

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

#REZ-2023-0057
BILL NO. Z-23-11-29

ZONING MAP ORDINANCE NO. Z- 2-24

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. T-38 (Sec. 16 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 R2 (Two
Family Residential) District under the terms of Chapter 157 Title XV of the Code of the City
of Fort Wayne, Indiana:

TITLE DESCRIPTION

AN UNDIVIDED ONE HALF (1/2) INTEREST IN THE FOLLOWING DESCRIBED
REAL ESTATE LOCATED IN ALLEN COUNTY, INDIANA:

PART OF THE EAST ONE HALF OF THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 31 NORTH, RANGE 13 EAST, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 16, SAID POINT
BEING 870 FEET WEST OF THE SOUTH QUARTER CORNER OF SAID SECTION 16;
THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 16, A
DISTANCE OF 94 FEET; THENCE NORTHERLY A DISTANCE OF 250 FEET TO A
POINT WHICH IS 966 FEET WEST OF THE EAST LINE OF THE SOUTHWEST
QUARTER OF SAID SECTION 16; THENCE EASTERLY AND PARALLEL TO THE
SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 94 FEET; THENCE
SOUTHERLY, A DISTANCE OF 250 FEET TO THE POINT OF BEGINNING,
CONTAINING 0.49 ACRES, MORE OR LESS.

COMMONLY KNOWN AS: 5231 ST JOE CENTER ROAD, (EAST OF), FORT WAYNE,
IN 46835

and the symbols of the City of Fort Wayne Zoning Map No. T-38 (Sec. 16 of Saint Joseph
Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
Wayne, Indiana is hereby changed accordingly.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30


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

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



Council Member

APPROVED AS TO FORM AND LEGALITY:



Malak Heiny, City Attorney

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2023-0057
Bill Number: Z-23-11-29
Council District: 1 – Paul Ensley

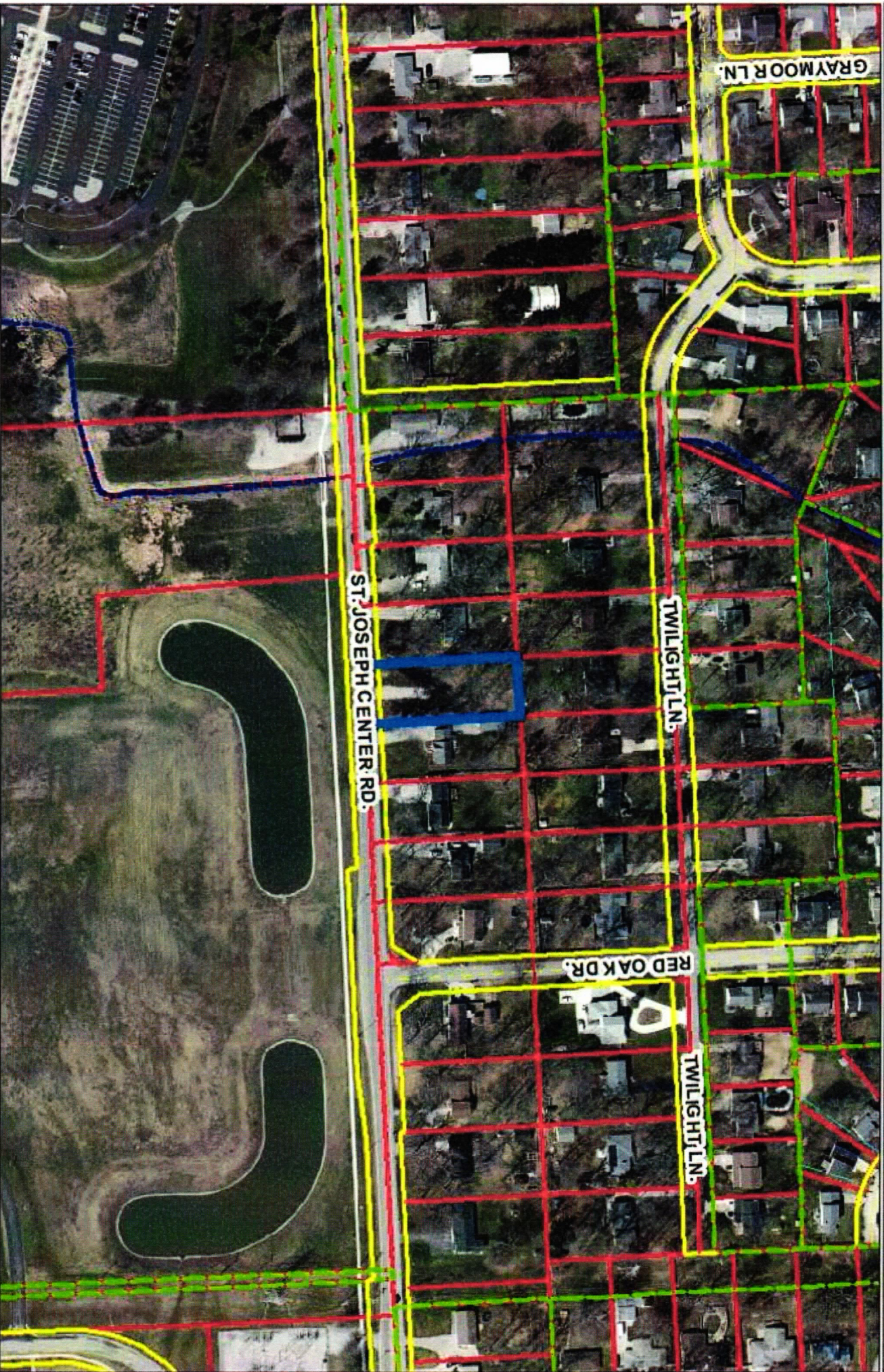
Introduction Date: November 28, 2023
Plan Commission
Public Hearing Date: December 11, 2023 (not heard by Council)
Next Council Action: Ordinance will return to Council after recommendation by the
Plan Commission

Synopsis of Ordinance: To rezone approximately 0.49 acres from R1/Single Family Residential to
R2/Two Family Residential
Location: North side of the 5200 block of Saint Joe Center Road (Section 16 of Saint
Joseph Township)
Reason for Request: To allow for a two-family dwelling
Applicant: CCS Investments, LLC
Property Owner: CCS Investments, LLC

Related Petitions: None

Effect of Passage: Property will be rezoned to the R2/Two Family Residential zoning
district, which will allow for a two-family dwelling, along with existing and
future two-family and single-family residential uses.

Effect of Non-Passage: The property will remain zoned R1/Single Family Residential, which
does not permit a two-family dwelling. The site may be redeveloped with
single-family residential uses.

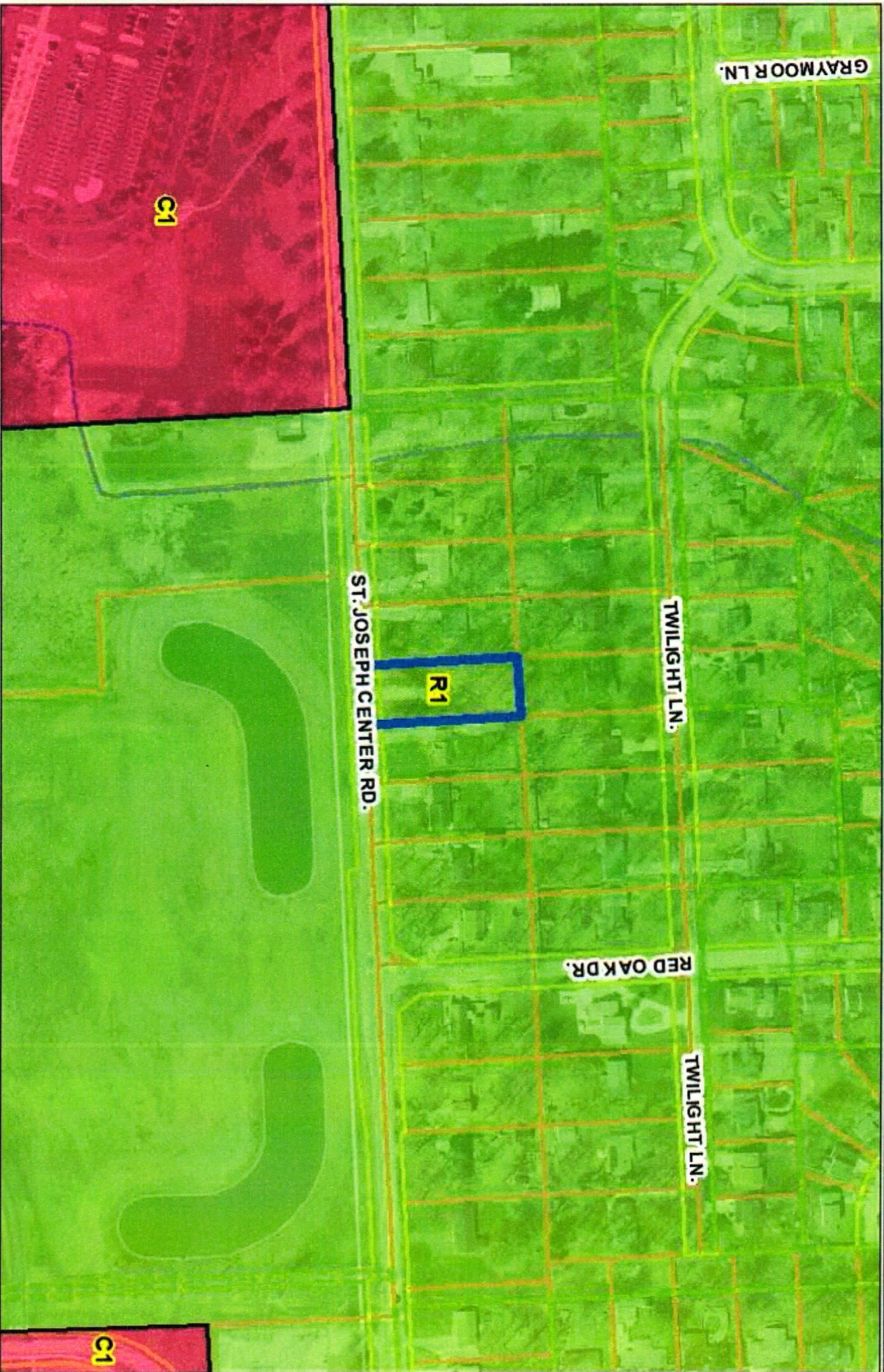


Neighborhood Street Inventory, Standard Year

Notes: property not in the jurisdiction of the city of Saint Joe, Adams County, Indiana is not shown and is administered by the jurisdiction of the other municipal government and is not shown on this map and is not subject to this map. Any errors or omissions on this map are the responsibility of the City of Saint Joe, Adams County, Indiana.

Map of Saint Joe, Indiana, Adams County, Indiana, 2023
Map of Saint Joe, Indiana, Adams County, Indiana, 2023
Map of Saint Joe, Indiana, Adams County, Indiana, 2023





Actual lot street addresses, standard four
digit prefix and six digit suffix of the lot
number. County shall not be held responsible
for accuracy of the information contained herein
and does not warrant or accept any liability thereon.
Any errors or omissions in this map
shall be the responsibility of the County of Adams
Planning Department, Planning and Zoning
Department, 1117 2nd St.
Adams, MO 64601

0 50 100 Feet
1 inch = 200 feet

223320

Department of Planning Services
Rezoning Petition Application

Applicant
Applicant: CCS INVESTMENTS, LLC
Address: 7621 IDLEBROOK DRIVE
City: FORT WAYNE State: INDIANA Zip: 46835
Telephone: (260)452-6005 Email: chriscommack92@gmail.com

Property Ownership
Property Owner: CCS Investments, LLC.
Address: 7621 IDLEBROOK DRIVE
City: FORT WAYNE State: INDIANA Zip: 46835
Telephone: (260)452-6005 Email: chriscommack92@gmail.com

Contact Person
Contact Person: CHRISTOPHER CAMMACK OWNER
Address: 7621 IDLEBROOK DRIVE
City: FORT WAYNE State: INDIANA Zip: 46835
Telephone: (260)452-6005 Email: chriscommack92@gmail.com

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

Request
 Allen County Planning Jurisdiction City of Fort Wayne Planning Jurisdiction
Address of the property: 5200 Block St. Joe Center Township and Section T31N, R13E SECT 16
Present Zoning: R-1 Proposed Zoning: R-2 ^{ROAD} Acreage to be rezoned: 0.49 ±
Purpose of rezoning (attach additional page if necessary): TO REZONE SINGLE RESIDENCE UNBUILT PARCEL TO A R-2 FOR CONSTRUCTION OF A 2 STORY SINGLE BLDG. DUPLEX UNIT W/SINGLE GARAGE FOR EACH UNIT.
Sewer provider: City of Ft. Wayne Water provider: City of Ft. Wayne
~~* EXISTING UTILITIES AVAILABLE~~

Applications will not be accepted unless the following filing requirements are submitted with this application

- Filing Checklist**
- Filing fee \$1000.00
 - Surveys showing area to be rezoned
 - Legal Description of parcel to be rezoned
 - Rezoning Criteria (see attached checklist)

I/We understand and agree, upon execution and submission of this application, that I/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 Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Fort Wayne and Allen County Plan Commissions; that these 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, and that

Christopher Commack (printed name of applicant) [Signature] (signature of applicant) 11-6-23 (date)
Ccs Investments (printed name of property owner) [Signature] (signature of property owner) 11-6-23 (date)



Received	Receipt No	Hearing Date	Petition No
11-7-23	1444406	12-11-23	REZ-2023-0057

Department of Planning Services • 200 East Henry Suite 150 • Fort Wayne, Indiana • 46802
Phone (260) 449-7607 • Fax (260) 449-7682 • www.allencounty.org • www.cityoffortwayne.org





DEPARTMENT OF PLANNING SERVICES
200 East Berry Street
Suite 150
Fort Wayne, Indiana

Attn Nathan Schall
Planner

Re: CCS Investments, LLC
5700 St. Joe Center Road
Fort Wayne, In. 46835

Proposed Lot Rezoning Request

The following response to the Rezoning Questionnaire Items are as follows:

① **The Comprehensive Plan:**

As noted in the Comprehensive Plan Report, many neighborhoods have worsened over the past decade. The areas to the South side of the 5200 block of St. Joe Center Road have developed into Commercial uses over the past 15 years. This Parcel has been undeveloped for at least the same amount of time, with several attempts to build and No action being completed. The R-1 to R-2 Zoning change would maintain the Residential intent and allow the development of this parcel and returning it to a use as originally intended and complete the fabric of the developing Neighborhood.

② **Current Conditions and Character:**

The present R-1 property Zoning has remained an overgrown and undeveloped parcel within the established Residential Development for over 15 years. The current value to the adjacent properties within the neighborhood has been low to the its current undeveloped condition as it exists today. The exist adjacent Single Family home values will be increased by the Approval of the proposed development of this Parcel to R-2.

The Rezoning for the Proposed Residential style Duplex Unit would consist of ONE wood framed Duplex (Two Family) building that is current located on the Fourth lot West of this Parcel request, and is located at 5211 St. Joe Center Rd. and is zoned as R-1 as per Planning Maps. This lot is about 1/4 mile from the requested rezoning and within the same developed neighborhood area as well.

The current Residences are of both one and two story type wood framed structures with misc. out buildings and improvements.

③ **The most desirable use:**

The most desirable use would be to continue use as a Residential use, but the current condition and past attempts for use as a single Family type of structure has failed due to existing Site conditions and adjacent lots. The parcel to be developed for a Duplex

with approval of the Rezoning will allow for the lot improvement and project costs to be shared by a New Single Residential structure with 2 units to be constructed. bugle head screws at 12" on center. To install the Second layer of 5/8" thk. F.C. rated Gypsum Board horizontally with the finished face to be towards the interior space using No. 6 bugle head screws x 1-7/8" long at 8" on center. To be fire taped

④ **The Conservation of Property values:**

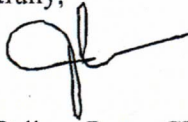
The current lot condition has not had a beneficial value to the adjacent properties to the North, East and West of this parcel. To clear the overgrown brush, trees and rework the low ground lying levels of this parcel and the construction of a New Residential Duplex structure would improve the values of the adjacent properties. rework the low ground lying levels of this parcel and the construction of a New

The proposed Duplex Building is typical to the Multiple Unit types that has been approved and is currently under construction for the St. Joe Cottages project that is west of this Rezoning request and located at 5971 thru 6097 St. Joe Center Road.

⑤ **Responsible development and Growth:**

Responsible Development and Growth would be maintained by the completion and construction of the single Duplex type 2 Story Residential Project versus the parcel remaining as an undesirable, overgrown lot within the current neighborhood.

Respectfully;



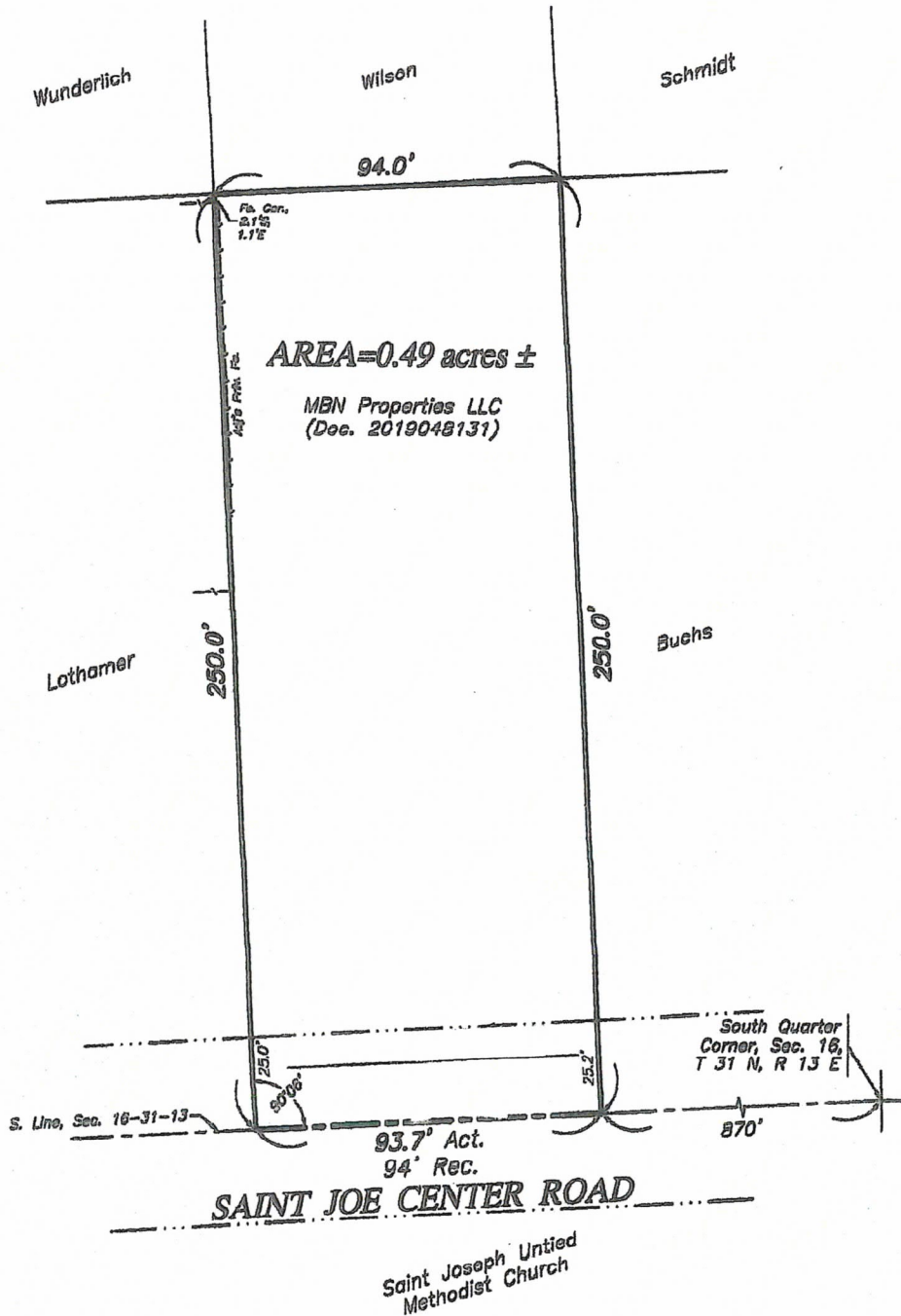
John J. Police, Pres., CPBD, NCBDC, Educ-Ret.

Concept One Designs, LLC.

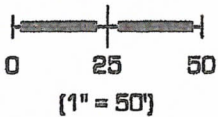
Zoning Setback Requirements	
115'	Front Yard
5'	Minimum Side Yard
25'	Rear Yard

PROJECT No: 223320

* Property is zoned R1



SCALE IN FEET:



Ref. Sauer Job No. 133-109

This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report. [865 IAC 1-12-12(f)]

Sauer Land Surveying, Inc. Tel: 260/469-3300 Fax: 260/469-3301
14033 Illinois Road, Suite C, Fort Wayne, IN 46814 Toll Free: 877/625-1037

Description: Part E 1/2, SW 1/4, Sec. 16, T 31 N, R 13 E

Address: tbd Saint Joe Center Road, Fort Wayne, IN 46835

Builder: MBN Properties LLC
7563 E. Lincolnway Road
Columbia City, IN 46725

Tel.: 260/908-3460
or 260/437-2294

Date: 16 OCT 19

Revised:

223320
(5277 St. Joe Cntr.)

2019056983
RECORDED: 11/05/2019 02:04:40 PM
ANITA MATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN

IN 191236

Parcel ID No. 02-08-16-384-013.000-072

St. Joe 12202172

WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT Lawrence A. Pepe, by his duly appointed Attorney-in-Fact, Maria T. Austin, pursuant to the Durable Power of Attorney dated October 9, 2014, and of record with the Office of the Recorder for Allen County as Document Number 2019056982, ("Grantor") CONVEY(S) AND WARRANT(S) TO MBN Properties, LLC, ("Grantee") in consideration of One Dollar and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Allen County, in the State of Indiana:

AN UNDIVIDED ONE HALF (1/2) INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN ALLEN COUNTY, INDIANA:

PART OF THE EAST ONE HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 13 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 16, SAID POINT BEING 870 FEET WEST OF THE SOUTH QUARTER CORNER OF SAID SECTION 16; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 94 FEET; THENCE NORTHERLY A DISTANCE OF 250 FEET TO A POINT WHICH IS 966 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE EASTERLY AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 94 FEET; THENCE SOUTHERLY, A DISTANCE OF 250 FEET TO THE POINT OF BEGINNING, CONTAINING 0.49 ACRES, MORE OR LESS.

COMMONLY KNOWN AS: 5231 ST JOE CENTER ROAD. (EAST OF), FORT WAYNE, IN 46835

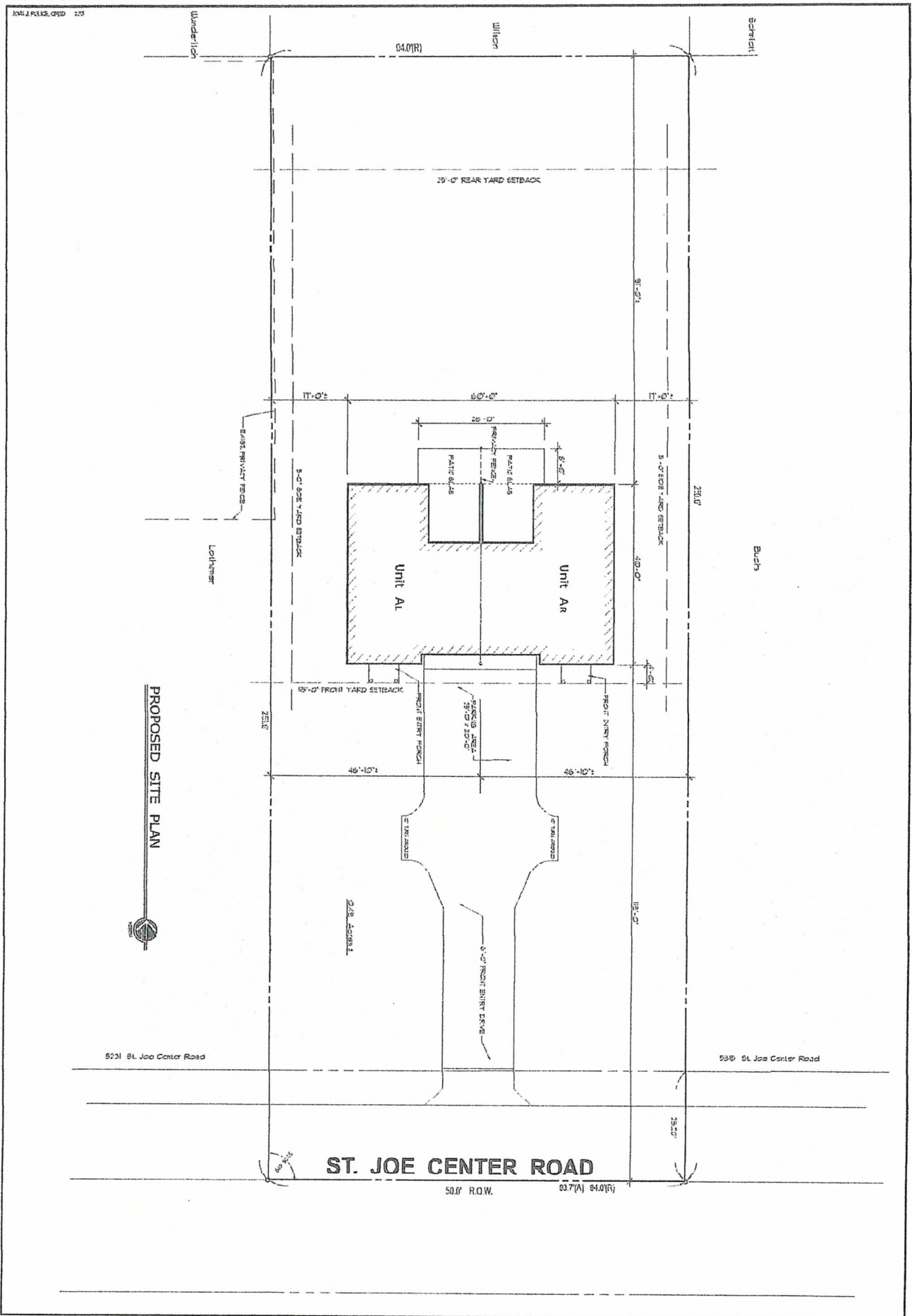
SUBJECT TO all easements, covenants, conditions, and restrictions of record.

SUBJECT TO all current real estate taxes and assessments and all subsequent taxes and assessments, whether due and owing now or in the future.

The undersigned person(s) executing this deed represent(s) and certify(certifies) on behalf of the Grantor, that (each of) the undersigned has been fully empowered by Power of Attorney, to execute and deliver this deed, and that the Grantor has full legal capacity to convey the real estate described, and that all necessary action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, the undersigned has executed this deed this 1 day of October, 2019.

AUDITOR'S OFFICE
Duly entered for taxation. Subject
to final acceptance for transfer.
Nov 05 2019
Nicholas D Jordan
AUDITOR OF ALLEN COUNTY



PROPOSED SITE PLAN



5231 St. Joe Center Road

5231 St. Joe Center Road

ST. JOE CENTER ROAD

50.0' R.O.W. 83.7(A) 84.0(R)

BE VARIANCE

PROPOSED SITE PLAN
 A NEW HOME UNIT FOR
COTTAGES OF St. JOE II
 5210 St. Joe Center Road
 Fort Wayne, Indiana 46835

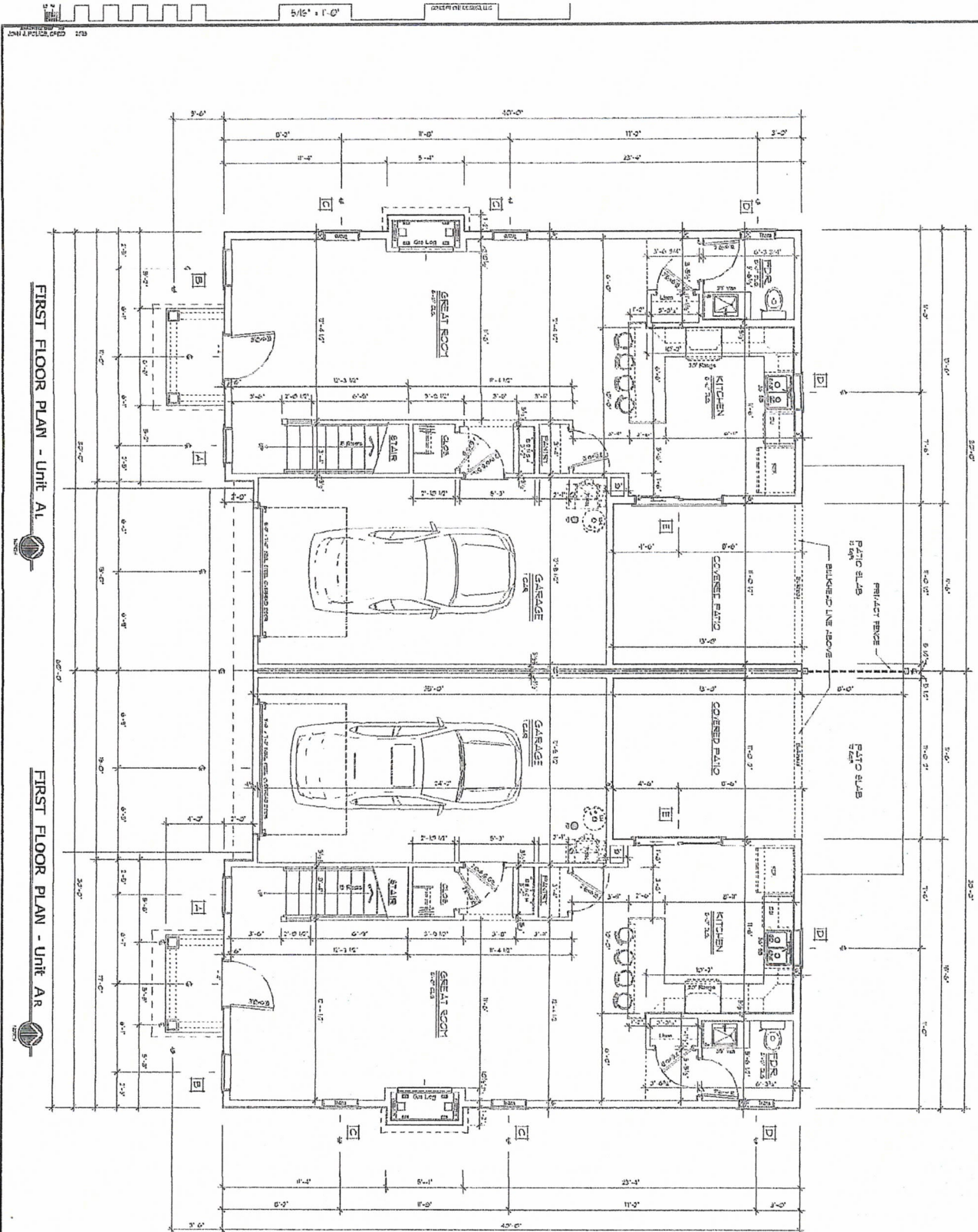
CCS
 INVESTMENTS, LLC
 7621 Hillbank Drive
 Fort Wayne, IN. 46835

CHRISTOPHER
CAMMACK
 P.O. BOX 85022
 Fort Wayne, IN. 46885

Concept One
 DESIGN, LLC
 Qualified Building Designer
 214 ROBERTS RD. FORT WAYNE, IN 46804
 TEL: 419-753-0000 FAX: 419-753-0001
 www.conceptone.com

CONCEPT ONE DESIGN, LLC

AL.1



FIRST FLOOR PLAN - Unit A1

FIRST FLOOR PLAN - Unit A2

SQUARE FOOTAGE TABLE:

GRAND TOTAL	5,050 SQ. FT.
RESIDENTIAL	3,100 SQ. FT.
COVERED PATIO AREA	144 SQ. FT.
PATIO AREA	12 SQ. FT.

FLOOR AREA TABLE:

FIRST FLOOR	5,050 SQ. FT.
SECOND FLOOR	1,925 SQ. FT.
THIRD FLOOR	1,725 SQ. FT.
COVERED PATIO AREA	144 SQ. FT.
PATIO AREA	12 SQ. FT.
OVERHEAD STORAGE	244 SQ. FT.

GENERAL NOTES:

- ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.
- ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL DIMENSIONS UNLESS OTHERWISE NOTED TO FACE.
- ALL FINISHES TO BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.
- ALL ELECTRICAL WORK TO BE ACCORDING TO THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL MECHANICAL WORK TO BE ACCORDING TO THE INTERNATIONAL MECHANICAL CODE (IMC) AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL PLUMBING WORK TO BE ACCORDING TO THE INTERNATIONAL PLUMBING CODE (IPC) AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL CONCRETE WORK TO BE ACCORDING TO THE ACI 308.1R-02 AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL FOUNDATION WORK TO BE ACCORDING TO THE ACI 318-02 AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL STRUCTURAL WORK TO BE ACCORDING TO THE ACI 318-02 AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL ROOFING WORK TO BE ACCORDING TO THE ACI 318-02 AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL EXTERIOR FINISHES TO BE ACCORDING TO THE ACI 318-02 AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL INTERIOR FINISHES TO BE ACCORDING TO THE ACI 318-02 AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL PAINTS TO BE ACCORDING TO THE ACI 318-02 AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL GLASS TO BE ACCORDING TO THE ACI 318-02 AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL METALS TO BE ACCORDING TO THE ACI 318-02 AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL WOOD TO BE ACCORDING TO THE ACI 318-02 AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL OTHER MATERIALS TO BE ACCORDING TO THE ACI 318-02 AND ALL APPLICABLE LOCAL ORDINANCES.

PLAN NOTES:

- ALL DIMENSIONS UNLESS OTHERWISE NOTED TO FACE.
- ALL FINISHES TO BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.
- ALL ELECTRICAL WORK TO BE ACCORDING TO THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL MECHANICAL WORK TO BE ACCORDING TO THE INTERNATIONAL MECHANICAL CODE (IMC) AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL PLUMBING WORK TO BE ACCORDING TO THE INTERNATIONAL PLUMBING CODE (IPC) AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL CONCRETE WORK TO BE ACCORDING TO THE ACI 308.1R-02 AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL FOUNDATION WORK TO BE ACCORDING TO THE ACI 318-02 AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL STRUCTURAL WORK TO BE ACCORDING TO THE ACI 318-02 AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL ROOFING WORK TO BE ACCORDING TO THE ACI 318-02 AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL EXTERIOR FINISHES TO BE ACCORDING TO THE ACI 318-02 AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL INTERIOR FINISHES TO BE ACCORDING TO THE ACI 318-02 AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL PAINTS TO BE ACCORDING TO THE ACI 318-02 AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL GLASS TO BE ACCORDING TO THE ACI 318-02 AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL METALS TO BE ACCORDING TO THE ACI 318-02 AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL WOOD TO BE ACCORDING TO THE ACI 318-02 AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL OTHER MATERIALS TO BE ACCORDING TO THE ACI 318-02 AND ALL APPLICABLE LOCAL ORDINANCES.

FIRST FLOOR PLAN
 NEWY BUCKNER LANE PHASE
COTTAGES OF St. JOE II
 5200 St. Joe Center Road
 Fort Wayne, Indiana 46835

CONTRACTOR:
CHRISTOPHER CAMMACK
 P.O. BOX 85022
 Fort Wayne, IN 46885

DESIGNER:
Concept One DESIGN, LLC
 8400 E. BUCKNER LANE
 FORT WAYNE, IN 46825
 TEL: 317.233.8888
 WWW.CONCEPTONEDESIGN.COM

FACT SHEET

Case #REZ-2023-0057	Bill # Z-23-11-29	Project Start: November 2023
APPLICANT:	CCS Investments, LLC	
REQUEST:	To rezone approximately 0.49 acres from R1/Single Family Residential to R2/Two Family Residential to allow for a two-family dwelling.	
LOCATION:	North side of the 5200 block of Saint Joe Center Road (Section 16 of Saint Joseph Township)	
LAND AREA:	0.49 acres	
PRESENT ZONING:	R1/Single Family Residential	
PROPOSED ZONING:	R2/Two Family Residential	
COUNCIL DISTRICT:	1 – Paul Ensley	
SPONSOR:	Fort Wayne Plan Commission	

<p>December 11, 2023 Public Hearing</p> <ul style="list-style-type: none">▪ One property owner stated concerns▪ Tom Freistroffer and Ryan Neumeister were absent. <p>December 18, 2023 Business Meeting</p> <p>Plan Commission Recommendation: DO PASS</p> <p>A motion was made by Judy Wire and seconded by Patrick Zaharako to return the ordinance with a Do Pass recommendation to Common Council for their final decision.</p> <p>6-0-1 MOTION PASSED</p> <ul style="list-style-type: none">▪ Paul Sauerteig and Rick Briley were absent.▪ Ryan Neumeister abstained from voting.
--

Fact Sheet Prepared by:
Karen Couture, Associate Land Use Planner
December 18, 2023

PROJECT SUMMARY

- The property is an unplatted metes and bounds parcel.
- The property has been vacant since 1938 according to GIS historical imagery.

The petitioner requests to rezone the 0.49 acre parcel from R1/Single Family Residential to R2/Two Family Residential to permit a duplex. The area completely surrounding the property is also zoned R1/ Single Family Residential with the majority of those properties having single family dwellings. There are a few spots of commercial zoning to the southwest and southeast which are established with several medical offices and a health club. The proposed duplex will be a two-story single building with two units and a single garage for each unit. The applicant submitted several detailed site plans, including first and second floor plans, along with a rendition of the proposed completed structure. Although the parcel has been historically vacant, the required utilities are accessible. This rezoning which permits a two-family dwelling, will follow the Comprehensive Plan regarding Urban Infill and mixed-use development.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

- The project site is located within the Urban Infill 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:
LUP1 – Support and promote a diversity of housing types within the applicable land use categories defined in this chapter.

Generalized Future Land Use Map

- The project site is located within the Traditional Neighborhood generalized land use category. The primary land use in this category is single-family detached, and single-family attached residential is a secondary land use. Adjacent properties are categorized as Traditional Neighborhood and Open Space.

Compatibility Matrix

- This proposed use would fall into the R2/Two Family Residential zoning district which is considered compatible with the Traditional Neighborhood uses adjacent to the north, east, and west. It is also compatible with the Open Space uses adjacent to the south.

Other applicable plans: No additional applicable plans.

PUBLIC HEARING SUMMARY:

Presenter: John Police, representing the property owner, presented the request as outlined above. Chris Cammack, developer, followed up with clarification/answers to questions from Commission.

Public Comments:

Chris Buchs (5315 Saint Joe Center Rd): Concerns with drainage.

Closing Comments:

Chris Cammack stated they understand the drainage concerns and will do their best to address this.

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

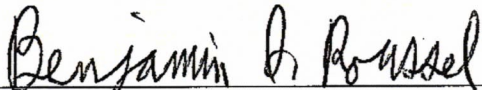
Rezoning Petition REZ-2023-0057

APPLICANT: CCS Investments
REQUEST: To rezone property from R1/Single Family Residential to R2/Two Family Residential for a proposed duplex.
LOCATION: 5277 Saint Joe Center Road, 400 feet west of its intersection with Red Oak Drive (Section 16 of Saint Joseph Township)
LAND AREA: 0.49 acre
PRESENT ZONING: R1/Single Family Residential
PROPOSED ZONING: R2/Two Family Residential

The Plan Commission recommends that Rezoning Petition REZ-2023-0057 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. The district complies with the “Traditional Neighborhood” generalized land use category, bringing single-family attached residential uses to the northeast quadrant of Fort Wayne.
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 majority of the development along this area of Saint Joe Center Road is residential with a mixture of single-family detached and attached homes.
3. Approval is consistent with the preservation of property values in the area. The R2 zoning district should allow for easier reinvestment for the applicant, as the development standards will align with the existing R1 zoning and residential uses in the area. This could preserve, if not improve, property values.
4. Approval is consistent with responsible development and growth principles based on existing uses in the area. The project site promotes development within an Urban Infill Area, as the lot has been historically vacant. The construction of a duplex will also support the overall land use policy of a diversity in housing types.

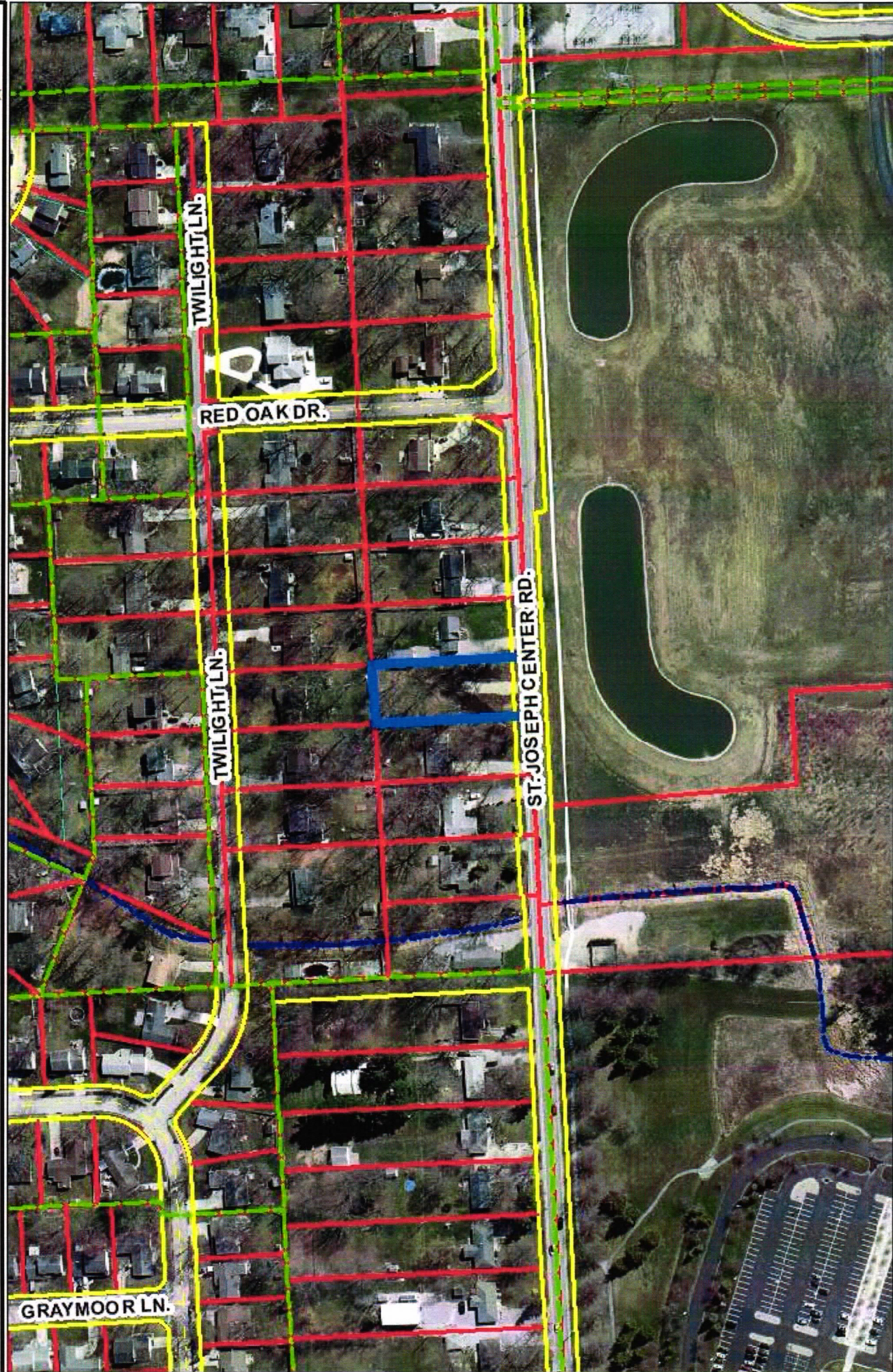
These findings approved by the Fort Wayne Plan Commission on December 18, 2023.



Benjamin J. Roussel
Executive Director
Secretary to the Commission



REZ-2023-0057 - 5277 Saint Joe Center Road



Although this accuracy is high, it has been prepared by the computer of the City of Saint Joe, Indiana. The City of Saint Joe, Indiana, is not responsible for the accuracy of the information contained herein and does not warrant the accuracy of the information contained herein.

© 2008 Board of Commissioners of the County of Allen, North American Branch 1985
 State Plane Coordinate System, Indiana East
 North and Center, Spring 2009
 Date: 11/17/2025

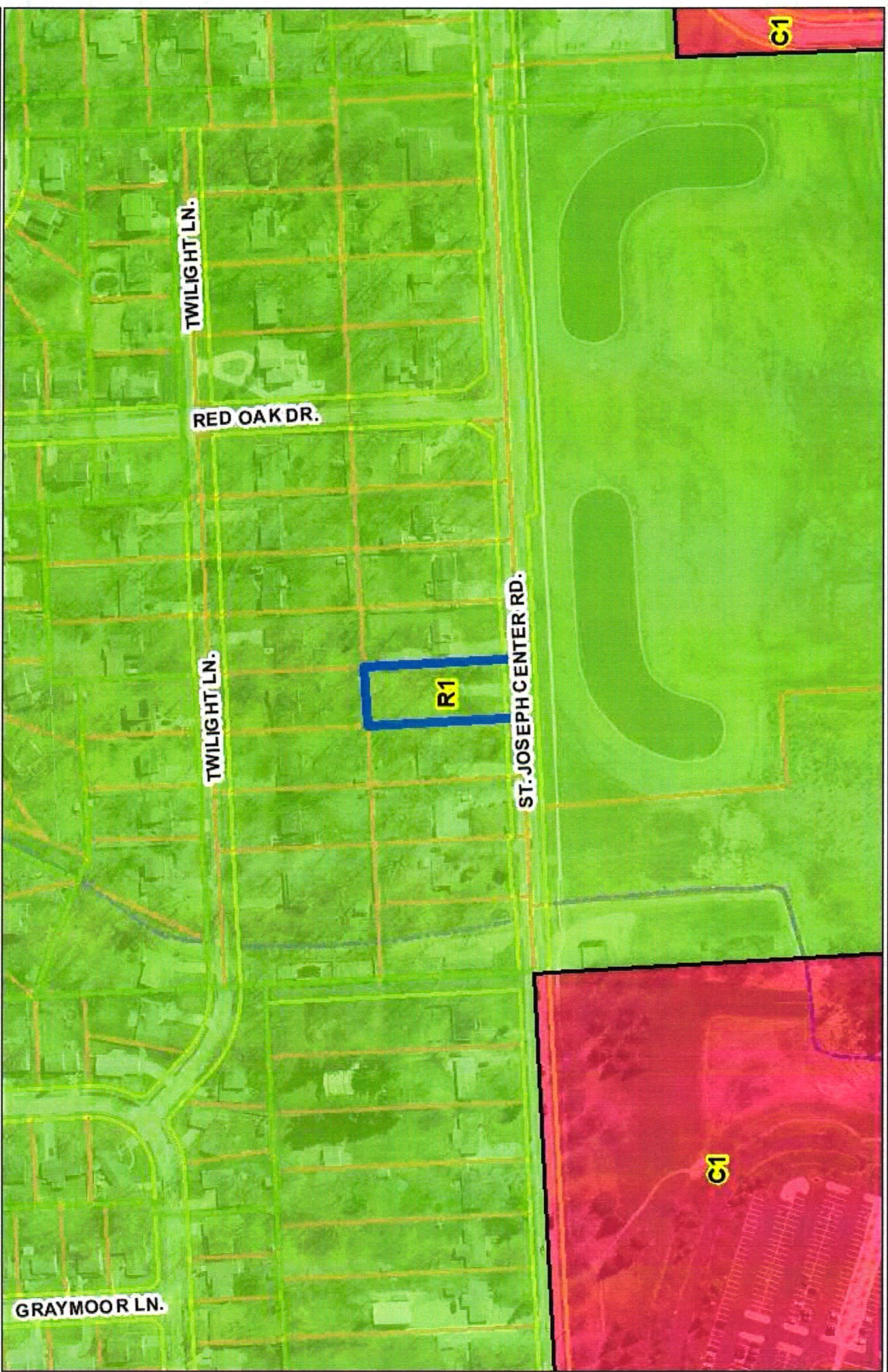


1 inch = 200 feet

A north arrow pointing towards the top right of the page.

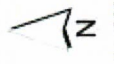


REZ-2023-0057 - 5277 Saint Joe Center Road



Although this accuracy standard has been employed in the preparation of this map, the City of Allen does not warrant or guarantee the accuracy of the information presented herein and does not accept any liability for errors or omissions in this map.

© 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Texas and Contours: Spring 2009
 Date: 11/17/2023



1 inch = 200 feet



1:2500 (1) 10'-0"=1'-0"

PROJECT NUMBER	5200 St. Joe Center Road
OWNER	5200 St. Joe Center Road
DATE	Fort Wayne, Indiana 46835
SCALE	
SHEET NUMBER	
TOTAL SHEETS	
DATE	
SCALE	
SHEET NUMBER	
TOTAL SHEETS	

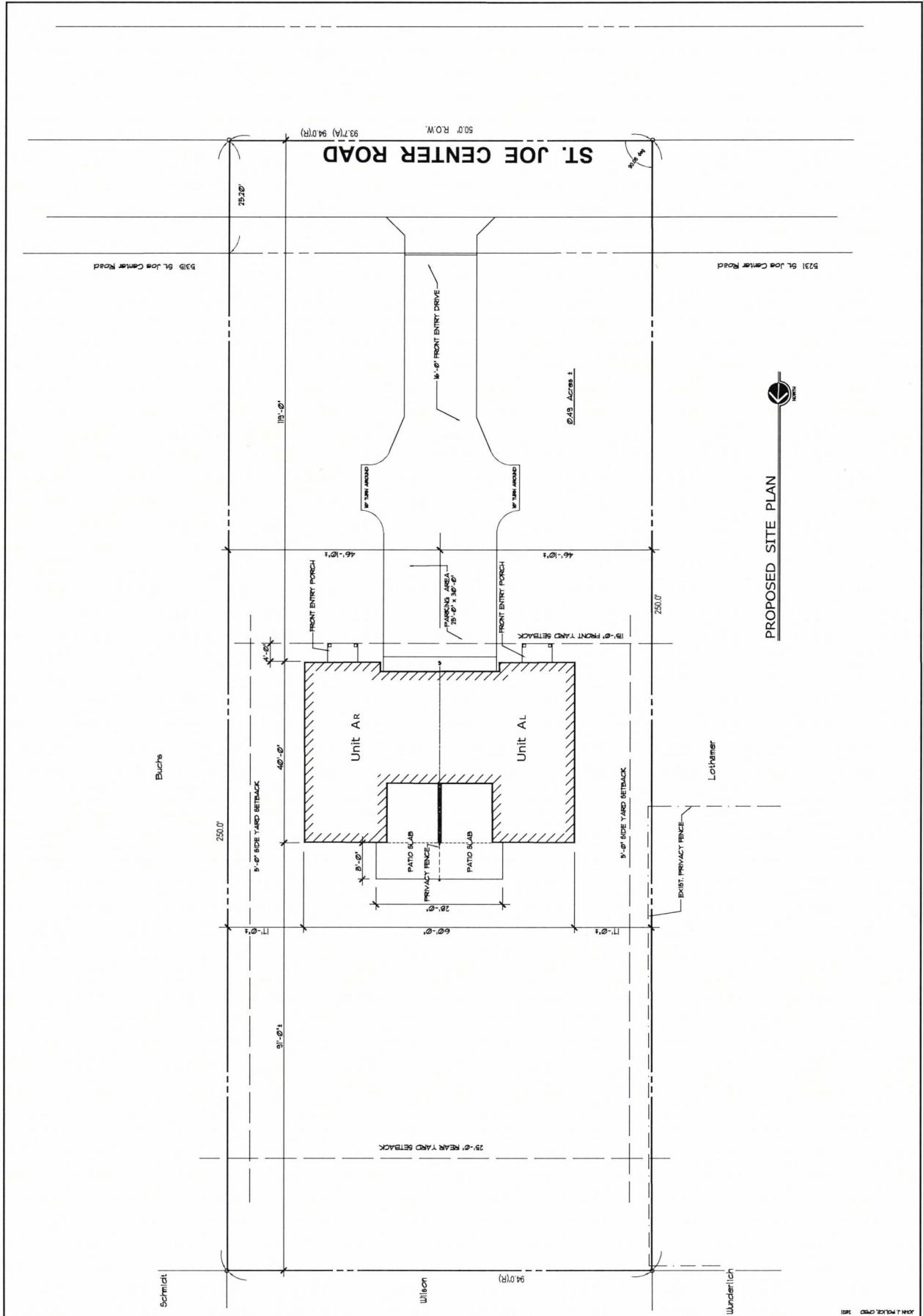
PROPOSED SITE PLAN
 A NEW DUPLEX UNIT FORM
COTTAGES OF ST. JOE II
 5200 St. Joe Center Road
 Fort Wayne, Indiana 46835

CCS
 INVESTMENTS, LLC
 7621 Idlebrook Drive
 Fort Wayne, IN, 46835

CHRISTOPHER
 CAMMACK
 CONTRACTORS
 P.O. BOX 85022
 Fort Wayne, IN, 46885

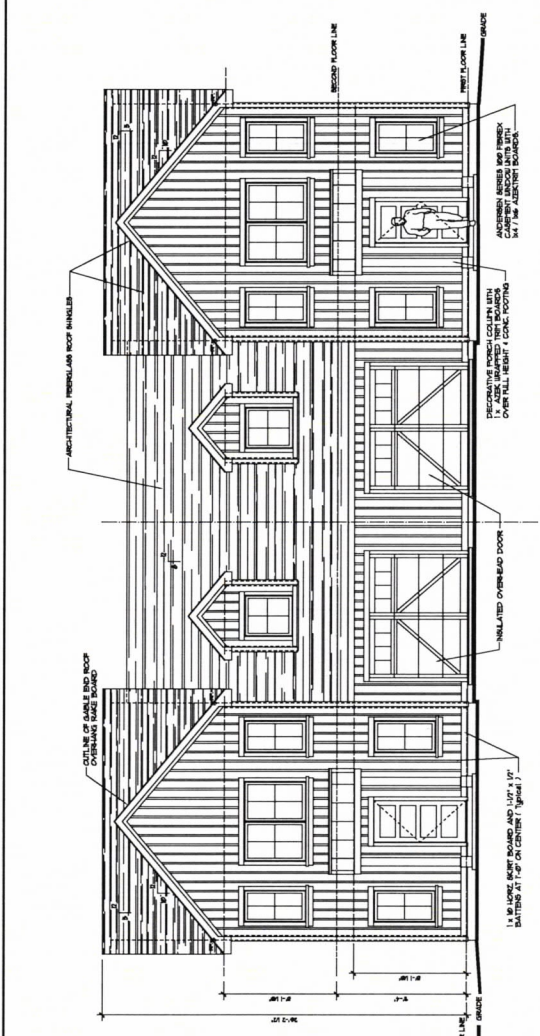
Concept One
 DESIGN, LLC
 214 N. COLLETT
 FORT WAYNE, IN 46802
 PHONE: (219) 741-9500
 WWW.CONCEPTONEDESIGN.COM

REVISIONS:

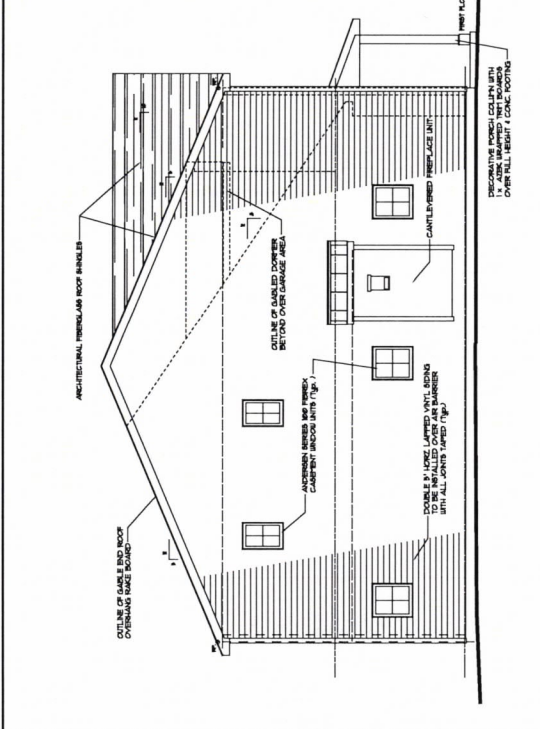


PROPOSED SITE PLAN

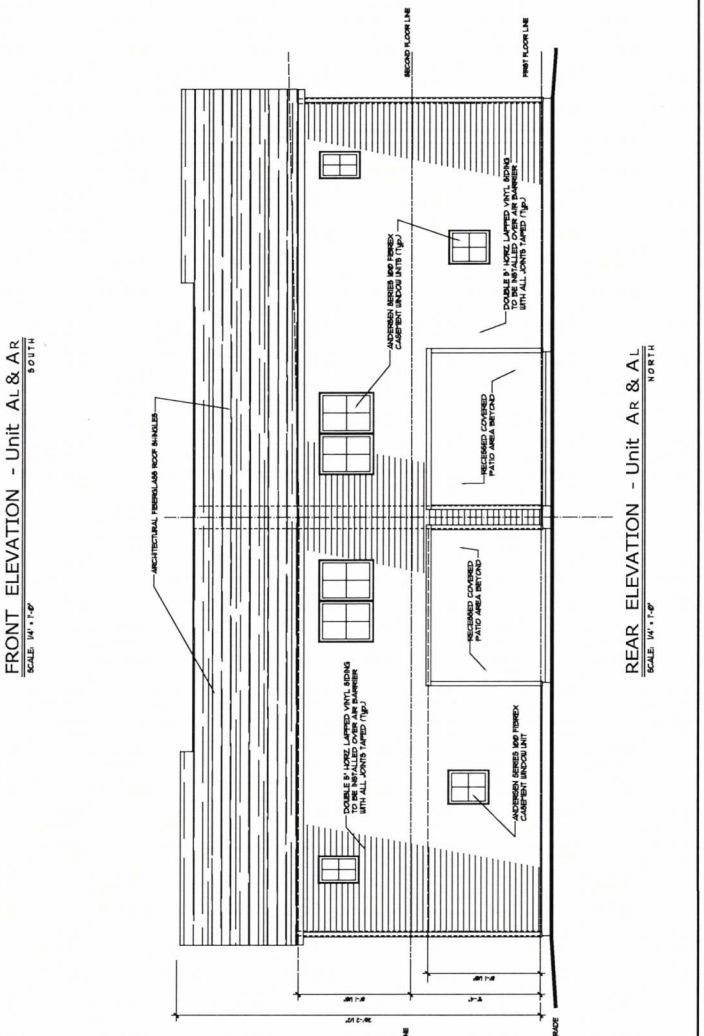
<p>CONCEPT ONE DESIGNER</p>	<p>CONTRACTOR</p> <p>CHRISTOPHER CAMMACK P.O. BOX 85022 FORT WAYNE, IN 46835</p>	<p>INVESTMENTS, LLC</p> <p>CCS 7621 Idlebrook Drive Fort Wayne, IN, 46835</p>	<p>EXTERIOR ELEVATIONS</p> <p>COTTAGES OF ST. JOE II A NEW DESIGN UNIT FROM 5200 St. Joe Center Road Fort Wayne, Indiana 46835</p>	<p>PROJECT NUMBER: 23333P</p> <p>NO. 23333P</p> <p>DATE: 03/20/2018</p>	<p>DATE: 03/20/2018</p> <p>DATE: 03/20/2018</p>
				<p>DATE: 03/20/2018</p> <p>DATE: 03/20/2018</p>	<p>DATE: 03/20/2018</p> <p>DATE: 03/20/2018</p>



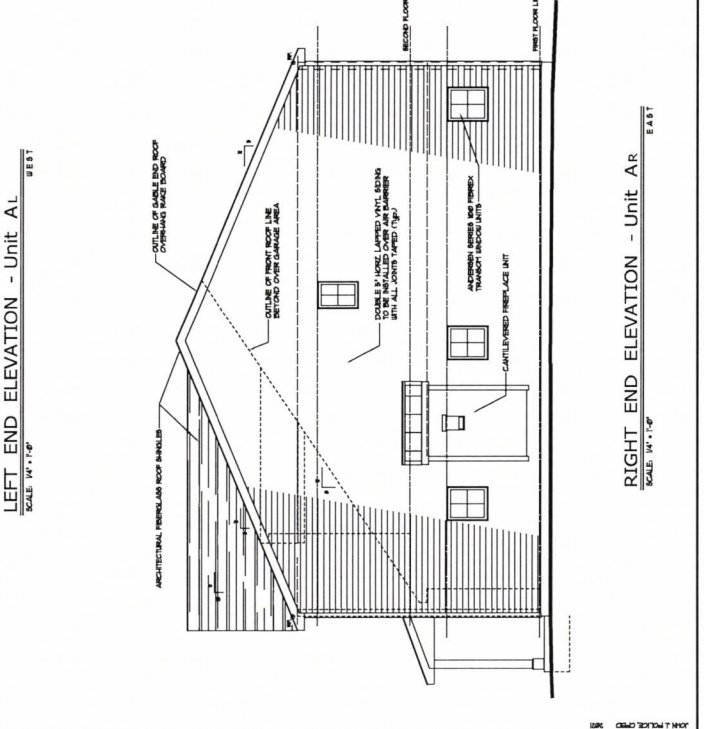
FRONT ELEVATION - Unit A1 & AR
SCALE: 1/4" = 1'-0"



LEFT END ELEVATION - Unit A1
SCALE: 1/4" = 1'-0"



REAR ELEVATION - Unit AR & AL
SCALE: 1/4" = 1'-0"

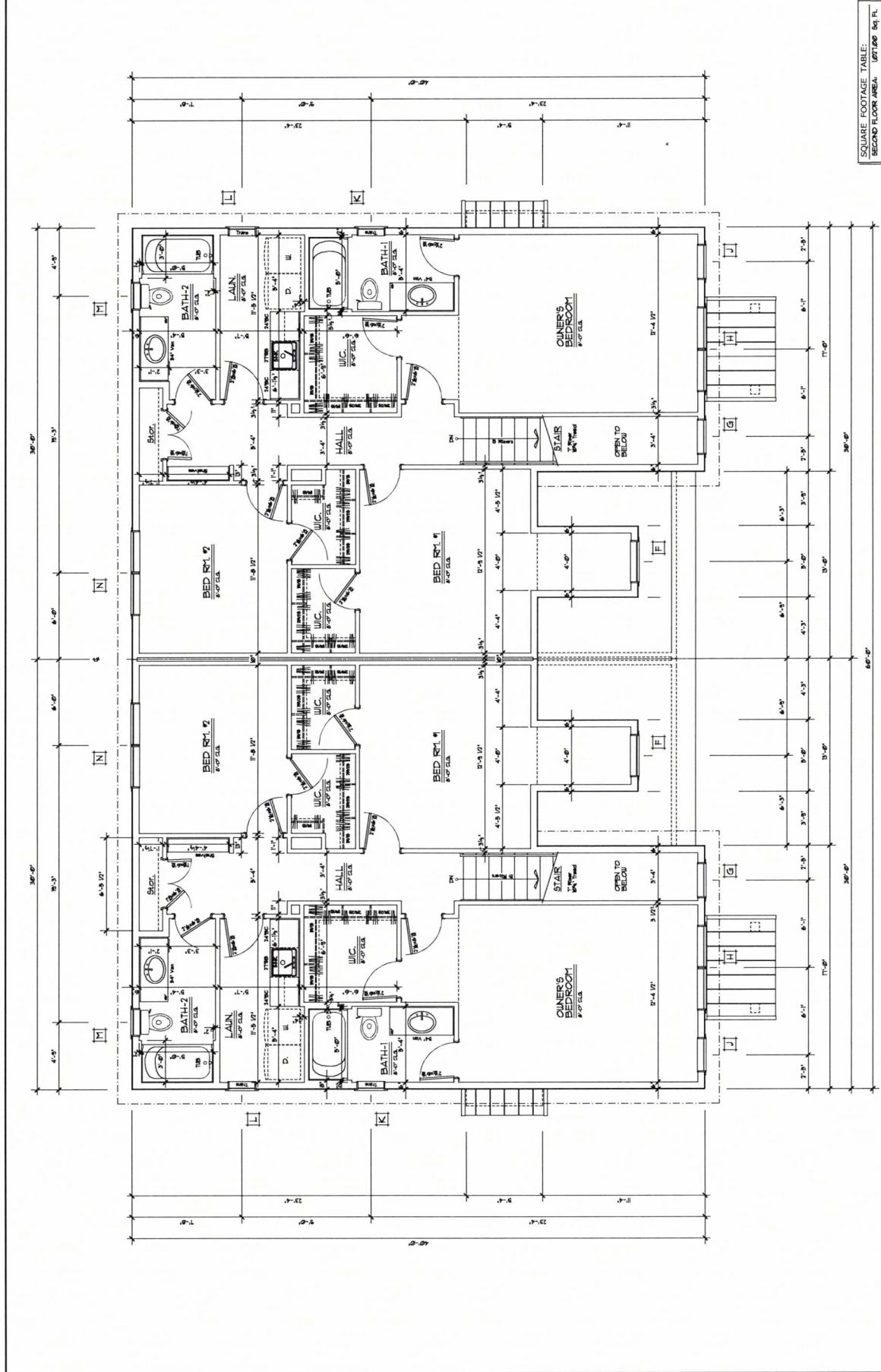


RIGHT END ELEVATION - Unit AR
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE TABLE:
 SECOND FLOOR AREA: 107,100 Sq. Ft.

PLAN NOTES:

- ALL EXTERIOR WALLS ARE 3/4" x 8" BRICK AT 7'-4"
- ALL EXTERIOR WALLS ARE 3/4" x 8" BRICK AT 7'-4"
- ALL INTERIOR WALLS ARE 3/4" x 4" BRICK AT 7'-4"
- ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
- ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE



SECOND FLOOR PLAN - Unit A R

SECOND FLOOR PLAN - Unit A L



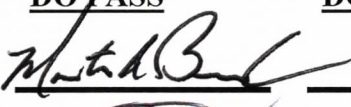


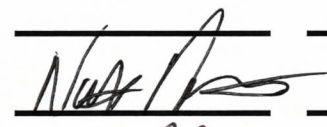

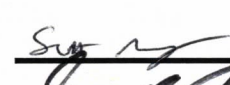


**REPORT OF COMMITTEE ON REGULATIONS
January 9, 2024**

Michelle Chambers Chair
Scott Myers Co-Chair
All Council Members

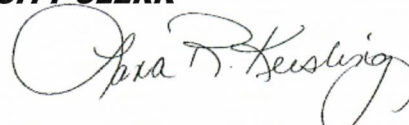
An Ordinance amending the City of Fort Wayne Zoning Map No. T-38 (Sec. 16 of Saint Joseph Township)

To rezone approximately 0.49 acres from R1/Single Family Residential to R2/Two Family Residential at the north side of the 5200 block of Saint Joe Center Road (Section 16 of Saint Joseph Township) to allow for a two-family dwelling

COMMITTEE ON REGULATIONS HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

<u>COUNCIL MEMBER</u>	<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>
<u>BENDER</u>			
<u>CHAMBERS</u>			
<u>ENSLEY</u>			
<u>FREISTROFFER</u>			
<u>HARTMAN</u>			
<u>JEHL</u>			
<u>MYERS</u>			
<u>PADDOCK</u>			
<u>TUCKER</u>			

**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: N/A

Read the first time in full and on motion by Councilperson Tucker.

Read the second time by title and referred to the Regulations Committee.

Read the third time in full and on motion by Councilperson Chambers, placed on passage by the following vote:

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
BENDER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CHAMBERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENSLEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HARTMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MYERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUCKER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


DATED: January 9, 2024




 LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as
 Zoning Ordinance No. Z-23-11-29 on the 9th day of January, 2024

ATTEST:




 LANA R. KEESLING
 CITY CLERK



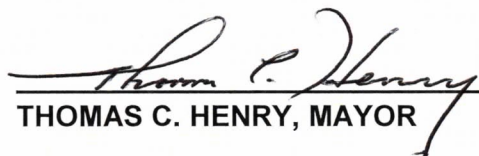
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th
 of January 2024, at the hour of 2:05 o'clock P.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 11TH day of JANUARY 2024, at the
 hour of 2:00 o'clock PM E.S.T.



 THOMAS C. HENRY, MAYOR