

1 #REZ-2026-0029

2 BILL NO. Z-26-06-40

3 ZONING MAP ORDINANCE NO. Z-_____

4 AN ORDINANCE amending the City of Fort Wayne
5 Zoning Map No. I38 (Sec 16 of Washington Township)

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

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

11
12 **LEGAL DESCRIPTION**

13 Beginning at the quarter post (a stone) on the south line of Section 16, Township 31 North, Range
14 12 east; thence east along said south line 14 and 12/100 chains; thence north 6 degrees and 35
15 minutes west 12 and 34/100 chains; thence west parallel with the south line of said Section 16 and
16 7/100 chains; thence South along the north and south center line of said Section 12 and 34/100
17 chains to the place of beginning, containing 18 and 82/100 acres more or less. Also, commencing at
18 a point on the west line of the southeast quarter of Section 16, Township 31 North, Range 12 east
19 12 chains and 34 links north of the south line of said Section; thence running east on a line running
20 parallel with the south line of said Section 7 chains and 56 links; thence north on a line parallel with
21 the west line of said Section to the north line of said quarter section; thence west along said north
22 line to the northwest corner of said quarter section, thence south along the west line thereof to the
23 place of beginning, containing 19 and 80/100 acres of land more or less. The following is a modern
24 description of the two parcels, based on this survey: Part of the West Half of the Southeast Quarter
25 of Section 16, Township 31 North, Range 12 East, Allen County, Indiana, more particularly
26 described as follows: Beginning at the Southwest corner of the Southeast Quarter of said Section 16
27 as marked by a MAG nail; thence along the West line of said Southwest Quarter, North 1 degree 44
28 minutes 53 seconds West (State Plane Co-ordinate Bearing Base), a distance of 2622.31 feet to a
29 railroad spike found 0.6 feet below grade marking the Northwest corner of said Southeast Quarter;
30 thence along the North line of said Southeast Quarter, North 88 degrees 22 minutes 27 seconds
East, a distance of 448.81 feet to the Northwest corner of the plat of Summit Park II (recorded in Plat
Cabinet D, Page 128, Allen County Recorder's Office); thence along a Westerly line of said plat and
parallel with the West line of said Southeast Quarter, South 1 degree 44 minutes 53 seconds East, a
distance of 1806.62 feet to a 5/8 inch rebar with a Karst I.D. cap; thence along a Southerly line of
said plat and parallel with the South line of said Southeast Quarter, North 88 degrees 12 minutes 53
seconds East, a distance of 498.96 feet to a 5/8 inch rebar with a Karst I.D. cap; thence along a
Westerly line of said plat, South 2 degrees 58 minutes 05 seconds East, a distance of 814.61 feet to
the Southwest corner of said plat, said corner being on the South line of said Southeast Quarter;
thence along said South line, South 88 degrees 12 minutes 53 seconds West, a distance of 966.11
feet to the point of beginning. Parcel contains 36.56 acres.

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and the symbols of the City of Fort Wayne Zoning Map No. I38 (Sec 16 of Washington Township), as established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is hereby changed accordingly.

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

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

Council Member

APPROVED AS TO FORM AND LEGALITY:

Malak Heiny, City Attorney

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2026-0029
Bill Number: Z-26-06-40
Council District: 3 – Nathan Hartman

Introduction Date: June 23, 2026

Plan Commission
Public Hearing Date: July 13, 2026 (not heard by Council)

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

Synopsis of Ordinance: To rezone 38.26 acres from R1/Single-Family Residential to R3/Multiple-Family Residential

Location: 2900 Block of W Ludwig Rd (Section 16 of Washington Township)

Reason for Request: To permit a multiple family complex

Applicant: Birge & Held

Property Owner: Waltswood LLC

Related Petitions: Primary Development Plan PDP-2026-0018 - Northpoint Apartments

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

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



Rezoning Petition REZ-2026-0029 and Primary Development Plan PDP-2026-0018-Northpoint Apartments

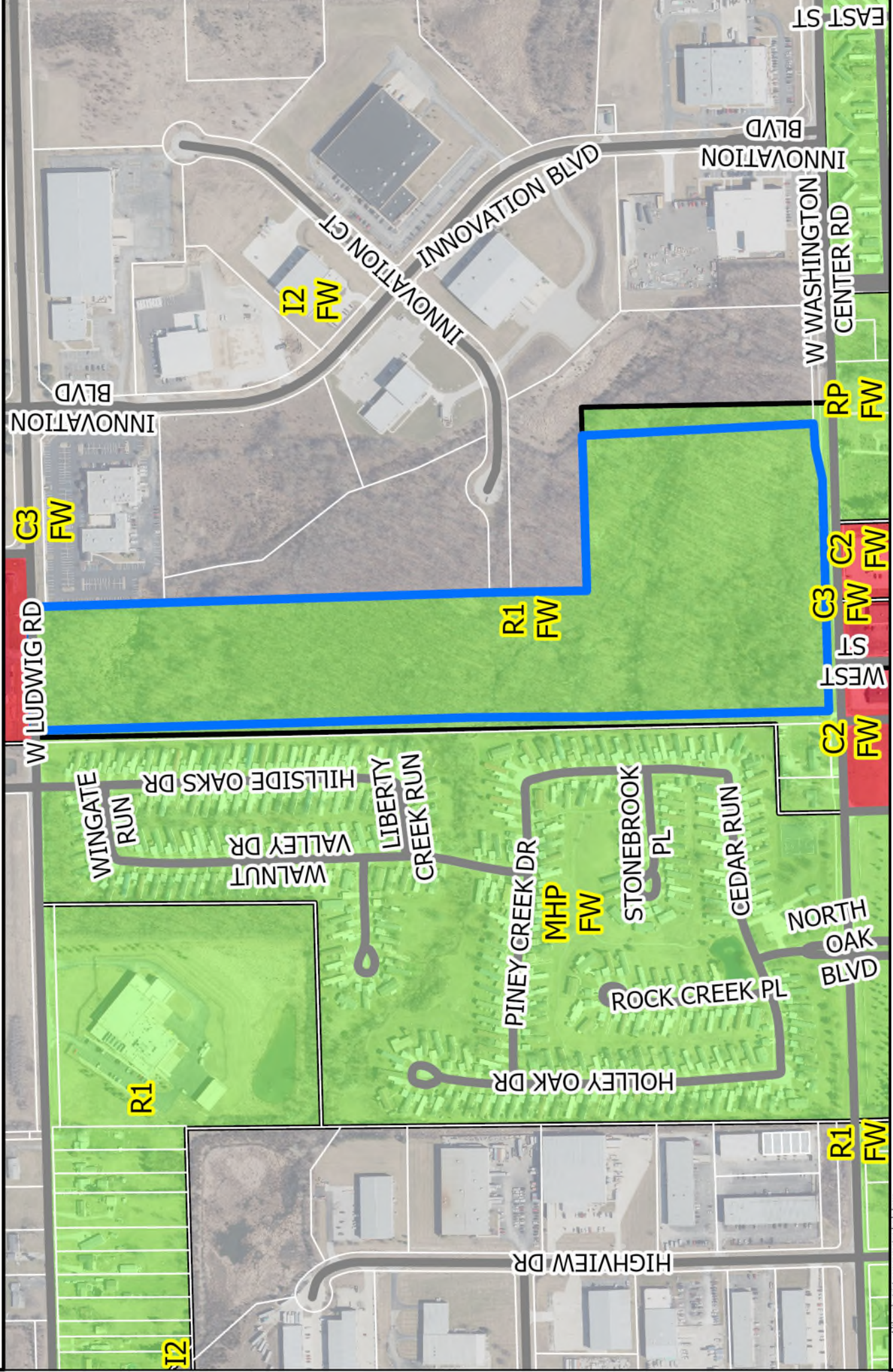


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North American Datum, 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 6/9/2026



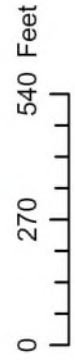


Rezoning Petition REZ-2026-0029 and Primary Development Plan PDP-2026-0018-Northpoint Apartments



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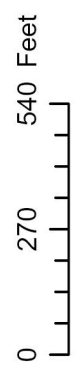
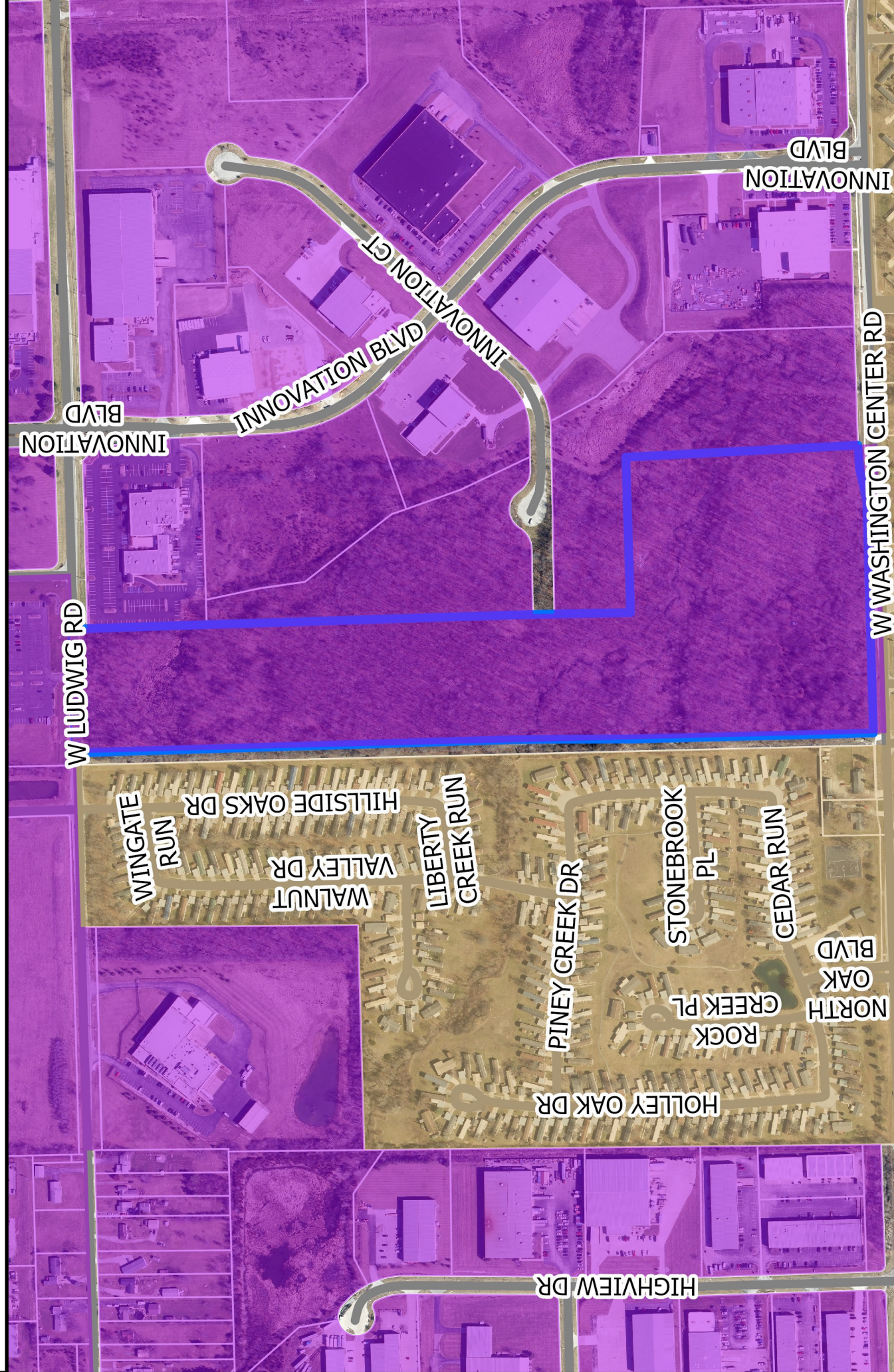
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Urban Infill Area



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 Date: 6/9/2026



CONSULTANT

SEAL



ARCHITECT

FOLEY DESIGN

21 Puritan Mill | 950 Lowery Blvd. NW | Atlanta, Georgia 30318 | (404) 761-1299

ADDRESS

NORTHPOINT APARTMENTS
 3071 W. LUDWIG ROAD, FORT WAYNE, IN 46818
 BIRGE & HELD

NO.	DATE	DESCRIPTION
1	02/17/08	
2	---	
3	---	
4	---	
5	---	
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7	---	

Sheet Title:

CONCEPT LANDSCAPE PLAN

Date: 06.01.26
 Project No.: 202614

LS-1

LEGAL DESCRIPTION - INSTRUMENT NUMBER 2011-055665

Beginning at the quarter post (a stone) on the south line of Section 16, Township 31 North, Range 12 east; thence east along said south line 14 and 12/100 chains; thence north 6 degrees and 35 minutes west 12 and 34/100 chains; thence west parallel with the south line of said Section 16 and 7/100 chains; thence South along the north and south center line of said Section 12 and 34/100 chains to the place of beginning, containing 18 and 82/100 acres more or less.

Also, commencing at a point on the west line of the southeast quarter of Section 16, Township 31 North, Range 12 east 12 chains and 34 links north of the south line of said Section; thence running east on a line running parallel with the south line of said Section 7 chains and 56 links; thence north on a line parallel with the west line of said Section to the north line of said quarter section; thence west along said north line to the northwest corner of said quarter section, thence south along the west line thereof to the place of beginning, containing 19 and 80/100 acres of land more or less.

The following is a modern description of the two parcels, based on this survey:

Part of the West Half of the Southeast Quarter of Section 16, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows: Beginning at the Southwest corner of the Southeast Quarter of said Section 16 as marked by a MAG nail; thence along the West line of said Southwest Quarter, North 1 degree 44 minutes 53 seconds West (State Plane Co-ordinate Bearing Base), a distance of 2622.31 feet to a railroad spike found 0.6 feet below grade marking the Northwest corner of said Southeast Quarter; thence along the North line of said Southeast Quarter, North 88 degrees 22 minutes 27 seconds East, a distance of 448.81 feet to the Northwest corner of the plat of Summit Park II (recorded in Plat Cabinet D, Page 128, Allen County Recorder's Office); thence along a Westerly line of said plat and parallel with the West line of said Southeast Quarter, South 1 degree 44 minutes 53 seconds East, a distance of 1806.62 feet to a 5/8 inch rebar with a Karst I.D. cap; thence along a Southerly line of said plat and parallel with the South line of said Southeast Quarter, North 88 degrees 12 minutes 53 seconds East, a distance of 498.96 feet to a 5/8 inch rebar with a Karst I.D. cap; thence along a Westerly line of said plat, South 2 degrees 58 minutes 05 seconds East, a distance of 814.61 feet to the Southwest corner of said plat, said corner being on the South line of said Southeast Quarter; thence along said South line, South 88 degrees 12 minutes 53 seconds West, a distance of 966.11 feet to the point of beginning. Parcel contains 36.56 acres.

**DPS Plan Commission
Rezoning Petition Application**

Applicant

Applicant Name: Birge & Held

Address: 8902 N Meridian St City: Indianapolis State: IN Zip: 46260

Email (type or print): ccaress@birgeandheld.com Phone: (317) 590-3616

Property Ownership Same as applicant

Owner Name: WALTSWOOD, LLC

Address: 10620 Monte Vista Ct City: Fort Wayne State: IN Zip: 46814

Email (type or print): acouts11@gmail.com Phone: _____

Primary Contact Person Same as applicant

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

Primary Contact: Cole Caress

Address: 8902 N Meridian St City: Indianapolis State: IN Zip: 46260

Email (type or print): ccaress@birgeandheld.com Phone: (317) 590-3616

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 #: 02-07-16-400-003.000-073

Present Zoning : R1 Proposed Zoning : R3 Acreage to be rezoned : 38.26

Purpose of rezoning (attach additional page if necessary): To allow for 144 units of multifamily housing across 4 residential buildings and a detached clubhouse.

Township Name: Washington Township Section Number: 073

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.

Cole Caress
printed name of applicant

[Signature]
signature of applicant

06/04/20
date

Ed. Nix
printed name of property owner

[Signature]
signature of property owner

6/2/20
date

STAFF USE ONLY

Received	Receipt Number	Hearing Date	Petition Number

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 workforce housing project, Northpoint Apartments, would help alleviate many of the pain points recognized in the “All in Allen Comprehensive Plan”

- a. Housing Affordability:
 - i. On page 30 of the Comprehensive Plan, it mentions that in 2018, one in every four household in Allen County and Fort Wayne was cost burdened and spending more on housing and less on other essential needs.
- b. Market Demand:
 - i. The Comprehensive Plan estimates that Allen County can expect to grow by 19,107 households over the next two decades. With this immense amount of growth, workforce housing and housing needed at the 60% AMI level will become more in demand. With population estimated to increase by almost 50,000 by 2040, workforce housing will continue to increase in demand.
- c. Land Use:
 - i. On page 55 of the Comprehensive Plan, it is identified that the site in which Northpoint Apartments would be on, falls within the Urban Infill District. This means these areas are focus for reinvestment and for filling in gaps within established neighborhoods. It states: “Development in urban infill areas should be focused on vacant lots within neighborhoods” which the Northpoint Apartments site falls under.
 - ii. On page 60 of the Comprehensive Plan, it further states that infill development “is desirable because it strengthens established neighborhoods and leverages existing infrastructure”. It also states, “development should be directed toward vacant and underutilized parcels within Fort Wayne”.
 - iii. “Encourage compatible higher density residential and mixed-use development in infill areas that are near public transit routes, employment centers, institutions, and other amenities” (Comprehensive Plan, page 60)

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

Current conditions are a vacant undeveloped site. To the West, it borders a manufactured home neighborhood, and to the east it borders industrial properties. Multifamily housing would be appropriate use separating the two uses.

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

On page 46 of the Comprehensive Plan, it states that future development should be encouraged in areas that are already in proximity to such amenities, which the site falls in the area of “in proximity to more amenities” on page 47 of the Comprehensive Plan. The land also falls in the Urban Infill map identified on page 55, stating “development in urban infill areas should be focused on vacant lots within neighborhoods and commercial or industrial areas already served by infrastructure”.

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

The project would enhance the neighborhood by bringing responsible development to a vacant plot of land. The development would feature a 100% solar installation covering 100% of the electrical load of the development, which would not increase any pressure the electrical grid may be experiencing.

(5) Responsible development and growth.

The development directly targets Fort Wayne’s need of workforce housing, in a market that is seeing and predicting extreme growth. The project would be developed, owned, and managed by Birge & Held. Birge & Held has been named Property Management Company of the Year multiple times by the Indiana Apartment Association Midwest Multifamily Conference.