



Fort Wayne Plan Commission August Staff Report

Public Hearing August 10, 2026

5:30 p.m. Room 35 of Citizens Square, 200 East Berry, Fort Wayne, Indiana

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Fort Wayne Plan Commission Staff Report • August 2026

PROPOSAL:	Rezoning Petitions REZ-2026-0032, REZ-2026-0033, REZ-2026-0034, and REZ-2026-0035– Calhoun Proactive Rezone
APPLICANT:	Proactive Rezoning Work Group
REQUEST:	To rezone properties to R2, C2, UC and I1, implementing the recommendations of the Southeast Strategy and the Packard 2030 Plan.
LOCATION:	Properties generally along South Calhoun Street from Grand Street to Rudisill Boulevard, and Rudisill Boulevard from Calhoun Street to Lafayette Street – see file for specific properties
LAND AREA:	Approximately 59 acres
PRESENT ZONING:	R1/Single Family Residential, R3/Multiple Family Residential, C3/General Commercial, I1/Limited Industrial, and I2/General Industrial
PROPOSED ZONING:	R2/Two Family Residential, UC/Urban Corridor, C2/Limited Commercial, and I1/Limited Industrial
NEIGHBORHOOD ASSOCIATIONS:	Hoagland Masterson, LaRez, Williams-Woodland Park, Fairfield, Williams Park, Oakdale (not registered), West Rudisill, South Calhoun (not registered), Southwest Area Partnership, Southeast Area Partnership, Community Development Department of Neighborhoods

BACKGROUND

The South Calhoun Rezoning Study Area consists of multiple parcels in the 1600 through 3900 blocks of South Calhoun Street; the 100 through 300 blocks of East Rudisill Boulevard; the 100 block of West Rudisill Boulevard; the 3700 through 3800 blocks of Barr Street; the 3700 block of South Clinton Street; the 100 block of East Creighton Avenue; the 100 block of West Creighton Avenue; the 100 block of East Dewald Street; the 100 block of West Dewald Street; the 1600, 1900 through 2000, 2500, and 3500 blocks of South Harrison Street; the 2800 block of James Street; the 100 block of East Leith Street; the 100 block of West Leith Street; the 100 block of East Masterson Avenue; the 100 block of Murray Street; the 100 block of West Oakdale Drive; the 100 block of East Pontiac Street; the 100 block of East Suttentfield Street; the 100 block of West Suttentfield Street; the 100 block of West Taber Street; the 100 block of East Wildwood Avenue; the 100 block of West Wildwood Avenue; and the 100 through 200 blocks of West Williams Street, as shown on the map.

South Calhoun Street serves as a key north-south arterial connecting southern neighborhoods to the core of the city, with a development pattern that includes both residential and a variety of small neighborhood-serving commercial uses, along with some auto-oriented uses.

Current zoning for the study area includes C3/General Commercial, I1/Limited Industrial, I2/General Industrial, R1/Single Family Residential, and R3/Multiple Family Residential, with C3/General Commercial being predominant. This request proposes to rezone portions of this area to R2/Two Family Residential, UC/Urban Corridor, C2/Limited Commercial, I1/Limited Industrial.

DISCUSSION

This rezoning satisfies the goals and policies outlined in the Packard 2030 Plan and the Southeast Strategy Update, both adopted by Common Council. These plans, now included and incorporated as part of the All in Allen Comprehensive Plan, recommend rezoning areas to more appropriate districts to encourage more compatible development patterns and land uses that support area businesses and serve residents in the surrounding neighborhoods.

This rezoning request has been developed by the Proactive Rezoning Work Group, referenced as “Work Group”. The Work Group, consisting of Community Development’s Planning and Policy Department, and Allen County Department of Planning Services staff, was created to implement zoning recommendations from neighborhood and sub-area plans. As part of these rezoning requests, the Work Group reviews and evaluates existing and proposed land uses and development forms within the study area to determine the proposed zoning classifications.

Based on recommendations from the All in Allen Comprehensive Plan, Packard 2030 Plan, and Southeast Strategy Update along with additional analysis from the Work Group, it was determined that there are several zoning and land use conflicts present in areas zoned for general commercial and, in limited locations, general industrial uses that are inconsistent with the existing neighborhood character and development pattern. The primary land use conflicts in the C3/General Commercial zoned areas are properties used primarily for residential, personal services, neighborhood-oriented commercial, and limited commercial land uses. Rezoning areas to zoning districts more appropriate to existing development types will help to stabilize these areas, encourage desired land uses, and prevent the encroachment of incompatible commercial and industrial uses. A majority of the corridor is identified as mixed urban commercial corridor on the All in Allen Generalized Future Land Use map.

As part of the public outreach for this rezoning request, the Work Group began with an informal meeting of the affected neighborhood association representatives to introduce them to the project and field any initial questions or concerns. The Work Group then hosted two open house sessions on May 7, 2026, from 11:00 a.m. to 1:00 p.m. and from 5:30–7:00 p.m. at Blue Jacket, located at 2826 South Calhoun Street, which is within the rezoning area. The open house was attended by more than 30 residents and business owners. Postcards were mailed to property owners in the affected area in advance of the open house. Prior to the open house, staff canvassed the study area to distribute flyers to businesses. This approach allowed staff to have in-depth conversations with several property/business owners about the rezoning for their specific property. Outreach materials were produced in English, Spanish, and Burmese to reach the diverse community along the South Calhoun corridor.

Digital outreach included a dedicated page on the Engage Fort Wayne website <https://engage.cityoffortwayne.org/south-calhoun-rezoning>. The Engage site serves as a virtual open house that informs the public about the rezoning and timeline, has an interactive map and provides direct contacts to the staff team. Postcards and flyers used throughout the engagement process included the website link and QR code to the Engage Page. As of July 7th, 2026, there have been 589 visits to the webpage. Prior to and after the open house, additional one-on-one meetings and correspondence took place with several business and property owners to discuss the rezoning. The draft rezoning map was amended based on input received at the open house and in conversations with individual property owners.

The proposed rezoning will have no adverse impact on the current conditions in the area or the uses in the area.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

The project site is located within the Priority Investment Area; the following Goal and Strategies would be applicable:

- **LUD1** -- Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas
- **LUD1.1** -- Explore new zoning classifications, updated development regulations, and other tools to encourage compatible infill development and redevelopment.

Overall Land Use Policies

Staff determined the following Land Use Policies would be applicable and supportive of this request:

- **LUD Policy 2** -- Promote complete neighborhoods through sustainable development, preservation, and growth by encouraging and enhancing mixed use neighborhood areas
- **LUD Policy 4** -- Nonresidential development which is adjacent to residential neighborhoods should be limited to lower intensity neighborhood commercial uses.
- **LUD Policy 7** -- Encourage compatible adaptive reuse of vacant, obsolete, or underutilized nonresidential buildings.

Generalized Future Land Use Map

The project site is located within the Mixed Urban Commercial Corridor, Traditional Neighborhood, and Community Commercial designations.

Overall Land Use Related Action Steps

Staff determined the following recommendations would be applicable and supportive of this proposal:

- **HN1.1** -- Promote the creation of complete neighborhood areas through compact development, increased density, and infill.
- **ED 1.2.3** -- Identify gateways and corridors to target for proactive land use planning, beautification efforts, and appropriate context-sensitive development and redevelopment.
- **ED1.3** -- Support business development and expansion, and new business attraction.
- **ED1.3.2** -- Identify barriers to the development and expansion of businesses and explore the creation of new incentives and programs to address identified barriers.

Other Applicable Plans

The rezoning request satisfies the following goals and policies of the Packard 2030 Plan (2023) and the Southeast Strategy Update (2021):

Packard 2030 Plan:

Goal 4: Enhance, improve and protect neighborhood character and property values through the application of appropriate zoning tools and improved enforcement of zoning ordinance provisions.

- 4.1. Encourage the application of Urban Corridor (UC) designation to specific locations to enhance and preserve existing urban scaled, pedestrian-oriented, mixed-use corridors.
- 4.2. Ensure screening and buffering standards are consistently enforced on commercial properties adjacent to residential-zoned neighborhoods.
- 4.4. Evaluate zoning and land-use conflicts in the Packard Area and Prioritize areas for zoning district modifications

Southeast Strategy Update:

Community & Pride:

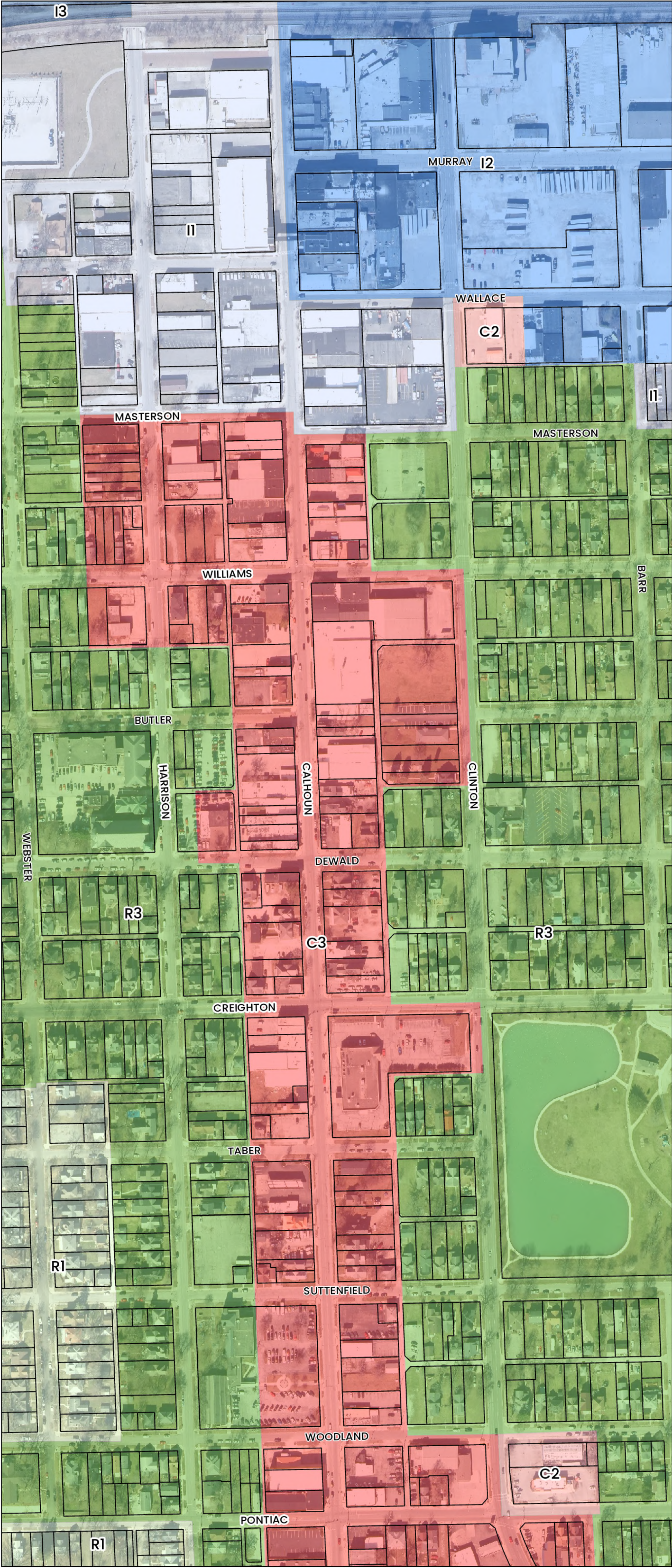
- Zoning classifications should be compatible with existing land uses and development patterns in developed areas.
- Nonresidential development adjacent to residential neighborhoods should contain lower intensity, neighborhood-oriented uses that focus on the needs of the surrounding community.
- Lower intensity neighborhood-oriented commercial zoning districts should be used as a buffer between residential uses and higher intensity commercial and industrial uses.
- Enhance and preserve existing urban-scaled, pedestrian-oriented, mixed-use corridors through application of Urban Corridor (UC) zoning.
- Infill development and redevelopment in existing residential and commercial areas should respect and complement historic and surrounding development patterns, including mix of uses, lot sizes, development standards, and building forms.

STAFF RECOMMENDATION: "Do Pass" of Rezoning Petitions REZ-2026-0032, REZ-2026-0033, REZ-2026-0034, and REZ-2026-0035 after considering the following:

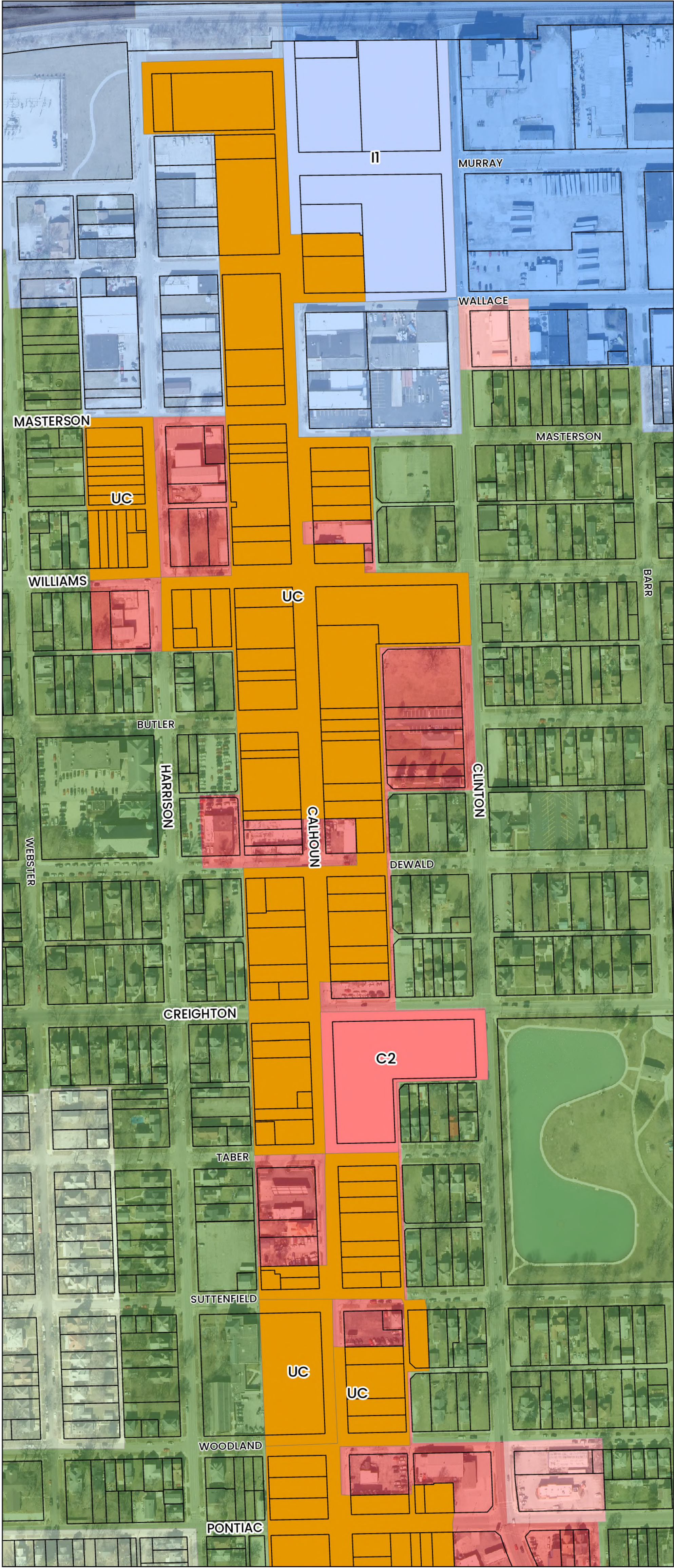
1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan and should not establish an undesirable precedent in the area. These petitions fulfill the Packard 2030 Plan and the Southeast Strategy Update. The petitions satisfy many of the future growth and development map, goals, and strategies in the 2023 All in Allen Comprehensive Plan.
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. Careful thought was given to choose zoning districts that would minimize nonconforming situations and better align with existing development patterns. Outreach was offered to business owners, residents, and area stakeholders to accommodate future plans for parcels.
3. Approval is consistent with the preservation of property values in the area. Most of the area and the surrounding area is currently developed. The application of the proposed zoning districts will better align with existing land uses and will allow for more appropriate development on currently developable parcels within the study area.
4. Approval is consistent with responsible development and growth principles, given existing uses and infrastructure in this largely developed area. Encouraging compatible development that respects the historic character and form of the South Calhoun Street corridor would also align with the area's use of existing infrastructure.

Proactive Rezoning Initiative: South Calhoun Street

Current Zoning



Proposed Zoning



Grand. to Pontiac

Current Zoning

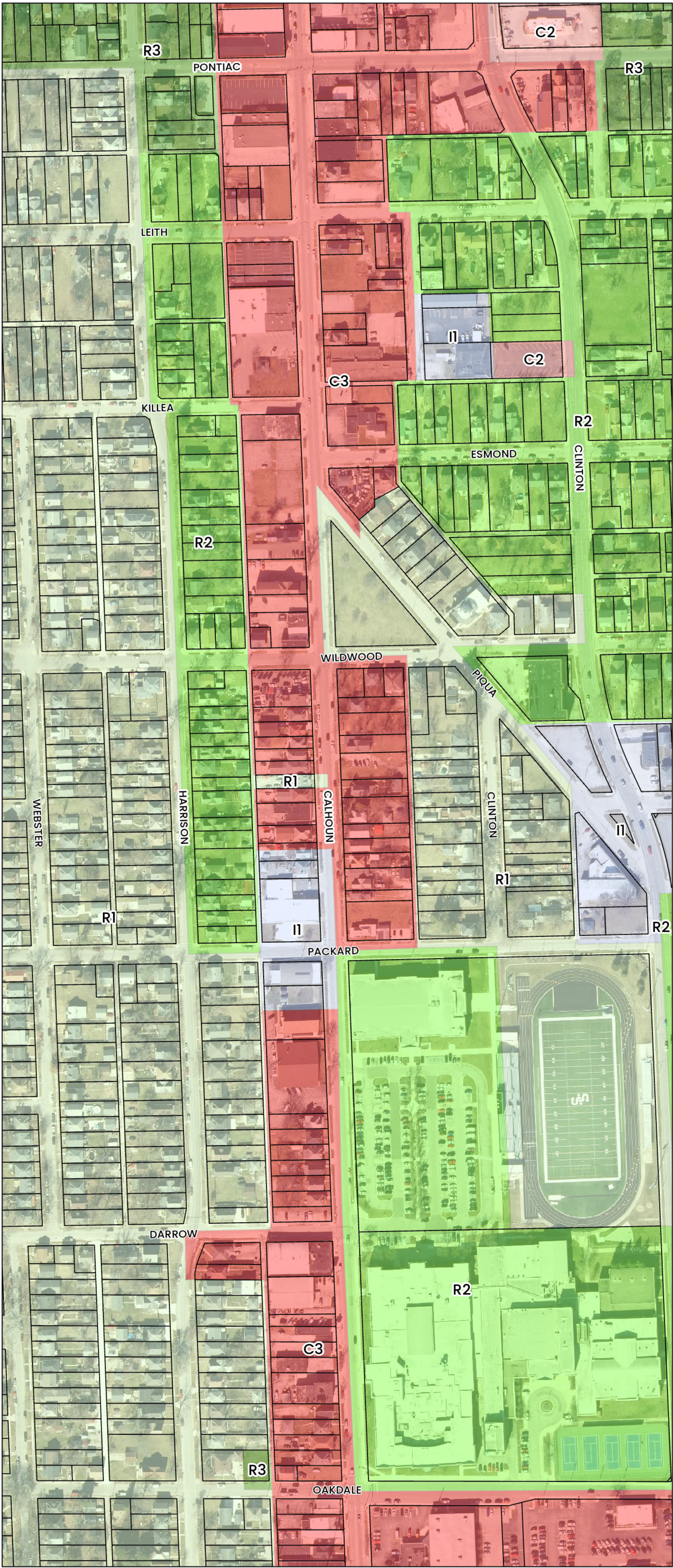
- R1 Single Family Residential
- R3 Multiple Family Residential
- C2 Limited Commercial
- C3 General Commercial
- I1 Limited Industrial
- I2 General Industrial
- I3 Intensive Industrial

Proposed Zoning

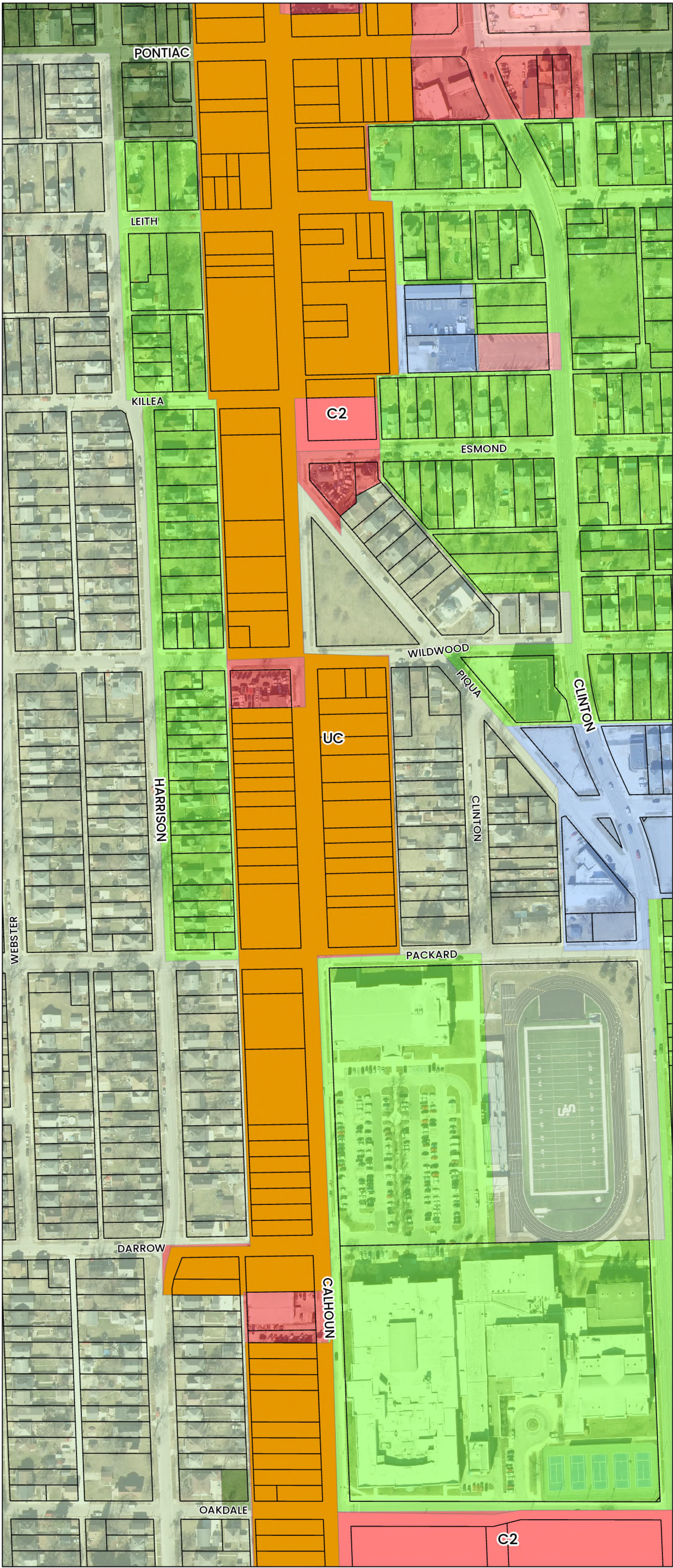
- C2 Limited Commercial
- UC Urban Corridor
- I1 Limited Industrial

Proactive Rezoning Initiative: South Calhoun Street

Current Zoning



Proposed Zoning



Pontiac to Oakdale

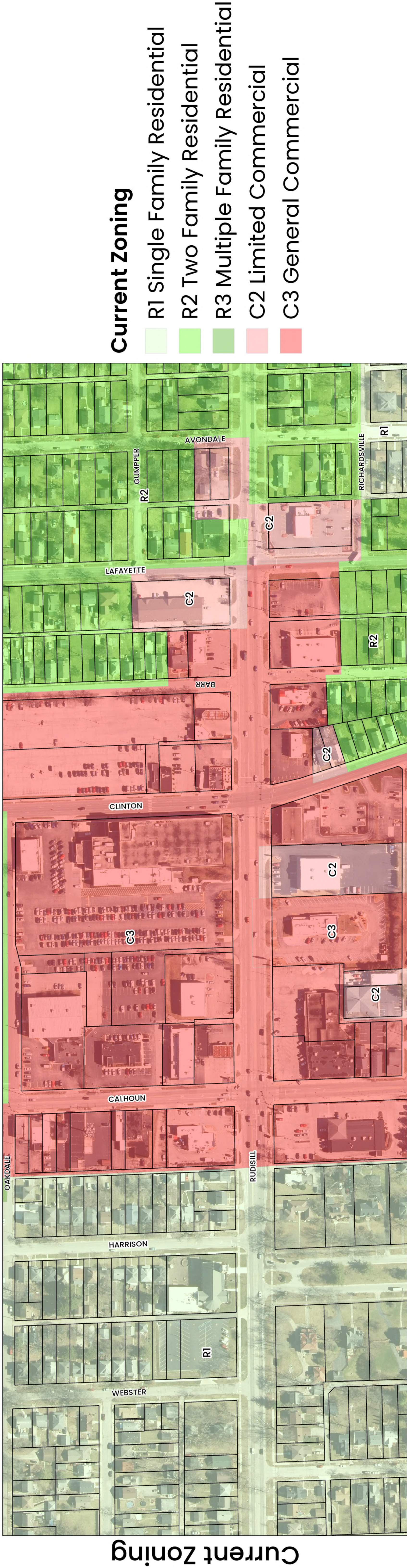
Current Zoning

- R1 Single Family Residential
- R2 Two Family Residential
- R3 Multiple Family Residential
- C2 Limited Commercial
- C3 General Commercial
- I1 Limited Industrial

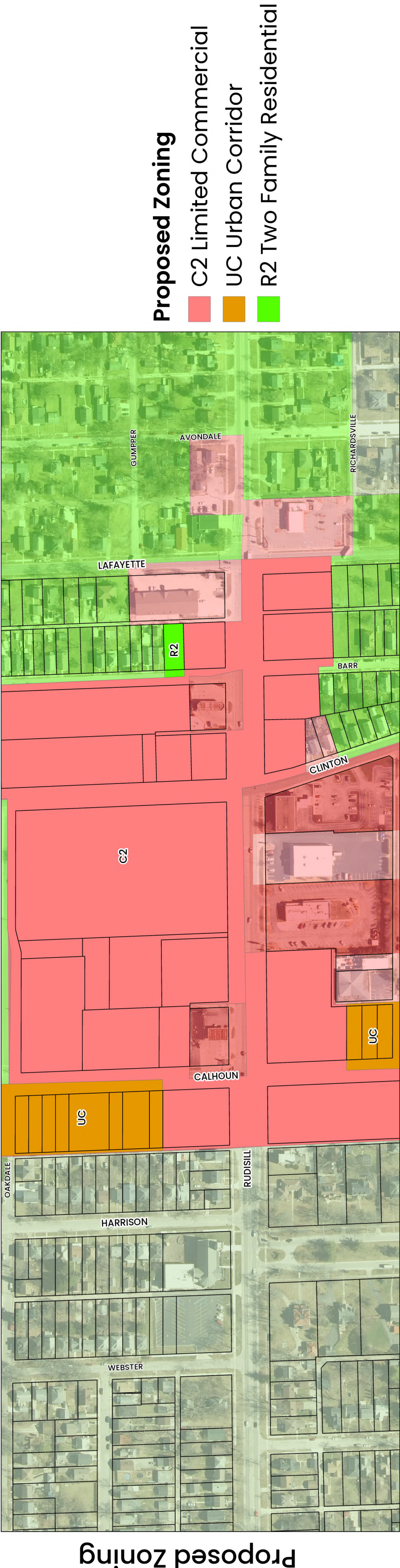
Proposed Zoning

- C2 Limited Commercial
- UC Urban Corridor

Proactive Rezoning Initiative: South Calhoun Street



Calhoun & Rudisill





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PROPOSAL:	Vacation Petition VPLT-2026-0012 – Feichters JH Garden View Addition & Delta Heights Addition Part of Lot 21 and Lots 32-34
APPLICANT:	Bill Terry
REQUEST:	Vacate part of Lot 21 and Lots 32-34 for parcel carve-out
LOCATION:	2117 N Coliseum Blvd
LAND AREA:	0.59 acres
PRESENT ZONING:	SC/ Shopping Center
NEIGHBORHOOD	Northeast Area Partnership
ASSOCIATIONS:	

SITE HISTORY

- Feichters JH Garden View Addition was platted in April 1913
- Delta Heights Addition was platted in August of 1926.

DISCUSSION

The petitioner is requesting to vacate from part of Lot 21 of the Feichters JH Garden View Addition and lots 32-34 of the Delta Heights addition for a 0.59 acre parcel carve-out for a commercial development. The parcel is located on the west of North Coliseum Boulevard and is currently owned by Lowe's. The applicant intends to develop a 7-Brew coffee shop on the new parcel. The applicant states they have worked on a cross-access agreement with Lowe's to allow access to the newly formed parcel as there will be no direct access to Coliseum Boulevard.

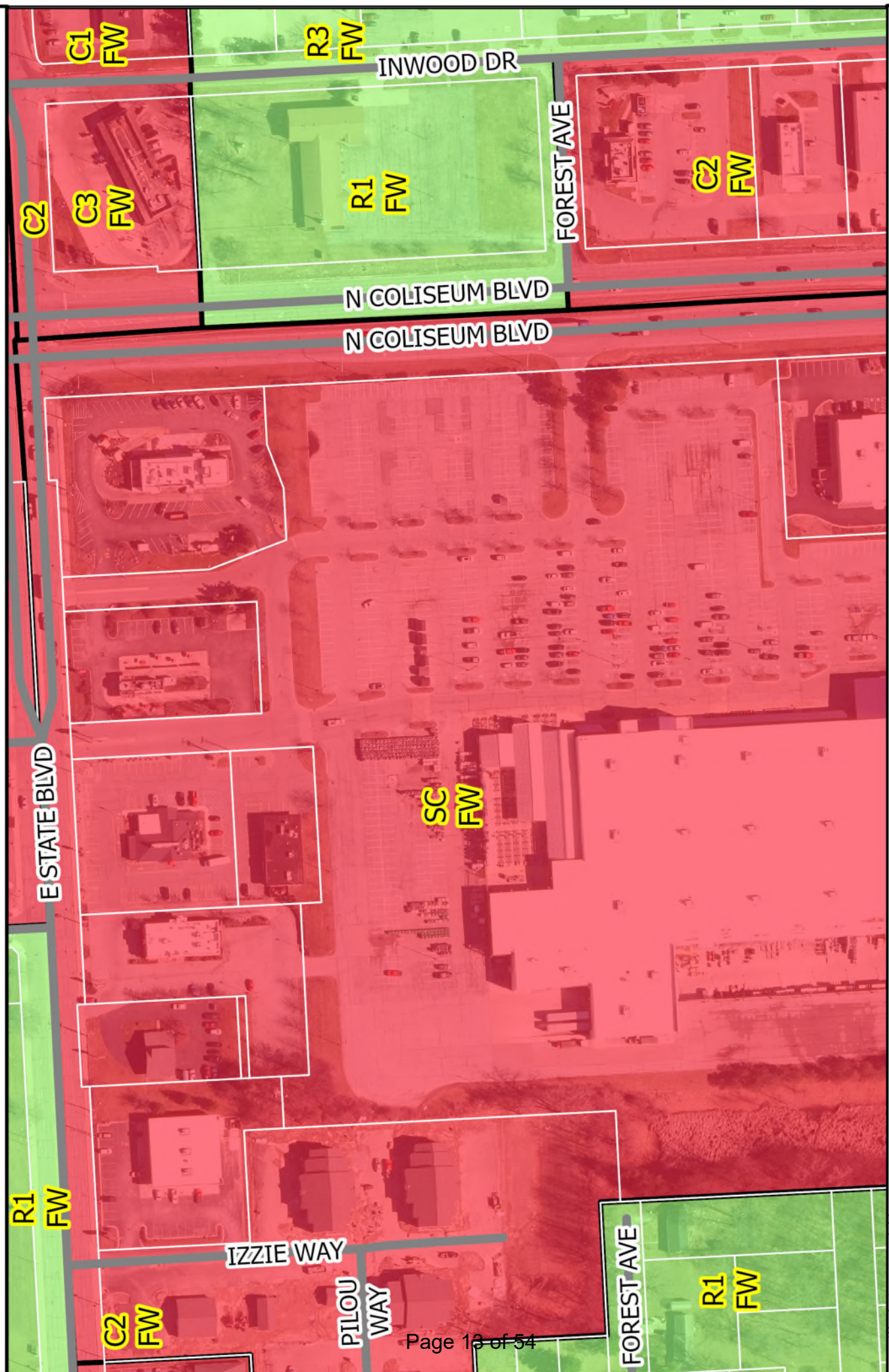
If approved by Plan Commission, staff recommends the following conditions:

1. Conditions in the platted area have changed so as to defeat the original purpose of the plat. The original plat was developed as a potential residential area. Since the 1990s this site has operated as a commercial shopping center.
2. It is in the public interest to vacate all or part of the plat. Vacating the plat would allow for continued commercial growth in the area.
3. The value of the land in the plat not owned by the petitioner will not be diminished by the build line vacation. This investment into the property can increase the property and those in the area. Many commercial businesses already operate in the immediate area.



0 100 200 Feet





0 100 200 Feet



7-BREW MINOR PLAT

SECTION 32, TOWNSHIP 31 NORTH, RANGE 13 EAST,
JOSEPH TOWNSHIP, ALLEN COUNTY, INDIANA

LEGAL DESCRIPTION

PART OF THE SOUTH HALF QUARTER OF SECTION 32, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE SECOND PRINCIPAL MERIDIAN IN SAINT JOSEPH TOWNSHIP, BEING PART OF LOT 21 AS SHOWN ON THE PLAT OF J.H. FEICHTER'S GARDEN VIEW ADDITION AS RECORDED AS PLAT BOOK 7A, PAGE 3 AND PART OF LOTS 32, 33, AND 34 AS SHOWN ON THE PLAT OF DELTA HEIGHTS ADDITION AS RECORDED AS PLAT BOOK 11, PAGE 84 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA BEING THAT 0.59 ACRE TRACT OF LAND SHOWN ON THE PLAT OF A BOUNDARY SURVEY OF SAID TRACT CERTIFIED ON APRIL 2, 2026 BY JOSHUA DAVID WERNER, INDIANA PROFESSIONAL SURVEYOR NUMBER LS21200020 UNDER WEIHE ENGINEERS, INC. PROJECT NUMBER W250661 (ALL REFERENCE TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 21 OF DELTA HEIGHTS ADDITION; THENCE NORTH 02 DEGREES 52 MINUTES 28 SECONDS WEST 104.00 FEET ALONG THE WEST LINE OF SAID ADDITION TO THE SOUTHWEST CORNER OF LOT 23 OF SAID ADDITION MARKED BY A REBAR WITH A "C&D 0026" CAP; THENCE CONTINUING ALONG SAID WEST LINE NORTH 02 DEGREES 52 MINUTES 28 SECONDS WEST 521.22 FEET TO A CUT "X" IN A CONCRETE CURB MARKING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 87 DEGREES 20 MINUTES 02 SECONDS WEST 62.05 FEET TO A CUT "X"; THENCE NORTHWESTERLY 31.42 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 20.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 47 DEGREES 39 MINUTES 58 SECONDS WEST AND A LENGTH OF 28.28 FEET TO A CUT "X"; THENCE NORTH 02 DEGREES 39 MINUTES 58 SECONDS WEST 117.00 FEET TO A MAGNAIL WITH WASHER STAMPED "WEIHE ENGR. 0012" (HEREAFTER REFERRED TO AS "WEIHE MAGNAIL"); THENCE NORTH 87 DEGREES 20 MINUTES 02 SECONDS EAST 187.00 FEET TO A REBAR WITH YELLOW CAP STAMPED "WEIHE ENGR. 0012" (HEREAFTER REFERRED TO AS "WEIHE REBAR") ON THE WEST RIGHT OF WAY OF NORTH COLISEUM BOULEVARD; THENCE ALONG SAID RIGHT OF WAY SOUTH 02 DEGREES 39 MINUTES 58 SECONDS EAST 124.16 TO A WEIHE REBAR; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 02 DEGREES 52 MINUTES 28 SECONDS EAST 12.84 FEET TO A WEIHE MAGNAIL; THENCE SOUTH 87 DEGREES 20 MINUTES 02 SECONDS WEST 105.00 FEET THE POINT OF BEGINNING CONTAINING 0.59 ACRES, MORE OR LESS.

SURVEYORS CERTIFICATE

I, JOSHUA DAVID WERNER, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME OR UNDER MY DIRECTION; THAT ALL THE MARKERS SHOWN THEREON ACTUALLY EXIST OR WILL BE SET; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

DATE: _____

JOSHUA DAVID WERNER
P.S. NO. LS21200020
STATE OF INDIANA

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. JOSHUA DAVID WERNER, PS

THIS INSTRUMENT WAS PREPARED BY JOSHUA DAVID WERNER, PS OF WEIHE ENGINEERS, INC.

DEED OF DEDICATION

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS 7 BREW MINOR PLAT. ALL RIGHT-OF-WAY, INCLUDING STREETS AND ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT THEREFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND THAT AS SUCH OWNERS WE HAVE CAUSED THE SAID ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE HEREIN DRAWN PLAT, AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

CERTIFICATE OF OWNERSHIP

WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND THAT AS SUCH OWNERS WE HAVE CAUSED THE SAID ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE HEREIN DRAWN PLAT, AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

TITLE TO THE FOREGOING REAL ESTATE IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE PLAT RECORDED AS INSTRUMENT NUMBER _____ IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA. SUCH DECLARATION OF COVENANTS AND RESTRICTIONS SET FORTH THEREIN RUN WITH THE LAND DESCRIBED HEREON AND ARE INCORPORATED HEREIN BY REFERENCE. EACH OWNER OF A LOT DEPICTED ON THIS PLAT SHALL TAKE TITLE TO SUCH LOT SUBJECT TO THE TERMS AND CONDITIONS OF SUCH DECLARATION.

STATE OF _____

)SS:

COUNTY OF _____

PRINT:

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ABOVE CERTIFICATE AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

STATE OF _____

)SS:

COUNTY OF _____

PRINT:

FORT WAYNE PLAN COMMISSION

APPROVED BY THE FORT WAYNE CITY PLAN COMMITTEE ON THE _____ DAY OF _____, 20____.

PRESIDENT



VICINITY MAP
NOT TO SCALE

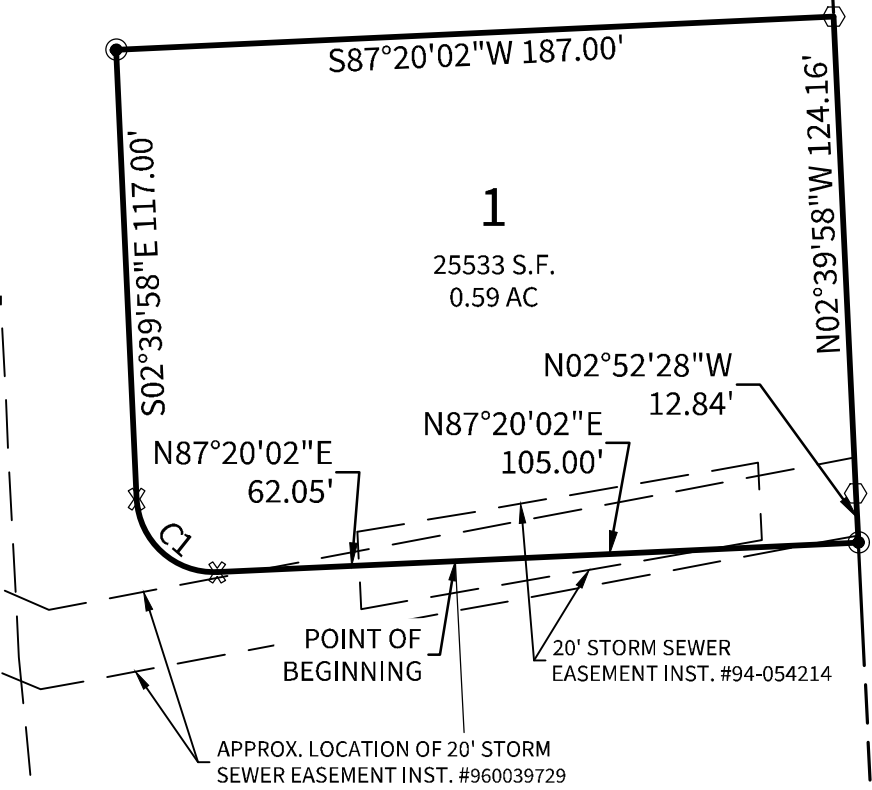


★ - PROJECT LOCATION

DELTA HEIGHTS ADDITION
PLAT BOOK 11, PAGE 84

LOWE'S HOME CENTERS, LLC
INST. #2014006721

STATE OF INDIANA ROW
PER BK 427, PG 404
LIMITED ACCESS EASEMENT
PER INST. #960009749

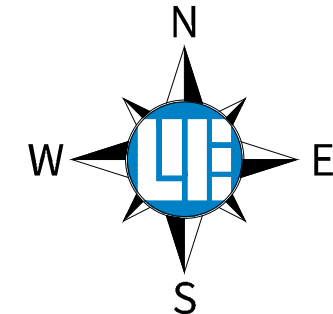


LEGEND

- MAG NAIL/"WEIHE ENGR. 0012" WASHER FOUND
- 5/8" REBAR/"WEIHE ENGR. 0012" WASHER FOUND
- ⊗ CUT "X" FOUND

N02°52'28"W 625.22'

POINT OF COMMENCEMENT
NW CORNER LOT 21
DELTA HEIGHTS ADDITION
PB 11, PG 84



SCALE: 1" = 50'



CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	31.42'	20.00'	90°00'00"	S47°39'58"E	28.28'

PROJECT NO.: W250661

This instrument prepared for:

WILSON ENTERPRISES, INC.

MATT WILSON
518 OUACHITA AVENUE
HOT SPRINGS, AR 71901
PHONE: (479) 957-5935

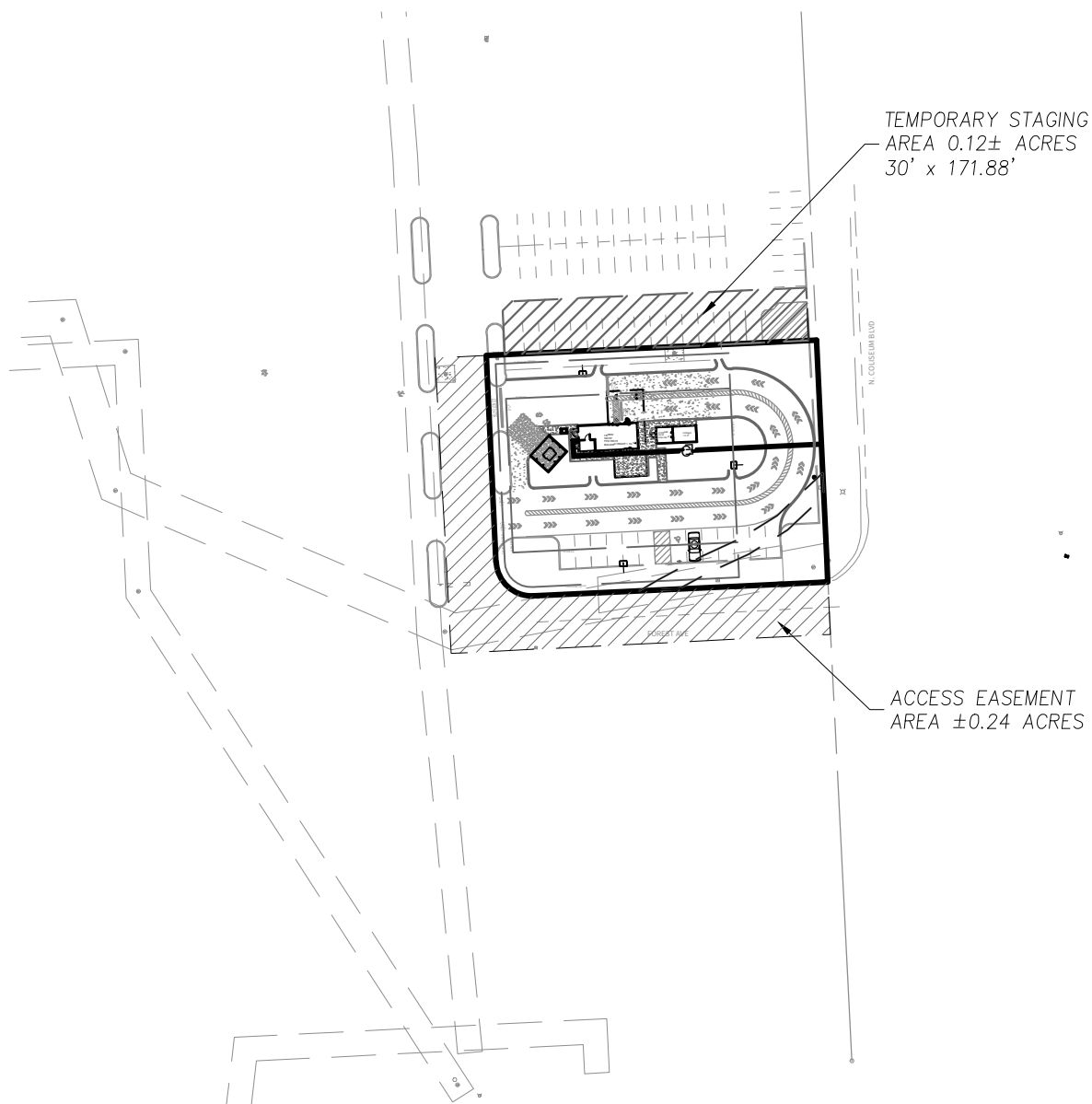
This instrument prepared by:



10505 N. College Ave.
Indianapolis, IN 46280
317.846.6611 • weihe.net

LAND SURVEYING • CIVIL ENGINEERING • SUSTAINABLE DESIGN • LANDSCAPE ARCHITECTURE

SHEET 1 OF 1

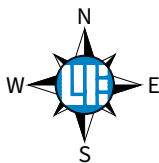


7 BREW - FT. WAYNE, IN

PAGE 1 OF 1



10505 N. College Ave.
Indianapolis, IN 46280
317.846.6611 • weihe.net



SCALE: 1" = 100'



EXHIBIT D

DATE: May 18, 2026



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PROPOSAL:	Rezoning Petition REZ-2026-0031 – 1223 South Anthony Boulevard
APPLICANT:	James Wagler
REQUEST:	Downzone from C3/General Commercial to R1/Single Family Residential to permit a single-family dwelling
LOCATION:	1223 South Anthony Boulevard (Section 7 of Adams Township)
LAND AREA:	0.12 acres
PRESENT ZONING:	C3/General Commercial
PROPOSED ZONING:	R1/Single Family Residential
ADJACENT ZONING & LAND USES:	North: C3/General Commercial (Vacant Parcel) South: C3/General Commercial (Vacant Parcel) East: R2/Two Family Residential (Single Family Dwelling) West: C3/General Commercial (Vacant Parcel)
NEIGHBORHOOD ASSOCIATIONS:	Southeast Area Partnership, Community Development Department of Neighborhoods, Memorial Park Neighborhood Association

SITE HISTORY

- The site is part of the Fletchers Addition, which was platted in 1874.
- The site is located in Memorial Park Neighborhood Association, which is currently active according to the Fort Wayne Neighborhoods registry dated April 6, 2026.
- The site has been vacant since approximately 2000 according to GIS historical imagery.

DISCUSSION

The applicant is petitioning to rezone the property from C1/Limited Commercial to R1/Single Family Residential to permit a single-family dwelling. The immediate adjacent properties to the north, south, and west are vacant and zoned C3/General Commercial. Adjacent to the east is a single-family dwelling in a R2/Two Family Residential zoning district. The applicant intends to construct a single-family dwelling, but needs to rezone the parcel so that it would be permitted. The applicant intends to reach out to the neighborhood association, and possibly the adjacent church and/or neighbors regarding.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

The project site is located within the Priority Investment Area.

- The following Goals and Strategies would be applicable:
LUD1 - 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 5** – Enhance and preserve existing mixed urban commercial corridors through the application of Mixed Urban Corridor or other appropriate zoning classification

Generalized Future Land Use Map

- The project site is located within the Neighborhood Commercial generalized land use category.
- Single-Family Detached Residential is not a Primary or Secondary use in this category

Land Use Related Action Steps

Staff determined the following Action Step would be applicable and supportive of this proposal:

- **HN.1.1.2** – Encourage smart growth development practices to support efficient use of land and resources

Compatibility Matrix

- This proposed rezoning to R1/Single Family Residential is encouraged in the Neighborhood Commercial Corridor of the comprehensive plan. Both the neighborhood and street are stable and maintain residential character.

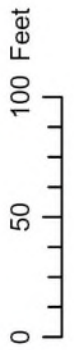
Other Applicable Plans: None

To date, staff has received no remonstrance against the proposal.

Below are 5 items the Plan Commission shall pay reasonable regard to set forth by State Code. The applicant submitted answers to the questionnaire following this report.

1. The Comprehensive Plan;
2. Current conditions and the character of current structures and uses in the district;
3. The most desirable use for which the land in the district is adapted;
4. The conservation of property values throughout the jurisdiction;
5. Responsible development and growth.

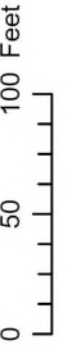
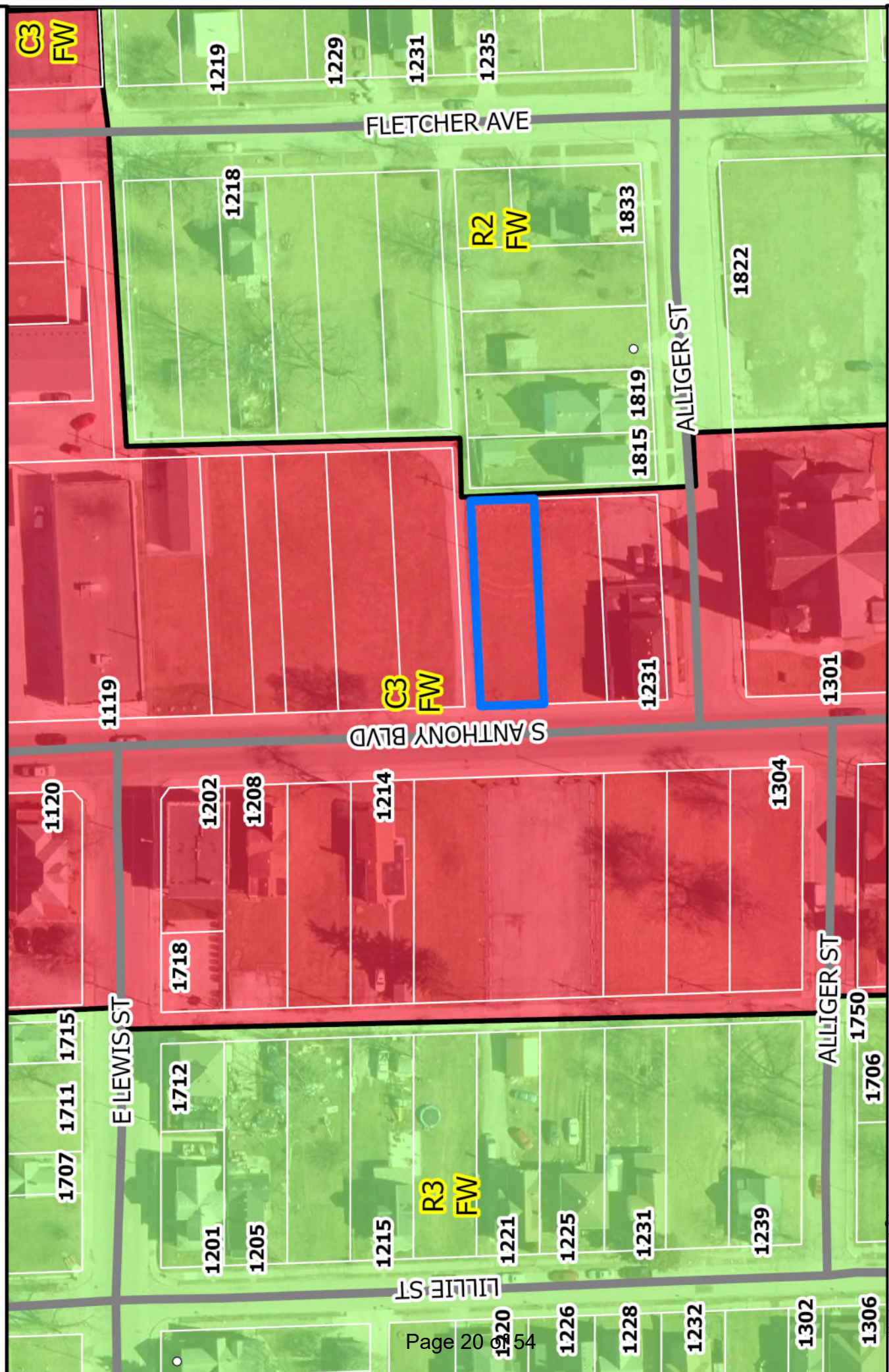
Rezoning Petition REZ-2026-0031 - 1223 S Anthony Blvd



Although iMap's 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: 7/13/2026

Rezoning Petition REZ-2026-0031 - 1223 S Anthony Blvd



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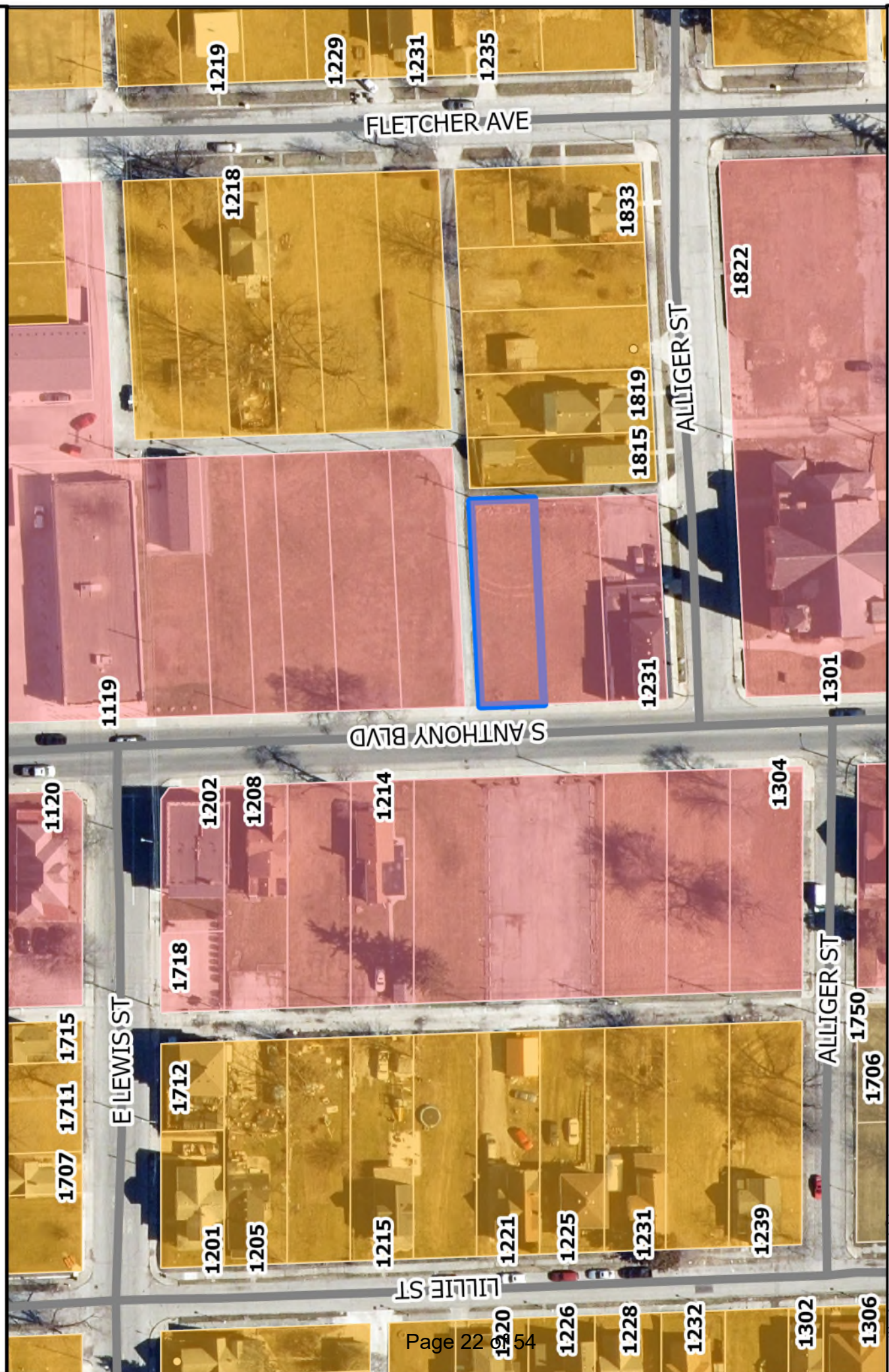
Priority Investment Area



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Rezoning Petition REZ-2026-0031 - 1223 S Anthony Blvd



- Traditional
- Mixed Residential
- Neighborhood
- Neighborhood
- Commercial

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FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

BUILDING AREA SUMMARY

LIVING AREA		SQ. FT.
FIRST FLOOR PLAN:	1,406	SQ. FT.
TOTAL LIVING AREA:	2,391	SQ. FT.
OTHER AREA		SQ. FT.
ENTRY PORCH:	195	SQ. FT.
CONCRETE PATIO:	303	SQ. FT.
TOTAL AREA:	6,105	SQ. FT.

- GENERAL NOTES:
1. ALL EXTERIOR WALLS TO BE 2x4 STUD WALLS AT 16" O/C UNLESS OTHERWISE INDICATED ON PLANS

2. ALL EXTERIOR WALLS TO BE 2x4 STUD WALLS AT 16" O/C UNLESS OTHERWISE INDICATED ON PLANS

3. ALL INTERIOR WALLS TO BE 2x4 STUD WALLS AT 16" O/C UNLESS OTHERWISE INDICATED ON PLANS

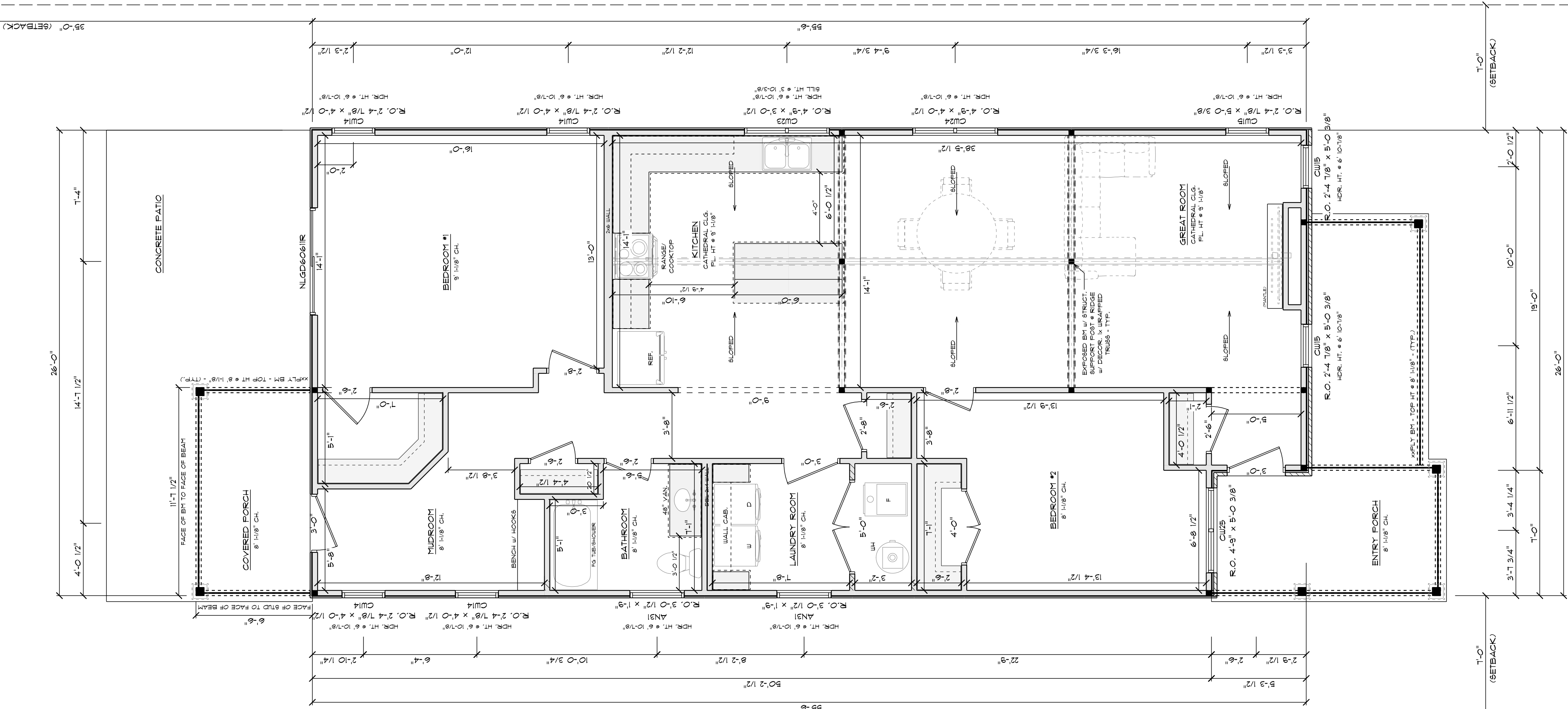
4. ALL PLATE HEIGHTS ARE 9'-1 1/8" UNLESS NOTED OTHERWISE

5. ALL WINDOW HEADER HEIGHTS ARE 6'-10 7/8" UNLESS NOTED OTHERWISE

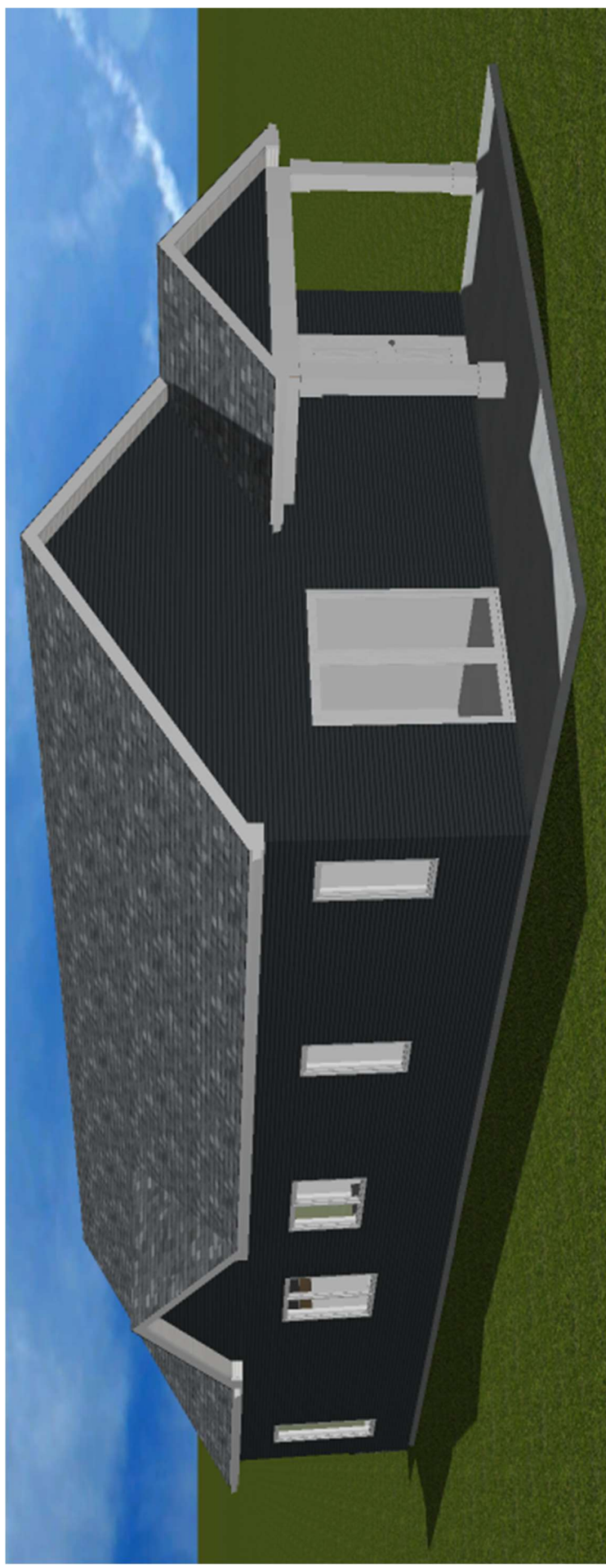
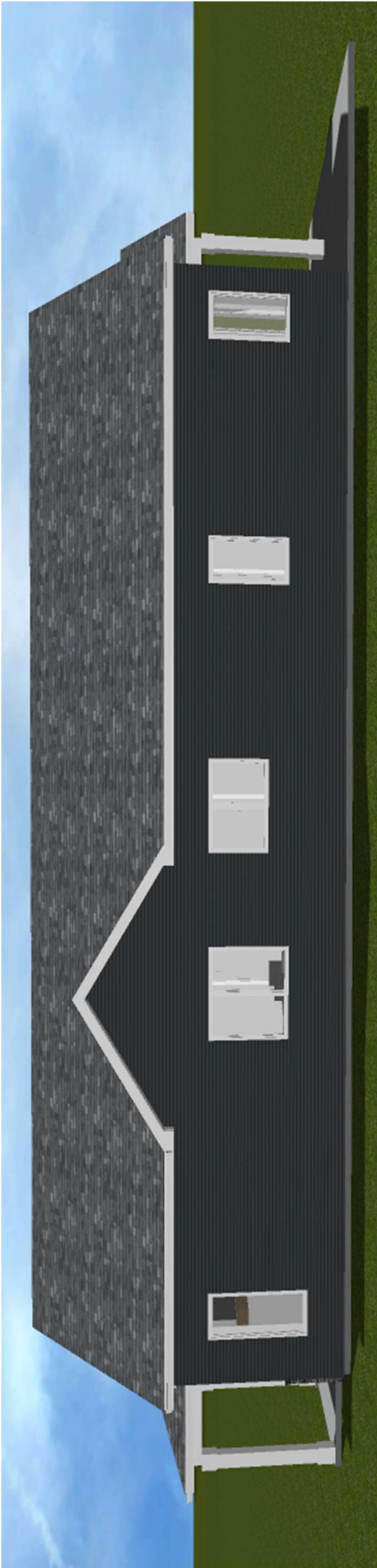
6. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR ROUGH OPENINGS

7. REFER TO STRUCTURAL LAYOUT FOR FINAL BEAM SIZE/LOCATION/DESIGN

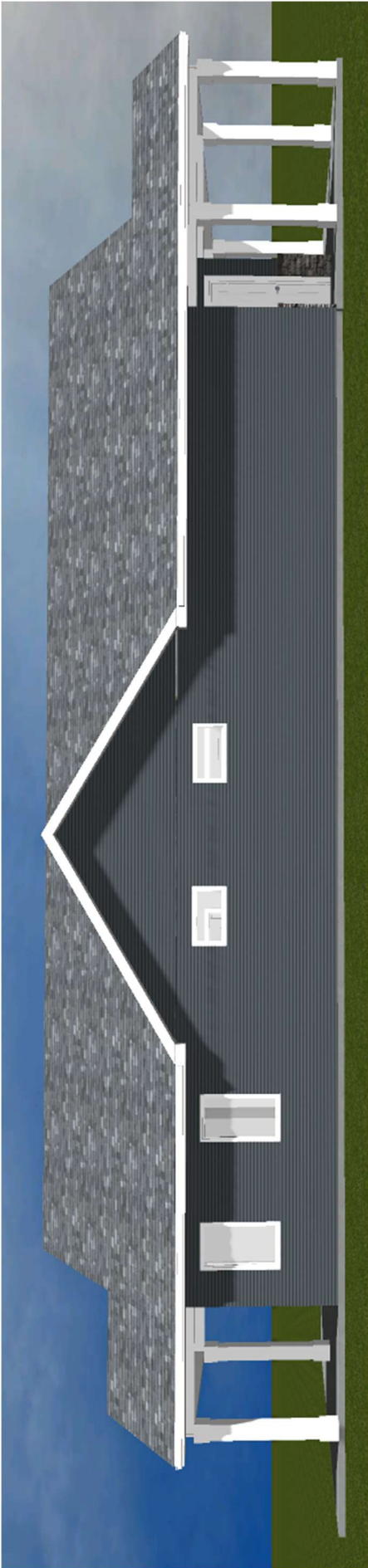
THESE DOCUMENTS ARE PROVIDED FOR DESIGN AND PLANNING PURPOSES. VERIFY CONSTRUCTION DIMENSIONS AND SITE CONDITIONS WITH THE ARCHITECT AND ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL BUILDING CODES. THE CONTRACTOR, BASED ON THE OWNER'S REQUESTS, ALL CONSTRUCTION TO COMPLY WITH LOCAL AND STATE BUILDING CODES.













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;

wanting to build 3 bedroom, 1 bath, 1 story ranch house, on a slab

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

It's Just an empty lot.

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

I don't know what this means

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

\$47,000.00

- (5) Responsible development and growth.

WHAT DOES THIS MEAN

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*





Fort Wayne Plan Commission Staff Report • August 2026

PROPOSAL: Primary Plat PP-2026-0012 – Wayne Heights Subdivision
APPLICANT: David Wagler
REQUEST: Approve a 20-lot residential plat
LOCATION: 1426 West Wallen Road (Section 3 of Washington Township)
LAND AREA: 4.0 acres
PRESENT ZONING: R1/Single-Family Residential
PROPOSED ZONING: Current Zoning
NEIGHBORHOOD ASSOCIATIONS: Northwest Area Partnership, Community Development Department of Neighborhoods

SITE HISTORY

- The site has historically been used as a single-family homestead according to GIS mapping.

DISCUSSION

The applicant wishes to develop a 20-lot single-family residential plat. The site is located at 1426 West Wallen Road, approximately 850 feet east of its intersection with SR 3. It is currently zoned R1/Single-Family Residential, which permits platted subdivisions. The site is surrounded by R1/Single-Family Residential zoning to the east and west, with unplatted single-family residential dwellings, and C4/Intensive Commercial zoning to the north with a storage rental facility. The property currently has a home and barn, which is will be removed to allow for the new development.

The plan shows the access point from West Wallen Road, with a single street ending in a cul-de-sac. The sizes and widths of the lots vary, and appear to meet the required development standards. Required sidewalks are shown on the plan, which includes along West Wallen Road. There is a dry detention basin proposed in the northwest corner of the site. The proposed plat is located in Airport Overlay District Area 3, so the applicant will need to work with the Airport Authority for any review requirements. The Dunfee Regulated Drain borders the property on the north and west, causing some restrictions. The applicant will need to work with City Utilities regarding. The proposed plat follows the Comprehensive Plan with encouraged development for infill locations. Staff is supportive of the proposed plat, and has not received any remonstrance against the proposal.

DEPARTMENT REVIEW

Fire Department: No comments received at time of notebook printing

Stormwater Engineering: Reviewed with Comments

Water Engineering: Reviewed with Comments

Sewer Engineering: Reviewed with Comments

Transportation Engineering: Reviewed with Comments

Parks Department: Reviewed with Comments

Floodplain Manager: Not Applicable

Airport Authority: Reviewed with Comments

Parks: Reviewed with Comments

Staff recommends that a Plan Commission approval include the following conditions:

1. Plat will meet all Standards for Subdivision Proposals in the zoning ordinance, or any variances will be granted a Board of Zoning Appeals approval.
2. Plat will meet Airport Authority requirements and satisfy all review comments and necessary certifications.
3. Approval will be received from the applicable reviewing agencies.
4. All lots shall meet the zoning ordinance requirements for lot size, width and building line standards.
5. Final restrictive covenants will be submitted with the secondary plat for staff review and approval.
6. Addresses will be assigned to this development by DPS staff.
7. A secondary plat will be submitted and reviewed by the Plat Committee.

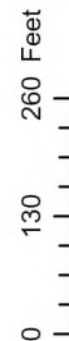


Primary Plat PP-2026-0012 - Wayne Heights Subdivision



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Primary Plat for Wayne Heights Subdivision

20 Lot Residential Subdivision located in Part of Section 3,
T31N, R12E, Washington Twp, Allen County Indiana



REVISIONS:

PREPARED FOR:
D & L Land Holdings LLC
15508 Bull Rapids Rd
Grabill, IN 46741
(260) 437-5391

WEST
ENGINE

gline
S YOUR TOMORROW
www.mlswebsite.us

ering
OW...TODAY

Monroe Office
221 Tower Drive
Monroe, IN 46772
Phone: (260) 692-6166

Wayne Heights Subdivision
1426 W. Wallen Road
Fort Wayne, IN 46825

Date: 06-30-2026 Design By: CAD Checked By: DJS Project No.: 058.00048	Sheet Number
---	--------------

P-1

PROPOSED FEATURES LEGEND

-  = ASPHALT PAVEMENT
-  = CONCRETE SIDEWALK / CURB
-  = SINGLE-FAMILY LOT AREA
-  = DRY DETENTION POND
-  = COMMON AREARIGHT-OF-WAY

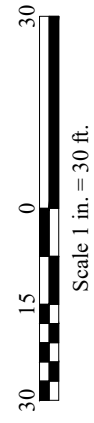
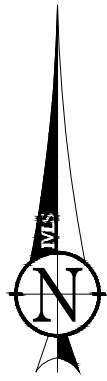
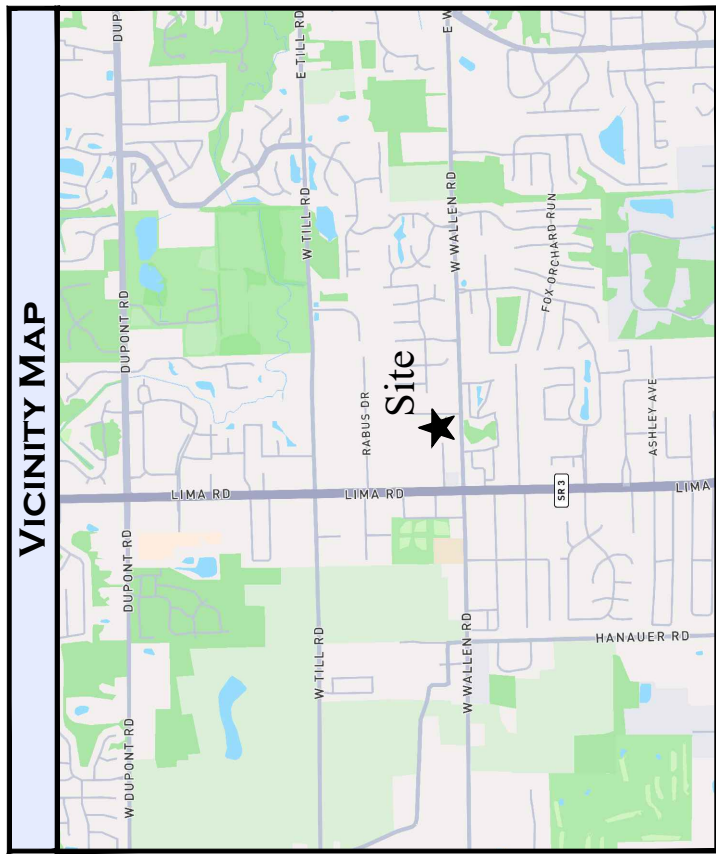
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GENERAL SITE PLAN NOTES:

1. WATER AND SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FORT WAYNE.
2. PROPOSED PAVEMENT SHALL BE TYPICAL FORT WAYNE STREET SURFACE WITH CONCRETE ROLL CURB AND GUTTER. ALL PAVEMENT DIMENSIONS ARE TO THE BACK OF CURB.
3. DETENTION POND WILL BE DESIGNED TO HANDLE 100-YEAR POST-DEVELOPED STORM EVENT AT A LOSS RATE OF 0.18 AC-ACRE.
4. ALL LOTS SHALL HAVE 25' FRONT YARD, 25' REAR YARD, AND 5' SIDE YARD BUILDING SETBACKS.
5. EXISTING ZONING - R1 SINGLE FAMILY RESIDENTIAL.
6. ALL PROPOSED UTILITY EASEMENTS SHALL BE DRAINAGE AND UTILITY EASEMENTS.
7. THE DRY DETENTION POND AND COMMON AREA TO BE PRIVATELY MAINTAINED (HOA).
8. COMMON AREA SHALL HAVE A BLANKET DRAINAGE AND UTILITY EASEMENT.

Approved by the City of Fort Wayne, Indiana, Plan Commission this _____ day of _____, 2026.

President	Secretary
-----------	-----------



PRIMARY PLAT LEGAL DESCRIPTION:

Four Acres of land in the West Half of the Southeast Quarter of Section 3, Township 31 North, Range 12 East, Allen County in the State of Indiana being more particularly described as follows, to-wit:

BEGINNING at the Southeast Corner of the West Half of the Southeast Quarter of Section 3, Township 31 North, Range 12 East, thence North along the East line of the West Half of the Southeast Quarter of said Section 3, a distance of 533.25 feet to an iron pin; thence West a distance of 326.76 feet to a pipe; thence South parallel to the East line of the West Half of the Southeast Quarter of said Section 3, a distance of 533.25 feet to an iron pin; thence East along the South line of the West Half of the Southeast Quarter of said Section 3, a distance of 326.76 feet to the point of beginning, said in previous deed to contain 4 acres of land, more or less, in Allen County, Indiana, except all legal roads and highways.



Fort Wayne Plan Commission Staff Report • August 2026

PROPOSAL:	Rezoning Petition REZ-2026-0030 – 2808 Taylor St
APPLICANT:	Paola Guadalupe Rodriguez
REQUEST:	Downzone from C2 to R1 to build a single-family dwelling
LOCATION:	2808 Taylor Street
LAND AREA:	0.26 acres
PRESENT ZONING:	C2/Limited Commercial
PROPOSED ZONING:	R1/Single Family Residential
ADJACENT ZONING & LAND USES:	North: C2/Limited Commercial South: C2/Limited Commercial East: C2/Limited Commercial West: C2/Limited Commercial
NEIGHBORHOOD ASSOCIATIONS:	Southwest Area Partnership, Community Development Department of Neighborhoods

SITE HISTORY

- The site is part of the Commercial 3rd addition which was platted in 1906.

DISCUSSION

The applicant is petitioning to rezone the property from C2/Limited Commercial to R1/Single Family Residential

COMPREHENSIVE PLAN REVIEW

to align zoning with the current use. The immediate adjacent properties to the north, south, east, and west are zoned C2/Limited Commercial, with the lots directly east, north, and south are vacant. The applicant does not intend to change the use of the property as a single family dwelling, but would just like to rezone to make future repairs and additions or sale of the property more feasible.

Future Growth and Development Map, Goals, and Strategies

The project site is located within the Priority Investment Area.

- The following Goals and Strategies would be applicable:
LUD1 - 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:

Generalized Future Land Use Map

- The project site is located within the Traditional Neighborhood generalized land use category.
- Single-Family Detached Residential is a Primary use in this category

Land Use Related Action Steps

Staff determined the following Action Step would be applicable and supportive of this proposal:

- **HN.1.1.2** – Encourage smart growth development practices to support efficient use of land and resources

Compatibility Matrix

- This proposed rezoning to R1/Single Family Residential is encouraged in the Traditional Neighborhood of the comprehensive plan. Both the neighborhood and street are stable and maintain residential character.

Other Applicable Plans: None

To date, staff has received no remonstrance against the proposal.

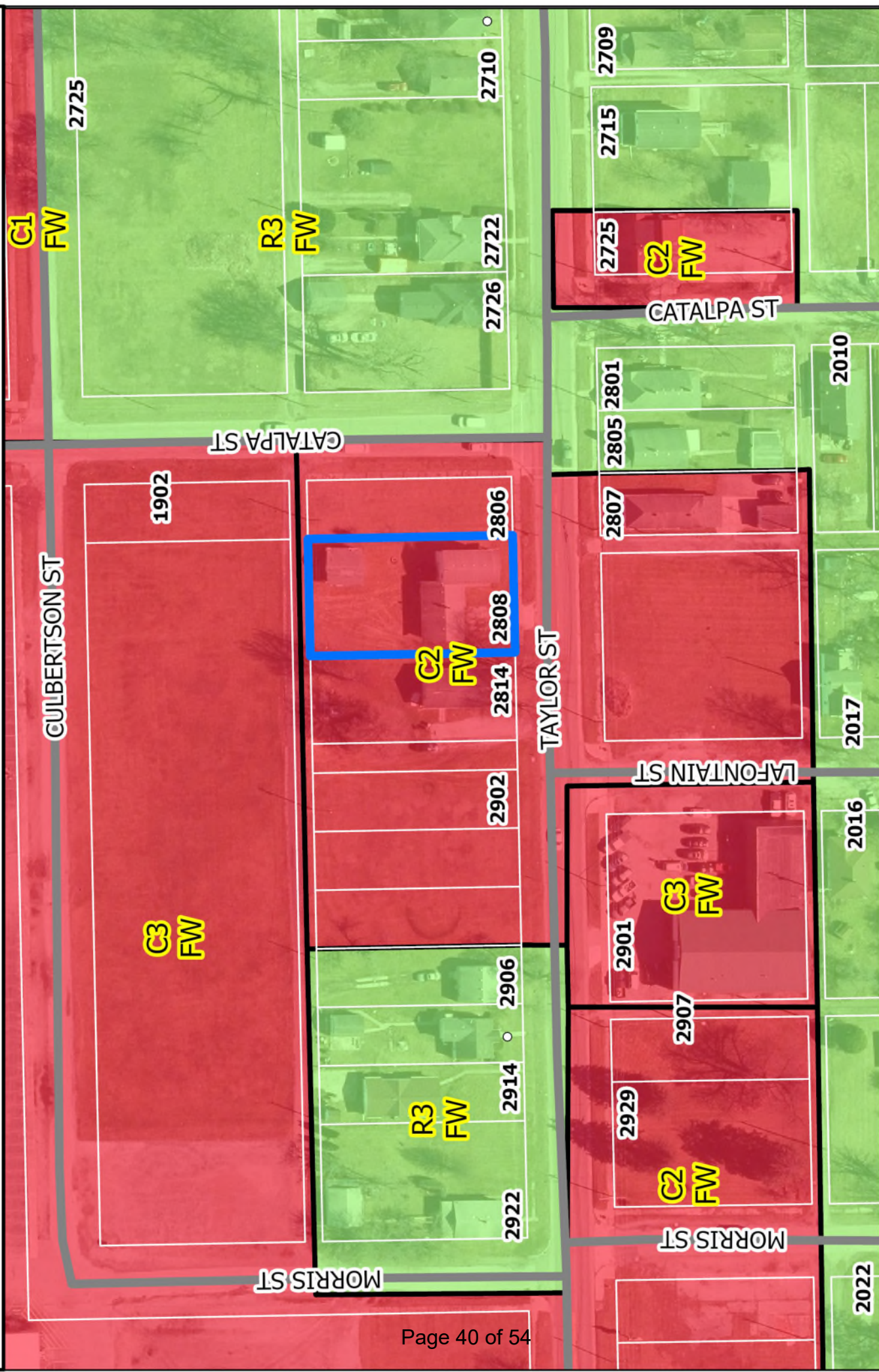
Below are 5 items the Plan Commission shall pay reasonable regard to set forth by State Code. The applicant submitted answers to the questionnaire following this report.

1. The Comprehensive Plan;
2. Current conditions and the character of current structures and uses in the district;
3. The most desirable use for which the land in the district is adapted;
4. The conservation of property values throughout the jurisdiction;
5. Responsible development and growth.

Rezoning Petition REZ-2026-0030 - 2808 Taylor St



Rezoning Petition REZ-2026-0030 - 2808 Taylor St

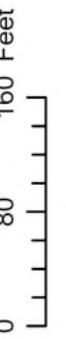


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Rezoning Petition REZ-2026-0030 - 2808 Taylor St



Urban Infill Area



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Open Space
Production Center



Page 42 of 54

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;

To have the existing designation of C2 changed to R1 to allow the reconstruction of a single family home if the current home were to be 100% destroyed.

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

The existing site currently has a single family home on it.

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

The site has been used as a single family residential home since it's construction and the potential new owner would like for it to remain the same.

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

The home has been used as a rental property for the last several years along with other homes in the area. This home would be owner occupied upon completion of the sale. Property value would remain the same or improve with it being owner occupied and repairs being done as part of the sale.

- (5) Responsible development and growth.

Match surrounding properties.

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*





Fort Wayne Plan Commission Staff Report • August 2026

PROPOSAL:	Primary Development Plan PDP-2026-0019 - Indiana Tech Student Housing (2026)
APPLICANT:	Indiana Tech
REQUEST:	Primary development plan for 3-building student housing complex with waivers
LOCATION:	1133 East Washington Boulevard
LAND AREA:	1.1 acres
PRESENT ZONING:	R3/Multiple Family Residential
NEIGHBORHOOD ASSOCIATIONS:	Southeast Area Partnership, East Central, Community Development Department of Neighborhoods

SITE HISTORY

- A single family dwelling existed on this property until approximately 2018.

DISCUSSION

The applicant has applied for a primary development plan for a 3 building student housing complex at 1133 East Washington Boulevard. Each building will stand 40 feet tall and have 4 units per building over 3 floors. The properties to the north, east, and west are all zoned R3/Multiple family residential, with C1 zoning to the south. The east bordering property contains Indiana Tech student housing which this project intends to match the façade/style of, while the south property is the northwestern edge of the Indiana Tech campus. The development plan shows they intend to meet parking and landscaping standards while also providing pedestrian connectivity to existing sidewalks.

Three waivers have been requested for this proposal: 1) Reduce side yard set backs along University Street and Comporet Street from 40 feet to 15 feet; 2) Reduce front yard set back along Washington Blvd from 40 feet to 25 feet; 3) Increase height of decorative fence from 3 feet to 4 feet along east, south, and west boundaries.

To date, no comments from the public have been received.

DEPARTMENT REVIEW:

Fire Department: No comments received at time of notebook printing

Stormwater Engineering: Reviewed with comments

Fort Wayne Water: Reviewed with comments

Fort Wayne Sewer: Reviewed with comments

Public Works: Reviewed with comments

Park Department: Reviewed with comments

Floodplain Manager: Not applicable

ACSO Reg Drain: Review Complete

If approved, Staff recommends the following conditions:

1. Approval will be received from all applicable reviewing agencies.
2. Secondary development plans will be submitted through SITE plan routing review process. Applicant will

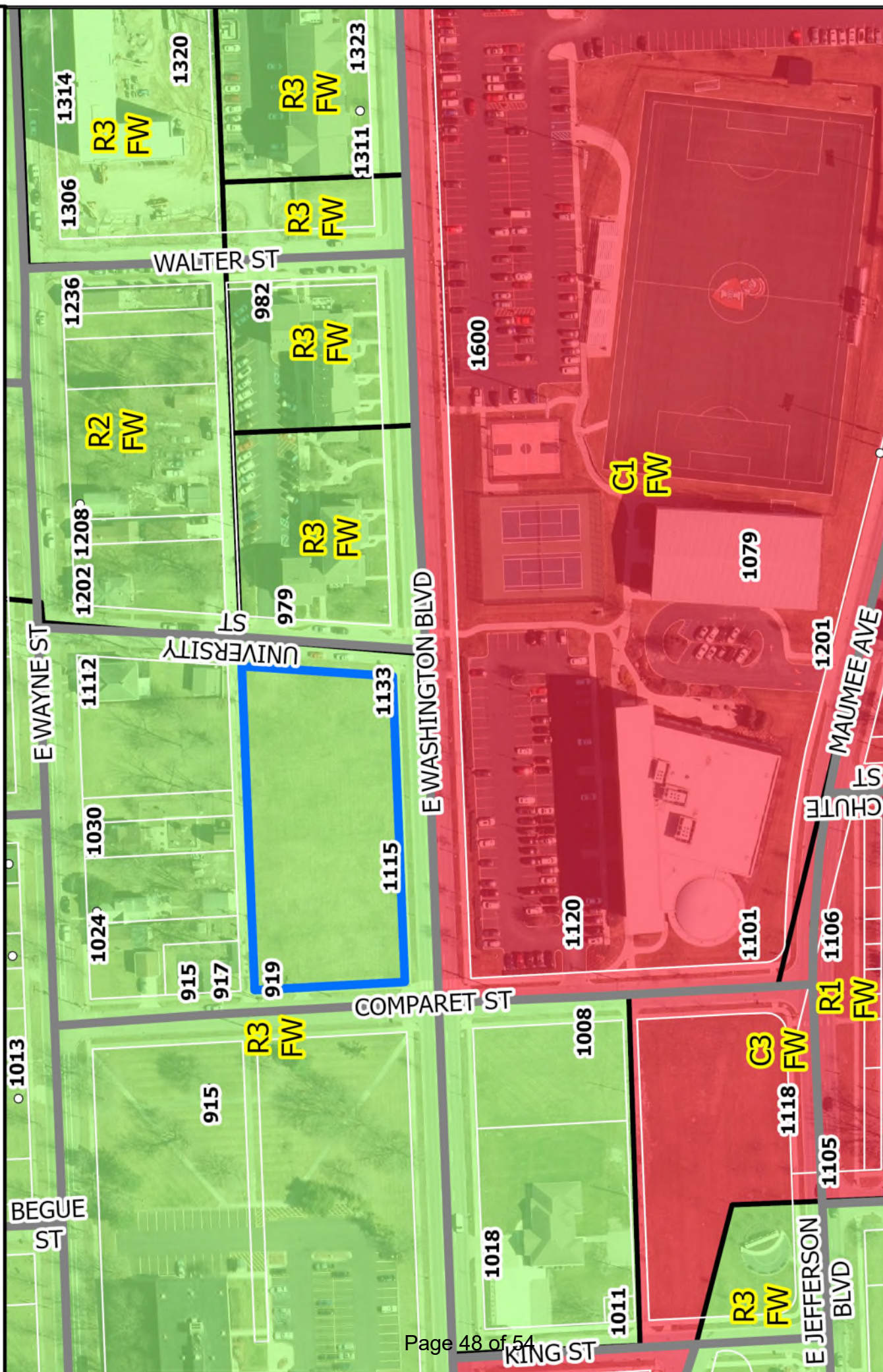
contact Plan Commission staff prior to submitting for site plan routing to ensure all primary conditions have been met.

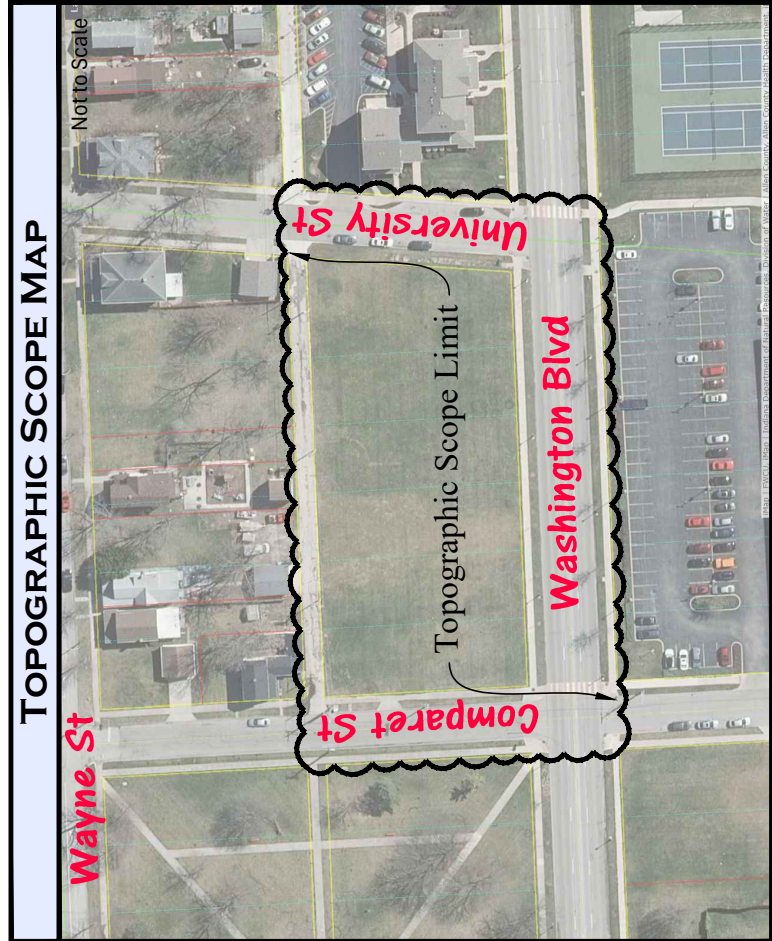
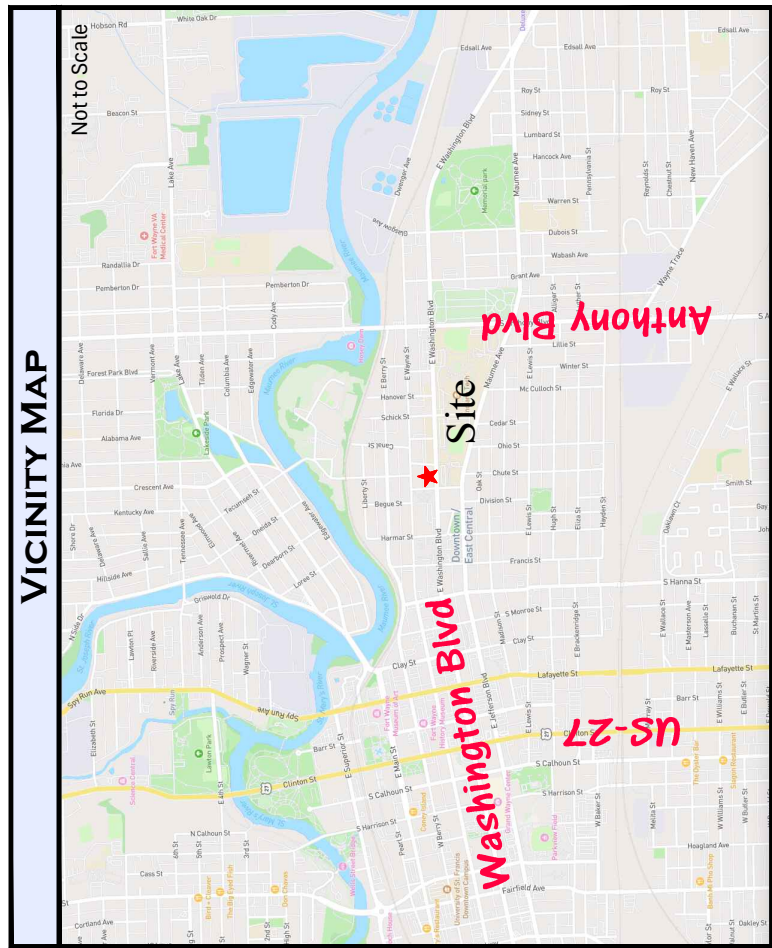
3. The applicant will submit a landscaping plan during secondary submittal that meets the intent of the zoning ordinance. Plant species will be included on the secondary plans to verify that planting choices are noninvasive.
4. The following waivers are approved:
 - 1) Reduce side yard set backs along University Street and Comporet Street from 40 feet to 15 feet;
 - 2) Reduce front yard set back along Washington Blvd from 40 feet to 25 feet;
 - 3) Increase height of decorative fence from 3 feet to 4 feet along east, south, and west boundaries.
5. Dumpsters will have the required enclosure, to be constructed with either wood or a vinyl fence or masonry structure and will include a gate.
6. All site and building lighting will use sharp cut-off type fixtures as defined by the Illuminating Engineers Society of North America (IESNA). A photometrics plan will be submitted as a part of the secondary development plan showing no light emanating onto the adjacent properties. The written commitment requires that poles and fixtures shall not exceed 18 feet in total height.
7. New signage will meet zoning ordinance requirements.





Primary Development Plan PDP-2026-0019 - Indiana Tech Student Housing





RECORD DESCRIPTIONS	
Document Number 203061766:	Lots 21, 22, and the East half of Lot 24 in Comparpet's Addition, according to the recorded plat thereof in the Office of the Recorder of Allen County, Indiana.

Document Number 20306779:

The South half of Lot Number Twenty (20), except the West 27 feet thereof, in Comparpet's Addition to the City of Fort Wayne, Indiana, according to the recorded plat thereof.

Document Number 20309772:

The West Half (1/2) of Lot Number Twenty-four (24) in Comparpet's Addition to the City of Fort Wayne, Allen County, Indiana.

Document Number 2011015108:

West Twenty-seven (27) feet of Lot Numbered Twenty (20) in Comparpet's First Addition to the City of Fort Wayne, according to the recorded plat thereof, recorded in the Office of the Recorder of Allen County, Indiana.

Document Number 2016025412:

Parcel I:

The West Half (1/2) of Lot Number Twenty-four (24) in Comparpet's Addition to the City of Fort Wayne.

Parcel II:

North one-half of Lot 420, except the West 27 feet thereof, in Comparpet's Addition to the City of Fort Wayne.

Parcel III:

Lot Number Twenty Three (23) in Comparpet's Addition to the City of Fort Wayne, Indiana, according to the Plat thereof, recorded in the Office of the Recorder of Allen County, Indiana.

SURVEYOR'S REPORT

PURPOSE OF SURVEY:

The purpose of this survey was to retrace Lots 20-25 in Comparpet's Addition as shown in Plat Book 31, Page 171 in the Office of the Recorder of Allen County, Indiana. Located at 919 Comparpet Street, Fort Wayne, Indiana, 46805.

In accordance with Title 865, Article 1, Rule 12, Section 1 through 30 of the Indiana Administrative Code, the below theory of location was based up the following opinions and observations a result of uncertainties in lines and corners because of the following:

- AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS**
- OCCUPATION OR POSSESSION LINES**
- CLARITY OR AMBIGUITY OF DESCRIPTIONS**
- RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS**

THEORY OF LOCATION:

The line of the subject tract was established per the North right-of-way line of Washington Boulevard, which was established by being parallel with the centerline of Washington Street, which was established by the center of the asphalt roadway. The East (150.91 feet) line of the subject tract was established by the West right-of-way line of University Street, which was established by which was established by being parallel with the centerline of University Street, which was established by the center of the asphalt roadway, verified by found monuments. The South (324.24 feet) line of the subject tract was established by being parallel with the centerline of Comparpet Street, which was established by the center of the asphalt roadway. The North (324.24 feet) line of the subject tract was established by the South right-of-way line of a 14 foot Alley, which was established by found monuments labeled "A", "B", & "D".

This survey is valid only with original signature and seal. Full payment of invoice, and complete with all pages of survey. The information shown on the survey documents is intended for this transaction only as dated on said survey documents. Any reuse without written verification and adaptation by the land surveyor for the specific purpose intended will be at the user's sole risk and without liability of legal exposure to the land surveyor.

Since the last date of field work of this survey, conditions beyond the knowledge of control of Miller Land Surveying, Inc. may have altered the validity and circumstances shown or noted herein.

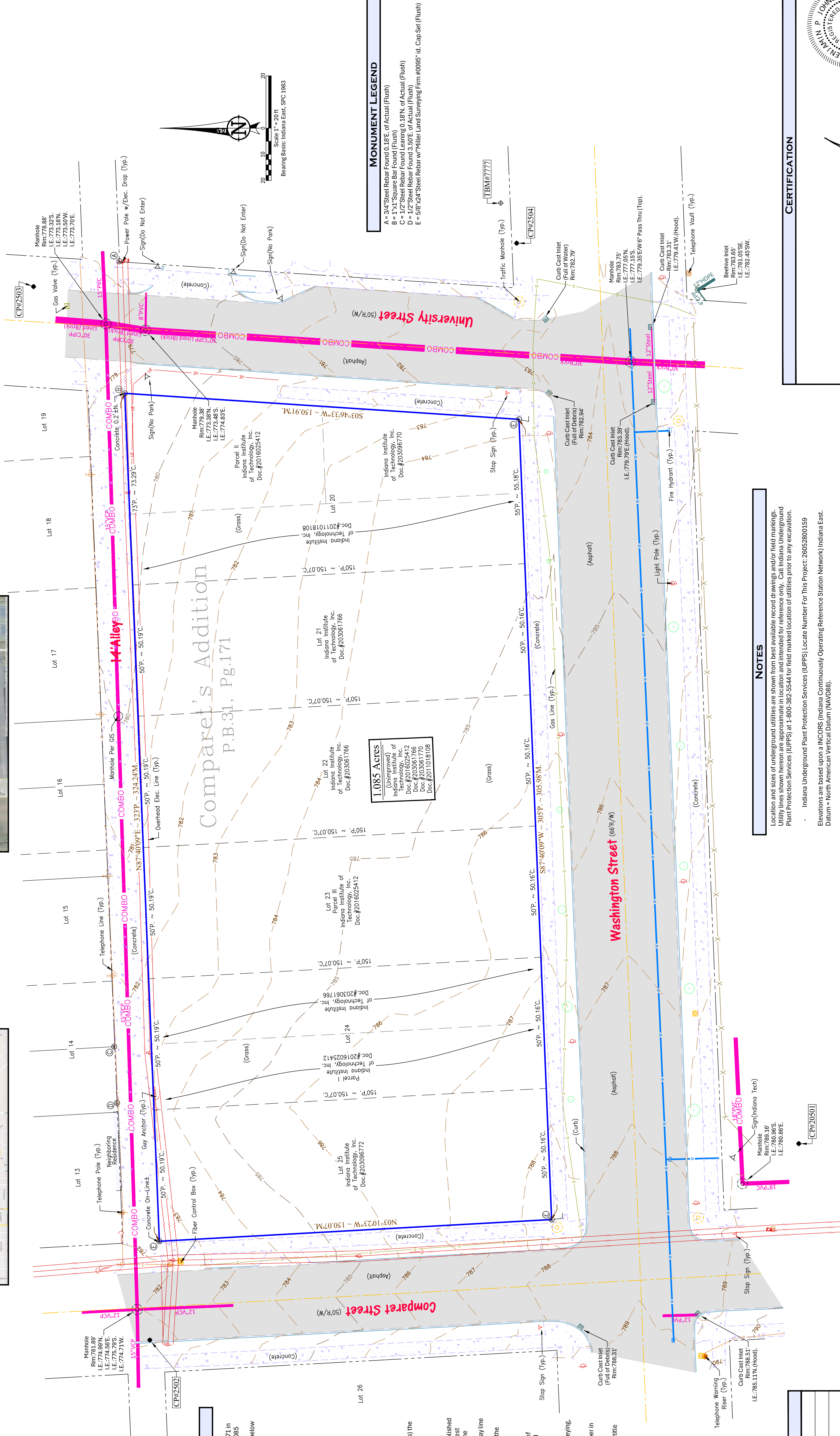
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law, Benjamin P. Johnson.

The commitment for title insurance was not provided at the time of this report, nor did the surveyor perform a title search. An abstract of title search may reveal additional information affecting the property.

CONTROL POINT		
Point #	Northing	Easting
CP#2502	2124413.965	477807.463
CP#2503	2124458.391	478209.947
CP#2504	2124273.843	479226.539
CP#2505	2124166.083	477882.503
TBM#7777	2124279.922	479241.879

The Above Elevations are Based on North American Vertical Datum (NAVD88)

Drawn By: JRM/BPJ	Field Crew: TJR	Fieldwork Completed: June 24, 2026	REVISIONS:
Date: June 24, 2026	Drawing Name: 26056297.dwg		
Survey Number: 26056297	For: Indiana Institute of Technology, Inc.		
Approved By: BPJ			



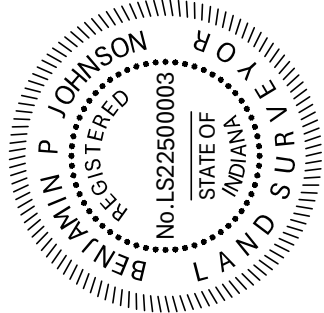
MONUMENT LEGEND	
A = 3/4" Steel Rebar Found 0.18'E. of Actual (Flush)	
B = 1X1" Square Bar Found (Flush)	
C = 1/2" Steel Rebar Found 3.50'E. of Actual (Flush)	
D = 1/2" Steel Rebar Found 3.50'E. of Actual (Flush)	
E = 5/8"x24" Steel Rebar w/ Miller Land Surveying Firm #0095" id. Cap Set (Flush)	

CERTIFICATION

For: Indiana Institute of Technology, Inc.
IN WITNESS WHEREOF: I hereunto place my hand and seal this 24th day of June, 2026.

Benjamin P. Johnson, P.S. NO. 22500003

I hereby certify that to the best of my knowledge and belief this plat represents a survey conducted under my supervision in accordance with Title 865 AC 1-12-1 thru 30.



NOTES

Location and sizes of underground utilities are shown from best available record drawings and/or field markings. Utility lines shown hereon are approximate in location and intended for reference only. Call Indiana Underground Plant Protection Services (UUPS) at 1-800-382-5544 for field marked location of utilities prior to any excavation.

Elevations are based upon a INCCORS (Indiana Continuously Operating Reference Station Network) Indiana State Datum = North American Vertical Datum (NAVD88).

This survey is not and shall not be expected to be, an ALTA/NSPS Land Title Survey. Boundary Survey, Route Survey, or Land Surveyor's Location Report of the subject tract. The contracted scope of services were limited to providing a topographic survey of the subject site for the purposes of civil engineering design and construction documents.

The locations and dimensions of all building structures on the face of the survey (if applicable) are not intended for structural design.

FLOOD PLAIN CERTIFICATION

This property is within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as defined by the FIRN (Flood Insurance Rate Map) for City of Fort Wayne, Community No. 180003, Parcel No.03055, dated August 03, 2009.



PRIMARY DEVELOPMENT PLAN

SCALE: 1" = 20'



BUILDING INFORMATION

# OF BUILDINGS	(3) 3-STORY BUILDINGS
BUILDING HEIGHT	40' (60' CODE MAX)
UNITS PER BUILDING	4
BEDS PER UNITS	8
SF PER BUILDING	12,000 SF
TOTAL BUILDING EXPANSION SF	36,000 SF

OWNER

NAME: INDIANA INSTITUTE OF TECHNOLOGY, INC.
CONTACT: SHELLY MUSOLF
ADDRESS: 1600 E WASHINGTON BLVD.
FORT WAYNE, IN 46803
PH: (260) 451-0000
EMAIL: smusolf@indiatech.edu

ARCHITECT

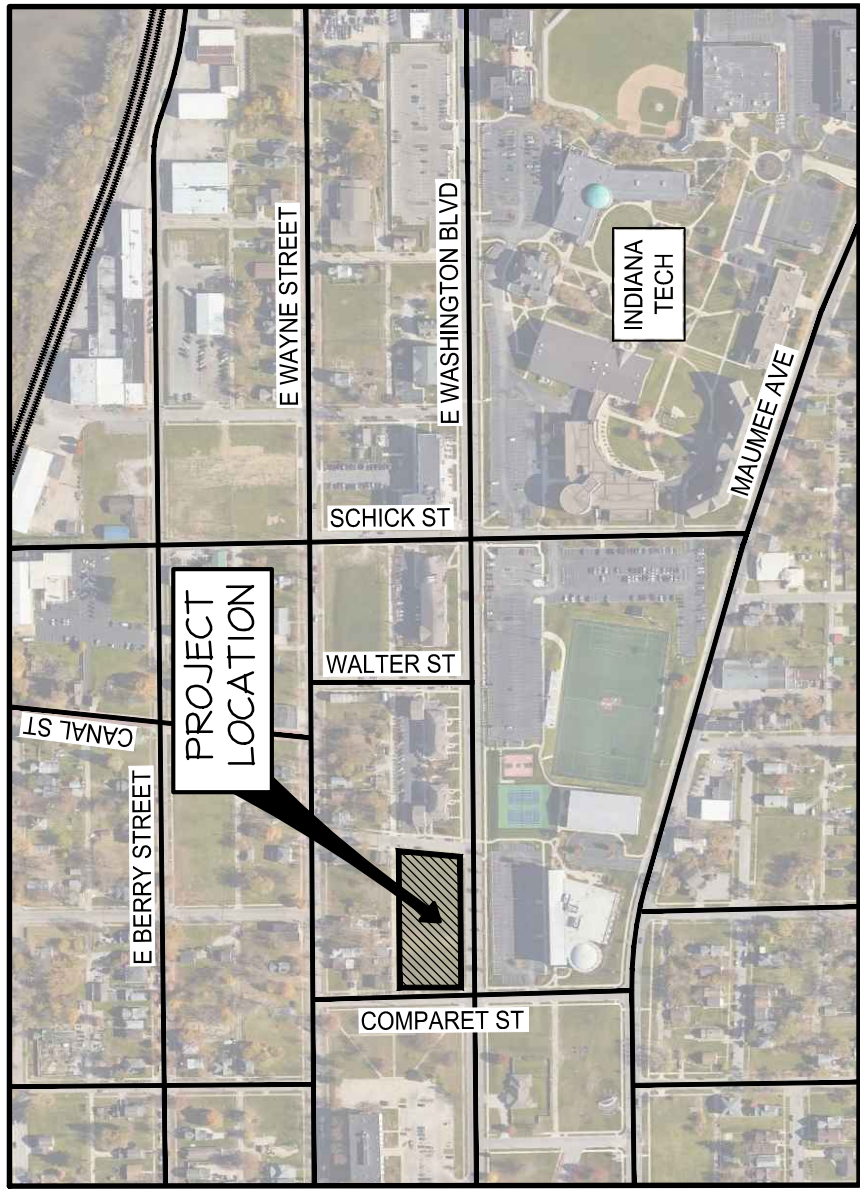
NAME: DESIGN COLLABORATIVE
ADDRESS: 200 E MAIN ST. STE. 600, FORT
WAYNE, IN 46803
PH: (260) 422-0241
CONTACT: NATHAN WOODS
EMAIL: nuwoods@designcollaborative.com

ENGINEER

ENGINEERING RESOURCES, INC.
4175 NEEN VISION DRIVE
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CONTACT: MARK REINHARD
EMAIL: mark@ert.consulting

CONSTRUCTION MANAGER

MICHAEL KINDER AND SONS
6055 INNOVATION BLVD.
FORT WAYNE, IN 46816
PH: (260) 744-5500
CONTACT: DANIEL
EMAIL: dmichael@kinderandsons.com



LOCATION MAP

SCALE: NOT TO SCALE



LAYOUT LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- OUTDOOR ACTIVITY AREA
- SCREENING PER LANDSCAPE CODE P2

PROPOSED LEGEND:

- STORM INLET / MANHOLE
- SANITARY CLEANOUT
- CONTROL MANHOLE
- GREASE TRAP
- GATE VALVE
- PIV
- SIGN
- HANDICAP SYMBOL
- STORY 1 INLET / MANHOLE
- SANITARY SEWER
- WATER LINE
- GAS LINE

LANDSCAPE LEGEND:

- SHADE TREE FOR CODE P-2
- SCREENING REQUIREMENT AND STREET TREE REQUIREMENT PER CITY OF FORT WAYNE LANDSCAPE CODE.

WAIVER REQUESTS	
CODE MIN/MAX	REQUESTED
SETBACK EAST/WEST	40' SETBACK (3 STORY BUILDING)
SETBACK SOUTH	40' SETBACK (3 STORY BUILDING)
DECORATIVE FENCING HEIGHT	3' MAX HEIGHT
	4' HT.

LOT INFORMATION

ZONING	R-3
EXISTING USE	LAWN SPACE
PROPOSED USE	STUDENT HOUSING
PROPOSED PARKING	28 SPACES (NONE REQUIRED BY CODE)

FLOOD INSURANCE RATE MAP (FIRM):

ALLEN COUNTY, INDIANA AND INCORPORATED AREAS
FIRM MAP NUMBER: 18003C0305G
PANELS 305 OF 495
DATED MONTH 08, 2009
FLOODWAY AREAS IN ZONE X



DPS Plan Commission
Application for Waiver of Required Design Standards

Page **1** of **1**

Project Name _____

Applicant Name: _____

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

Email (type or print): _____ Phone: _____

Description of Requested Waiver(s)

How will granting the waiver request(s) be in conformance with the purposes and intent of the ordinance and with the objectives and policies of the comprehensive plan?

How will failure to grant the waiver request(s) result in practical difficulties in the use of the property for the proposed development?

printed name of applicant

Shelly Musolf
signature of applicant

7/3/2026
Date

STAFF USE ONLY

Received	Receipt Number	Hearing Date	Petition Number



EXHIBIT “A”

Application for Waiver of Required Design Standards

Indiana Tech Student Housing – 2026

Requested Waivers:

- A. Side setback from the rights of way of University and Comparet streets (the side streets) from 40 feet to 15 feet;
- B. Front setback from 40 feet from E. Washington Boulevard right of way to 25 feet
- C. Maximum height of a decorative fence from 3 feet to 4 feet

How will granting the waivers be in conformity with the purposes and intent of the ordinance and with the objectives and policies of the comprehensive plan?

The design and location of the proposed buildings on the lot are consistent with the five other student housing buildings built along East Washington Boulevard to the east of this site. The proposed design, and the need for the front and side setback waivers, allow for parking to be concentrated to the north (rear of building) to present a more attractive streetscape. The existing development of student housing, which also received front and side waivers, still provides for adequate light, air, and convenience of access, meets or exceeds all fire codes, and allows for the safe and efficient movement of vehicles and pedestrians along public ways.

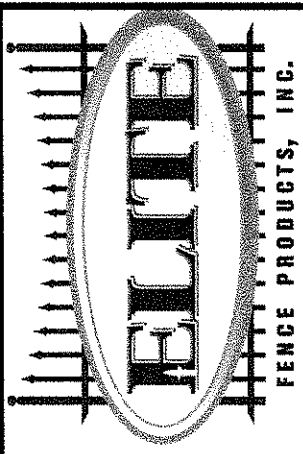
The property is in an infill area and a Priority Investment Area according to the Comprehensive Plan (All In Allen) (p. 55). The Comprehensive Plan also encourages compatible higher density residential and mixed-use development in infill areas that are near public transit routes, employment centers, institutions, and other amenities. (p. 60). The north side of Washington Boulevard in this neighborhood is identified as a “Mixed Residential” area, which encourages a mixture of housing types. (p. 69). According to the Land Use Compatibility Matrix in the Plan (p. 213), multiple family housing, of which student housing is part, is a compatible use in the Mixed Residential area. (p. 213).

Finally, as to the fence height waiver, it is the same as the fences erected by Indiana Tech along Washington Boulevard directly across the street from this proposal. The fence does not create a visual barrier, so the passage of light and air is not obstructed.

How will the failure to grant the waivers result in practical difficulties in the use of the property for the proposed development?

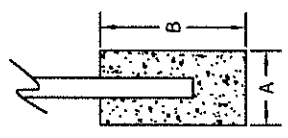
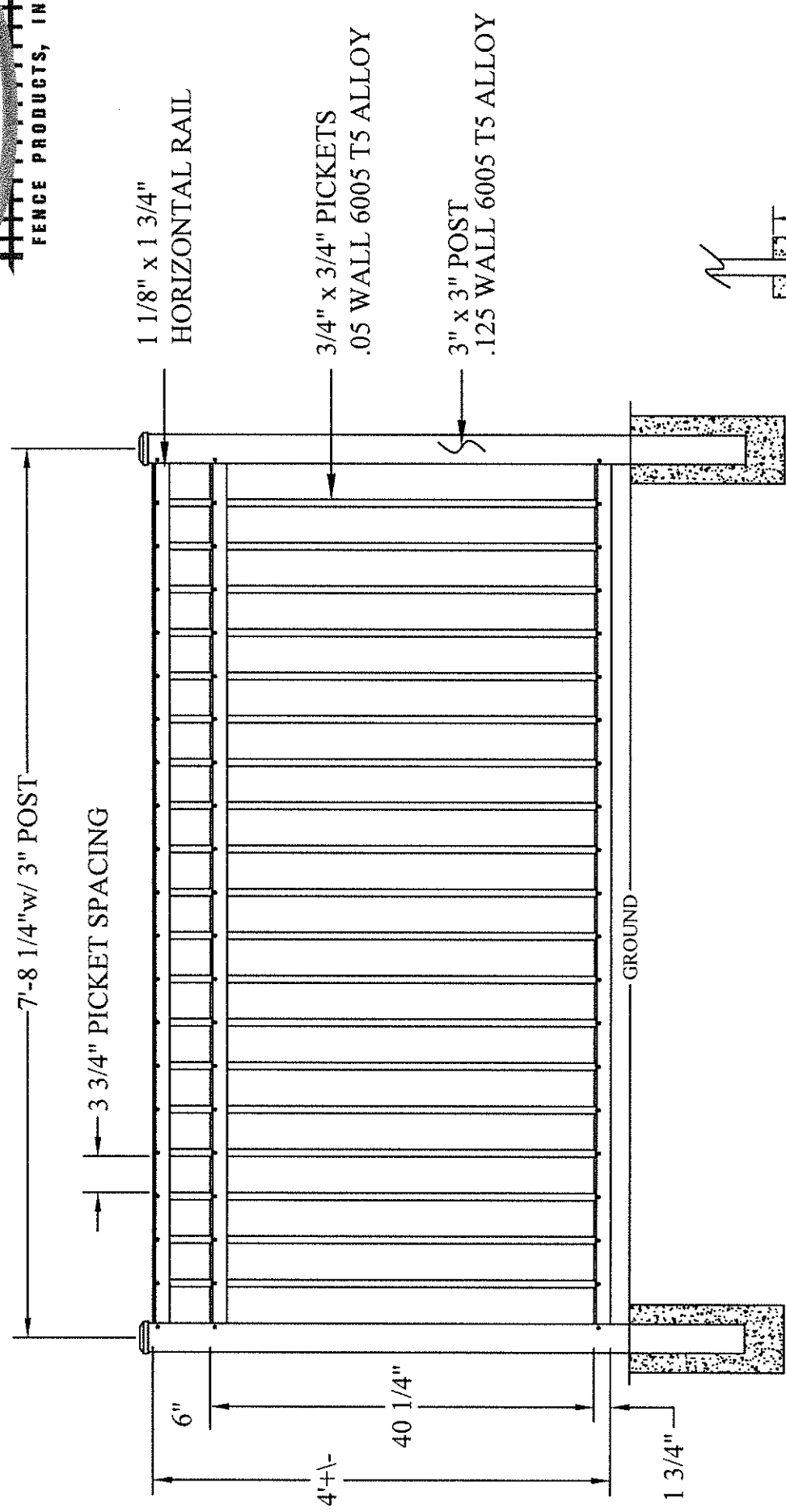
The failure to grant the waivers would prevent Indiana Tech from utilizing consistent design elements featured throughout the campus. Specifically, the setback waivers allow for the buildings to be grouped such that the parking can be concentrated to the rear of the site, making for a better visual appearance. Also, a denial would prevent Indiana Tech from using a fence identical to the fencing currently placed across the street.

End of Exhibit “A”



NOTES:

- 1) SHOWN FACING (SCREW SIDE)
- 2) PICKETS SCREWED ONE SIDE ONLY
- 3) PAINT: POWDER COATED (AAMA 2604 COMPLIANT)
- 4) # OF PICKETS AND EXACT SPACING VARIES WITH OPENING SIZE



CONCRETE FOOTINGS
PLEASE CHECK LOCAL CODE
A X B

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NOTE: DRAWING FULL SCALE (ACAD)

EFF-20 COMMERCIAL	4' HIGH 7'-6 3/4" WIDE 3-RAIL SECTION NPTB	PAGE 1 of 1 MF	CONTRACTOR: N/A PROJECT: N/A	DATE: 11/2/2018	50925 RICHARD W. BLVD CHESTERFIELD TWP. MI 48051 WWW.ELITEFENCE.COM 1-800-783-1331