

#REZ-2026-0045

BILL NO. Z-26-09-24

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. P42 (Sec 18 of Saint Joseph 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

Parcel I:

Part of Richardville Reserve in Township 31 North, Range 13 East in Allen County, State of Indiana, described as follows, to wit:

Beginning at a point on the Easterly right of way line of Indiana Highway Numbered 427 (LEO Road), said point being 1426.58 feet South, 26 degrees West and 60.0 feet East of the Northeast corner of fractional Sectional 18, Township 31 North, Range 13 East; thence North 26 degrees East 134.5 feet along the aforementioned Easterly right of way line of Indiana Highway Numbered 427; thence South 69 degrees, 45 minutes East 168.0 feet to a point on the Westerly right of way line of Bellevue Drive, a public thoroughfare in the aforementioned Section, Township and Range; thence Southerly 42.0 feet on a curve to the left of 410.0 foot radius along the aforementioned Westerly right of way line of Bellevue Drive; thence Southwesterly 113.0 feet on a curve to the right of 310.0 foot radius along the aforementioned Westerly right of way line of Bellevue Drive; thence North 64 degrees, 00 minutes West, 200.0 feet to the place of beginning.

Parcel II:

Part of the Richardville Reserve in Township 31 North, Range 13 East, Allen County, State of Indiana, described as follows: Beginning at the Southwest corner of Lot #1 of Concordia Gardens Addition Second Amended Plat, an Addition to the City of Fort Wayne, Indiana, as now recorded in the Allen County Recorder's Office in Plat Book 23, page 16, said point of beginning also being on the East right-of-way line of Indiana State Route #427 (Leo Road); thence South 64 degrees East along the South line of said Lot #1 a distance of 150.0 feet to a point; thence Southerly on the West line of Bellevue Drive on a radius of 410 feet a distance of 110. feet to a point; thence North 69 degrees 45 minutes West a distance of 168.0 feet to a point on the East right-of-way line of Indiana State Route #427 (Leo Road); thence North 26 degrees East along the East right-of-way line of said #427 a distance of 125.7 feet to the point of beginning, containing 0.42 acres of land, more or less.

1 and the symbols of the City of Fort Wayne Zoning Map No. P42 (Sec 18 of Saint Joseph 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
6 SECTION 2. If a written commitment is a condition of the Plan Commission's
7 recommendation for the adoption of the rezoning, or if a written commitment is modified and
8 approved by the Common Council as part of the zone map amendment, that written commitment
9 is hereby approved and is hereby incorporated by reference.
10

11
12 SECTION 3. That this Ordinance shall be in full force and effect from and after its passage
13 and approval by the Mayor.
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15
16 _____
Council Member

17
18 APPROVED AS TO FORM AND LEGALITY:

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20 _____
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-2026-0045
Bill Number: Z-26-09-24
Council District: 2 – Russ Jehl

Introduction Date: September 22, 2026

Plan Commission
Public Hearing Date: October 12, 2026 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 1.034 acres R1/Single Family Residential to
R3/Multiple Family Residential

Location: 7230 N Clinton (Sec 18 of Saint Joseph Township)

Reason for Request: To permit a multiple family development

Applicant: Quarterstone Group LLC

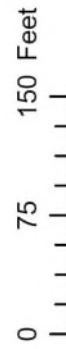
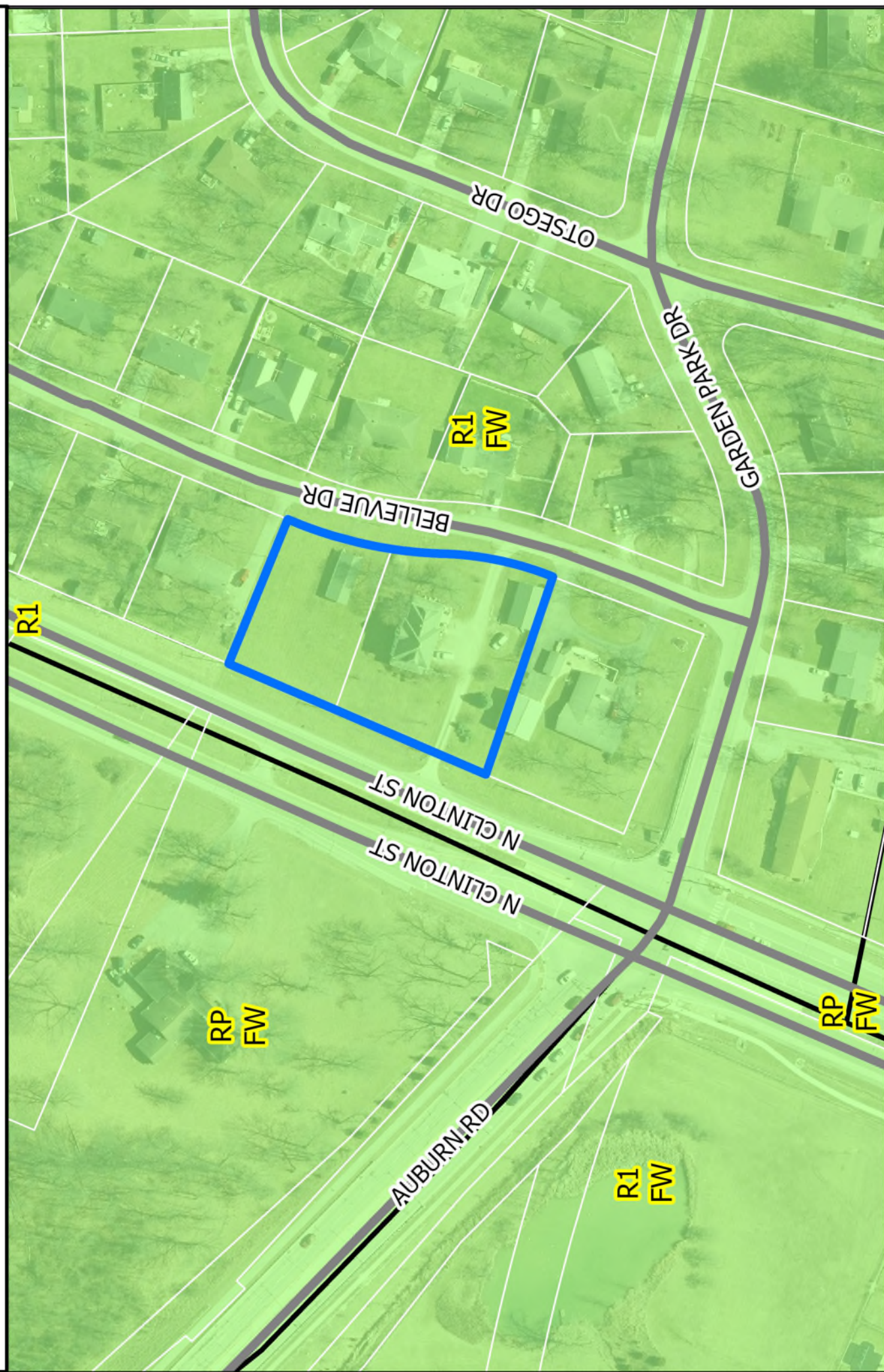
Property Owner: Quarterstone Group LLC

Related Petitions: Primary Development Plan PDP-2026-0023 – Quarterstone Development

Effect of Passage: Property will be rezoned to the R3/Multiple Family Residential zoning
district, which would allow for multiple family development use.

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

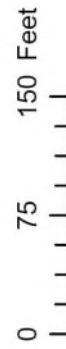








- Institutional
- Suburban Neighborhood
- <all other values>



Although every effort has been made to ensure the accuracy 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: 9/8/2026



Source: Esri, Kantam, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Powered by Esri

SITE DATA TABLE	
PROPOSED ZONING	R3, Multiple Family Residential
PROPOSED LAND USE	2-Story Townhouses (10 Units)
PROPOSED BUILDING AREA	19,620 sqft.
PROPOSED BUILDING HEIGHT	30 ft. or Less
PARKING SPACES	1 Garage + 1 Driveway Parking for 10 Units 6 Visitor Parking Spaces
IMPERVIOUS AREA	0.6 Acres (58%)
SETBACKS	30 ft. Perimeter Building Setback

- 1

KEYNOTES
- EXISTING OVERHEAD UTILITIES TO BE REMOVED OR RELOCATED PRIOR TO CONSTRUCTION
- 2

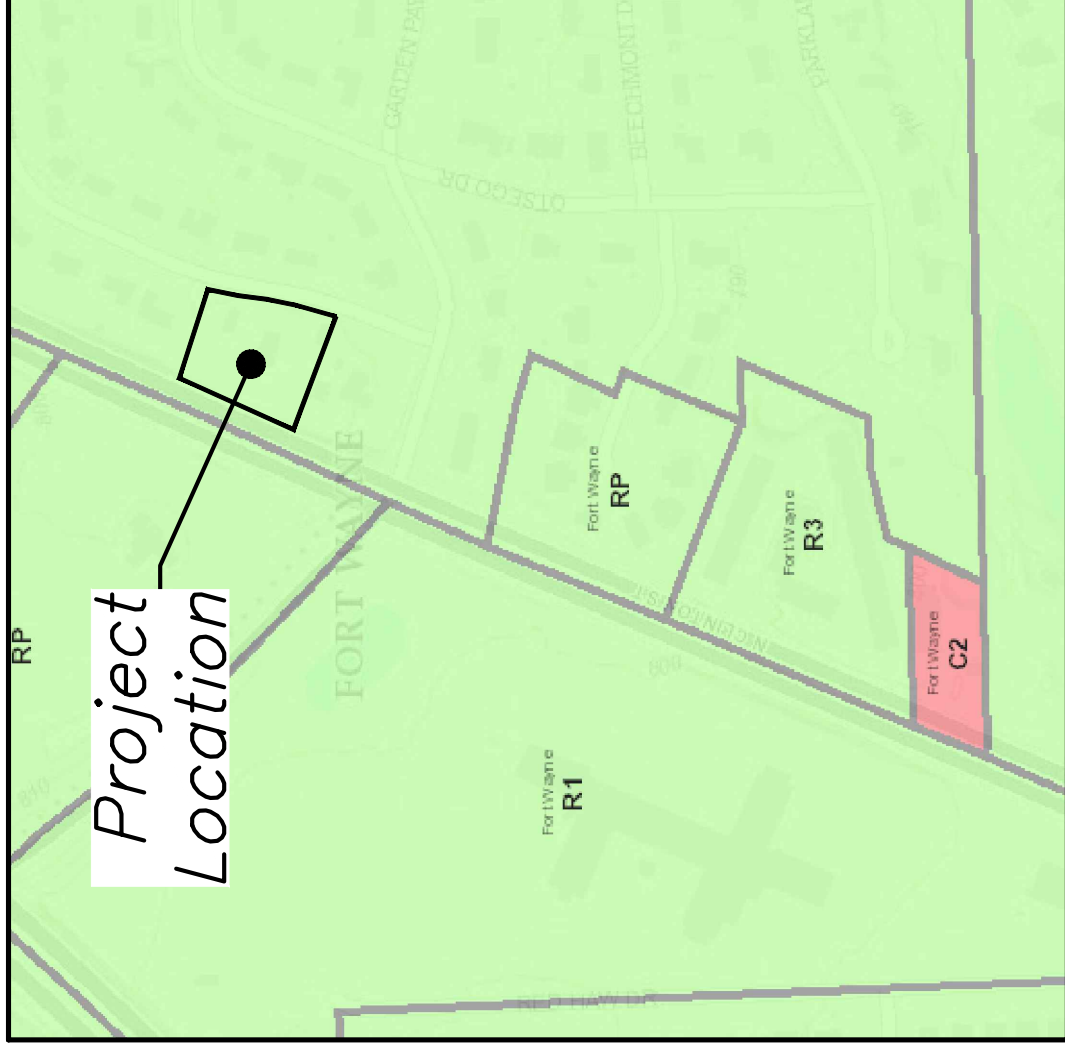
B-3 BUILDING BUFFER YARD, 25' WIDE INCLUDING CONTINUOUS 6" SOLID PERIMETER FENCE (SOUTH, WEST, AND NORTH) AND 1 TREE EVERY 30' WITH UP TO 50% ORNAMENTAL. MODIFY AROUND NORTH STORM SEWER - COORDINATE WITH CITY OF FORT WAYNE UTILITIES.
- 3

PARKING BUFFER AREA BUFFER P-1: 5' WIDTH WITH 75% SMALL SHRUB BUFFER; UP TO 30% MEDIUM SHRUBS MAY BE USED AND 1 SHADE TREE EVERY 60'.
- 4

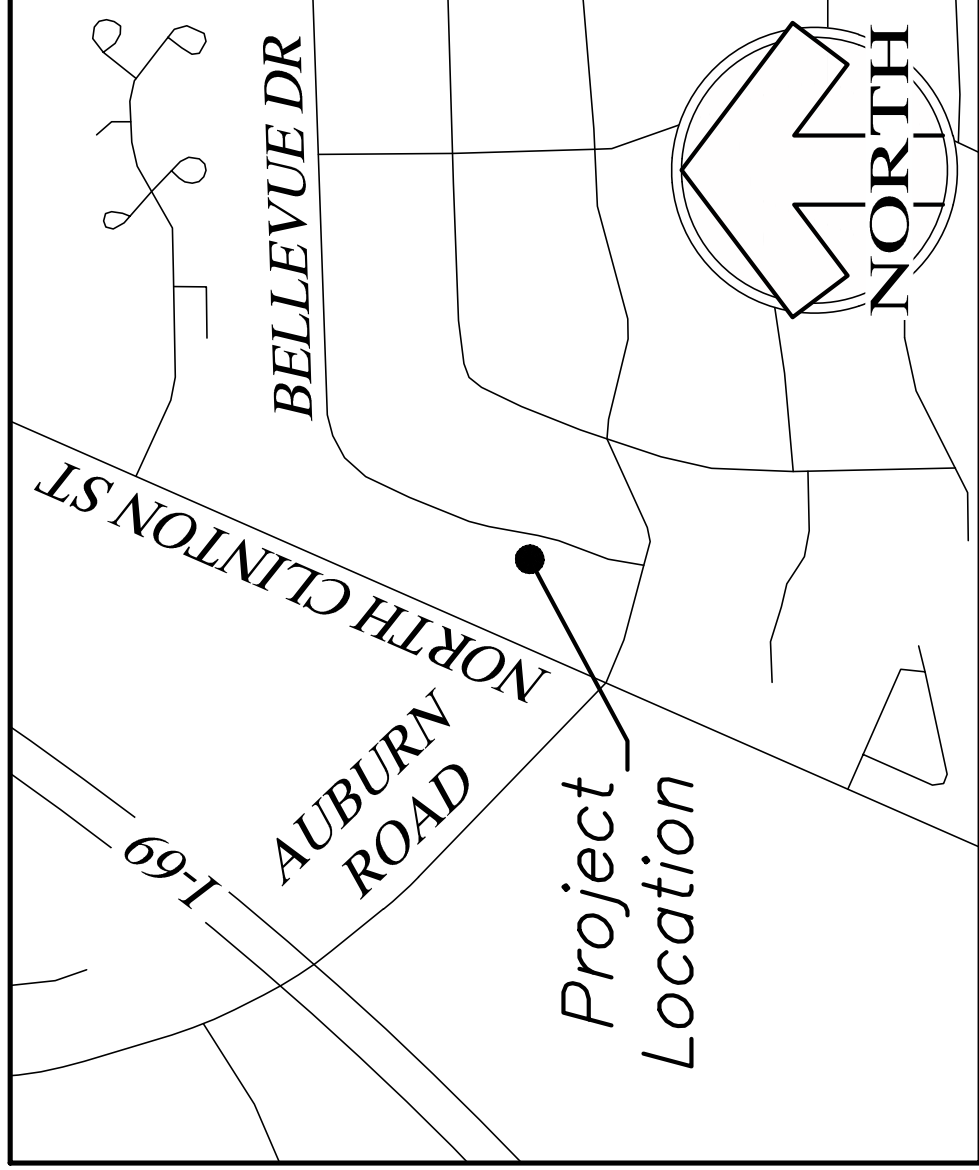
DUMPSTER ENCLOSURE WITH GATE, 6" SOLID FENCE, CURB, AND DRAIN TO SANITARY SEWER.
- 5

REMOVE EXISTING DRIVE APPROACH TO N. CLINTON ST.

EXISTING SITE INFO TABLE	
EXISTING ZONING	R1, Single Family Residential
EXISTING LAND USE	Existing House and Structures
TAX PARCEL ID	02-08-18-129-005.000-072 and 02-08-18-129-004.000-072
LOT SIZE	1.034 Acres
FLOODPLAIN INFORMATION	FEMA Map - 18003C0188G - 08/03/2009 Zone X
DRAINAGE	Existing Storm Sewer
WATER SERVICE	Existing 16" DI Water Main (Clinton) and Existing 6" DI Water Main (Bellevue)
SANITARY SEWER SERVICE	Existing 8" PVC Sanitary Sewer (Bellevue)



COUNTY ZONING MAP
NOT TO SCALE



PROJECT VICINITY MAP
1"=500'

- LEGEND
- Proposed Storm Sewer

Proposed Sanitary Sewer

Proposed Water Main

Existing Sanitary Sewer

Existing Storm Sewer

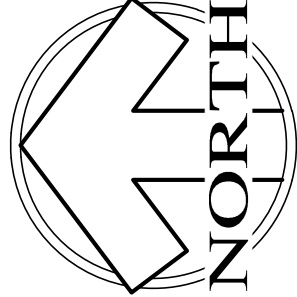
Existing Water Main

Existing Electric

Building Setbacks

Proposed Asphalt

Proposed Concrete



SCALE IN FEET:
0 20 40

2026021563

RECORDED: 05/21/2026 03:30:00 PM

**Recorded as Presented
Allen County Indiana
Recorder Nicole Keesling**

**St. Joe
26-10739**

**TAX ID NUMBER(S)
State ID Number Only 02-08-18-129-005.000-072
State ID Number Only 02-08-18-129-004.000-072**

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Kathy Jones, also known as Kathy S. Jones

CONVEY(S) AND WARRANT(S) TO

Quarterstone Group, LLC, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Allen County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

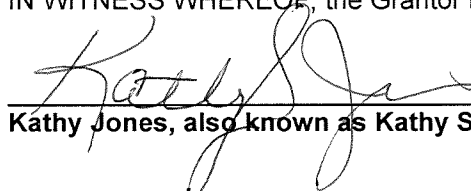
Subject to covenants, restrictions and easements of record.

The grantor warrants under oath that Al Jones, also known as Albert W. Jones, died August 15, 2020 in Allen County, Indiana.

Grantor swears under oath that Kathy Jones and Kathy S. Jones are one and the same person.

Grantor swears under oath that Albert W. Jones and Al Jones are one and the same person.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 19th day of May, 2026



Kathy Jones, also known as Kathy S. Jones

MTC File No.: 26-10739 (UD)

Page 1 of 3

**Meridian Title
5375 E. Dupont Rd., Ste. 102
Fort Wayne, IN 46825**

**DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER**

May 21 2026 KP

**JACQUELYNN SCHEUMAN
ALLEN COUNTY AUDITOR**

State of Indiana, County of Allen ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Kathy Jones, also known as Kathy S. Jones** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 19th day of May, 2020

My Commission Expires:

Commission No.

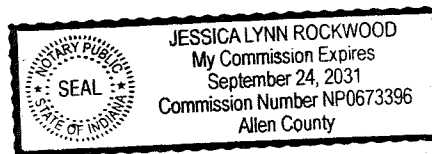
Notary Public County and State of Residence

This instrument was prepared by:

Andrew R. Drake, Attorney-at-Law
Meridian Title Corporation
1120 W. Oak Street, Ste. 250, Zionsville, IN 46077

Signature of Notary Public

Jessica Lynn Rockwood
Printed Name of Notary



Property Address:

7232 North Clinton Street
Fort Wayne, IN 46825

Grantee's Address and Mail Tax Statements To:

13023 Jade Cove
Fort Wayne IN. 46845

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Andrew R. Drake

MTC File No.: 26-10739 (UD)

Page 2 of 3

EXHIBIT A

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DPS Plan Commission Rezoning Petition Application

Page 1 of 1

Applicant

Applicant Name: Quarterstone Group LLC - Jason Brimmer

Address: 13023 Jade Cove City: Fort Wayne State: IN Zip: 46825

Email (type or print): Quarterstone_Group@outlook.com Phone: 260-450-1200

Property Ownership

☒ Same as applicant

Owner Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Email (type or print): _____ Phone: _____

Primary Contact Person

☐ Same as applicant

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

Primary Contact: Holly Miller, Sauer Land Surveying

Address: 7203 Engle Road City: Fort Wayne State: IN Zip: 46804

Email (type or print): holly@sauersurveying.com Phone: 260-469-3300

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 #: 02-08-18-129-005.000-072 and 02-08-18-129-004.000-072

Present Zoning : R1 Proposed Zoning : R3 Acreage to be rezoned : 1.034 acres

Purpose of rezoning (attach additional page if necessary): Proposed multi-family (townhouse) development

Township Name: St. Joseph Township Section Number: Part of Richardsville Reserve

Sewer Provider: City of Fort Wayne Water Provider: City of Fort Wayne

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.

Quarterstone Group LLC - Jason Brimmer

printed name of applicant

signature of applicant

8/20/20
date

Quarterstone Group LLC - Jason Brimmer

printed name of property owner

signature of property owner

8/20/20
date

STAFF USE ONLY

Received	Receipt Number	Hearing Date	Petition Number
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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;

This area is in the urban infill area benefiting from existing infrastructure, providing reinvestment in established neighborhood to provide diversity in housing types

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

Current conditions are residential, surrounded by residential. There are a few multi-family residential developments south of Garden Park Drive.

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

This proposal represents the highest and best use of the real estate with the current Holland Elementary school nearby and surrounding residential to provide multiple housing types in the area for families.

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

The quality of homes to be constructed on this site should have no adverse affect on any surrounding homes in this area.

- (5) Responsible development and growth.

This proposal follows the continuing precedent of establishing residential zoning in the area.

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*

