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#REZ-2025-0035

BILL NO. Z-25-07-18

ZONING MAP ORDINANCE NO. Z- 33-25

**AN ORDINANCE amending the City of Fort Wayne  
Zoning Map No. M03 (Sec. 11 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 I2/General Industrial District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

**LEGAL DESCRIPTION**

Recorder's Document #2019041492  
PARCEL I:

The East ½ of Lot Number 244 and the West ½ of Lot Number 245 in Hamilton's 4th Addition to the City of Fort Wayne, according to the plat thereof, as recorded in Deed Record 69, pages 397-398.

ALSO:

The East 1/2 of Lot Number 245 in Hamilton's 4th Addition to the City of Fort Wayne, according to the plat thereof, as recorded in Deed Record 69, pages 397-398.

PARCEL II:

The West 70 feet, except the East 4 feet thereof, of Lot Number 248 in Hamilton's 4th Addition to the City of Fort Wayne, according to the plat thereof, as recorded in Deed Record 69, pages 397-398.

ALSO:

The South 49 feet of Lot Number 247 and the East 86 (86.6 feet, Plat) of Lot Number 248 in Hamilton's 4th Addition to the City of Fort Wayne, according to the plat thereof, as recorded in Deed Record 69, pages 397-398.

ALSO BEING DESCRIBED AS FOLLOWS:

Lot Number 248 and the South 49 feet of Lot Number 247 in Hamilton's 4th Addition to the City of Fort Wayne, according to the plat thereof, as recorded in Deed Record 69, pages 397-398.

AND

Recorder's Document #2019041493

LOT 246, THE NORTH 3 FEET OF LOT 247 AND THE SOUTH 7 FEET OF LOT 214 IN HAMILTON'S FOURTH ADDITION TO THE CITY OF FORT WAYNE AS RECORDED IN DEED RECORD 69, PAGE 397.

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AND

THE EAST 22.6 FEET OF LOTS 212 AND 213 IN HAMILTON'S FOURTH ADDITION; ALSO, LOT 214 IN HAMILTON'S FOURTH ADDITION, EXCLUDING THEREFROM THE WEST 130 FEET OF THE NORTH 20 FEET; TOGETHER WITH: A PORTION OF A 15 FOOT VACATED ALLEY LYING EAST OF AND ADJACENT TO LOT 215 IN HAMILTON'S FOURTH ADDITION, WHICH PORTION IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 214 IN HAMILTON'S FOURTH ADDITION; THENCE SOUTH, ALONG THE WEST LINE OF SAID LOT 214, 20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH, ALONG SAID WEST LINE, 25 FEET TO THE SOUTH LINE OF SAID VACATED 15 FOOT ALLEY; THENCE WEST, ALONG SAID SOUTH LINE, 5 FEET; THENCE NORTH, PARALLEL TO SAID WEST LINE, 25 FEET; THENCE EAST 5 FEET TO THE POINT OF BEGINNING.

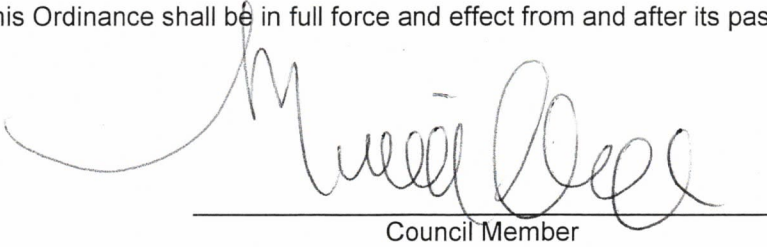
AND

Recorder's Document #2024003559 – General Ordinance G-1-24  
The vacated north-south Alley situated between Lots Numbered 245, 246, 247, & 248 in Hamilton's 4<sup>th</sup> Addition.

and the symbols of the City of Fort Wayne Zoning Map No. M03 (Sec. 11 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.

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-2025-0035  
Bill Number: Z-25-07-18  
Council District: 6– Rohli Booker

---

Introduction Date: July 22, 2025

Plan Commission  
Public Hearing Date: August 11, 2025 (not heard by Council)

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

---

Synopsis of Ordinance: To rezone 1.03 acres from R3/Multiple Family Residential and C3/General Commercial to I2/General Industrial

Location: 2046 S Lafayette St (Section 11 of Wayne Township)

Reason for Request: To permit existing industrial uses and allow improvements to the site.

Applicant: David Doolittle

Property Owner: David Doolittle

---

Related Petitions: None

---

Effect of Passage: Property will be rezoned to the I2/General Industrial zoning district, which would bring all existing uses into compliance with the ordinance.

Effect of Non-Passage: Property will remain zoned a mixture of R3/Multiple Family Residential and C3/General Commercial, which is not consistent with existing uses and does not allow the applicant to secure the site. The site may continue with existing or non-conforming uses, or be redeveloped with a mixture of commercial and/or residential uses.



Rezoning Petition REZ-2025-0035 - 2046 Lafayette St

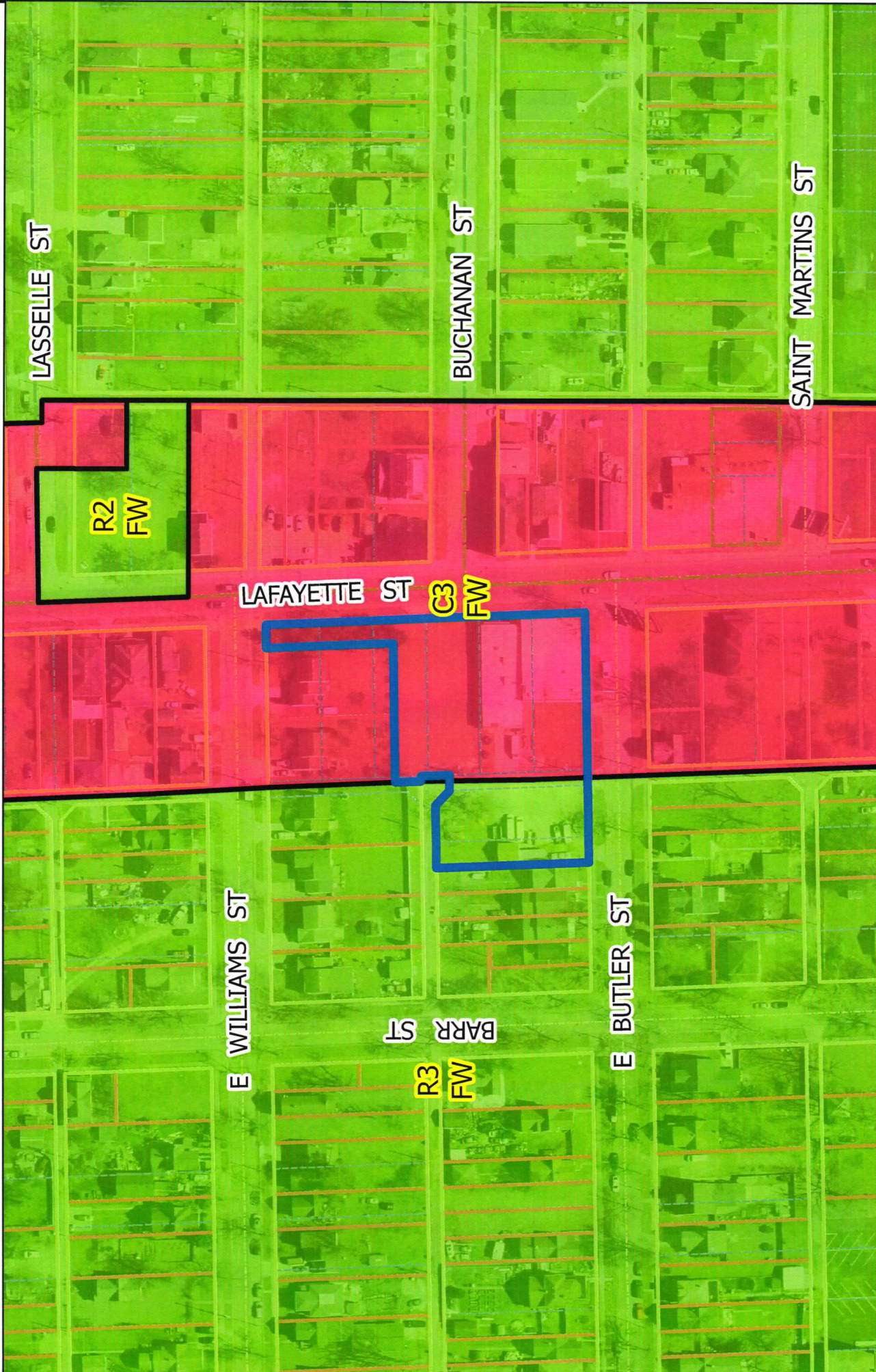


Although every accuracy check has been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

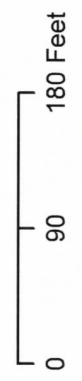
© 2004 Board of Commissioners of the County of Allen  
 North American Datum 1983  
 State Plane Coordinate System, Indiana East  
 Photo and Contours: Spring 2009  
 Date: 7/9/2025



Rezoning Petition REZ-2025-0035 - 2046 Lafayette St



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: 7/29/23



**PLAT OF SURVEY** Page 1 of 3  
 This document is a Retracement Survey of a parcel of land located in Allen County, Indiana.  
**SEE PAGES 2 AND 3 FOR THE SURVEYOR'S REPORT AND LEGAL DESCRIPTION.**



ALL SHOWN MEASURED BEARINGS ARE  
 BASED UPON THE INDIANA EAST (1301)  
 STATE PLANE COORDINATE SYSTEM  
 VIA THE INCORS NETWORK

LINE	BEARING	DISTANCE
L1	N 02°00'45" W	149.93' M.
L2	N 88°40'45" E	60.85' M.
L3	S 46°04'05" E	19.92' M.
L4	N 89°16'47" E	15.20' M.
L5	N 02°09'08" W	28.00' M.
L6	S 89°49'06" W	5.38' M.
L7	N 02°14'43" W	25.00' M.
L8	N 88°54'33" E	135.00' M.
L9	N 02°17'11" W	135.00' M.
L10	N 88°53'10" E	22.60' M.

MONUMENT TABLE
A ..... 5/8" REBAR SET FLUSH W/ I.D. CAP
B ..... 3/8" REBAR PND. FLUSH
C ..... 3/8" SPIKE NAIL PND. I.D. CAP
D ..... 1/4" SPIKE NAIL PND. -0.3
E ..... 1/2" REBAR PND. -0.9
F ..... 1/2" REBAR PND. -0.8
G ..... R.L. SPIKE SET -0.1



**ANDERSON SURVEYING, INC.**  
 Registered Professional Engineers and Land Surveyors  
 Indiana Land Surveying Firm Identification Number: 29A

1324 Henry Avenue  
 Fort Wayne, IN 46808  
 Phone: (260) 483-1724  
 Fax: (260) 482-6855  
 www.andersonsurveying.com

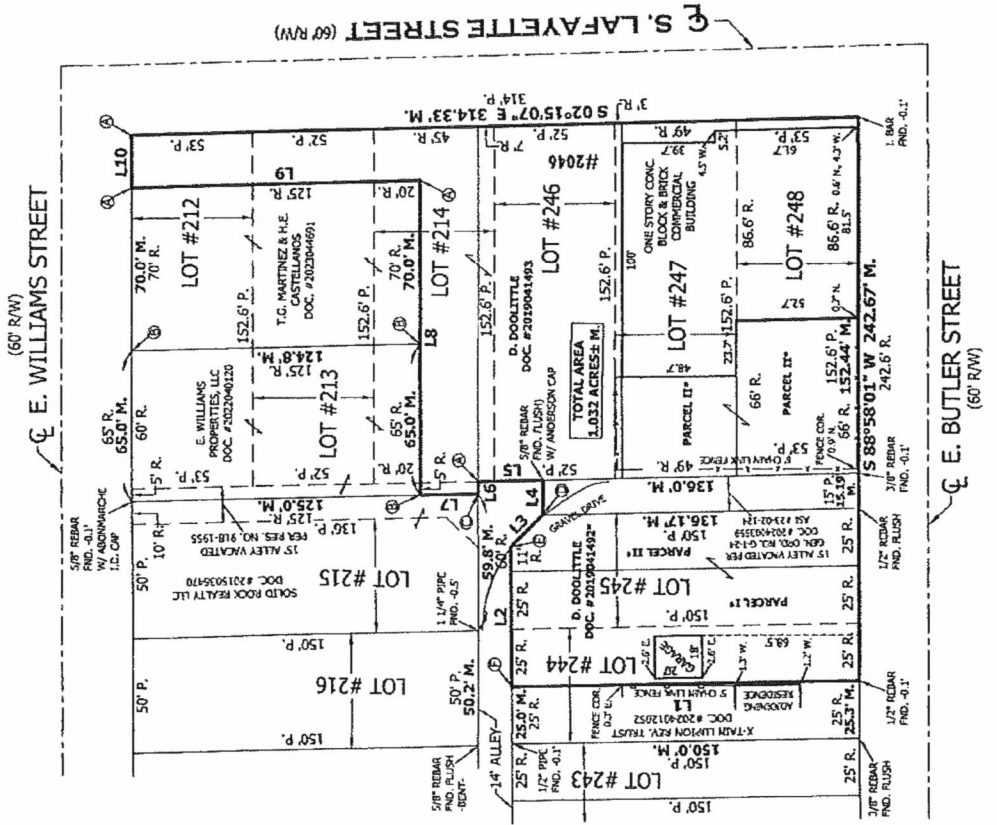
EST. 1978  
 CIVIL ENGINEERING  
 LAND SURVEYING  
 LAND PLANNING

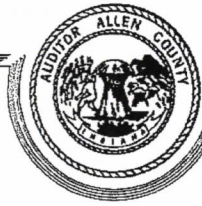
Toll Free: (888) 483-1724  
 Fax: (260) 482-6855  
 Phone: (260) 483-1724  
 Columbia City, IN 46725  
 1947 E. Schug Road

I hereby certify that the above Plat of Survey was prepared under my direct supervision and that to the best of my knowledge and belief was executed in accordance with the requirements of the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code.  
 Fieldwork completed on the 22nd day of APRIL, 20 25  
 Certified this 25th day of APRIL, 20 25  
 Prepared exclusively for: DOOLITTLE  
 Survey Number: 23-02-124-1



*Erick J. Springer*  
 ERICK J. SPRINGER, LS#22200006





**AUTHORIZATION OF COMBINATION**

Per I.C. 6-1.1-5-16

I, David Doolittle, authorize the Auditor of Allen County to combine the following:

List the addresses or parcel numbers below:

02-12-11-431-014.000-074

02-12-11-431-019.000-074

02-12-11-431-016.000-074

02-12-11-431-018.000-074

Owner Signature: [Signature]

Title: Owner

Phone: 260-420-0147

Date: 2-28-05

Email: dave@doolittleelectricinc.com

Please return to: Allen County Auditor, 1 East Main Street, Suite 102, Fort Wayne, IN 46802

**ASSESSOR OFFICE USE ONLY**

Reason for Combination:  Improvement falls across property line  1% Cap Eligibility

Other \_\_\_\_\_

Property Owner has been notified of combination, if not signed above

Assessor Signature: \_\_\_\_\_

**AUDITOR OFFICE USE ONLY**

I have verified the following:

Initials: \_\_\_\_\_

- All taxes are current on all properties to be combined.
- All properties are titled the same.
- All properties are in the same state taxing district.
- All properties are adjacent (touching).

Payable Year: \_\_\_\_\_

New Acreage: \_\_\_\_\_

New Legal Description: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

mail: Tax Bill:  
P.O. Box 13581  
Ft. Wayne In 46869



2019041492  
RECORDED: 08/20/2019 01:40:57 PM

QUITCLAIM DEED

ANITA MATHER  
ALLEN COUNTY RECORDER  
FORT WAYNE, IN

THIS QUITCLAIM DEED, executed this 19 day of August (month)  
2019 (year), by Maravan Investments LLC the first  
party, whose post office address is P.O. Box 13581 Ft. Wayne In 46869 and David Doolittle  
the second party, whose post office address is P.O. Box 13581 Ft. Wayne In 46869.

WITNESSETH, that the said first party, for good consideration and for the sum of  
0 Dollars (\$ 0 ) paid by the said second party, the receipt  
whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the  
said second party forever, all the right title, interest and claim which the said first party  
has in and to the following described parcel of land, and improvements and  
appurtenances thereto in the County of Allen State of  
Indiana, to wit: See exhibit "A"  
Parcel # 02-12-11-431-014.000-074  
02-12-11-431-016.000-074  
02-12-11-431-019.000-074

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the  
day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
(Witness)

[Signature]  
(First Party) Owner of Maravan Investments LLC  
also known as Candace Doolittle  
also known as Candace T. Doolittle

[Signature]  
(Witness)

[Signature]  
(Second Party)  
David Doolittle

ALLEN COUNTY OFFICE  
July 2019  
Suzanne M. Hester  
Recorder for the State

AUG 20 2019

AUG 20 2019

[Signature]  
STACY O'DAY  
ALLEN COUNTY ASSESSOR

[Signature]  
ALLEN COUNTY RECORDER

3

STATE OF Indiana COUNTY OF Allen

On August 19 (month & day), 2019 (year) before me, David<sup>Doolittle</sup> and Candace Doolittle personally appeared, personally known to me (or proved to me on the basis of any Maracan Investments satisfactory evidence) to be the person whose name is subscribed to within this also known as IC Candace Doolittle instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Mirza Halilovic

(Signature)

Affiance  Known  Unknown

ID Produced: IND DL 0500-52-2122 exp. 6-6-22 / IND DL 0500-75-7565 exp. 1-5-24



MIRZA HALILOVIC, Notary Public  
Allen County, State of Indiana  
Commission Number 637059  
My Commission Expires July 24, 2020

This instrument prepared by: Candace Doolittle

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

Candace Doolittle  
(name printed, stamped or signed w/print)

**EXHIBIT "A"**

PARCEL I: 02-12-11-431-014.000-074

The East ½ of Lot Number 244 and the West ½ of Lot Number 245 in Hamilton's 4th Addition to the City of Fort Wayne, according to the plat thereof, as recorded in Deed Record 69, pages 397-398.

ALSO:

The East 1/2 of Lot Number 245 in Hamilton's 4th Addition to the City of Fort Wayne, according to the plat thereof, as recorded in Deed Record 69, pages 397-398.

PARCEL II: 02-12-11-431-016.000-074

The West 70 feet, except the East 4 feet thereof, of Lot Number 248 in Hamilton's 4th Addition to the City of Fort Wayne, according to the plat thereof, as recorded in Deed Record 69, pages 397-398.

ALSO: 02-12-11-431-019.000-074

The South 49 feet of Lot Number 247 and the East 86 feet (86.6 feet, Plat) of Lot Number 248 in Hamilton's 4th Addition to the City of Fort Wayne, according to the plat thereof, as recorded in Deed Record 69, pages 397-398.

ALSO BEING DESCRIBED AS FOLLOWS:

Lot Number 248 and the South 49 feet of Lot Number 247 in Hamilton's 4th Addition to the City of Fort Wayne, according to the plat thereof, as recorded in Deed Record 69, pages 397-398.

H1D1B01 4568933v1

Exhibit "A"

2019025467

RECORDED: 06/05/2019 11:26:23 AM

ANITA MATHER

ALLEN COUNTY RECORDER

FORT WAYNE, IN

02TAX KEY NO.:  
02-12-11-431-018,000-074

Wayne - 11054619

CORPORATE DEED

THIS INDENTURE WITNESSETH, That C&M MGMT. & PROP., INC., an Indiana corporation ("Grantor"), CONVEYS AND WARRANTS to MAROVAN INVESTMENTS, LLC, an Indiana limited liability company, ("Grantee"), of Allen County, in the State of Indiana, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Allen County, in the State of Indiana:

LOT 246, THE NORTH 3 FEET OF LOT 247 AND THE SOUTH 7 FEET OF LOT 214 IN HAMILTON'S FOURTH ADDITION TO THE CITY OF FORT WAYNE AS RECORDED IN DEED RECORD 69, PAGE 397.

AND

THE EAST 22.6 FEET OF LOTS 212 AND 213 IN HAMILTON'S FOURTH ADDITION; ALSO, LOT 214 IN HAMILTON'S FOURTH ADDITION, EXCLUDING THEREFROM THE WEST 130 FEET OF THE NORTH 20 FEET; TOGETHER WITH: A PORTION OF A 15 FOOT VACATED ALLEY LYING EAST OF AND ADJACENT TO LOT 215 IN HAMILTON'S FOURTH ADDITION, WHICH PORTION IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 214 IN HAMILTON'S FOURTH ADDITION; THENCE SOUTH, ALONG THE WEST LINE OF SAID LOT 214, 20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH, ALONG SAID WEST LINE, 25 FEET TO THE SOUTH LINE OF SAID VACATED 15 FOOT ALLEY; THENCE WEST, ALONG SAID SOUTH LINE, 5 FEET; THENCE NORTH, PARALLEL TO SAID WEST LINE, 25 FEET; THENCE EAST 5 FEET TO THE POINT OF BEGINNING.

Parcel No.: 02-12-11-431-018.000-074  
Commonly known as: S Lafayette Street, Fort Wayne, Indiana 46803

SUBJECT TO all current and future real estate taxes and assessments.

SUBJECT TO all conditions, easements, limitations, restrictions and covenants of record, and to all visible easements not of record.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or by the By-Laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and where

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

**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant David Doolittle  
 Address P O Box 13581  
 City Fort Wayne State Indiana Zip 46869  
 Telephone 260-420-0147 E-mail dave@doolittleelectricinc.com

**Property Ownership**  
 Property Owner David Doolittle  
 Address P O Box 13581  
 City Fort Wayne State Indiana Zip 46869  
 Telephone 260-420-0147 E-mail dave@doolittleelectricinc.com

**Contact Person**  
 Contact Person David Doolittle  
 Address P O Box 13581  
 City Fort Wayne State Indiana Zip 46869  
 Telephone 260-420-0147 E-mail dave@doolittleelectricinc.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 2046 S Lafayette Township and Section Wayne  
 Present Zoning R3/C3 Proposed Zoning I2 Acreage to be rezoned 1  
 Purpose of rezoning (attach additional page if necessary) Bring property into compliance for parking lot and fence  
 Sewer provider City Utilities Water provider City Utilities

**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

David Doolittle [Signature] 06/10/25  
 (printed name of applicant) (signature of applicant) (date)  
 David Doolittle [Signature] 06/10/25  
 (printed name of property owner) (signature of property owner) (date)



Received <u>6-17-25</u>	Receipt No. <u>147744</u>	Hearing Date <u>8-11-25</u>	Petition No. <u>2025-0035</u>
----------------------------	------------------------------	--------------------------------	----------------------------------

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

To provide a safe, cohesive, and economical environment by bringing the proposed area to be rezoned into compliance with its current use. This will allow for taking advantage of existing water, sanitary sewer, storm water and electricity that was one on the R3 area.

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

The area to be rezoned is currently zoned R3 and C3 with a commercial structure on the C3 and the vacant lot on zone R3. It would bring the area into compliance for future fence and current gravel parking area has been there since 1995.

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

The most desirable use for the land in the district being adapted would be to keep it as vacant lot for parking to help ease off street parking so the neighbors can continue to park on the street as most homes do not have driveways on off street parking is the only available options.

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

The conservation of the property value will on be enhanced as it will stop the flow of unwanted traffic, theft, and vandalism of the surrounding area. Currently there are an increased amount petty damage to the vehicles.

- (5) Responsible development and growth.

The residential construction and light commercial company that currently resides at the current location would continue to service the community in plumbing, electrical, new construction and remodels. It will continue to balance the growth with community interest create

### 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*



# FACT SHEET

Case #REZ-2025-0035 Bill # Z-25-07-18 Project Start: July 2025

APPLICANT: David Doolittle  
REQUEST: To rezone from R3/Multiple Family Residential and C3/General Commercial to I2/General Industrial to permit existing industrial uses  
LOCATION: 2046 S Lafayette St (Section 11 of Wayne Township)  
LAND AREA: 1.032 acres  
PRESENT ZONING: R3/Multiple Family Residential and C3/General Commercial  
PROPOSED ZONING: I2/General Industrial  
COUNCIL DISTRICT: 6– Rohli Booker  
SPONSOR: Fort Wayne Plan Commission

## **September 8, 2025 Public Hearing**

- No one spoke in support or with concerns.
- All members were present.

## **September 15, 2025 Business Meeting**

### **Plan Commission Recommendation: DO PASS**

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

### **8-0 MOTION PASSED**

- Amos Norman was absent.

Fact Sheet Prepared by:  
Karen Couture, Principal Land Use Planner  
October 6, 2025

## PROJECT SUMMARY

### DISCUSSION:

The applicant is requesting to rezone the property in question from R3/Multiple Family Residential and C3/General Commercial into a uniform I2 zoning. The original structure on this site predates aerial imagery in 1937 and the site also had four residences. The back half of the site has had a parking lot since before 1972 aerial imagery. There is an alley separating the parking lot and the primary building was vacated in 2024. Most of the Lafayette Street corridor between Creighton and Masterson Avenues is zoned C3, but has a historic pattern of buildings. The R3 zoning is on the back half of the property, which was previously separated by an alley (vacating the alley created one contiguous parcel). The industrial zoning will allow for a contracting service over the entire parcel, and will also eliminate some C3 uses like a gas station, which is currently a permitted use on the Lafayette side of the property. The applicant owns the closest residential property, immediately west, and intends to keep it as a rental property. The owner has no immediate plans to expand, but they would like to install a fence around the existing storage area, and commits to adhering to zoning ordinance standards.

### 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.

#### Land Use Policies

The following Land Use Policies would be applicable and supportive of this request:

- LUD 1.4 Focus development and redevelopment initiatives and incentives in the Priority Investment Area to address market gaps and build momentum among private sector property owners and developers

#### Generalized Future Land Use Map

- The west portion is located within the Traditional Neighborhood category and the eastern portion is within the Neighborhood Commercial land use category. All portions of the site have been utilized for the current use; the rezoning is meant to bring existing uses into compliance with the zoning ordinance.

#### Land Use Related Action Steps

None

#### Compatibility Matrix

- The land use categories of "Traditional Neighborhood" and "Neighborhood Commercial" compared to an I2/General Industrial are considered "potentially compatible". The business has been ongoing for decades, and the zoning classification will enable to more easily invest in their facility and site in the future. Privacy fencing will screen the outdoor storage area.

**Other applicable plans:** None

### PUBLIC HEARING SUMMARY:

Presenter: The applicant David Doolittle, presented the request as outlined above.

Public Comments: None

## FORT WAYNE PLAN COMMISSION Findings of Fact • September 2025

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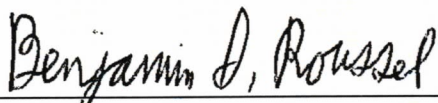
<b>PROPOSAL:</b>	Rezoning Petition REZ-2025-0035
<b>APPLICANT:</b>	David Doolittle
<b>REQUEST:</b>	To rezone property from R3/Multiple Family Residential and C3/General Commercial to I2/General Industrial to permit existing industrial uses.
<b>LOCATION:</b>	2046 Lafayette Street, northwest corner of its intersection with E Butler Street (Section 11 of Wayne Township)
<b>LAND AREA:</b>	Approximately 1.03 acres
<b>PRESENT ZONING:</b>	R3/Multiple Family Residential and C3/General Commercial
<b>PROPOSED ZONING:</b>	I2/General Industrial

---

The Plan Commission recommends that Rezoning Petition REZ-2025-0035 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. Most of the site is zoned industrial, as is, and is currently used for parking.
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 applicant intends to use the parking area as it has been, and install a fence for security reasons.
3. Approval is consistent with the preservation of property values in the area. The uniform zoning should allow more consistent development, now and in the future.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. The site is served by public utilities and no additional burden on infrastructure is planned.

These findings approved by the Fort Wayne Plan Commission on September 15, 2025.



---

Benjamin J. Roussel  
Executive Director  
Secretary to the Commission





**PLAT OF SURVEY**  
 Page 1 of 3  
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 SEE PAGES 2 AND 3 FOR THE SURVEYORS REPORT AND LEGAL DESCRIPTION.



ALL SHOWN MEASURED BEARINGS ARE  
 BASED UPON THE INDIANA EAST (1301)  
 STATE PLANE COORDINATE SYSTEM  
 VIA THE INCORS NETWORK

LINE	BEARINGS	DISTANCE
L1	N 02°00'45" W	148.93' M.
L2	N 88°40'45" E	60.85' M.
L3	S 46°04'05" E	19.92' M.
L4	N 89°16'47" E	15.20' M.
L5	N 02°09'08" W	28.00' M.
L6	S 89°49'06" W	5.38' M.
L7	N 02°14'43" W	25.00' M.
L8	N 88°54'33" E	135.00' M.
L9	N 02°17'11" W	125.00' M.
L10	N 88°53'10" E	22.60' M.

MONUMENT TABLE
A ... 5/8" REBAR SET FLUSH W/ I.D. CAP
B ... 5/8" REBAR PND. FLUSH
C ... W/ ADMONMACHE I.D. CAP
D ... SPICE NAIL PND. -0.5'
E ... 1/2" REBAR PND. -0.9'
F ... 1/2" REBAR PND. -0.8'
G ... R.R. SPICE SET -0.1'



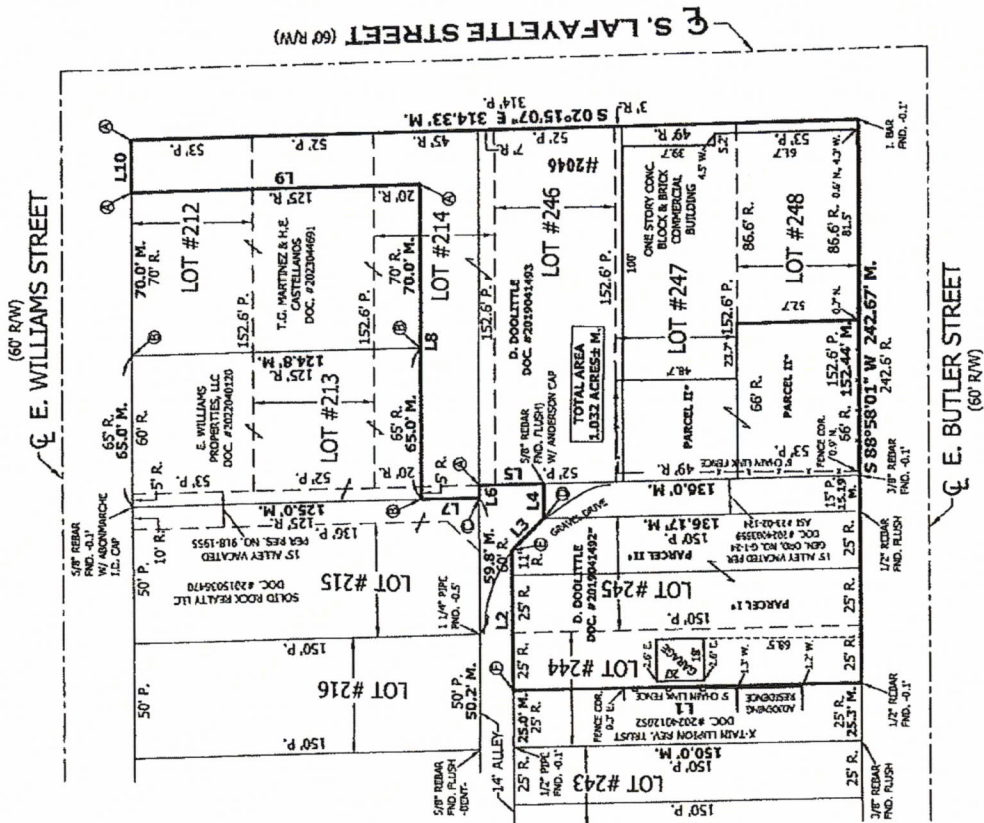
**ANDERSON SURVEYING, INC.**  
 Registered Professional Engineers and Land Surveyors  
 Indiana Land Surveying Firm Identification Number: 294  
 1324 Henry Avenue  
 Fort Wayne, IN 46808  
 Phone: (260) 482-1724  
 Fax: (260) 482-6855  
 Toll Free: (888) 483-1724  
 WWW.ANDERSONSURVEYING.COM

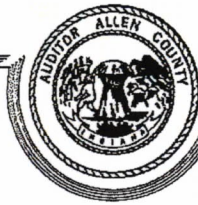


I hereby certify that the above Plat of Survey was prepared under my direct supervision and that to the best of my knowledge and belief was executed in accordance with the requirements of the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code.  
 Fieldwork completed on the 22nd day of APRIL, 2025.  
 Certified this 23rd day of APRIL, 2025.  
 Prepared exclusively for: DOOLITTLE  
 Survey Number: 23-02-124-1



*Erick J. Springer*  
 ERICK J. SPRINGER, LS#222200006





**AUTHORIZATION OF COMBINATION**

Per I.C. 6-1.1-5-16

I, David Doolittle, authorize the Auditor of Allen County to combine the following:

List the addresses or parcel numbers below:

02-12-11-431-014.000-074

02-12-11-431-019.000-074

02-12-11-431-016.000-074

02-12-11-431-018.000-074

Owner Signature: [Signature]

Title: Owner

Phone: 260-420-0147

Date: 2-28-05

Email: dave@doolittleelectricinc.com

Please return to: Allen County Auditor, 1 East Main Street, Suite 102, Fort Wayne, IN 46802

**ASSESSOR OFFICE USE ONLY**

Reason for Combination:  Improvement falls across property line  1% Cap Eligibility

Other \_\_\_\_\_

Property Owner has been notified of combination, if not signed above

Assessor Signature: \_\_\_\_\_

**AUDITOR OFFICE USE ONLY**

I have verified the following:

Initials: \_\_\_\_\_

- All taxes are current on all properties to be combined.
- All properties are titled the same.
- All properties are in the same state taxing district.
- All properties are adjacent (touching).

Payable Year: \_\_\_\_\_

New Acreage: \_\_\_\_\_

New Legal Description: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**BILL NO. Z-25-07-18**

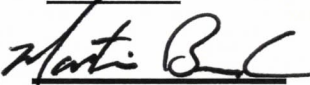
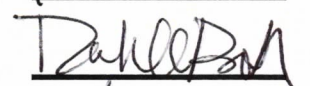
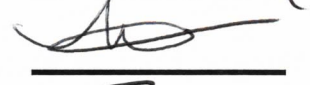

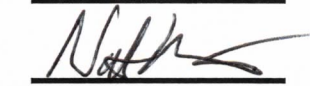
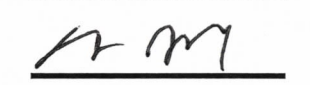
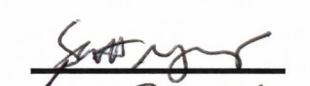

**REPORT OF COMMITTEE ON REGULATIONS  
October 14, 2025**

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

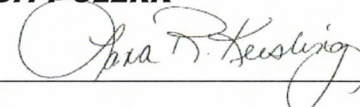
An Ordinance amending the City of Fort Wayne Zoning Map No. M03 (Sec. 11 of Wayne Township)

*To rezone 1.03 acres from R3/Multiple Family Residential and C3/General Commercial to I2/General Industrial at 2046 S Lafayette St*

**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 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"/>


DATED: October 14, 2025

  
 \_\_\_\_\_  
 LANA R. KEESLING, CITY CLERK

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

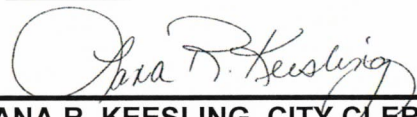
Zoning Ordinance No. Z-25-07-18 on the 14th day of October, 2025

ATTEST:

  
 \_\_\_\_\_  
 LANA R. KEESLING  
 CITY CLERK

  
 \_\_\_\_\_  
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th of October 2025, at the hour of 9:05 o'clock A.M. E.S.T.

  
 \_\_\_\_\_  
 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 16<sup>th</sup> day of October 2025, at the hour of 8:55 o'clock A.M. E.S.T.

  
 \_\_\_\_\_  
 SHARON TUCKER, MAYOR

