

#REZ-2025-0011

BILL NO. Z-25-03-14

ZONING MAP ORDINANCE NO. Z-12-25

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. Q46 (Sec. 7 of St. 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 I1/Limited Industrial District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 31 NORTH, RANGE 13 EAST, ALLEN COUNTY, INDIANA, BEING PART OF THE LANDS OF CLINTON PROPERTIES, LLC DESCRIBED IN DOCUMENT NUMBER 2024001810 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA AND DESCRIBED AS FOLLOWS:

TO ARRIVE AT THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF HIGHWAY #427 (LEO ROAD) AND THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 23 DEGREES 04 MINUTES 17 SECONDS EAST (BEARINGS BASED UPON INDIANA STATE PLANE COORDINATE, EAST ZONE, GRID), ALONG SAID CENTERLINE AS ESTABLISHED, A DISTANCE OF 617.50 FEET; THENCE NORTH 22 DEGREES 49 MINUTES 49 SECONDS EAST AND CONTINUING ALONG SAID CENTERLINE AS ESTABLISHED, A DISTANCE OF 436.55 FEET TO THE POINT OF BEGINNING INITIALLY REFERRED TO; THENCE NORTH 22 DEGREES 49 MINUTES 49 SECONDS EAST AND CONTINUING ALONG SAID CENTERLINE AS ESTABLISHED, A DISTANCE OF 225.85 FEET; THENCE NORTH 22 DEGREES 43 MINUTES 00 SECONDS EAST AND CONTINUING ALONG SAID CENTERLINE AS ESTABLISHED, A DISTANCE OF 33.83 FEET TO THE NORTHEAST CORNER OF THE LANDS OF CLINTON PROPERTIES, LLC AS DESCRIBED AS PARCEL I IN SAID DOCUMENT NUMBER 2024001810; THENCE SOUTH 88 DEGREES 15 MINUTES 56 SECONDS WEST ALONG THE NORTH LINE OF THE PARCEL AFORESAID, A DISTANCE OF 553.45 FEET TO THE NORTHWEST CORNER THEREOF AS SITUATED ON THE EASTERLY RIGHT OF WAY OF INTERSTATE HIGHWAY NO. 69; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY AS COINCIDENT WITH THE WESTERLY LINE OF SAID LANDS OF CLINTON PROPERTIES, LLC, ALONG A NON TANGENT CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 8704.37 FEET, A DISTANCE OF 299.65 FEET, THE CHORD OF WHICH BEARS SOUTH 26 DEGREES 44 MINUTES 37 SECONDS WEST, 299.64 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL I; THENCE NORTH 81 DEGREES 04 MINUTES 35 SECONDS EAST ALONG THE SOUTH LINE OF SAID PARCEL I, A DISTANCE OF 395.21 FEET; THENCE NORTH 80 DEGREES 08 MINUTES 45 SECONDS EAST AND CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 113.62 FEET; THENCE SOUTH 67 DEGREES 10 MINUTES 11 SECONDS EAST, A DISTANCE OF 92.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.953 ACRES OF LAND, MORE OR LESS.

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


and the symbols of the City of Fort Wayne Zoning Map No. Q46 (Sec. 7 of St. 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.

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-2025-0011
Bill Number: Z-25-03-14
Council District: 2 – Russ Jehl

Introduction Date: March 25, 2025

Plan Commission
Public Hearing Date: April 14, 2025 (not heard by Council)

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

Synopsis of Ordinance: To rezone 2.953 acres from R1/Single Family Residential to I1/Limited
Industrial

Location: 7755 N Clinton St (West side of the 7700 block of North Clinton Street)
(Section 7 of St. Joseph Township)

Reason for Request: To permit a new office and warehouse facility.

Applicant: Todd Bauer

Property Owner: Clinton Properties LLC

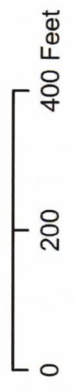
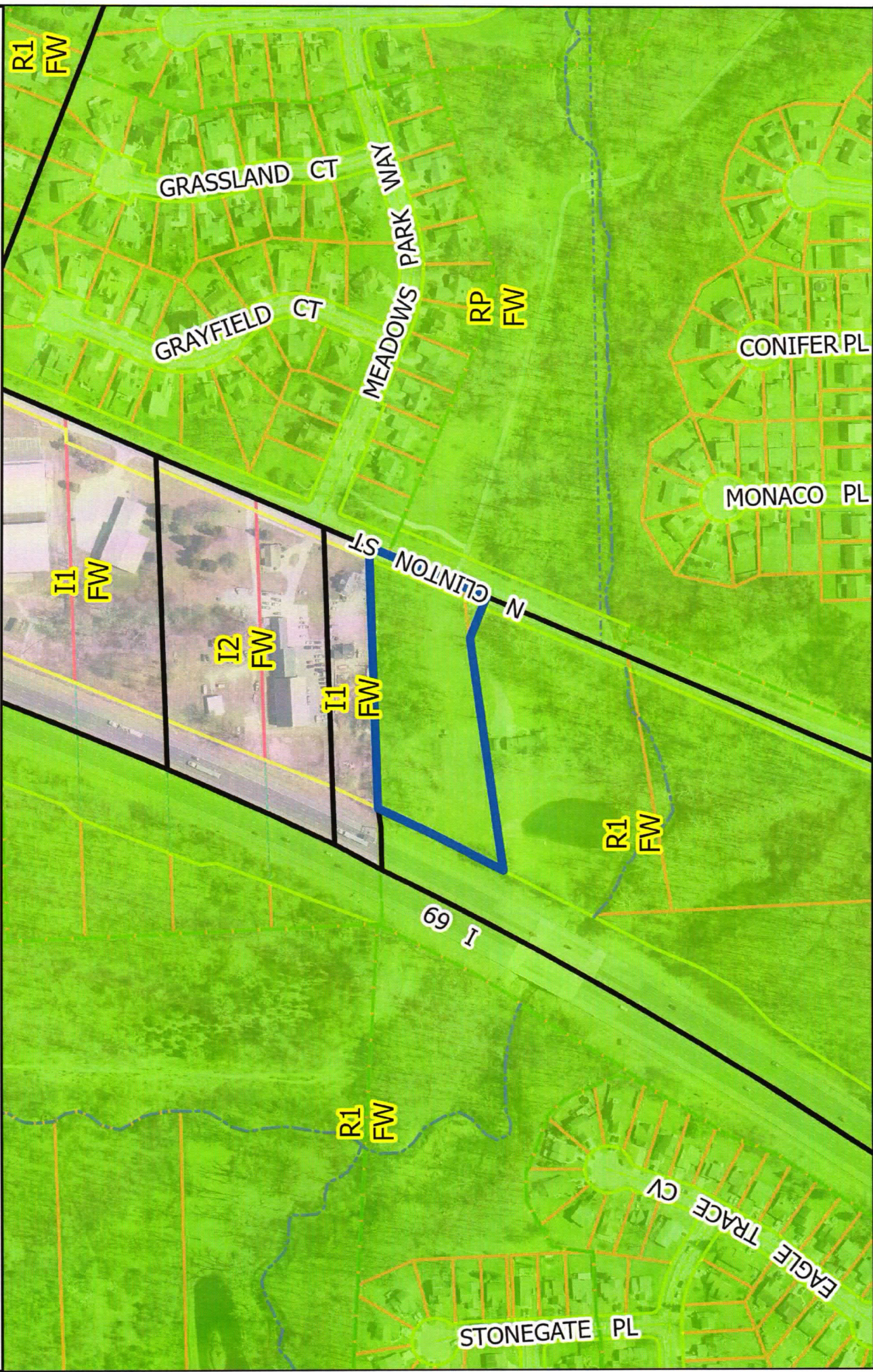
Related Petitions: Primary Development Plan – Simplex

Effect of Passage: Property will be rezoned to the I1/Limited Industrial zoning district,
which would permit a new office and warehouse facility.

Effect of Non-Passage: Property will remain zoned R1/Single Family Residential, which does
not permit a new office and warehouse facility. The site may continue
with existing uses, and may be redeveloped with single family
residential, and similar uses.



Rezoning Petition REZ-2025-0011 and Primary Development Plan PDP-2025-0011 - Simplex

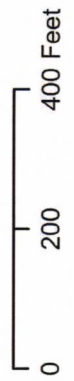
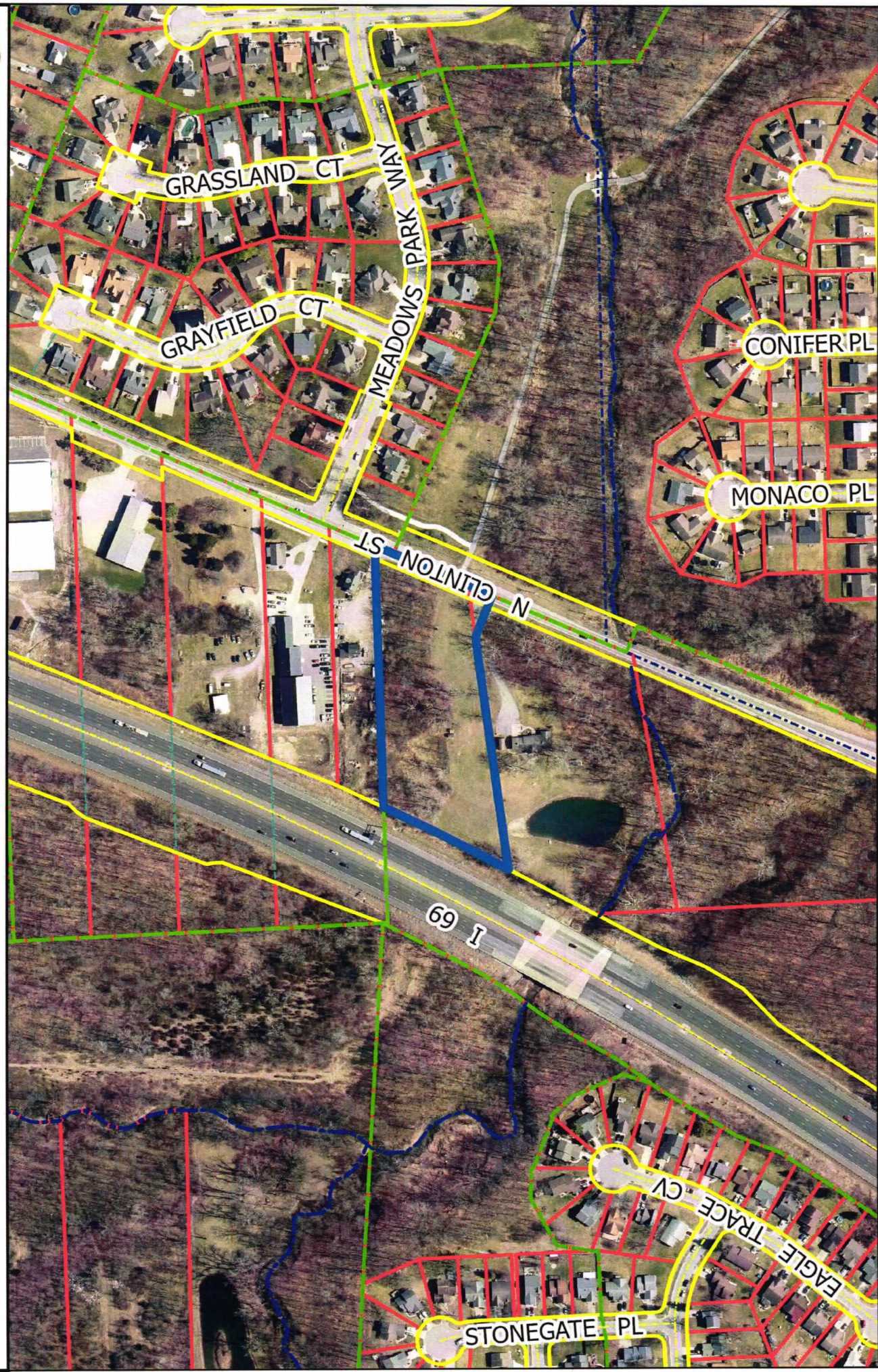


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 3/14/2025



Rezoning Petition REZ-2025-0011 and Primary Development Plan PDP-2025-0011 - Simplex



Although strict accuracy standards have been employed in the compilation of this map, Allen 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.
© 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: 3/14/2025

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Todd R. Bauer PE, PS - Foresight Consulting LLC
 Address 1910 St. Joe Center Road No. 61
 City Fort Wayne State Indiana Zip 46825
 Telephone 260-484-9900 E-mail todd@4site.biz

Property Ownership
 Property Owner Clinton Properties LLC
 Address PO Box 15086
 City Fort Wayne State Indiana Zip 46825
 Telephone _____ E-mail _____

Contact Person
 Contact Person Joe Gabet
 Address 1910 St. Joe Center Road No. 61
 City Fort Wayne State Indiana Zip 46825
 Telephone 260-760-3873 E-mail joe@4site.biz

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 North Clinton Street Township and Section St. Joseph/7
 Present Zoning R1 Proposed Zoning I1 Acreage to be rezoned 2.93
 Purpose of rezoning (attach additional page if necessary) The purpose is to allow for the construction of an new office and warehouse building on a undeveloped residential parcel.
 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 (please complete attached document)

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

(printed name of applicant) Nate Routsong (signature of applicant) [Signature] (date) 3-3-2025
 (printed name of property owner) _____ (signature of property owner) _____ (date) _____



Received	Receipt No.	Hearing Date	Petition No.
3.4.25	147115	4.14.25	REZ-2025-0011

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



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;

Project lies within an Urban Infill area where compatible infill development is encouraged. The property lies adjacent to the production center and would provide less intense industrial buffer between the residential and the more intense industrial as encouraged on page 88 of the comprehensive plan.

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

The property, in its current state, is an underutilized and undeveloped residential parcel situated adjacent to a major interstate and a key local corridor leading into the city. This location, characterized by its proximity to high-traffic routes, presents significant potential for more effective land use that aligns with the area's infrastructure.

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

As previously mentioned, the property is strategically located along an interstate and a major corridor, where factors like noise and light pollution make residential development less desirable. In contrast, light industrial or commercial uses are more suitable in this context, as they can capitalize on the property's easy access and high visibility.

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

The subject property is bound on the north by industrial zoning with similar developments, on the west by Interstate 69 (80K vehicles per day), on the east by North Clinton Street (10K vehicles per day), and on the south by residential land that has a natural buffer of protected floodway of Becketts Run Regulated drain. The development of this property will not cause adverse affects that will affect property value.

(5) Responsible development and growth.

Utilizing the property for light industrial development will effectively address an underutilized parcel that is neither desirable for residential development nor productive for agricultural use. By shifting its purpose to light industrial, the property can contribute to infill development, thereby optimizing the existing infrastructure such as roads, utilities, and services. This strategic approach will not only enhance the economic viability of the area but also reduce the pressure to develop more rural or residential zones.

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*



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



FACT SHEET

Case #REZ-2025-0011 Bill # Z-25-03-14 Project Start: March 2025

PROPOSAL:	Rezoning Petition REZ-2025-0011 - Simplex
APPLICANT:	Todd Bauer
REQUEST:	To rezone 2.953 acres from R1/Single Family Residential to I1/Limited Industrial to permit a new office and warehouse facility.
LOCATION:	7755 N Clinton St (West side of the 7700 block of North Clinton Street) (Section 7 of St. Joseph Township)
LAND AREA:	2.953 acres
PRESENT ZONING:	R1/Single Family Residential
PROPOSED ZONING:	I1/Limited Industrial
COUNCIL DISTRICT:	2 – Russ Jehl
SPONSOR:	Fort Wayne Plan Commission

April 14, 2025 Public Hearing

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

April 21, 2025 Business Meeting

Plan Commission Recommendation: DO PASS

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

8-0 MOTION PASSED

- Rachel Tobin-Smith was absent.

Fact Sheet Prepared by:
Karen Couture, Associate Land Use Planner
April 28, 2025

PROJECT SUMMARY

The applicant's petition includes a rezoning petition to I1/Limited Industrial for a new warehouse and office facility. Today, parcels between North Clinton Street and the I-69 right-of-way are gradually transitioning from residential to nonresidential, with parcels like the Tippmann Complex and North Clinton Office Park developing as industrial or commercial sites. A residential property is established south of the site, but the parcel is likewise owned by the applicant. The questionnaire shows that the applicant is cognizant of the I1/Limited Industrial's intent to serve as a "buffer district" between residentially zoned areas and higher intensity uses. The district restricts outdoor storage to 10% of the primary structure and only permitted away from rights-of-way (the development plan does not propose outdoor storage, but this information is intended for future users). The applicant is committed to the screening and buffering standards to soften transitional areas.

The proposed development plan shows a single 20,000 square foot building, with parking on three sides of the structure. Other elements, like landscaping and storm detention, are provided. Given zoning adjacency, the building is oriented toward the north, where a 10' setback is met. Vehicular access is provided with an existing curb cut that will be improved. The 50-space minimum, calculated by the square footage of the building, is exceeded. The longest run of parking spaces is 25 in this plan, so no tree islands are required. Pedestrian standards are not required in this district. Given its proximity to residentially zoned areas, a photometrics plan will be required, and no footcandles of light will be allowed onto adjacent properties. A landscaping plan is provided, and exceeds minimum requirements. The minimum requirements include P-1 landscaping where parking lots are adjacent to streets, and P-2 landscaping is adjacent on the south side, adjacent to residential districts. The applicant opted to install a 6' fence, which can be used as a substitute for shrubbery and does not require Plan Commission approval. However, the shade tree requirement is still in place every 40'.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

- The project site is located within the Urban Infill Area. Development in urban infill areas should be focused on vacant lots within neighborhoods and commercial or industrial areas already served by infrastructure.
- The following Goal would be applicable and supportive of this request:
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 4 – Nonresidential development which is adjacent to residential neighborhoods should be limited to lower intensity neighborhood commercial uses. The Limited Industrial district is on the lower end of intensity for industrial districts.

Generalized Future Land Use Map

- The project site is located within the Suburban Neighborhood generalized land use category.
- Production Center future land use is contemplated for the north side of the property, all the way to Wallen Road.

Overall Land Use Related Action Steps

- **LUD Goal 1** Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas.

Compatibility Matrix

- This proposed use is permitted in I1/Limited Industrial which is considered potentially compatible with Suburban Neighborhood. The applicant can discuss how building design, landscaping, the end user, and other aspects of the plan are compatible to the built environment. I1 is compatible with the Production Center land use category, which is found immediately north of the site.

Other Applicable Plans: none

PUBLIC HEARING SUMMARY:

Presenter: Todd Bauer, representing the applicant, presented the request as outlined above.

Public Comments: None

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

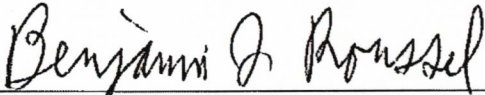
Rezoning Petition REZ-2025-0011 - Simplex

APPLICANT: Todd Bauer
REQUEST: To rezone property from R1/Single Family Residential to I1/Limited Industrial for a new office and warehouse facility.
LOCATION: 7755 N Clinton Road, 250 feet south of its intersection with Meadows Park Way (Section 7 of St Joseph Township)
LAND AREA: 2.953 acres
PRESENT ZONING: R1/Single Family Residential
PROPOSED ZONING: I1/Limited Industrial

The Plan Commission recommends that Rezoning Petition REZ-2025-0011 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 petition adheres to adjacent policy goals. The I1 district is a suitable district between residential and higher intensity districts. The rezoning petition also demonstrates good infill development within the City 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 adjacent growth policies will yield similar development to the existing conditions. Lighting and residential mitigation impact standards are incorporated into the zoning ordinance to lessen adverse impact to existing residents.
3. Approval is consistent with the preservation of property values in the area. This proposal will allow investment into an area.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. The proposal accompanies a widening project of North Clinton Street, expected to occur in the next 5-7 years. The site is served by public utilities, and all agencies will be able to review the project prior to construction of the primary structure.

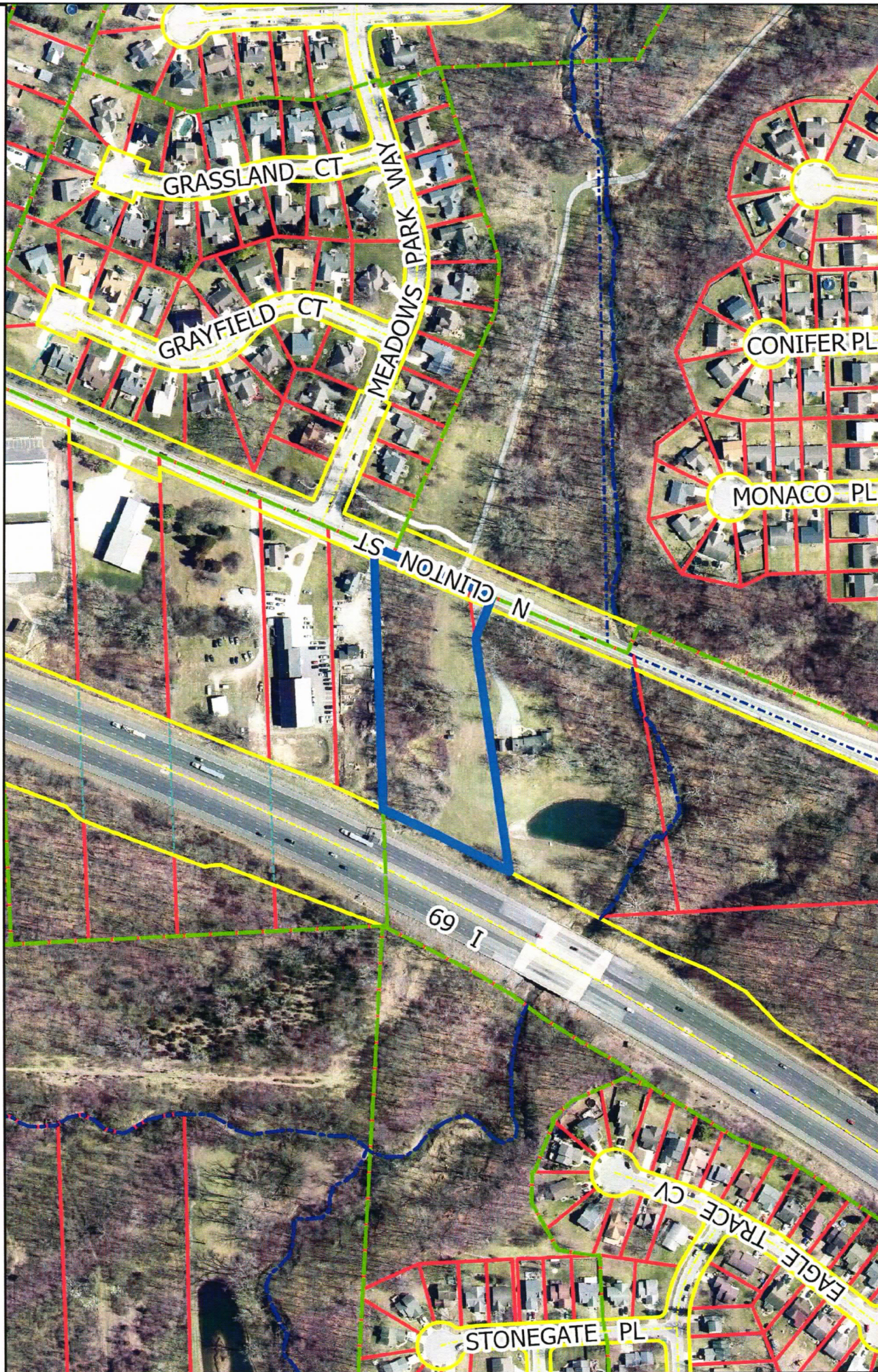
These findings approved by the Fort Wayne Plan Commission on April 21, 2025.



Benjamin J. Roussel
Executive Director
Secretary to the Commission



Rezoning Petition REZ-2025-0011 and Primary Development Plan PDP-2025-0011 - Simplex



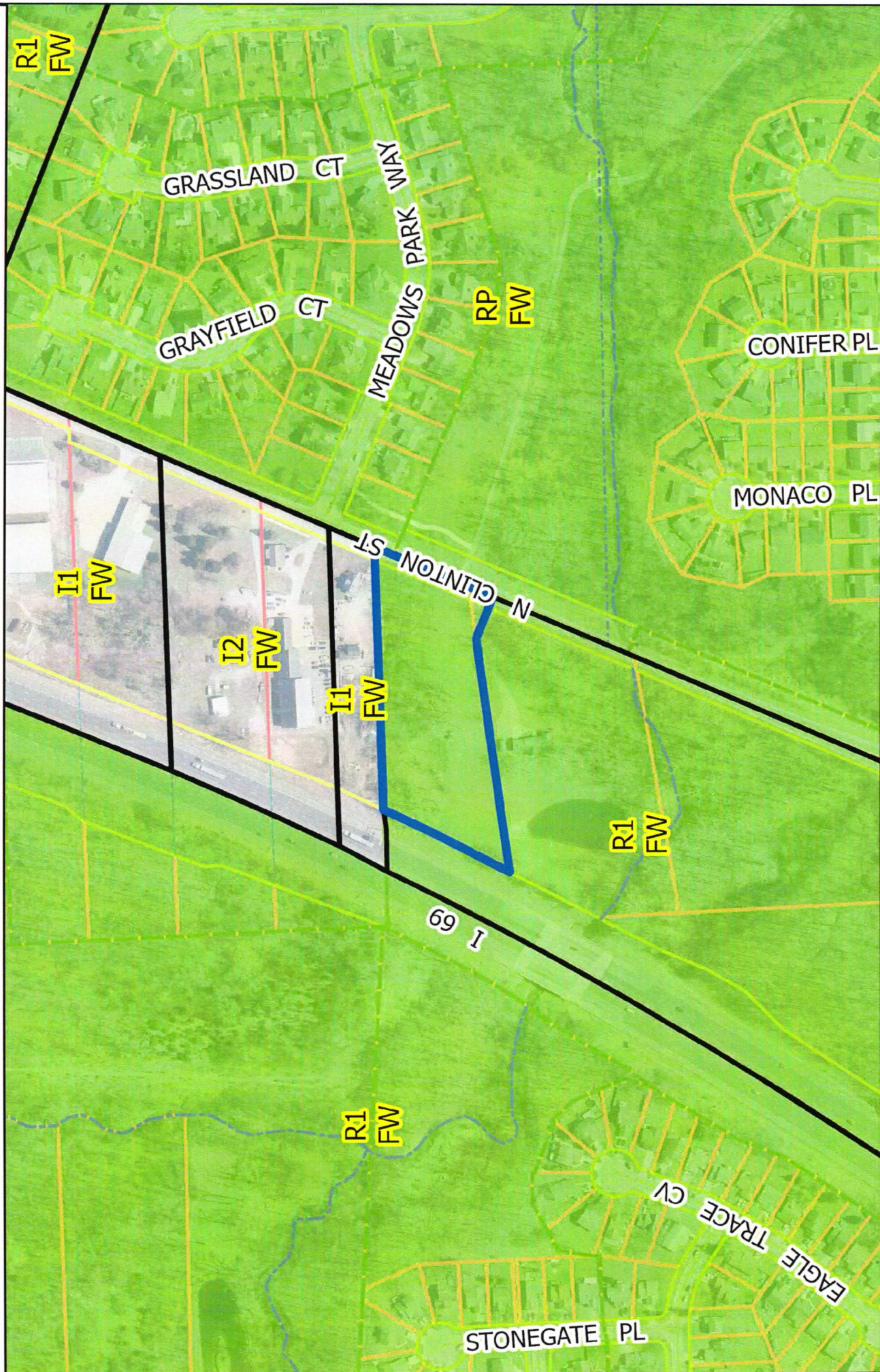
Although street accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from the use of this map.

© 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: 3/14/2025



Rezoning Petition REZ-2025-0011 and Primary Development Plan PDP-2025-0011 - Simplex



Although street 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 its use.

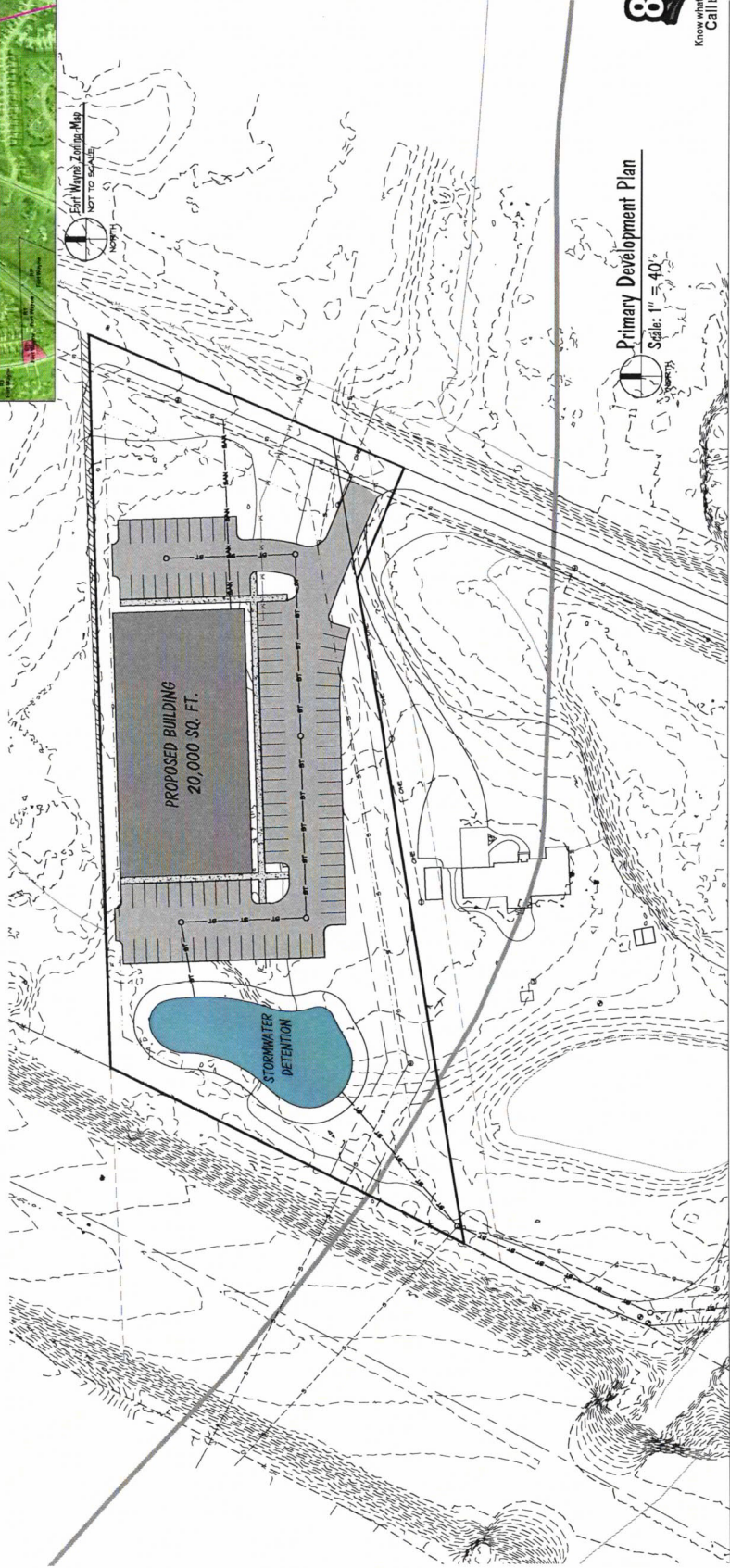
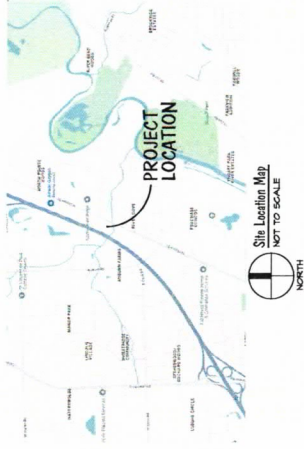
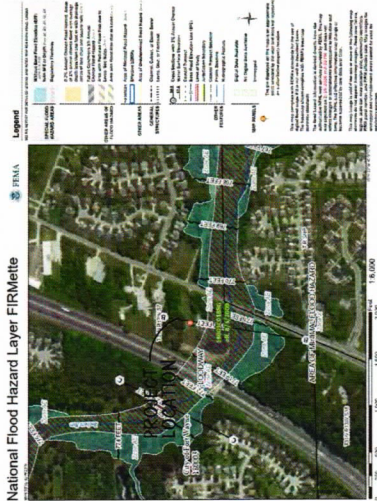
© 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009

Page: 3 of 3025

Primary Development Plan For Simplx New Site

7807 North Clinton Street,
Fort Wayne, Indiana 46825

Existing Utility Provider Information	
Water Services	City of Fort Wayne
Sewer Services	City of Fort Wayne
Electric	American Electric Power
Gas	INPSCO
Contract Information	
City of Fort Wayne Department of Land Use Management-Melissa Wood	260-427-1129
City of Fort Wayne Fire Department-Jenny Elder	260-427-1168
City of Fort Wayne New Water and Sewer Engineering-Rick Swain	260-427-1161
City of Fort Wayne Sewer Engineering Department-Lisa Reuss	260-427-5004
City of Fort Wayne Stormwater Engineering Department-Patrick Jolley	260-427-5004
City of Fort Wayne Water Engineering Department-Rick Swain	260-427-5004
City of Fort Wayne Traffic Engineering Department-Kyle Winkley	260-427-1172
American Electric Power-Karen Pitzer	260-408-1863
Veolia-Way Halzman	260-441-9325
INPSCO-Mike Train	260-439-9108
Comcast-Dawn Luskhead	765-479-3811



Professional Engineers & Surveyors
1910 St. Joe Center Road, Suite #61
Fort Wayne, Indiana 46825
260.484.9900 phone
260.484.9980 fax
www.a-site.biz

ForeSight
EXPERIENCE. INNOVATION. RESULTS.

Professional Engineer
No. 12345
State of Indiana
Exp. 12/31/2025

Performed for:

Primary Development Plan For:
Simplx New Site
7807 North Clinton Street, Fort Wayne, Indiana 46825

Drawing Revisions

Commission Number
254002

Date
March 31, 2025

Title
Primary Development Plan

Sheet Number
PD2

SHEET 2 OF 2

BILL NO. Z-25-03-14

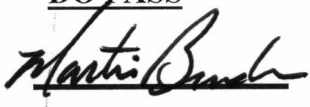




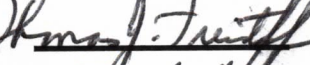


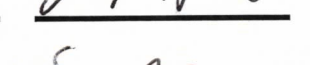
**REPORT OF COMMITTEE ON REGULATIONS
May 13, 2025**

**Michelle Chambers Chair
Thomas Freistroffer Co-Chair
All Council Members**

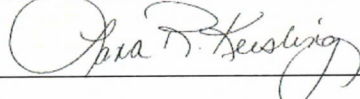
An Ordinance amending the City of Fort Wayne Zoning Map No. Q46 (Sec. 7 of St. Joseph Township)

To rezone 2.953 acres from R1/Single Family Residential to 1/Limited Industrial at 7755 N Clinton St (West side of the 7700 block of North Clinton Street) to permit a new office and warehouse facility

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>BOOKER</u>		_____	_____
<u>CHAMBERS</u>		_____	_____
<u>ENSLEY</u>		_____	_____
<u>FREISTROFFER</u>		_____	_____
<u>HARTMAN</u>		_____	_____
<u>JEHL</u>		_____	_____
<u>MYERS</u>		_____	_____
<u>PADDOCK</u>		_____	_____

**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: N/A

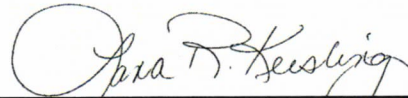
Read the first time in full and on motion by Councilperson Chambers.

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"/>
BOOKER	<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"/>

DATED: May 13, 2025

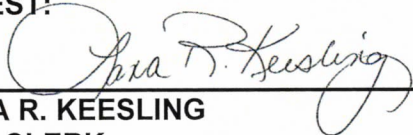


LANA R. KEESLING, CITY CLERK

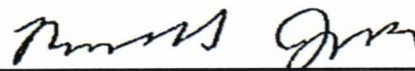
Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Zoning Ordinance No. Z-25-03-14 on the 13th day of May, 2025

ATTEST:



LANA R. KEESLING
CITY CLERK



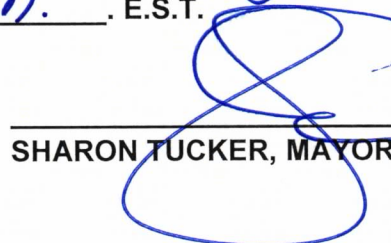
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 14th of May 2025, at the hour of 9:15 o'clock A.M. E.S.T.



LANA R. KEESLING, CITY CLERK

Approved and signed by me this 15th day of May 2025, at the hour of 9:53 o'clock A.M. E.S.T.



SHARON TUCKER, MAYOR

