

#REZ-2026-0029

BILL NO. Z-26-06-40

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. I38 (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 a R3/Multiple-Family Residential zoning district under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

LEGAL DESCRIPTION

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.

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

4
5 SECTION 2. If a written commitment is a condition of the Plan Commission's
6 recommendation for the adoption of the rezoning, or if a written commitment is modified and
7 approved by the Common Council as part of the zone map amendment, that written commitment is
8 hereby approved and is hereby incorporated by reference.

9
10 SECTION 3. That this Ordinance shall be in full force and effect from and after its passage
11 and approval by the Mayor.

12
13 _____
14 Council Member

15 APPROVED AS TO FORM AND LEGALITY:

16
17 _____
18 Malak Heiny, City Attorney
19
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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-2026-0029
Bill Number:	Z-26-06-40
Council District:	3 – Nathan Hartman

Introduction Date:	June 23, 2026
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Plan Commission Public Hearing Date:	July 13, 2026 (not heard by Council)
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Next Council Action:	Ordinance will return to Council after recommendation by the Plan Commission
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Synopsis of Ordinance:	To rezone 38.26 acres from R1/Single-Family Residential to R3/Multiple-Family Residential
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Location:	2900 Block of W Ludwig Rd (Section 16 of Washington Township)
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Reason for Request:	To permit a multiple family complex
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Applicant:	Birge & Held
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Property Owner:	Waltswood LLC
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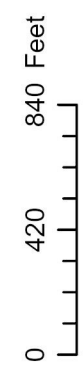
Related Petitions:	Primary Development Plan PDP-2026-0018 - Northpoint Apartments
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Effect of Passage:	Property will be rezoned to the R3/Multiple-Family Residential zoning district, which would permit a multiple family complex.
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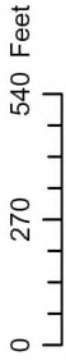
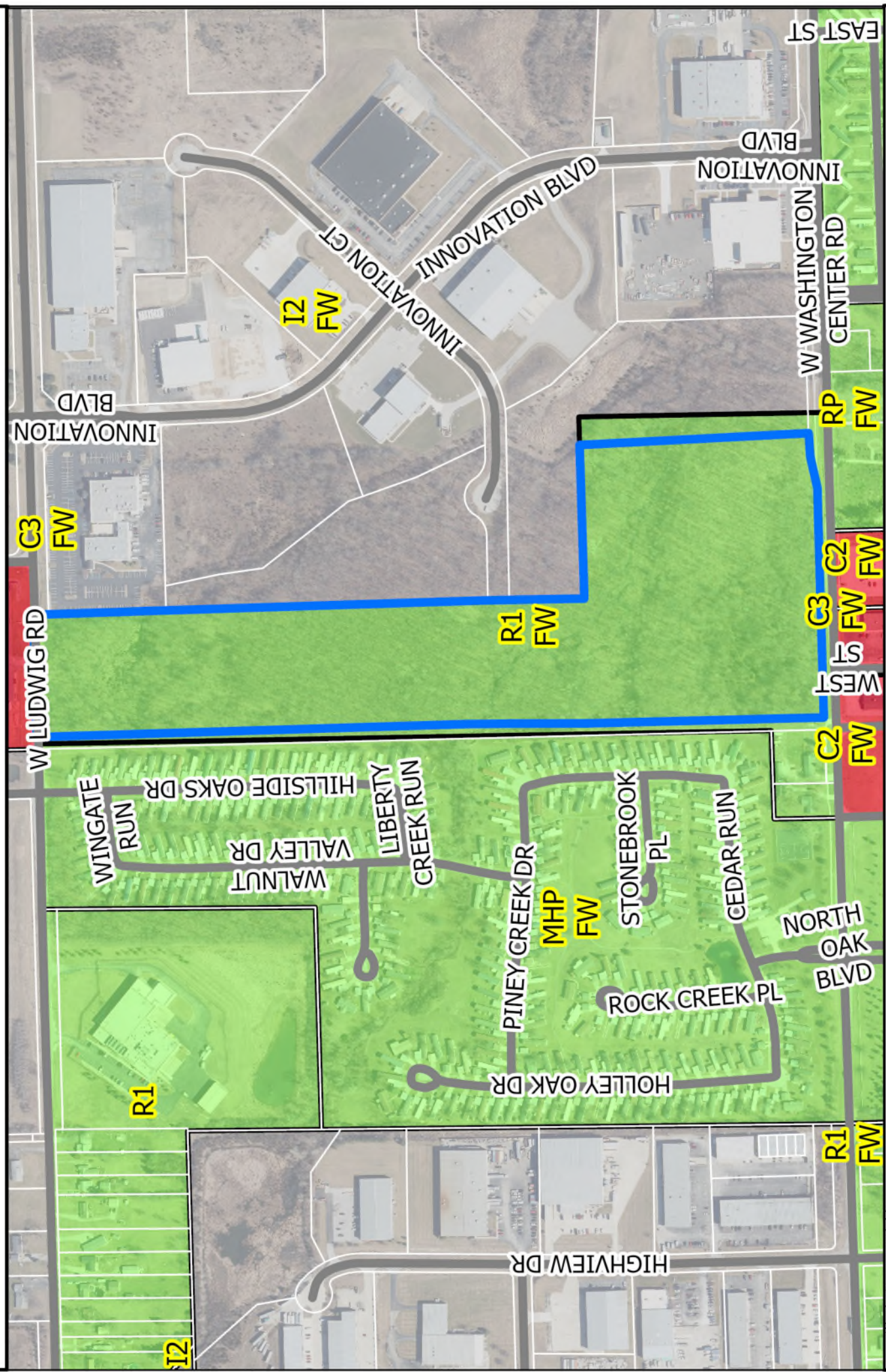
Effect of Non-Passage:	Property will remain zoned R1/Single-Family Residential, which does not permit a multiple family complex. The site may continue with existing or non-conforming uses, and may be redeveloped with single-family residential and similar uses.
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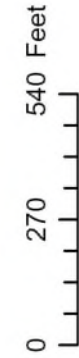


Rezoning Petition REZ-2026-0029 and Primary Development Plan PDP-2026-0018-Northpoint Apartments



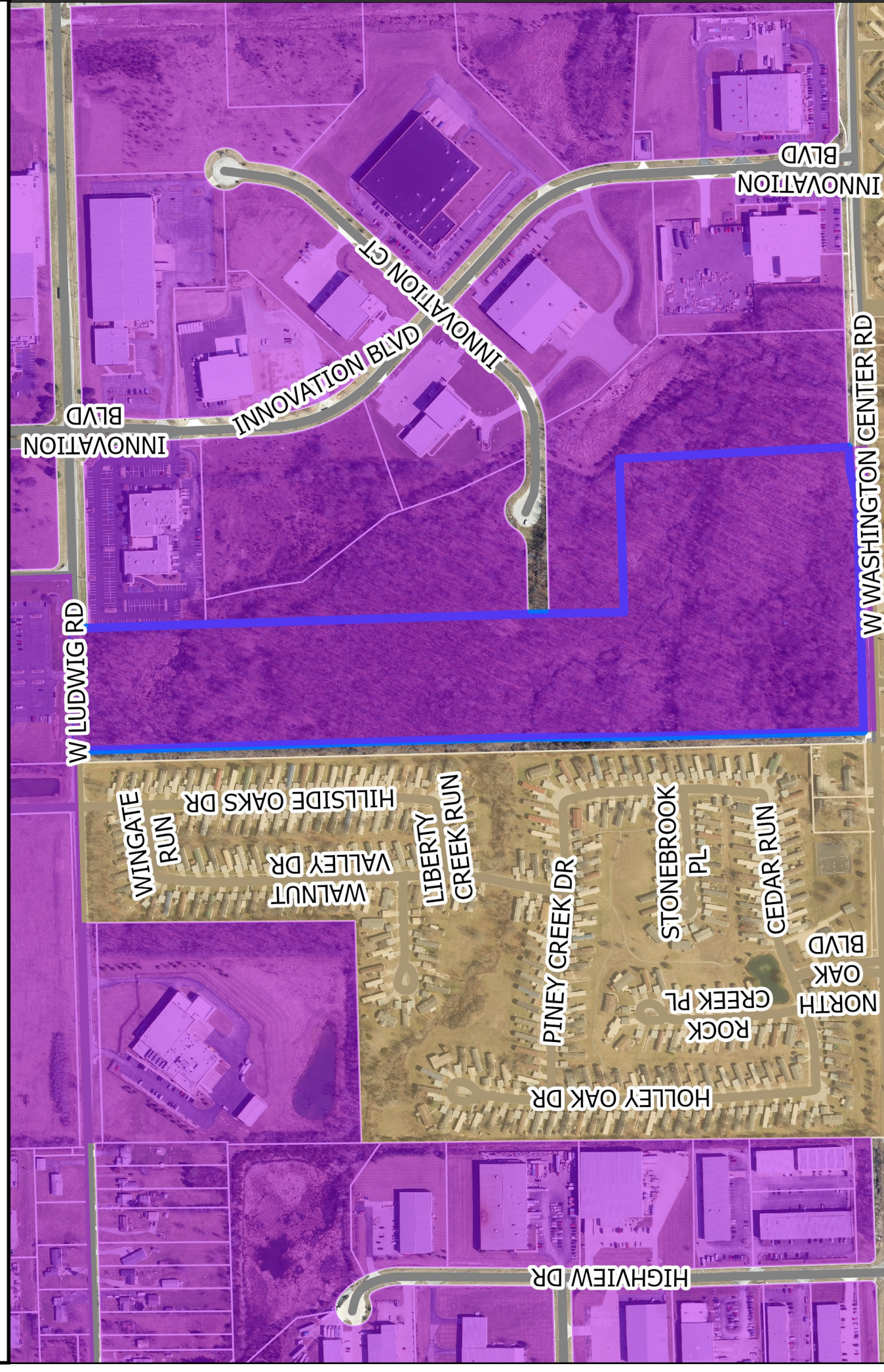
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Photos and Contours: Spring 2009
Date: 6/9/2026





Urban Infill Area





- Mixed Residential
- Production Center
- <all other values>



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ARCHITECT



ADDRESS

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

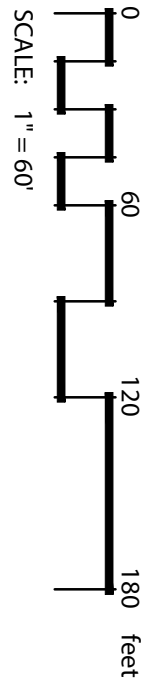
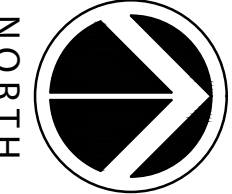
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Sheet Title:

**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.

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**DPS Plan Commission
Rezoning Petition Application**

Page 1 of 1

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

06/04/26
date

Ed. Nix
printed name of property owner

[Signature]
signature of property owner

6/2/26
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.

FACT SHEET

Case #REZ-2026-0029 Bill # Z-26-06-40 Project Start: June 2026

APPLICANT:	Birge & Held
REQUEST:	To rezone 38.26 acres from R1/Single-Family Residential to R3/Multiple-Family Residential to permit a multiple family complex
LOCATION:	2900 Block of W Ludwig Rd (Section 16 of Washington Township)
LAND AREA:	38.26 acres
PRESENT ZONING:	R1/Single-Family Residential
PROPOSED ZONING:	R3/Multiple-Family Residential
COUNCIL DISTRICT:	3 – Nathan Hartman
SPONSOR:	Fort Wayne Plan Commission

July 13, 2026 Public Hearing

- No one spoke in support or with concerns.
- Scott Myers and Amos Norman were absent.

July 13, 2026 Business Meeting

Plan Commission Recommendation: DO PASS

A motion was made by Paul Sauerteig and seconded by Patrick Zaharko, to return the ordinance with a Do Pass recommendation, to Common Council for their final decision.

7-0 MOTION PASSED

- Scott Myers and Amos Norman were absent.

Fact Sheet Prepared by:
Karen Couture, Principal Land Use Planner
July 14, 2026

PROJECT SUMMARY

The applicant is requesting to rezone the parcel from R1/Single-Family Residential to R3/Multiple-Family Residential and to approve a primary development plan for a multiple family complex. The site is located in the 2900 Block of West Ludwig Road, approximately six hundred feet west of Innovation Boulevard, and has been historically vacant since the late 1930's according to GIS historical map imagery.

The submitted development plan shows four apartment buildings, which are proposed to be three stories in height, with thirty-six units each. Also shown is a proposed one-story clubhouse, playground, pavilion, and swimming pool. Parking is shown on both sides of a private drive, which ends in a large parking lot on the south, and includes a parking island creating a loop and more parking by the playground. A detention basin is located behind the south building, which will outfall to the natural drain that crosses the site and eventually connects to Spy Run Creek. There are several wetlands and a large floodplain area located on this site, so the applicant will need to work with those reviewing agencies regarding. The applicant will also need to work with the Airport Authority, as this site is located in Airport Overlay District SMD Area 3. Two dumpsters are shown in the back two corners and include the required fence enclosure, and sidewalks are shown along all required locations. The plan appears to meet all the required development design standards, as well as the landscaping requirements.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

- The project site is located within the Urban Infill Area. The following Goal would be applicable and supportive of this request:
- **LUD Goal 1** – 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 Production Center generalized land use category.
- Adjacent properties are categorized as Production Center to the north and east, and Mixed Residential to the south and west.

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

- The proposed use is permitted in R3/Multiple Family Residential which is considered potentially compatible with the Generalized Future Land Use category of Production Center.

Other Applicable Plans: None**PUBLIC HEARING SUMMARY:**

Presenter: Cole Caress, representing the applicant, presented the request as outlined above.

Public Comments: None

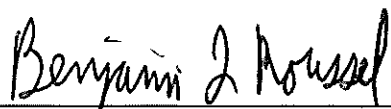
FORT WAYNE PLAN COMMISSION
Findings of Fact • July 2026

PROPOSAL:	Rezoning Petition REZ-2026-0029 – Northpoint Apartments
APPLICANT:	Birge & Held
REQUEST:	To rezone from R1/Single-Family Residential to R3/Multiple-Family Residential to permit a multiple family complex
LOCATION:	2900 Block of West Ludwig Road (Section 16 of Washington Township)
LAND AREA:	38.26 acres
PRESENT ZONING:	R1/Single-Family Residential
PROPOSED ZONING:	R3/Multiple-Family Residential

The Plan Commission recommends that Rezoning Petition REZ-2026-0029 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.
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 applicant intends to use the lot for a multiple family development.
3. Approval is consistent with the preservation of property values in the area. The rezoning should not have a negative impact on the property values in the area, as it is a complimentary use.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. The site is served by public utilities and no additional burden on infrastructure is planned.

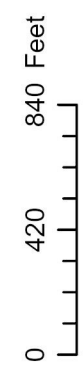
These findings approved by the Fort Wayne Plan Commission on July 13, 2026.



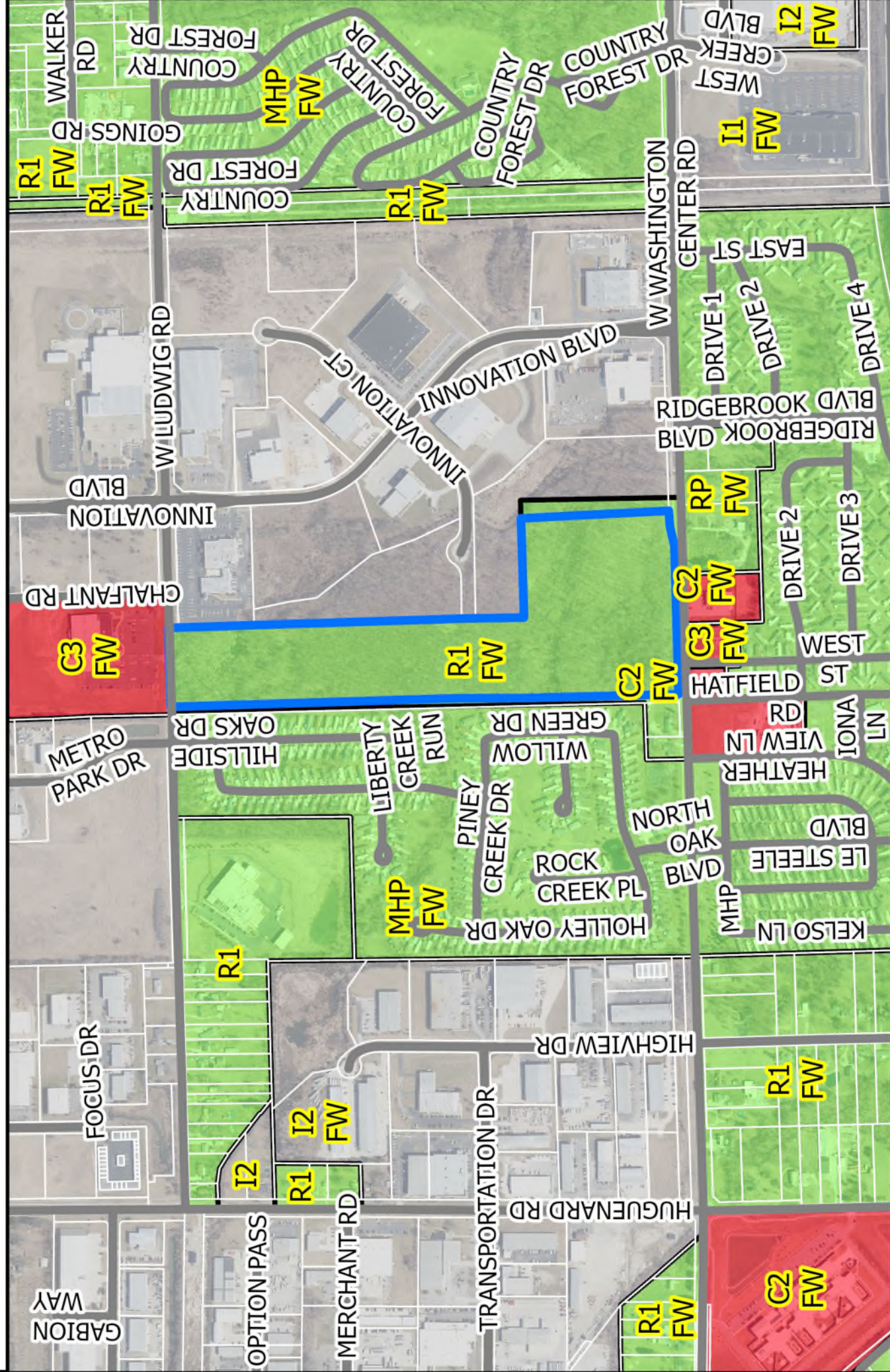
Benjamin J. Roussel
Executive Director
Secretary to the Commission



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

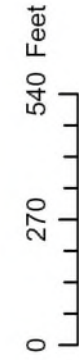


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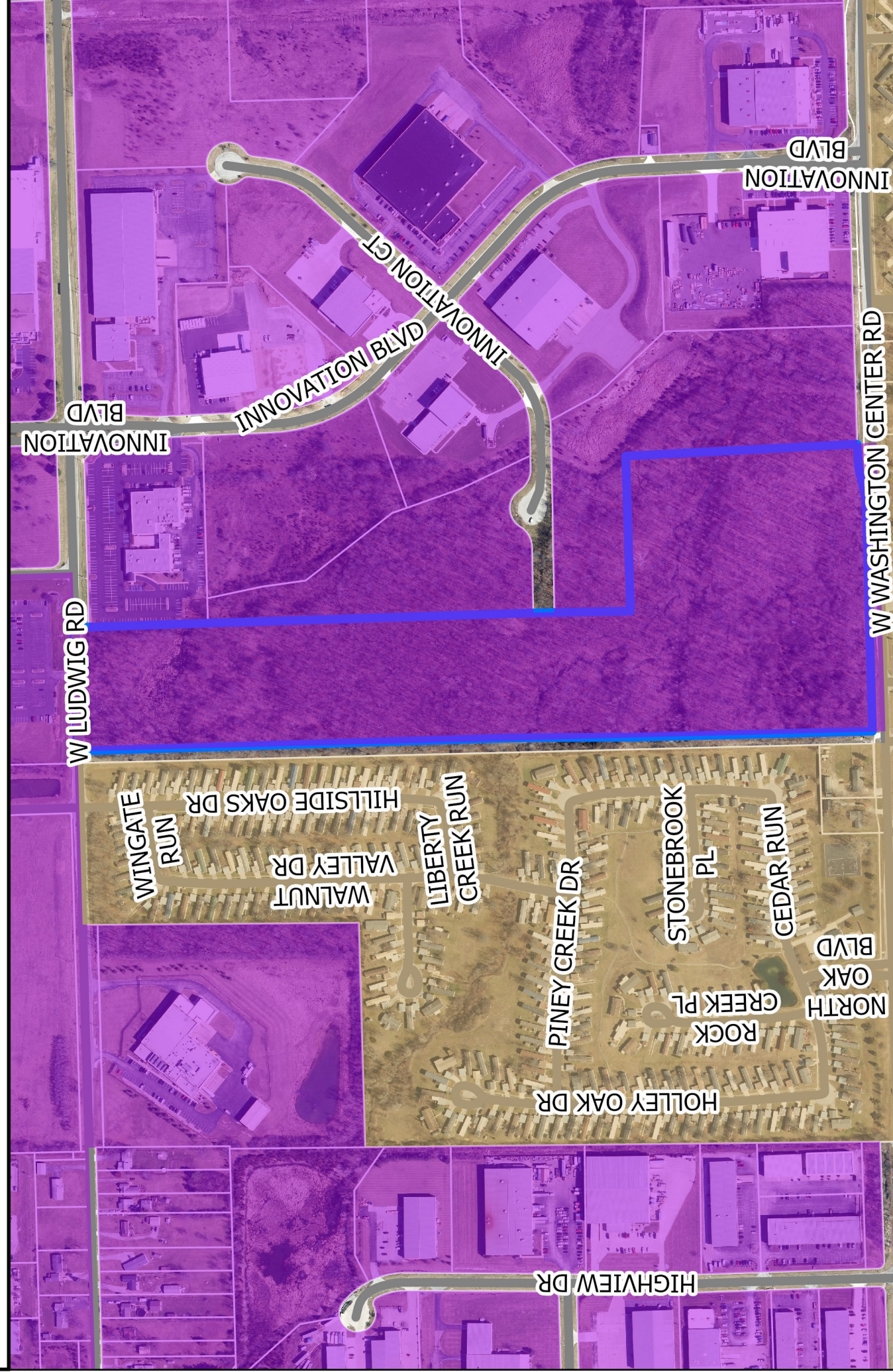
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Urban Infill Area





- Mixed Residential
- Production Center
- <all other values>



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ARCHITECT



ADDRESS

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

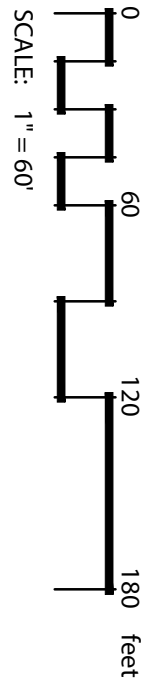
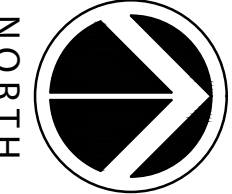
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6	+	
7	+	

Sheet Title:

**CONCEPT
LANDSCAPE
PLAN**

Date: 06.01.26
Project No.: 202614

LS-1



LEGAL DESCRIPTION - INSTRUMENT NUMBER 2011-055665

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