and plats; in lines of occupation; and as introduced by random errors in measurement ("Relative Positional Accuracy"). There may be unwritten rights associated with these uncertainties. The client should assume there is an amount of uncertainty along any line equal in magnitude to the discrepancy in the location of the lines of possession from the surveyed lines.

There may be differences of deed dimensions versus measured dimensions along the boundary lines shown hereon and, likewise, there may be found survey markers near, but not precisely at, some boundary corners. In cases where the magnitude of these differences are less than the Relative Positional Accuracy stated below and less than the uncertainty identified for the reference monumentation (discussed below), the differences may be considered insignificant and are shown only for purposes of mathematical closure. Such differences that are greater than the Relative Positional Accuracy and the uncertainty in reference monumentation should be considered worthy of notice and are therefore further discussed below.

This survey and report are based in part upon opinions formed in accordance with an Indiana Land Surveyor's responsibility to conduct a survey in accordance with "law or a precedent" (865 IAC 1-12-1(5)). Rules of the Indiana State Board of Registration for Land Surveyors). Since Indiana has no statutes addressing how to resolve boundary lines, a solution based on principles derived from common law precedent must be relied upon as the basis for a boundary resolution.

Unless otherwise noted or depicted hereon, there is no evidence of occupation along the perimeter lines of the subject tract. All survey monuments set or found this survey are flush with existing grade unless otherwise noted.

The Relative Positional Accuracy (due to random errors in measurement) of this survey is within the specifications for a Urban Class Survey (0.07 feet plus 50 ppm) as defined in IAC 865.

This survey was commissioned by the client to perform a retracement ALTANSPS Land Title Survey with a topographic design survey of the real estate conveyed to Parkview Health System, Inc. in Instrument Number 2022000998 in the Office of the Recorder of Allen County, Indiana. Said real estate is part of the West Half of the East Half of the Southeast Quarter of Section 31, Township 31' North, Range 13 East of the Second Principal Meridian, St. Joseph Township of Allen County, Indiana.

Reference Surveys and Plats

- 1) J.H. Feichter's Garden View Addition to Fort Wayne, Indiana dated April 25, 1913 and Recorded in Plat Book 7A, Page 3 in the Office of the Recorder of Allen County, Indiana.
- 2) Price Gardens Additions dated July 18, 1917 and Recorded in Plat Book 6A, Page 43 in said Recorder's Office.
- 3) Plat of C.A. Lindemuth's Subdivision dated February 27, 1920 and Recorded in Plat Book 9A, Page 40B in said Recorder's Office.
- 4) An Unrecorded ALTA/CASM Survey Completed by Foresight Consulting, LLC, dated November 25, 2006.
- 5) An Unrecorded ALTANSPS Land Title Survey completed by Foresight Consulting, LLC, dated October 1, 2025.

Reference Monument

Multiple Original Monuments called for on reference surveys and plats mentioned above were found to be in good condition and held as containing.

Record Descriptions

The lines and corners of the subject tract were located hereon based on controlling calls contained in the record description or the record plat for the subject tract. Unless noted below or depicted hereon, the boundary lines of the subject tract are contiguous with the boundary lines of all adjoining parcels, adjoining streets, highways, rights-of-ways and easements, public or private along their common boundaries as described in their most recent respective legal descriptions of record.

Theory of Location

Three out of the four original record monuments were recovered in good condition and held as controlling along with the record distances in the record description. The fourth monument was recovered in poor condition and fell 0.3ft from the determined Northwest Corner of the surveyed real estate. This resulted in a measured (M) solution slightly rotated from the record (R), as depicted on the face of the survey.

Evidence of Occupation

Along the East line of the Surveyed Real Estate, a three-foot tall woven wire fence meanders across the boundary line as depicted on the face of the survey. In addition, a six-foot tall wooden fence was found in the field along said East line. The south half of Forest Avenue currently exists upon the surveyed real estate without an easement or right-of-way of record.

The Baldwin Main, a legal drain crosses the easterly portion of the surveyed real estate as depicted hereon. The statutory legal drain extends 75 feet beyond the top of bank for the open ditch portion of the drain.

Conclusion of Uncertainties

As a result of the above observations it is in my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

Due to variances in Reference Monuments: Up to 0.3 feet

Due to discrepancies in the Record Descriptions: None

Due to inconsistencies in Lines of Occupation: Up to 0.3 feet based on the woven-wire fence.

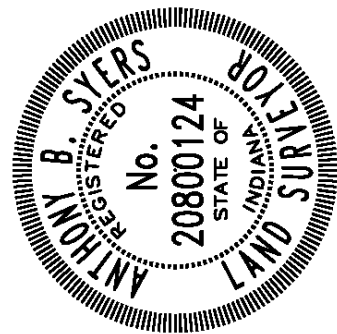
SURVEYORS CERTIFICATION

To: Marian Development Group, LLC, a Kentucky Limited Liability Company,
First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Indiana Minimum Standards and Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA/NSPS, and that the survey was completed on 04/01/2026.

To the best of my knowledge and belief the within plat also represents a survey made under my supervision in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code.

Survey Date: April 23, 2026



DRAFT

Anthony B. Syers
Registered Professional Land Surveyor No. 20800124
Kimley-Horn and Associates, Inc.
500 E. 96th Street, Suite #300
Indianapolis, Indiana 46240
Ph. 317-216-9560

Prepared by Anthony B. Syers
email: anthony.syers@kimley-horn.com

I affirm, under the penalties for perjury, that I have taken reasonable care to rectify each Social Security number in this document, unless required by law. Anthony B. Syers

NOTES

ALTANSPS LAND TITLE SURVEY OPTIONAL TABLE A NOTES

1. All survey monuments set or found this survey are flush with existing grade unless otherwise noted. Monuments set as part of this survey are 5/8" rebar with cap embossed "Kimley-Horn Firm#0196" unless noted otherwise.
2. As of the date of this survey, the surveyed real estate does not have an assigned mailing address.
3. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 18003C0305G, for The City of Fort Wayne, Indiana and incorporated areas, dated August 3, 2009, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain."
- If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur on the part of the surveyed property.
4. The gross land area of the surveyed property is 8.71 acres.
- 6a. As of the date of this survey, the surveyor has not been provided with a current zoning report.
- 7a. The exterior dimensions of all buildings on the surveyed property are depicted hereon.
8. Substantial features observed in the process of performing the fieldwork on the surveyed property are depicted hereon. The surveyor has not been provided with any information regarding the location of the surveyed property or the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- 11a. This survey reflects the above ground indications of utilities combined with plans and/or records provided by the client locate request coordinated by the surveyor.
- 11b. This survey reflects the above ground indications of utilities combined with markings coordinated by a private utility locate request coordinated by the surveyor.
- With regard to Table A, Item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some cases, the surveyor may be unable to locate a utility due to the nature of the utility or the location of the surveyed property, which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
13. The names of adjoining owners according to current tax records and county records research are depicted hereon.
16. At the time the fieldwork was performed on the surveyed property, there was evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. A storm inlet adjoining the surveyed real estate was under construction while completing the fieldwork portion of this survey.

ADDITIONAL SURVEY NOTES

- A. The bearing system for this survey is based on the Indiana State Plane Coordinate System of 1983 (2011), East Zone (1901) based on observations made on 04/01/2026.
- B. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, agreements, lease agreements and ownership title evidence.
- C. The surveyor has not been provided with any information regarding the location of the surveyed property or the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- D. This survey does not provide a determination of opinion concerning the location of existing wetlands, fault lines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- E. The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- F. As of the date of this survey, the surveyor has been provided with a current copy of commitment for title insurance by First American Title Insurance Company, Commitment No. 1046481, dated March 17, 2026.
- G. There were no wetland delineation markers observed in the process of conducting the fieldwork.

NOTES ADDRESSING SCHEDULE B EXCEPTIONS

(Pursuant to Commitment for Title Insurance, issued by First American Title Insurance Company, Commitment No. 1046481, dated March 17, 2026.)

[Items 1-12 and 23 are non-surveyed related and omitted from the list below.]

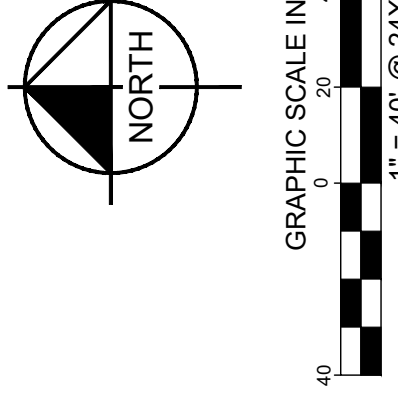
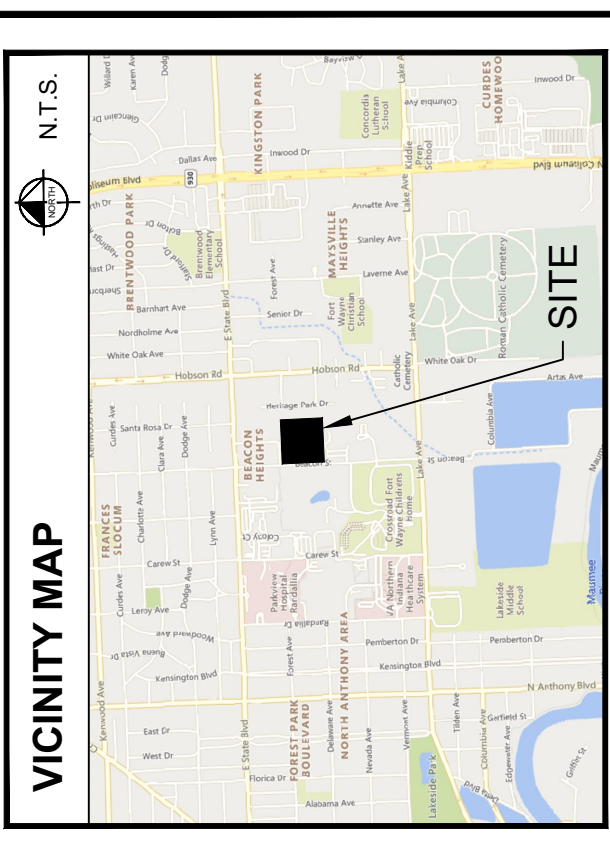
13. Terms and Provisions of Drainage Covenant, recorded August 26, 1985, as Instrument Number 85-032009, in the Office of the Recorder of Allen County, Indiana.
14. [Affects Surveyed Real Estate: Blanket in Nature.]
Terms and Provisions of Sanitary Sewer Covenant, recorded October 11, 1985, as Instrument Number 85-029598, in the Office of the Recorder of Allen County, Indiana.
15. [Affects Surveyed Real Estate: Blanket in Nature.]
Terms and Provisions of Drainage Covenant, recorded October 11, 1985, as Instrument Number 85-029599, in the Office of the Recorder of Allen County, Indiana.
16. [Affects Surveyed Real Estate: Blanket in Nature.]
Terms and Provisions of Drainage Covenant, recorded October 31, 1985, as Instrument Number 85-032009, in the Office of the Recorder of Allen County, Indiana.
17. [Affects Surveyed Real Estate: Blanket in Nature.]
Terms and Provisions of Sanitary Sewer Covenant, recorded October 31, 1985, as Instrument Number 85-032010, in the Office of the Recorder of Allen County, Indiana.
18. [Affects Surveyed Real Estate: Blanket in Nature.]
Written Commitment, recorded May 23, 2018, as Instrument Number 2018024971 and as affected by Revised Written Commitment recorded July 18, 2018 as Instrument No. 2018036031, in the Office of the Recorder of Allen County, Indiana, together with the terms, provisions, covenants and conditions contained therein.
19. [Affects Surveyed Real Estate: Blanket in Nature.]
Plat of Survey recorded January 03, 2022 as instrument number 2022000997.
20. The rights of the public, the State of Indiana and the municipality in and to that part of the land, if any, taken or used for road purposes, including utility right of way.
[Additional Right-of-Way for Beacon Street was granted to the City of Fort Wayne by Document No. 2012071523 as depicted hereon.]
21. Right of way for drains, lines, feeders and laterals.
[Affects Surveyed Real Estate, depicted hereon.]
22. 75 foot right of entry, setback and use restrictions; possible assessments for maintenance and/or reconstruction, and all rights of others entitled to the continued uninterrupted flow of water through the Baldwin Main, a legal drain established in accordance with I.C. 36-8-27-53.
[Affects Surveyed Real Estate, depicted hereon.]

ALTANSPS LAND TITLE SURVEY
8.71± ACRES
SECTION 31, TOWNSHIP 31 NORTH,
RANGE 13 EAST
CITY OF FORT WAYNE,
ALLEN COUNTY, INDIANA

Kimley»Horn

500 East 96th Street, Suite #300
Indianapolis, Indiana 46240
Tel. No. (317) 216-9560
www.kimley-horn.com

Scale	N/A	Drawn By	NNW	Checked by	ABS	Date	04/23/2026	Project No.	170590004	Sheet No.	2 OF 3
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BENCH MARK LIST

UNLESS OTHERWISE NOTED, ELEVATIONS ARE BASED UPON A POSSESSOR-APPROVED SURVEY DATUM (NAVD83). IT IS MY OPINION THAT THE UNCERTAINTY IN THE ELEVATION OF THE PROJECT BENCHMARK DOES NOT EXCEED 0.10 FOOT.

TBM-1
RAILROAD SPIKE SET ON THE EAST FACE OF THE 1ST POWER POLE SOUTH OF CROSSROAD ENTRANCE ON THE EAST SIDE OF BEACON STREET.
NORTHING: 2126880.01
EASTING: 463410.40
ELEVATION: 779.20'

TBM-2
CUT SQUARE SET ON SOUTHEAST CORNER OF CONCRETE TELEPHONE VAULT ON THE WEST SIDE OF BEACON STREET.
NORTHING: 2126592.04
EASTING: 463361.07
ELEVATION: 781.02'

LEGEND

1	ROOF DRAIN
2	MAIL BOX
3	LIU
4	KEYWAY STAND
5	CABLE TV BOX
6	CABLE TV MANHOLE
7	SECURITY CAMERA
8	TRANSPIRE
9	CABLE TV MANHOLE FLAG
10	SANITARY SEWER CLEAN OUT
11	COMMUNICATIONS MANHOLE
12	COMMUNICATIONS MANHOLE FLAG
13	COMMUNICATIONS MANHOLE
14	COMMUNICATIONS MANHOLE FLAG
15	COMMUNICATIONS MANHOLE
16	COMMUNICATIONS MANHOLE FLAG
17	ELEVATION BENCHMARK
18	STORM SEWER MANHOLE
19	STORM SEWER MANHOLE FLAG
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100	STORM SEWER MANHOLE

LINE TYPE LEGEND

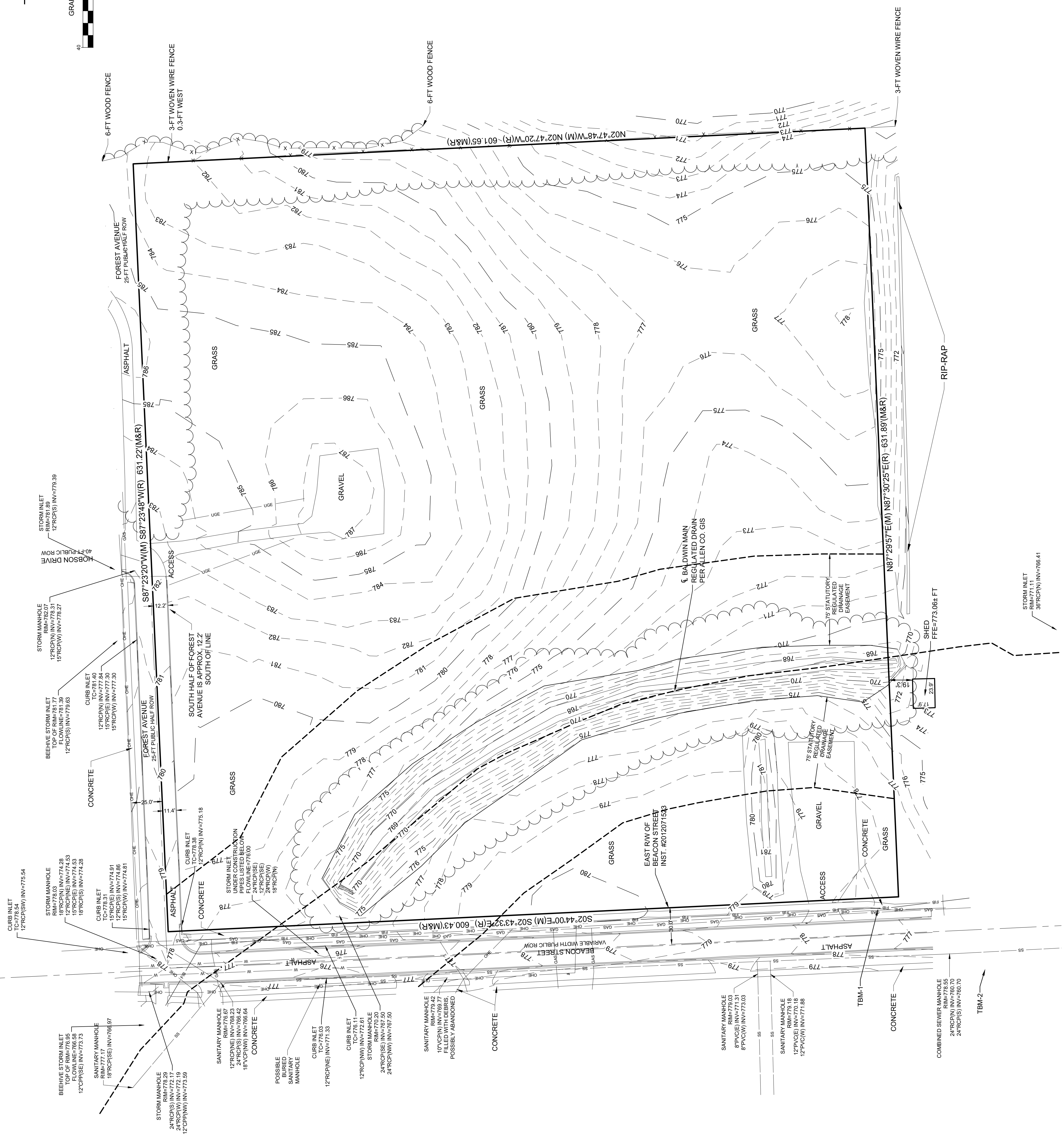
---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	BUILDING LINE
---	WATER LINE
---	STORM SEWER LINE
---	UNDERGROUND GAS LINE
---	UNDERGROUND ELECTRIC LINE
---	UTILITY
---	CONCRETE PAVEMENT
---	DIRT/PAVEMENT
---	DIRT/ACCESS LINE
---	TITLE COMMENT
---	SCHEDULE B-I ITEM LABEL

TOPOGRAPHIC DESIGN SURVEY
8.71± ACRES
SECTION 31, TOWNSHIP 31 NORTH,
RANGE 13 EAST
CITY OF FORT WAYNE,
ALLEN COUNTY, INDIANA

Kimley **Horn**

500 East 96th Street, Suite #300
 Indianapolis, Indiana 46240
 Tel. No. (317) 216-6560
 www.kimley-horn.com

Drawn by: NMMW
 Checked by: ABS
 Date: 04/23/2026
 Project No.: 170530004
 Sheet No.: 3 OF 3



**DPS Plan Commission
Rezoning Petition Application**

Applicant

Applicant Name: Marian Development Group, LLC
 Address: 11701 Commonwealth Drive City: Jeffersontown State: KY Zip: 40299
 Email (type or print): jcn@barrettllaw.com Phone: (260) 423-8935

Property Ownership Same as applicant

Owner Name: Parkview Health System, Inc.
 Address: 1450 Production Road City: Fort Wayne State: IN Zip: 46808
 Email (type or print): kevin.scholze@parkview.com Phone: (260) 373-7092

Primary Contact Person Same as applicant

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

Primary Contact: Joshua C. Neal
 Address: 215 E Berry Street City: Fort Wayne State: IN Zip: 46802
 Email (type or print): jcn@barrettllaw.com Phone: (260) 423-8935

Planning Jurisdiction

- Unincorporated Allen County Town of Grabill Town of Monroeville
 City of Fort Wayne Town of Huntertown City of Woodburn

Property Information

Development Address or PIN #: 2000 Beacon Street; 02-08-31-452-003.004-072
 Present Zoning : R1 Proposed Zoning : R3 Acreage to be rezoned : 8.71
 Purpose of rezoning (attach additional page if necessary): To permit the construction and operation of a 168 unit workforce housing development
 Township Name: St. Joseph Township Section Number: 75
 Sewer Provider: Fort Wayne City Utilities Water Provider: Fort Wayne City Utilities

Filing Requirements

- Filing fee \$1250.00 or \$350.00 for downzoning an existing SFR use to R1 Zoning
 Application signed by property owner(s)
 Boundary/ Utility Survey showing area to be rezoned
 Legal Description of parcel to be rezoned (**Please provide in separate word document**)
 Rezoning Criteria (please complete attached document)

Acknowledgements and Signatures

- 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 applicable Zoning 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.
- In addition, I/We hereby authorize and consent to the on-site inspection and sign posting on the property subject to this zoning application by the Department of Planning Services for the purposes of verifying the information in this application and for purposes of determining compliance with the applicable zoning ordinance.

Marian Development Group, LLC See attached Exhibit A _____
 printed name of applicant signature of applicant date

Parkview Health System, Inc. See attached Exhibit A _____
 printed name of property owner signature of property owner date

STAFF USE ONLY

Received	Receipt Number	Hearing Date	Petition Number
5/5/20			



Exhibit A
Signature Page

Marian Development Group, LLC


Signature: _____

Printed Name: _____

Title: _____

Date: _____

Parkview Health System, Inc.

Signature:  _____

Printed Name: Kevin Schatz

Title: VA - ASSET STRATEGY

Date: 5/5/2020

Exhibit A
Signature Page

Marian Development Group, LLC

Signature: KES

Printed Name: Katherine Smith

Title: President

Date: 5/5/2020

Parkview Health System, Inc.

Signature: _____

Printed Name: _____

Title: _____

Date: _____

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;

See attached Exhibit B

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

See attached Exhibit B

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

See attached Exhibit B

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

See attached Exhibit B

- (5) Responsible development and growth.

See attached Exhibit B

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*



Exhibit B
Rezoning Questionnaire

The Rezoning Petition Satisfies the:

1. Comprehensive Plan:

The proposed rezoning satisfies and is consistent with the All-In Allen Comprehensive Plan. The Plan situates the subject property within a Primary Investment Area. These areas are locations where private investment should be prioritized to address market gaps and strengthen established neighborhoods. The subject property sits within the heart of the Parkview Randallia campus and is surrounded by active residential and institutional uses. It is ideally positioned to support reinvestment that builds momentum among private developers, like The Marian Development Group.

The Plan's Generalized Future Land Use Map further supports the rezoning and the proposed development. While the subject property is designated Institutional, it is bordered by Mixed Residential and Neighborhood Commercial areas, and it exists within an established residential environment. Notably, all three named use categories (Institutional, Mixed Residential, and Neighborhood Commercial) specifically identify multiple-family residential development as an appropriate and intended use in their respective areas. The proposed R3 zoning and multi-family residential development at the subject property reflect the Plan's vision for integrated residential growth adjacent to employment centers, healthcare facilities, and neighborhood amenities.

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

While currently zoned R1, the subject property is located squarely within an established multi-family and institutional corridor. The property is bordered on the north by Beacon Heights, an existing multi-family residential development; on the east by Heritage Park, a senior living community; and on the west by Crossroad Child and Family Services. Immediately south is the Parkview Behavioral Health Institute, and the broader Parkview Randallia campus defines the character of the area as a mix of residential, healthcare, and institutional uses rather than single-family development.

Surrounding zoning further confirms that the proposed R3 classification reflects existing conditions at the subject property. Properties to the east, north, and west are already zoned R3 or RP, with additional R3 zoning located just south of the subject property beyond the adjacent C1-zoned property. Multiple multi-family developments exist throughout the immediate and nearby area, and the presence of hospitals, senior living, and other residential communities has established a multi-family residential character in the area. Rezoning the subject property to R3 would bring this property's zoning into alignment with the surrounding land uses and allow for a development that fits naturally within the existing character of this portion of Fort Wayne.

3. Most desirable use for which the land in the district is adapted:

In addition to the above, the proposed development of the subject property as a multi-family, workforce housing development directly supports the City of Fort Wayne's expressed goal of expanding affordable and attainable housing options in appropriate locations. The site's close proximity to major employment centers, healthcare facilities, retail, and public amenities (including multiple parks and trails) makes it especially well positioned for this type of development. Thus, a multi-family residential development at this location will additionally grant its residents reduced transportation burdens and greater access to nearby amenities. In short, permitting R3 zoning at this location would allow the city to respond to demonstrated affordable housing needs while making efficient use of property in an area primed for continued residential growth.

4. Conservation of property values throughout the jurisdiction:

The subject property is located within an established multi-family and institutional corridor and is surrounded by apartment communities, senior living developments, and healthcare facilities. Multi-family residential development is already prevalent throughout the immediate area, and the market has long adjusted to the residential density and activity associated with these uses. As a result, any impacts typically attributed to multi-family development are already reflected in surrounding property values and land uses.

Moreover, the proposed development is a high-quality, professionally designed workforce housing community that will stand out as visually appealing and intentionally designed. As such, the development will likely enhance the character of the surrounding multi-family residential area and encourage continued investment in the broader neighborhood.

5. Responsible development and growth:

The proposed rezoning represents responsible development and growth by directing multi-family residential growth to an area already well served by infrastructure, transportation networks, and public services. The subject property is located within a developed portion of the city and is surrounded by compatible uses while simultaneously being adjacent to major employment and healthcare centers. Allowing R3 zoning at this location promotes efficient land use and is consistent with the sound principles of city planning—as evidenced by the All-In Allen Comprehensive Plan's classifications of the subject property.

This request is further supported by the experience and qualifications of the applicant. Marian Development Group is a proven multi-family developer with a track record of delivering beautifully constructed workforce and affordable housing developments. Their focus on quality construction and professional property management ensures that the proposed development will be a durable and beneficial addition to this historic Fort Wayne neighborhood. The combination of an appropriate site, a demonstrated need for these sorts of housing options, and an experienced developer results in a proposed project that epitomizes responsible development and growth.