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#REZ-2023-0068

BILL NO. Z-24-01-16

ZONING MAP ORDINANCE NO. Z- 7-24

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. I-02 (Sec. 09 of Wayne 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 C1
(Professional Office and Personal Services) District under the terms of Chapter 157 Title XV
of the Code of the City of Fort Wayne, Indiana:

The parent tract is described as follows:

Lots Numbered 426 through 433 and the South 50 feet of Lots Numbered 448 through 455
in Third Commercial Addition to the City of Fort Wayne, as recorded in Plat Record 4, Page
48, together with the vacated alley lying North of Lots Numbered 426 through 433 and
South Lots Numbered 448 through 455 as vacated by General Ordinance No. G-11-79.

Parcel ID: 02-12-09-277-002.000-074

This being a portion of the property conveyed to PEK Holdings, LLC, an Indiana limited
liability company from ND30 Holdings, LLC, an Indiana limited liability company in a deed
dated January 13, 2021 and recorded January 15, 2021 as Instrument No. 2021003597

and the symbols of the City of Fort Wayne Zoning Map No. I-02 (Sec. 09 of Wayne
Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
Wayne, Indiana is hereby changed accordingly.

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


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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

by ES

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2023-0068
Bill Number: Z-24-01-16
Council District: 5-Geoff Paddock

Introduction Date: January 23, 2024
Plan Commission
Public Hearing Date: February 12, 2024 (not heard by Council)
Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance: To rezone approximately 1.48 acres from R3/Multiple Family Residential to C1/Professional Office and Personal Services
Location: 2720 Culbertson Street, northwest corner of its intersection with Bright Street (Section 9 of Wayne Township)
Reason for Request: To allow existing and future professional office and personal service uses.
Applicant: PEK Holdings, LLC
Property Owner: PEK Holdings, LLC

Related Petitions: None

Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal Services zoning district, which will allow existing and future professional office and personal service uses.

Effect of Non-Passage: The property will remain zoned R3/Multiple Family Residential, which does not permit professional office and personal services. The site may be redeveloped with multiple family housing and similar uses.

**Department of Planning Services
Rezoning Petition Application**

Applicant

Applicant PEK Holdings, LLC - Paul Keebler
 Address 2410 W. Jefferson Blvd
 City Fort Wayne State IN Zip 46802
 Telephone 260-609-7392 E-mail Paul.Keebler@comcast.net

Property Ownership

Property Owner PEK Holdings, LLC - Paul Keebler
 Address 2410 W. Jefferson Blvd
 City Fort Wayne State IN Zip 46802
 Telephone 260-609-7392 E-mail _____

Contact Person

Contact Person Christopher Coughlin
 Address 1037 Turnpike Rd
 City Norwich State VT Zip 05055
 Telephone 602-220-6470 E-mail christopher.coughlin15@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 2720 Culbertson St. Ft Wayne Township and Section WAYNE SEC09
 Present Zoning R3 Proposed Zoning C-1 Acreage to be rezoned 1.48
 Purpose of rezoning (attach additional page if necessary) See attachment
 Sewer provider City of Fort Wayne Water provider City of Fort Wayne

Filing Checklist

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

- 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 am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Fort Wayne and Allen County Plan Commissions as those provisions, procedures and policies related to the handling and disposition of this application; that the above information is true and accurate to the best of my/our knowledge; and that

Paul Keebler
 (printed name of applicant)

Paul Keebler
 (signature of applicant)

12-22-23
 (date)

Paul Keebler
 (printed name of property owner)

Paul Keebler
 (signature of property owner)

12-22-23
 (date)



Received	Receipt No.	Hearing Date	Petition No.
----------	-------------	--------------	--------------

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



December 21, 2023

Department of Planning Services
Attn: Nathan Schall
200 E Berry Street – Suite 150
Fort Wayne, IN 466802

RE: Rezoning application 2720 Culbertson Street, Fort Wayne

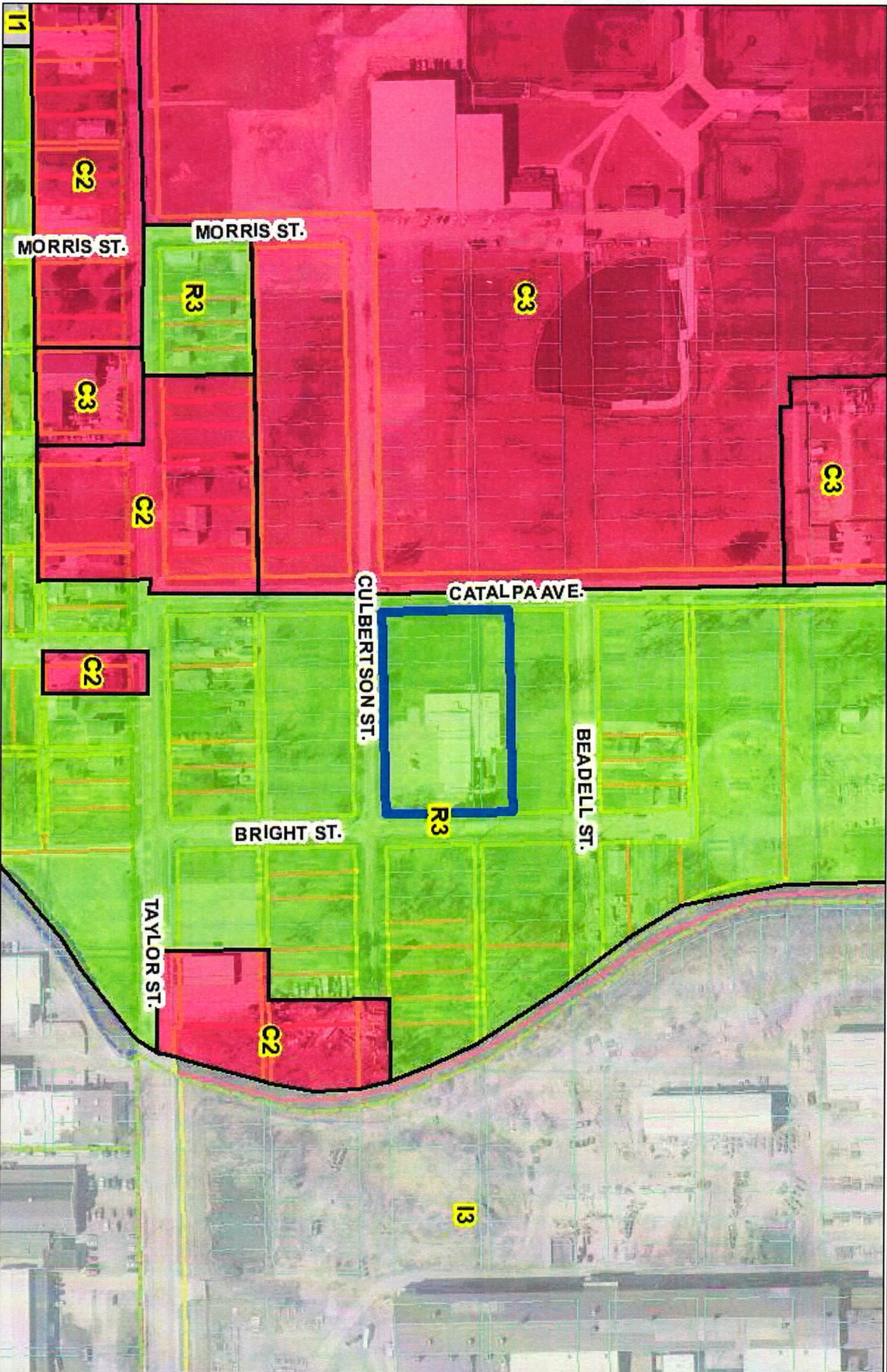
Mr. Schall,

Please accept the attached information in support of the application to change the zoning district classification from R3 Residential to C1 Commercial for the property located at 2720 Culbertson Street. The current use of this property is a commercial office building. The former names of some of the businesses at this address are “Washington House” and “Hobson House”, places for faith based mentoring. There are no residential dwellings on this property. Because this property is currently being used consistent with standards for a C1 Commercial district, changing the classification will have no adverse effect on the conservation of property values throughout the neighborhood or to the jurisdiction in general. The proposed change will not add any burden to public utilities.

I am happy to add any further supporting narrative as may be requested. Information can be provided in writing or during presentation at the forthcoming hearing. Please confirm the application submitted to date is sufficient to have the application considered on February 12, 2024, and February 19, 2024.

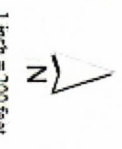
Thank you,

Christopher A. Coughlin
On behalf of owner PEK Holdings, LLC
1037 Turnpike Rd.
Norwich, VT 05055
612-220-6470
Christophercoughlin15@gmail.com



Although street addresses, standards have been employed in the compilation of this map, Alcon County does not warrant or guarantee the accuracy of the information presented herein and disclaims any and all liability resulting from any error or omission in this map.

C-2000 is not a zoning district of the County of Alcon. See Alcon County Ordinance 5-2000, which was adopted on 05/15/2000. Revised and Corrected: Spring 2009. Date: 11/02/2023



PREPARED FOR:
WESTCHESTER SERVICES LLC
 644 FOX GLEN
 13321 BIG HORN PL
 TILLAMOUNT, IN 46825
 TEL: 317.277.0080
 FAX: 317.277.0080
 info@westchester-services.com

PREPARED FOR:
TILLMAN INFRASTRUCTURE

SURVEYED BY:
XCEL Consultants
 10000 N. STATE ST.
 SUITE 200
 INDIANAPOLIS, IN 46240
 TEL: 317.277.0080
 FAX: 317.277.0080
 info@xcelconsultants.com

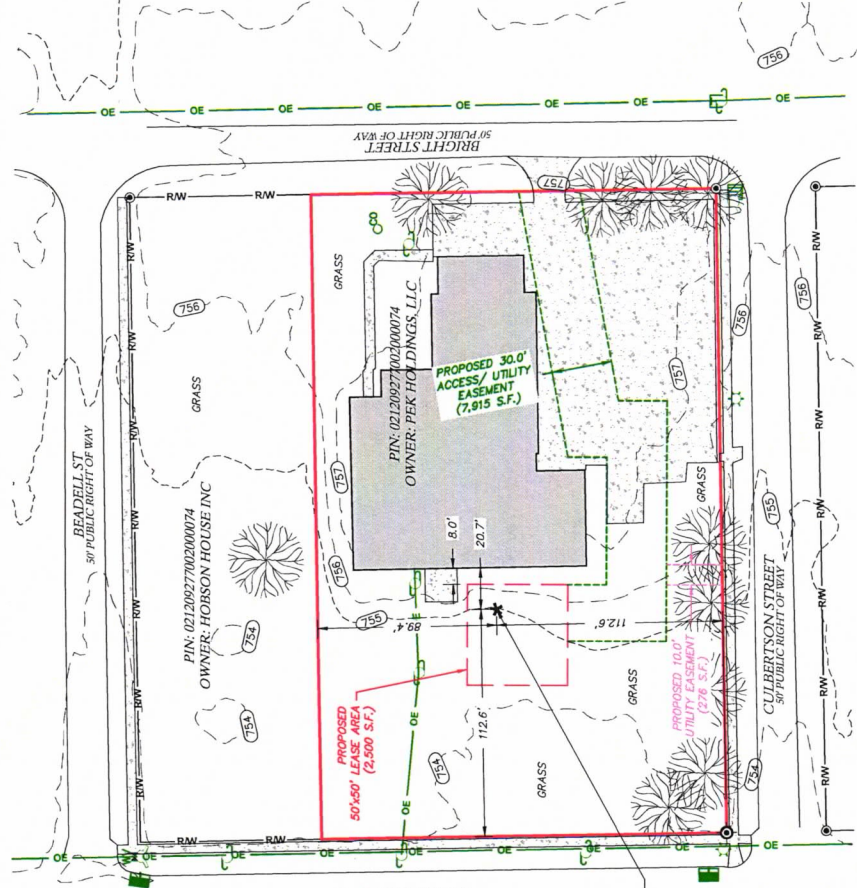
XCEL PROJECT NUMBER: 234549

REV.	DATE	DESCRIPTION

SITE INFORMATION:
 GN2ROCKHILLPARK_RELHR
 2700 CULBERTSON STREET
 FORT WAYNE, IN 46802
 ALLEN COUNTY
 TAX PARCEL NUMBER:
 021209277002000074
 PROPERTY OWNER:
 PEK HOLDINGS LLC
 1321 BIG HORN PL
 FORT WAYNE, IN 46825

SHEET NUMBER:
 TI-OPP-21164
 DRAWN BY:
 KIM
 CHECKED BY:
 BCH
 SURVEY DATE:
 2/17/2023
 PLAT DATE:
 XX

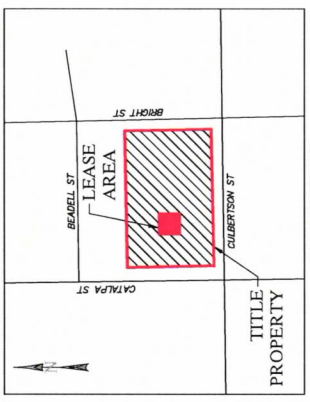
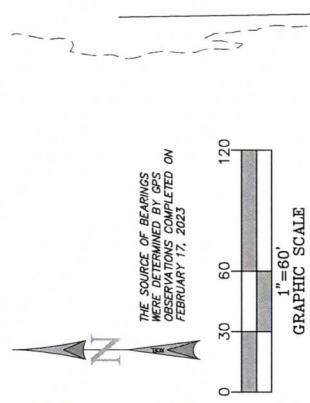
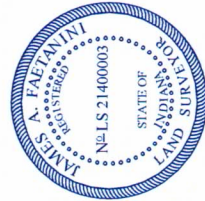
SHEET TITLE:
SITE SURVEY
 THIS DOES NOT REPRESENT A
 BOUNDARY SURVEY OF THE
 PARENT PARCEL
 SHEET NUMBER:
 B-1



SITE SURVEY

I, JAMES A. FAETANNI, AN INDIANA PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION OF AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE FIELD SURVEY AND THE COMPILATION OF INFORMATION SHOWN HEREIN WERE CONDUCTED IN ACCORDANCE WITH THE INDIANA MINIMUM STANDARDS OF PRACTICE.

James A. Faetanni MAY 24, 2023
 JAMES A. FAETANNI
 LICENSE NUMBER: LS21400003
 LICENSE EXPIRES: JULY 31, 2024
 SHEETS COVERED BY THIS SEAL: B-1, B-1.1, AND B-1.2



*** FAA COORDINATE POINT**
 M40 83
 LATITUDE: 41°04'08.1600" (+1.06863333)
 LONGITUDE: -85°10'33.1884" (-85.17586566)
 ELEVATION: 753.7
 LOCATION: FOUND IRON PIPE
 ELEVATIONS: 755.0 ± AMSL

TEMPORARY BENCHMARK
 LATITUDE: 41°04'07.0312" (+1.06861979)
 LONGITUDE: -85°10'34.6401" (-85.17628891)
 ELEVATION: 753.7
 LOCATION: FOUND IRON PIPE

GLOBAL POSITIONING SYSTEMS NOTE

- RANDOM TRAVERSE CONTROL MONUMENTS WERE SET USING GPS METHODS. A PORTION OF THE TOPOGRAPHY LOCATED USING GPS METHODS.
- THE TYPE OF GPS UTILIZES AS NETWORK ADJUSTED (NAD 83) USING GPS NETWORK, NAD 83 INDIANA STATE PLANE (EAST).
- TOPCON HIPER SP RECEIVERS WERE USED TO PERFORM THE SURVEY.

- LEGEND**
- PROPERTY LINE
 - LEASE LINE
 - ACCESS EASEMENT
 - UTILITY EASEMENT
 - RIGHT OF WAY LINE
 - BUILDING
 - CONTOURS
 - OVERHEAD ELECTRIC LINE
 - BENCHMARK
 - FOUND MONUMENT (AS NOTED)
 - FIRE HYDRANT
 - WATER VALVE
 - CLEAN OUT
 - DRAINAGE INLETS
 - UTILITY POLE
 - TELEPHONE REESTAL
 - AREA LIGHT
 - TREE
 - IRON ROD
 - IRON PIPE
 - POINT OF BEGINNING
 - POINT OF COMMENCEMENT
 - MEASURED & RECORD
 - S.F.

GENERAL NOTES

NO SEARCH OF PUBLIC RECORDS HAS BEEN COMPLETED BY XCEL CONSULTANTS TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE PARENT PARCEL.

THIS SURVEY IS FOR THE PROPOSED LEASE AREA AND THE PROPOSED EASEMENTS ONLY. ANY PARTIAL BOUNDARY SURVEY OF THE PARENT PARCEL HAS BEEN PERFORMED.

THIS PLAT IS NOT INTENDED FOR LAND TRANSFER.

THIS PROPERTY IS SUBJECT TO ANY RECORDED EASEMENTS AND/OR RIGHTS OF WAY SHOWN HEREON OR NOT.

XCEL CONSULTANTS HAS RECEIVED AND REVIEWED THE TITLE REPORT PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER TI-45468-C, DATED JANUARY 9, 2023, PREPARED FOR THE PARENT PROPERTY.

REPORT OF TITLE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY XCEL CONSULTANTS, INC. AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, TITLE EVIDENCE, UNRECORDED EASEMENTS, AUGMENTING EASEMENTS, IMPLIED OR PREScriptive EASEMENTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. INFORMATION IS PROVIDED FOR YOUR INFORMATION ONLY. THIS SURVEY WAS COMPLETED ON FEBRUARY 17, 2023. PREPARED FOR THE PARENT PARCEL, TITLE INSURANCE COMPANY, COMMITMENT NUMBER 71L-143468-C, DATED JANUARY 9, 2023.

SURVEY MATTERS OR EASEMENTS LISTED IN SCHEDULE 'B':

- ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "3RD COMMERCIAL ADDITION" DATED JANUARY 29, 1906 AND RECORDED FEBRUARY 29, 1906 IN ALLEN COUNTY, INDIANA.
- ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "3RD COMMERCIAL ADDITION" DATED JANUARY 29, 1906 IN ALLEN COUNTY, INDIANA.
- ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "3RD COMMERCIAL ADDITION" DATED JANUARY 29, 1906 IN ALLEN COUNTY, INDIANA.

PARENT PARCEL, LEGAL DESCRIPTION (NOT FIELD SURVEYED) PER TITLE

THE FOLLOWING DESCRIBED REAL ESTATE IN ALLEN COUNTY, IN THE STATE OF INDIANA:
 LOTS NUMBERED 426 THROUGH 433 AND THE SOUTH 50 FEET OF LOTS NUMBERED 448 THROUGH 455 IN THIRD COMMERCIAL ADDITION TO THE CITY OF FORT WAYNE, AS RECORDED IN PLAT RECORD 4, COUNTY OF ALLEN, INDIANA, BEARING CERTAIN EASEMENTS, LOTS NUMBERED 426 THROUGH 433 AND SOUTH OF LOTS NUMBERED 448 THROUGH 455 AS VACATED BY GENERAL ORDINANCE NO. G-11-79.

PARCEL ID: 02-12-09-277-002.000-074

THIS BEING A PORTION OF THE PROPERTY CONVEYED TO PEK HOLDINGS, LLC, AN INDIANA LIMITED LIABILITY COMPANY IN A DEED DATED JANUARY 13, 2021, AND RECORDED JANUARY 15, 2021 AS INSTRUMENT NO. 2021003597.

PROPOSED LEASE AREA:

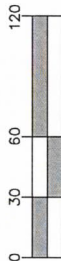
PART OF LOTS 427 THROUGH 429 IN THIRD COMMERCIAL ADDITION TO THE CITY OF FORT WAYNE, AS RECORDED IN PLAT RECORD 4, PAGE 48, ALLEN COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 433 IN THIRD COMMERCIAL ADDITION, THENCE NORTH 03°46' W, ALONG EAST LINE OF SAID LOT 433 AND BEING THE WESTERLY RIGHT OF WAY LINE OF BRIGHT STREET, A DISTANCE OF 67.93 FEET; THENCE SOUTH 10°10' W, A DISTANCE OF 106.06 FEET; THENCE SOUTH 00°00' W, A DISTANCE OF 118.46 FEET; THENCE NORTH 00°00' E, A DISTANCE OF 49.24 FEET; THENCE NORTH 00°00' E, A DISTANCE OF 28.03 FEET TO THE POINT OF BEGINNING FOR THE LEASE AREA HEREIN INTENDED TO BE DESCRIBED, THENCE NORTH 00°00' E, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°00' E, A DISTANCE OF 50.00 FEET; THENCE NORTH 00°00' E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2,500 SQUARE FEET.

PROPOSED ACCESS/UTILITY EASEMENT:

PART OF LOTS 428 THROUGH 433 IN THIRD COMMERCIAL ADDITION TO THE CITY OF FORT WAYNE, AS RECORDED IN PLAT RECORD 4, PAGE 48, ALLEN COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 433 IN THIRD COMMERCIAL ADDITION, THENCE NORTH 03°46' W, ALONG EAST LINE OF SAID LOT 433 AND BEING THE WESTERLY RIGHT OF WAY LINE OF BRIGHT STREET, A DISTANCE OF 67.93 FEET; THENCE SOUTH 10°10' W, A DISTANCE OF 106.06 FEET; THENCE SOUTH 00°00' W, A DISTANCE OF 118.46 FEET; THENCE NORTH 00°00' E, A DISTANCE OF 49.24 FEET; THENCE NORTH 00°00' E, A DISTANCE OF 28.03 FEET; THENCE NORTH 00°00' E, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°00' E, A DISTANCE OF 50.00 FEET; THENCE NORTH 00°00' E, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°00' E, A DISTANCE OF 50.00 FEET; THENCE NORTH 00°00' E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 7,915 SQUARE FEET.

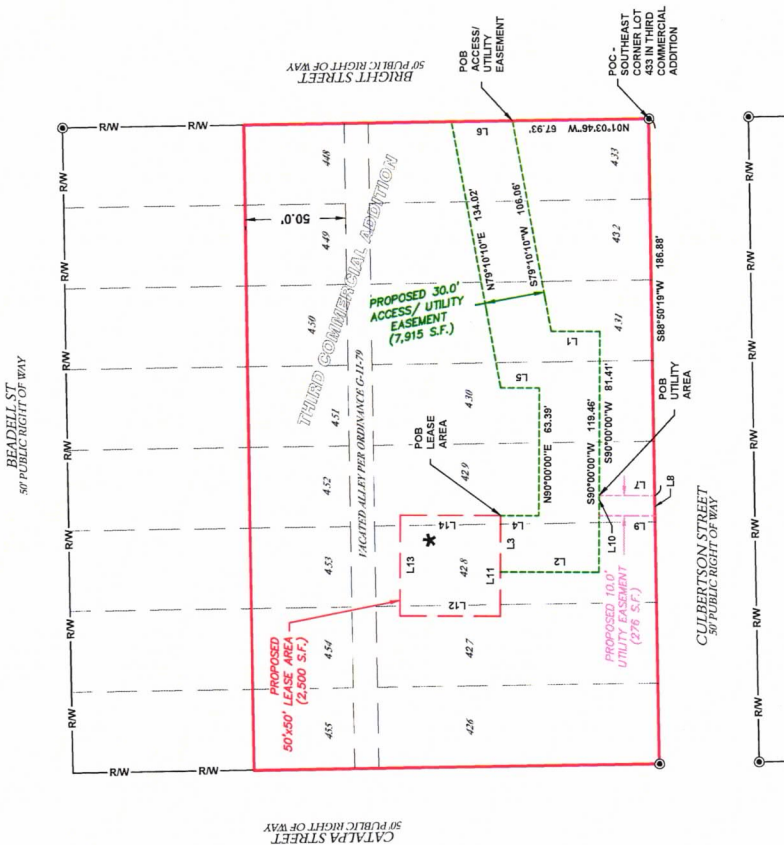


THE SOURCE OF REFERENCE HERE DETERMINED BY GPS OBSERVATIONS COMPLETED ON FEBRUARY 17, 2023



1"=60'
GRAPHIC SCALE

LINE	LENGTH	BEARING
L1	24.23'	S00°00'00"W
L2	48.24'	N00°00'00"E
L3	28.03'	N80°00'00"E
L4	19.24'	S00°00'00"W
L5	19.41'	N00°00'00"E
L6	30.44'	S01°03'46"E
L7	27.54'	S00°00'00"W
L8	10.00'	S88°50'19"W
L9	27.75'	N00°00'00"E
L10	10.00'	N80°00'00"E
L11	50.00'	N80°00'00"E
L12	50.00'	S00°00'00"W
L13	50.00'	S90°00'00"W
L14	50.00'	N00°00'00"E



PROPOSED UTILITY EASEMENT:

PART OF LOT 429 IN THIRD COMMERCIAL ADDITION TO THE CITY OF FORT WAYNE, AS RECORDED IN PLAT RECORD 4, PAGE 48, ALLEN COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 433 IN THIRD COMMERCIAL ADDITION, THENCE NORTH 03°46' W, ALONG EAST LINE OF SAID LOT 433 AND BEING THE WESTERLY RIGHT OF WAY LINE OF BRIGHT STREET, A DISTANCE OF 67.93 FEET; THENCE SOUTH 10°10' W, A DISTANCE OF 106.06 FEET; THENCE SOUTH 00°00' W, A DISTANCE OF 24.43 FEET; THENCE NORTH 00°00' E, A DISTANCE OF 27.54 FEET TO THE POINT OF BEGINNING FOR THE EASEMENT HEREIN INTENDED TO BE DESCRIBED, THENCE SOUTH 10°10' W, A DISTANCE OF 27.54 FEET TO THE SOUTH LINE OF LOT SAID 429 AND BEING THE NORTHERLY RIGHT OF WAY LINE OF COLBERTSON STREET, THENCE SOUTH 00°00' W, A DISTANCE OF 10.00 FEET; THENCE NORTH 00°00' E, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°00' W, A DISTANCE OF 10.00 FEET; THENCE NORTH 00°00' E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 276 SQUARE FEET.

WESTCHESTER SERVICES LLC
 604 FOX GLEN
 1100 WEST 10TH STREET
 FORT WAYNE, IN 46802
 TEL: 765.747.7600
 FAX: 765.747.7600
 info@westchester-services.com

TILLMAN INFRASTRUCTURE

XCEL Consultants
 1000 BROADWAY, SUITE 201
 FORT WAYNE, IN 46802
 TEL: 765.747.7600
 FAX: 765.747.7600
 info@xcelconsultants.com

SITE SURVEY
 XCEL PROJECT NUMBER: 230449

REV.	DATE	DESCRIPTION

SITE INFORMATION:
GN2ROCKHILLPARK_REIHR
 2720 COLBERTSON STREET
 FORT WAYNE, IN 46802
 ALLEN COUNTY

TAX PARCEL NUMBER:
 021209277002000074

PROPERTY OWNERS:
 PEK HOLDINGS LLC
 1321 BIG HORN PL
 FORT WAYNE, IN 46825

SITE NUMBER:
 TH-OPP-21164

DRAWN BY: KIM
 CHECKED BY: RCH
 SURVEY DATE: 2/17/2023
 PLAT DATE: XX

SHEET TITLE:
SITE SURVEY
 THIS DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL

SHEET NUMBER:
B-1.2



James A. Faetanni
 MAY 24, 2023
 JAMES A. FAETANNI, LICENSED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS OBTAINED FROM A FIELD SURVEY AND THE COMPILED INFORMATION SHOWN HEREON WAS CONDUCTED IN ACCORDANCE WITH THE INDIANA MINIMUM STANDARDS OF PRACTICE.

JAMES A. FAETANNI
 1224 S. GARDNER
 MARIETTA, GA 30067
 SHEETS COVERED BY THIS SEAL: B-1, B-1.1, AND B-1.2

The parent tract is described as follows:

Lots Numbered 426 through 433 and the South 50 feet of Lots Numbered 448 through 455 in Third Commercial Addition to the City of Fort Wayne, as recorded in Plat Record 4, Page 48, together with the vacated alley lying North of Lots Numbered 426 through 433 and South Lots Numbered 448 through 455 as vacated by General Ordinance No. G-11-79.

Parcel ID: 02-12-09-277-002.000-074

This being a portion of the property conveyed to PEK Holdings, LLC, an Indiana limited liability company from ND30 Holdings, LLC, an Indiana limited liability company in a deed dated January 13, 2021 and recorded January 15, 2021 as Instrument No. 2021003597

FACT SHEET

Case #REZ-2023-0068

Bill # Z-24-01-16

Project Start: December 2023

PROPOSAL:	Rezoning Petition REZ-2023-0068 – 2720 Culbertson Street
APPLICANT:	PEK Holdings, LLC
REQUEST:	To rezone property from R3/Multiple Family Residential to C1/Professional Office and Personal Services for an existing office building.
LOCATION:	2720 Culbertson Street, northwest corner of its intersection with Bright Street (Section 9 of Wayne Township)
LAND AREA:	1.48 acres
PRESENT ZONING:	R3/Multiple Family Residential
PROPOSED ZONING:	C1/Professional Office and Personal Services
COUNCIL DISTRICT:	5 – Geoff Paddock
SPONSOR:	Fort Wayne Plan Commission

February 12, 2024 Public Hearing

- No one spoke in support or with concerns.
- Karen Richards and Rachel Tobin-Smith were absent.

February 19, 2024 Business Meeting

Plan Commission Recommendation: DO PASS

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

7-0 MOTION PASSED

- Karen Richards and Rachel Tobin-Smith were absent.

Fact Sheet Prepared by:
Karen Couture, Associate Land Use Planner
February 21, 2024

PROJECT SUMMARY

The existing commercial concrete building was built in 1964. The applicant is petitioning to rezone the property from R3/Multiple Family Residential to C1/Professional Office and Personal Services to continue office uses. The site is adjacent to R3/Multiple Family zoned vacant lots to the north, east, and south. Adjacent to the west is World Baseball Academy that had a rezoning approved in 2023. The site and all of the adjacent properties are within the floodplain, which makes redevelopment of the site with new residential buildings unlikely. The site has a history of Board of Zoning Appeals approved uses that have consisted mainly of large group residential facilities. The applicant explains the reason for the rezoning is that the uses approved by the Board of Zoning Appeals are no longer applicable the current use of the building is consistent with C1/Professional Office and Personal Services uses. The rezoning petition will also allow for investing in the property and an easier permitting process.

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 2** – Promote complete neighborhoods through sustainable development, preservation, and growth by encouraging and enhancing mixed use neighborhood areas.

Generalized Future Land Use Map

- The project site is located within the Traditional Neighborhood generalized land use category.
- Primary Land Uses in this category are Single-Family Residential. A secondary land use for this category is Professional Office and Personal Services.
- Properties to the north, east, and south are categorized as Traditional Neighborhood. The property to the west is categorized as Open Space.

Land Use Related Action Steps

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

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

Compatibility Matrix

- This proposed rezoning to C1/Professional Office and Personal Services is encouraged in the Traditional Neighborhood of the comprehensive plan.

Other applicable plans: none

PUBLIC HEARING SUMMARY:

Presenter: Thomas Stanley, representing the applicant, presented the request as outlined above.

Public Comments:

None

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

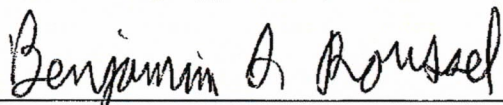
Rezoning Petition REZ-2023-0068

APPLICANT: PEK Holdings, LLC
REQUEST: To rezone property from R3/Multiple Family Residential to C1/Professional Office and Personal Services for an existing office building.
LOCATION: 2720 Culbertson Street, northwest corner of its intersection with Bright Street (Section 9 of Wayne Township)
LAND AREA: 1.48 acres
PRESENT ZONING: R3/Multiple Family Residential
PROPOSED ZONING: C1/Professional Office and Personal Services

The Plan Commission recommends that Rezoning Petition REZ-2023-0068 be returned to Council, with a “Do Pass” recommendation after considering the following:

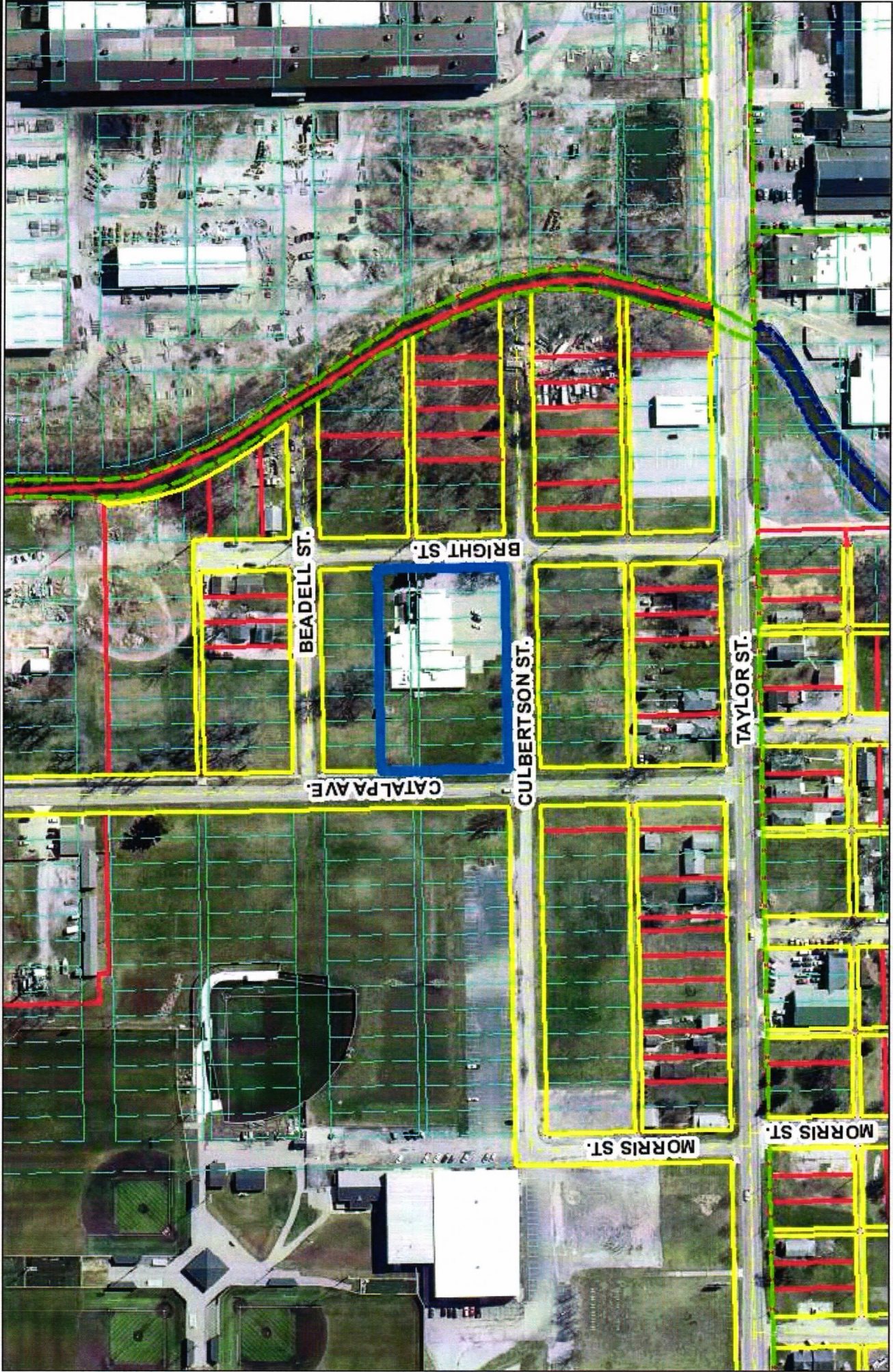
1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan and should not establish an undesirable precedent in the area. The district complies with the “Traditional Neighborhood” generalized land use category, but given the surrounding flood plain developing the site residentially is unlikely.
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 proposed rezoning petition will allow the site to be utilized for office uses which will not hinder surrounding properties to develop.
3. Approval is consistent with the preservation of property values in the area. The existing structure will unlikely be expanded because of the floodplain surrounding the site. Approval is compatible with commercial zoning directly to the west.
4. Approval is consistent with responsible development and growth principles based on existing uses in the area. The existing building is commercial in appearance with extensive Board of Zoning Appeals approval. Reviewing agencies will verify adequate that impacts are mitigated if permitting is pursued.

These findings approved by the Fort Wayne Plan Commission on February 19, 2024.



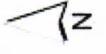
Benjamin J. Roussel
Executive Director
Secretary to the Commission

Rezoning Petition REZ-2023-0068 - 2720 Culbertson Street



Although these accuracy standards have been approved by the Commission of the City of Allen, County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability, including from any error or omission in this map.

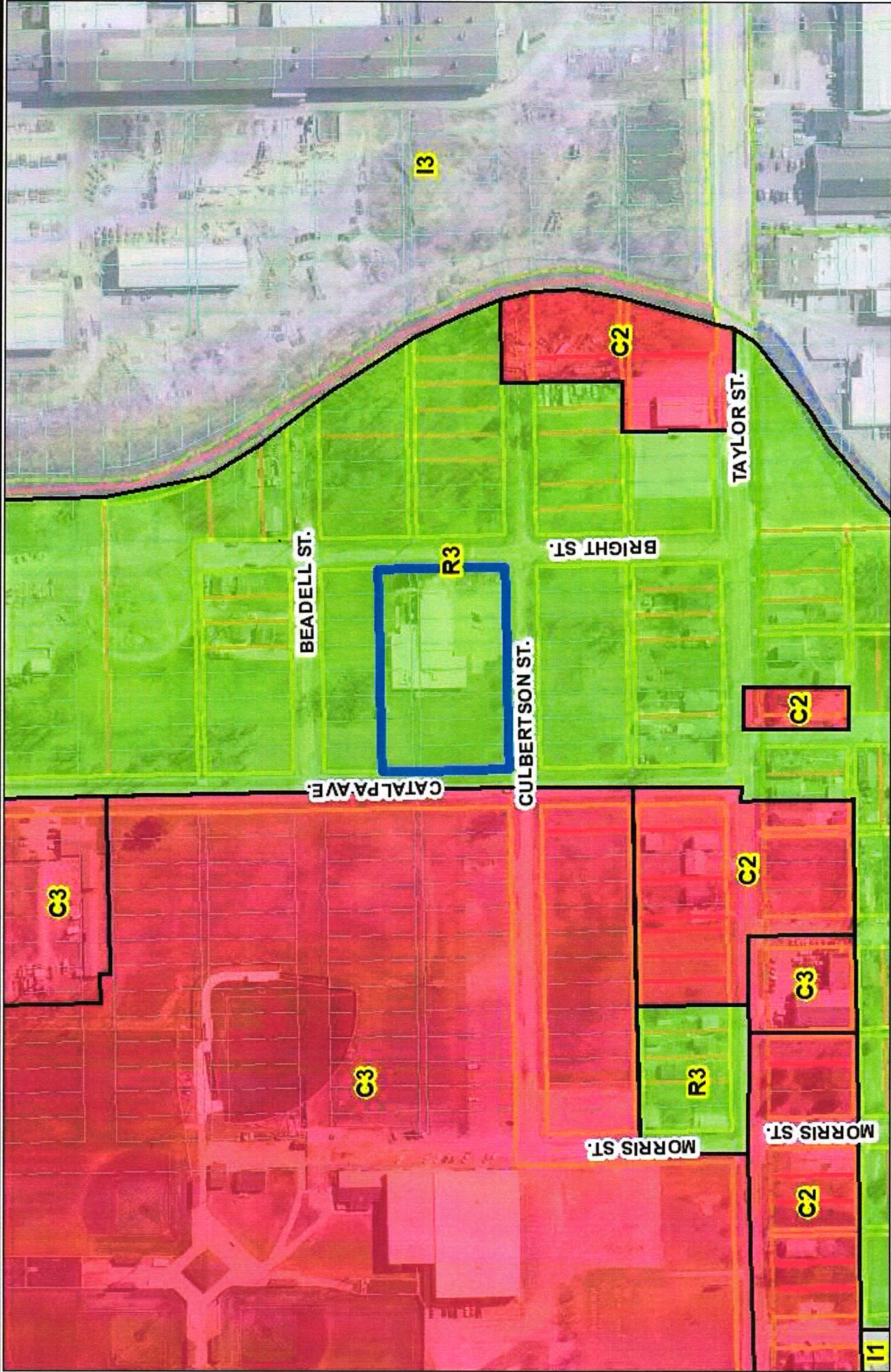
© 2008 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Procs and Concurr: Spring 2016
 Date: 1/15/2024



1 inch = 200 feet

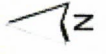


Rezoning Petition REZ-2023-0068 - 2720 Culbertson Street



Although street accuracy, map data has been verified in the compilation of this map, Allamogosa 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.

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 North American Datum 1983
 State Plane Coordinate System, Missouri East
 Projection and Contour: Strong 2019
 Date: 1/10/2024



1 inch = 200 feet

PREPARED FOR:
WESTCHESTER SERVICES LLC
 684 FOX GLEN BLVD
 BAKERSFIELD, CA 93311
 TELEPHONE: 817.277.0070
 FAX: 817.277.0080
 806@WESTCHESTER-SERVICES.COM

PREPARED FOR:
TILLMAN INFRASTRUCTURE

SURVEYED BY:
XCEL Consultants
 1000 S. ROAD 1, SUITE 101
 FORT WAYNE, IN 46802
 (317) 237-7900
 (317) 237-7900
 1000@XCELCONSULTANTS.COM

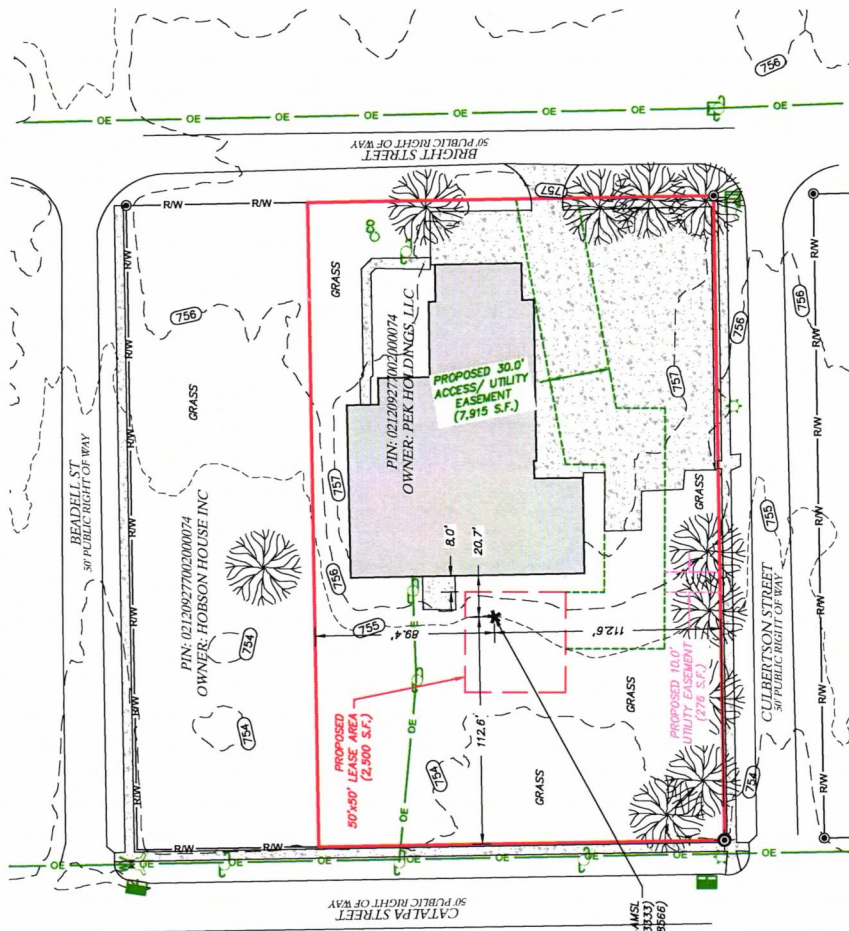
XCEL PROJECT NUMBER: 230498

REV.	DATE	DESCRIPTION

SITE SURVEY
 GN2ROCKHILLPARK_RELHR
 2720 CULBERTSON STREET
 FORT WAYNE, IN 46802
 ALLEN COUNTY
 TAX PARCEL NUMBER:
 021209277002000074
 PROPERTY OWNER:
 PEK HOLDINGS LLC
 3321 BIG HORN PL
 FORT WAYNE, IN 46825

SITE NUMBER:
 TI-OPP-21164
 DRAWN BY:
 BCH
 CHECKED BY:
 BCH
 SURVEY DATE:
 2/17/2023
 PLAT DATE:
 XX
 SHEET TITLE:
SITE SURVEY

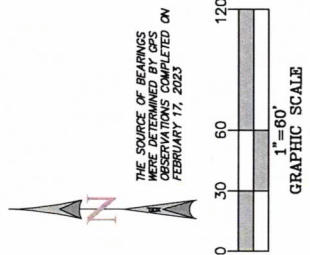
THIS DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL
 SHEET NUMBER:
B-1



SITE SURVEY

JAMES A. FAETANNI, AN INDIANA PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE FIELD SURVEY AND THE COMPILATION OF INFORMATION SHOWN HEREIN WERE PERFORMED IN ACCORDANCE WITH THE INDIANA MINIMUM STANDARDS OF PRACTICE.

James A. Faetanni MAY 24, 2023
 JAMES A. FAETANNI
 LICENSE NUMBER 14400003
 LICENSE EXPIRES: JULY 31, 2024
 SHEETS COVERED BY THIS SEAL B-1, B-1.1, AND B-1.2



GRAPHIC SCALE
 1" = 60'

VICINITY MAP NOT TO SCALE

*** FAA COORDINATE POINT**
 NAD 83
 LATITUDE: 41°04'08.1600" (41.06893333)
 LONGITUDE: -85°10'33.1884" (-85.17586566)
 ELEVATIONS: 755.0± AMSL

TEMPORARY BENCHMARK
 LATITUDE: 41°04'07.0312" (41.06861978)
 LONGITUDE: -85°10'34.6401" (-85.17628891)
 LOCATION: FOUND IRON PIPE



GLOBAL POSITIONING SYSTEMS NOTE

- RANDOM TRAVERSE CONTROL MONUMENTS WERE SET AND FOUND BOUNDARY MONUMENTS WERE ALSO LOCATED USING GPS METHODS.
- THE TYPE OF GPS UTILIZES AS NETWORK ADJUSTED REAL TIME KINEMATIC (TOPCON VRS NETWORK), NAD 83 INDIANA STATE PLANE (EAST).
- TOPCON HIPER SR RECEIVERS WERE USED TO PERFORM THE SURVEY.

- LEGEND**
- PROPERTY LINE
 - LEASE LINE
 - ACCESS EASEMENT
 - UTILITY EASEMENT
 - RIGHT OF WAY LINE
 - BUILDING
 - CONTOURS
 - OVERHEAD ELECTRIC LINE
 - BENCHMARK
 - FOUND MONUMENT (AS NOTED)
 - FIRE HYDRANT
 - WATER VALVE
 - CLEAN OUT
 - DRAINAGE INLETS
 - UTILITY POLE
 - TELEPHONE PEDESTAL
 - AREA LIGHT
 - TREE
 - IRON ROD
 - IRON PIPE
 - POINT OF BEGINNING
 - POINT OF COMMENCEMENT
 - MEASURED & RECORD
 - SQ. FT.

GENERAL NOTES

NO SEARCH OF PUBLIC RECORDS HAS BEEN COMPLETED BY XCEL CONSULTANTS TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE PARENT PARCEL.

THIS SURVEY IS FOR THE PROPOSED LEASE AREA AND THE PROPOSED EASEMENTS ONLY, AND ONLY A PARTIAL BOUNDARY SURVEY OF THE PARENT PARCEL HAS BEEN PERFORMED.

THIS PLAT IS NOT INTENDED FOR LAND TRANSFER.

THIS PROPERTY IS SUBJECT TO ANY RECORDED EASEMENTS AND/OR RIGHTS OF WAY SHOWN HEREON OR NOT.

XCEL CONSULTANTS HAS RECEIVED AND REVIEWED THE TITLE REPORT PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY, COUNTY NUMBER 0000000000, DATED JANUARY 9, 2023, PREPARED FOR THE PARENT PROPERTY.

BILL NO. Z-24-01-16

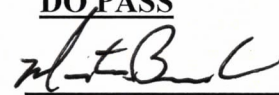




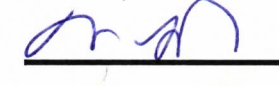
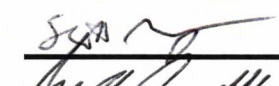


REPORT OF COMMITTEE ON REGULATIONS
March 12, 2024

Michelle Chambers Chair
Scott Myers Co-Chair
All Council Members

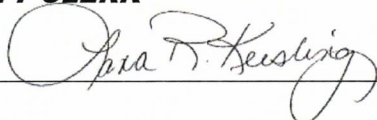
An Ordinance amending the City of Fort Wayne Zoning Map No. I-02 (Sec. 09 of Wayne Township)

To rezone approximately 1.48 acres from R3/Multiple Family Residential to C1/Professional Office and Personal Services at 2720 Culbertson Street to allow existing and future professional office and personal service uses

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 Chambers.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: March 12, 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-24-01-16 on the 12th day of March, 2024

ATTEST:



 LANA R. KEESLING
 CITY CLERK



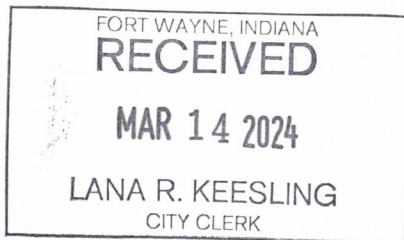
 PRESIDING OFFICER

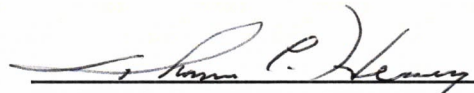
Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 13th of March 2024, at the hour of 11:50 o'clock A.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 14th day of MARCH 2024, at the hour of 9:00 o'clock AM . E.S.T.





 THOMAS C. HENRY, MAYOR