

1
2 #REZ-2025-0039

3 BILL NO. Z-25-08-27

4
5 ZONING MAP ORDINANCE NO. Z- 34-25

6 AN ORDINANCE amending the City of Fort Wayne
7 Zoning Map No. P58 (Sec 6 of St Joseph Township)

8 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

9 SECTION 1. That the area described as follows is hereby designated a C1/Professional
10 Office and Personal Services zoning district under the terms of Chapter 157 Title XV of the Code of
11 the City of Fort Wayne, Indiana:

12
13 LEGAL DESCRIPTION

14 LOT NUMBERED TWO (2) IN REINIG'S SUBURBAN ADDITION, A SUBDIVISION IN ALLEN
15 COUNTY, INDIANA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT RECORD
16 17, PAGE 44, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA.

17 EXCEPTING THEREFROM THE FOLLOWING:

18 THE NORTH 30 FEET OF LOT NUMBER 2 IN REINIG'S SUBURBAN ADDITION, AN
19 ADDITION IN THE NORTH 435.6 FEET OF THE NORTHWEST FRACTIONAL QUARTER OF
20 SECTION 6, TOWNSHIP 31 NORTH, RANGE 13 EAST, ALLEN COUNTY, INDIANA, THE
21 PLAT OF WHICH ADDITION IS RECORDED IN PLAT RECORD 17, PAGE 44, IN THE
22 OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA. CONTAINING 3000 SQUARE
23 FEET, MORE OR LESS.

24 and the symbols of the City of Fort Wayne Zoning Map No. P58 (Sec. 6 of St Joseph Township), as
25 established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is hereby
26 changed accordingly.

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

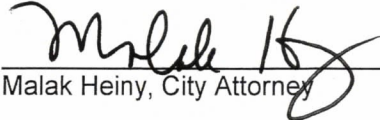
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SECTION 3. That this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.



Council Member

APPROVED AS TO FORM AND LEGALITY:



Malak Heiny, City Attorney

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2025-0039
Bill Number: Z-25-08-27
Council District: 2 – Russ Jehl

Introduction Date: August 26, 2025

Plan Commission
Public Hearing Date: September 8, 2025 (not heard by Council)

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

Synopsis of Ordinance: To rezone 0.954 acres from AR/Low Intensity Residential to
C1/Professional Office and Personal Services

Location: 1830 East Dupont (Section 6 of St Joseph Township)

Reason for Request: To permit a medical office building

Applicant: Gary and Kim Brown

Property Owner: Gary and Kim Brown

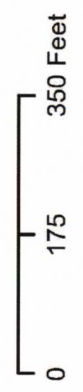
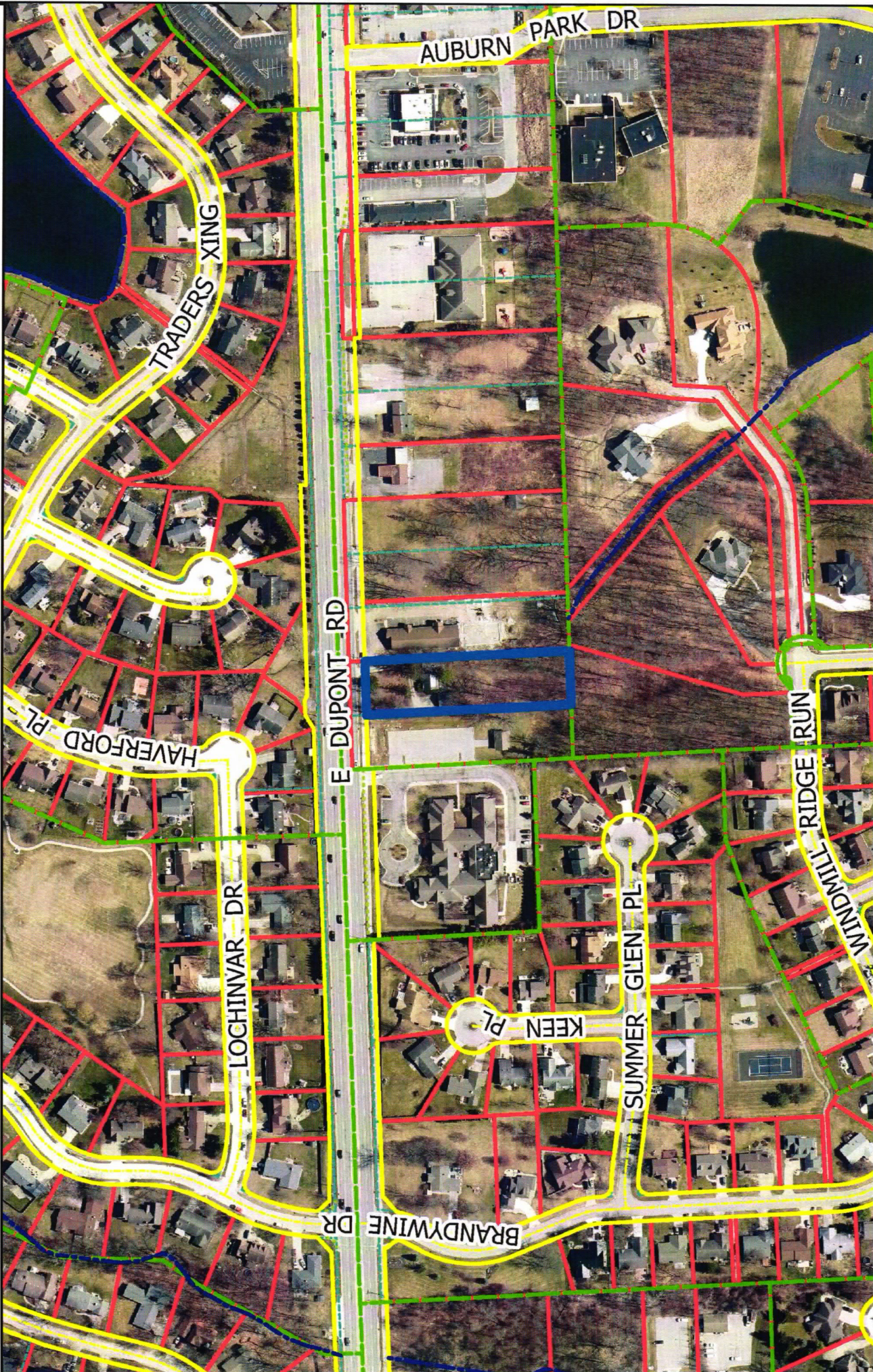
Related Petitions: Primary Development Plan – Dupont Professional Office Building

Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal
Services zoning district, which would permit a medical office building.

Effect of Non-Passage: Property will remain zoned AR/Low Intensity Residential, which does
not permit a medical office building. The site may continue with existing
or non-conforming uses, and may be redeveloped with similar low
intensity residential and agricultural uses.



REZ-2025-0039 and PDP-2025-0027 - Dupont Professional Office Building



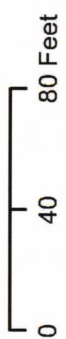
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Date: 8/13/2025

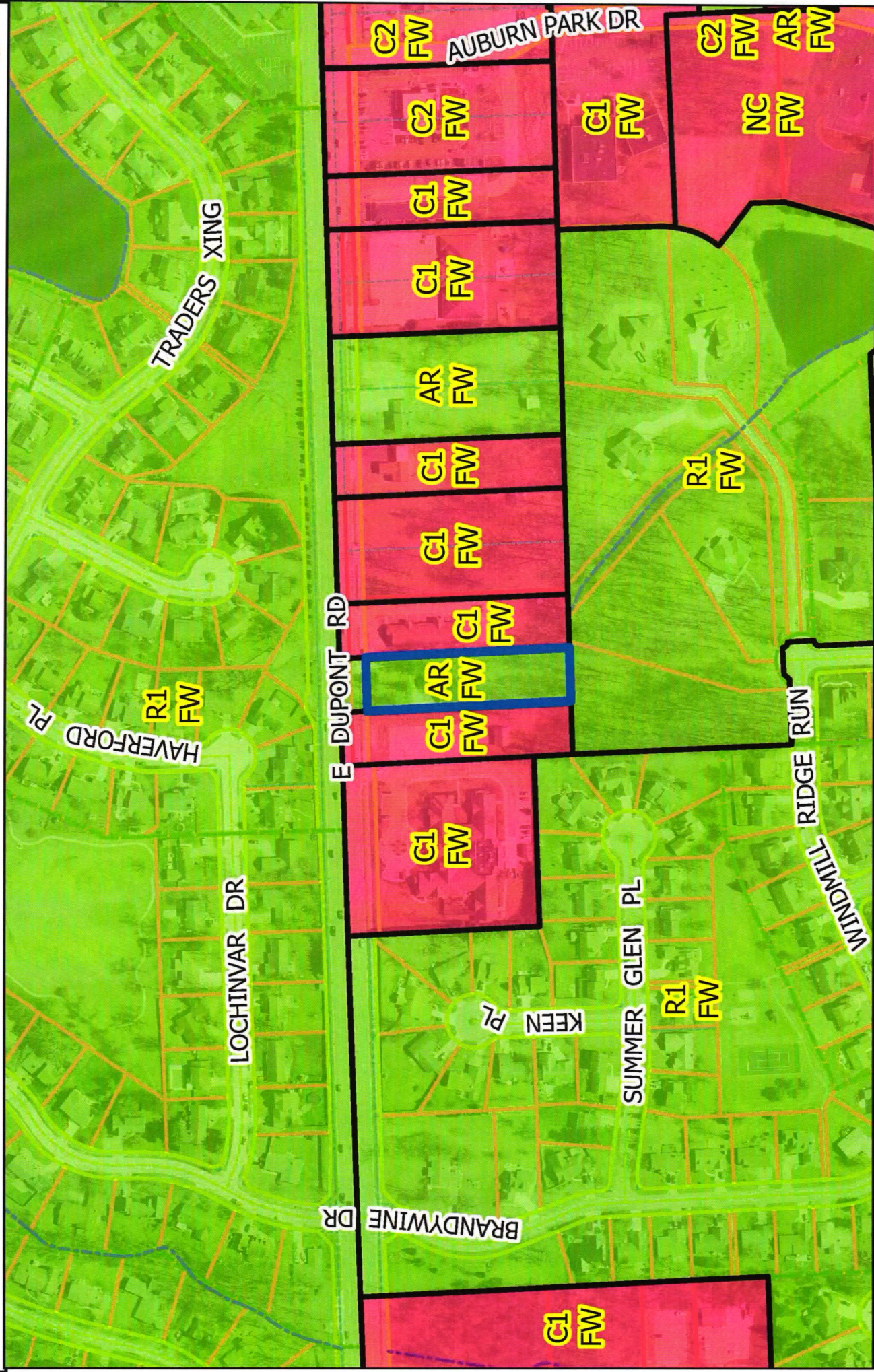


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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 8/13/2025



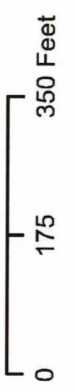


REZ-2025-0039 and PDP-2025-0027 - Dupont Professional Office Building



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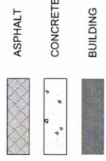
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 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 8/13/2025



2 PROPOSED SITE DEVELOPMENT PLAN NOTES

- 1 NEW CONCRETE SIDEWALK
- 2 NEW ASPHALT PAVEMENT
- 3 NEW WHITE PAVEMENT STRIPING

3 PROPOSED SITE DEVELOPMENT PLAN LEGEND



4 SUMMARY OF LOCAL ZONING ORDINANCE REQUIREMENTS

PREVAILING ORDINANCE/EDITION: FORT WAYNE ZONING ORDINANCE, DATE EFFECTIVE 03-26-2025

PROPOSED LAND USE: PROFESSIONAL/MEDICAL OFFICE

EXISTING ZONING AND PERMITTED USES: R-1 SINGLE FAMILY RESIDENTIAL

PROPOSED ZONING AND PERMITTED USES: C-1 PROFESSIONAL OFFICE AND PERSONAL SERVICES.

ADJACENT ZONING AND PERMITTED USES: R-1 TO THE NORTH AND SOUTH, AND C-1 TO THE EAST AND WEST.

PROPERTY LOCATION IN A FLOOD PLAIN: NO

BUILDING AREA, HEIGHT, AND LOCATION ON PROPERTY:
 LOT AREA: 38,769 SQ.FT. (0.89 ACRES)
 BUILDING AREA: 5539 SQ.FT. PROPOSED
 BUILDING HEIGHT: 75 FT MAX., +/- 15'-0" ACTUAL
 LOT WIDTH: 100 FT ACTUAL
 NORTH REAR YARD: 25 FT MIN. / 53.5 FT ACTUAL
 SOUTH REAR YARD: 20 FT MIN. / 110 FT ACTUAL
 EAST SIDE YARD: 10 FT MIN. / 10 FT ACTUAL
 WEST SIDE YARD: 10 FT MIN. / 10 FT ACTUAL

PARKING REQUIREMENTS: (1/400 SQ.FT.)
 TOTAL SPACES: (14) REQUIRED / (18) ACTUAL
 ACCESSIBLE PARKING SPACES: MIN (1) REQUIRED / (1) ACTUAL
 PARKING SETBACK: 5 FT MIN. / 10 FT ACTUAL
 EXTERIOR/PARKING LIGHTING: LED AREA LIGHTS

LANDSCAPING REQUIREMENTS: B-1 BUFFER REQUIRED FOR REAR YARD (EXISTING TREES AND SHRUBS FULFILL REQUIREMENT), P-1 REQUIRED FOR FRONT YARD, AND NO REQUIREMENTS FOR SIDE YARDS



1 PROPOSED SITE DEVELOPMENT PLAN

SCALE: 1" = 30' @ 22 X 34 PAPER SIZE / 1" = 60' @ 11 X 17 PAPER SIZE



PROJECT:
1830 E Dupont Rd

1830 E Dupont Rd
Fort Wayne IN, 46825

SHEET TITLE:

PROPOSED SITE DEVELOPMENT PLAN

DRAWN BY: LGC
PROJECT NO.: 13124
DATE: 07/11/25

SHEET:

C-100

Professional Surveyor's Report

IN ACCORDANCE WITH THE RULES AND REGULATIONS ESTABLISHED BY THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING REPORT IS SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN VARIOUS INDEMNITIES, UNDEVELOPED LANDS, AND UNDEVELOPED AREAS. THE FOLLOWING REPORT IS SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN VARIOUS INDEMNITIES, UNDEVELOPED LANDS, AND UNDEVELOPED AREAS. THE FOLLOWING REPORT IS SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN VARIOUS INDEMNITIES, UNDEVELOPED LANDS, AND UNDEVELOPED AREAS.

PROFESSIONAL SURVEYOR'S REPORT: GENERAL INFORMATION
 THE PROFESSIONAL SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS REVIEWED ALL RECORDS AND DOCUMENTS THAT MAY BE AVAILABLE TO HIM. THE PROFESSIONAL SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS REVIEWED ALL RECORDS AND DOCUMENTS THAT MAY BE AVAILABLE TO HIM.

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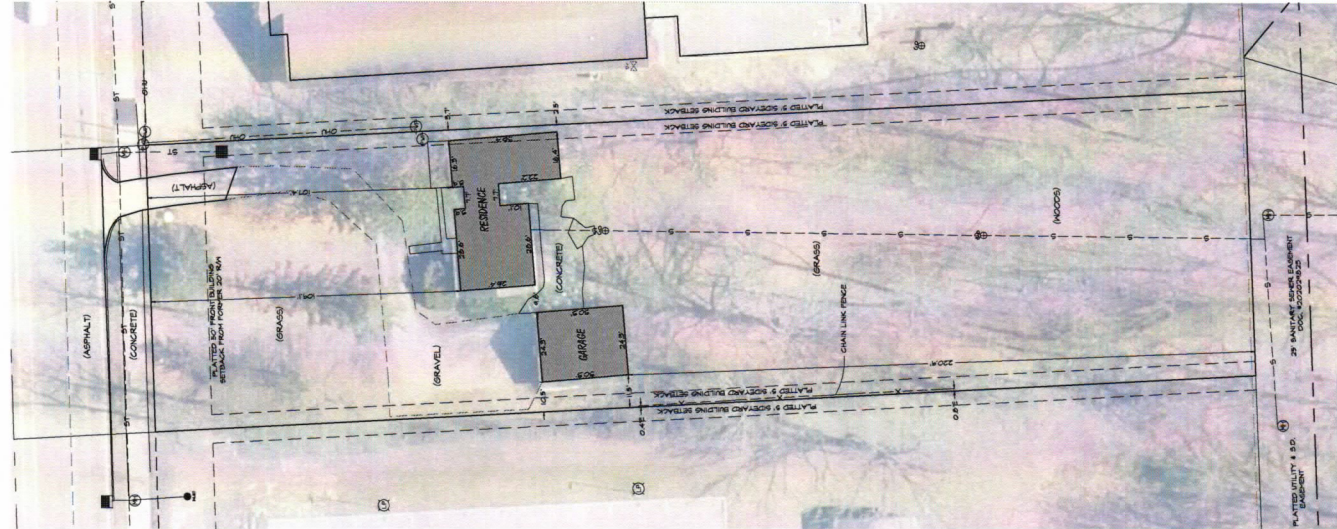
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Professional Surveyor's Certification

I, THE UNDERSIGNED, A LICENSED SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF INDIANA, DO HEREBY CERTIFY THAT I AM THE AUTHOR OF THE SURVEY AND THAT I AM A MEMBER IN GOOD STANDING WITH THE INDIANA SURVEYORS ASSOCIATION. I HAVE CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAVE REVIEWED ALL RECORDS AND DOCUMENTS THAT MAY BE AVAILABLE TO ME. I HAVE FOUND NO EVIDENCE OF ANY UNLAWFUL ACTS OR OMISSIONS THAT WOULD AFFECT THE VALIDITY OF THIS SURVEY. I HAVE FOUND NO EVIDENCE OF ANY UNLAWFUL ACTS OR OMISSIONS THAT WOULD AFFECT THE VALIDITY OF THIS SURVEY.



COLT P. BROWN, P.S.
 1910 ST. JOE WAYNE ROAD, SUITE #61
 FORT WAYNE, INDIANA 46825
 260.484.9900 PHONE
 260.484.9980 FAX
 WWW.FSILBIZ.COM

FORIGHT
 Professional Engineers & Surveyors
 1910 St. Joe Wayne Road, Suite #61
 Fort Wayne, Indiana 46825
 260.484.9900 phone
 260.484.9980 fax
 www.fsilbiz.com

EXPERIENCE. INNOVATION. RESULTS.

Dupont Road Development Plan
 BOUNDARY RETRACTION SURVEY FOR:
 1830 East Dupont Road, Fort Wayne, Indiana 46825

Drawing Revisions

Commission Number	254100
Date	August 5th, 2025
Title	

Sheet Number
SI.2
 SHEET 2 OF 2

Symbol Legend:

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

Building & Improvements Detail
 SCALE: 1" = 20'
 NORTH

FOR RIGHT USE ONLY

2025023905

RECORDED: 06/04/2025 10:51:39 AM

Recorded as Presented
Allen County Indiana
Recorder Nicole Keesling

St Joseph
Brown-Dunnuck

WARRANTY DEED

THIS INDENTURE WITNESSETH, that **GREGORY H. DUNNUCK** and **NATALIE V. DUNNUCK**, husband and wife, each being over the age of eighteen (18) years ("Grantor"), of Allen County, in the State of Indiana, *CONVEY AND WARRANT* to **GARY L. BROWN** and **KIM R. BROWN**, husband and wife ("Grantee"), in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Allen County, in the State of Indiana:

See Exhibit "A" attached hereto and made a part hereof..

Property Address: 1830 E. Dupont Road, Fort Wayne, IN 46825

Parcel Number: 02-08-06-101-002.000-072

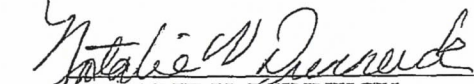
Subject to all real estate taxes and assessments due and payable.

Subject to all conditions, easements (visible and of record), restrictions and limitations of record, as well as all applicable zoning ordinances.

Dated this 30th day of May, 2025.



GREGORY H. DUNNUCK



NATALIE V. DUNNUCK

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 04 2025 SH

NICHOLAS D. JORDAN
ALLEN COUNTY AUDITOR

STATE OF INDIANA)
) §§:
COUNTY OF ALLEN)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **GREGORY H. DUNNUCK** and **NATALIE V. DUNNUCK**, and acknowledged the execution of the foregoing deed.

Witness my hand and Notarial Seal, I have hereunto subscribed my name and affixed my official seal this 30th day of May, 2025.

My Commission Expires:
9-14-2025
Commission No.: _____

Kathryn L. Walker
Notary Public
Printed: Kathryn L. Walker
Resident of Allen County, IN



KATHRYN L. WALKER, Notary Public
Allen County, State of Indiana
Commission Number NP0704937
My Commission Expires September 14, 2025

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. Dennis D. Sutton

This Instrument Prepared by: Dennis D. Sutton, Attorney at Law

Mailing address of Grantee is:
Mailing address for tax statements
under I.C. 6-1.1-22-8.1 is:

11720 Donata Drive
Fort Wayne, IN 46845

EXHIBIT "A"
Legal Description

Lot Numbered Two (2) in Reinig's Suburban Addition, a Subdivision in Allen County, Indiana, according to the plat thereof, recorded in Plat Record 17, page 44, in the Office of the Recorder of Allen County, Indiana.

EXCEPTING THEREFROM THE FOLLOWING:

The North 30 feet of Lot Number 2 in Reinig's Suburban Addition, an Addition in the North 435.6 feet of the Northwest Fractional Quarter of Section 6, Township 31 North, Range 13 East, Allen County, Indiana, the plat of which Addition is recorded in Plat Record 17, page 44, in the Office of the Recorder of Allen County, Indiana. Containing 3000 square feet, more or less.

**Department of Planning Services
Rezoning Petition Application**

Applicant

Applicant Gary and Kim Brown
 Address 11720 Sonata Drive
 City Fort Wayne State Indiana Zip 46845
 Telephone 260.494.4310 E-mail gbrown@c3builds.com

Property Ownership

Property Owner Gary and Kim Brown
 Address 11720 Sonata Drive
 City Fort Wayne State Indiana Zip 46845
 Telephone 260.494.4310 E-mail gbrown@c3builds.com

Contact Person

Contact Person Gary and Kim Brown
 Address 11720 Sonata Drive
 City Fort Wayne State Indiana Zip 46845
 Telephone 260.494.4310 E-mail gbrown@c3builds.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 1830 East Dupont Road Township and Section St. Joseph 6
 Present Zoning AR Proposed Zoning C1 Acreage to be rezoned 0.954
 Purpose of rezoning (attach additional page if necessary) The purpose is to allow for the construction and development of a new multi tenant professional office building

Sewer provider City of Fort Wayne Water provider *City of Fort Wayne

*The property is currently served by a domestic water well but has access to the City of Fort Wayne Water System.

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

GARY BROWN
 (printed name of applicant)

[Signature]
 (signature of applicant)

B.5. 2016
 (date)

GARY BROWN
 (printed name of property owner)

[Signature]
 (signature of property owner)

B.5. 2016
 (date)



Received	Receipt No.	Hearing Date	Petition No.
8-5-25	148051	9-8-25	REZ-2025-0039
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 area that has been transitioning to Commercial zoning and uses in accordance with the projected future land uses along Dupont Road according to the All In Allen Comprehensive Plan Generalized Future Land Use graphic on page 68. The proposed rezoning of the property to a C1 commercial use complies with the intent of the All in Allen 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 residential parcel situated adjacent to a major collector roadway. 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 and the comprehensive plan. Properties to the east and west are currently zoned C1 and the residential areas to the north are separated by Dupont Road. The existing residential areas south of the site are heavily buffered by existing trees and vegetation, a portion of which will remain after the proposed development of the property.

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

As previously mentioned, the property is strategically located along a major collector roadway, where factors like traffic volume, noise and light pollution make residential redevelopment less desirable. In contrast, light commercial uses are more suitable in this context, as they can capitalize on the property's easy access and high visibility and align with the All In Allen Comprehensive Plan.

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

The subject property lies between two commercial properties zoned C1 along the south side of Dupont Road. The area has seen a systematic transition from residential uses to light commercial uses with the growth in the northwest quadrant of Fort Wayne/Allen County. The proposed use of the property as a multi-tenant commercial/medical office building represents a low intensive commercial use commensurate with the uses to the east and the west. The residential properties to the south will be buffered from the development with the retention of a portion of the existing vegetation, similar to the neighboring properties and minimizing the impact on the neighboring properties. The development of this property represents an reinvestment into the area that will replace a deteriorating underutilized residence, and will not cause adverse affects that will affect property value.

(5) Responsible development and growth.

Utilizing the property for light commercial 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 commercial, 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 while complying with the All In Allen Comprehensive Plan.

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-2025-0039 Bill # Z-25-08-27 Project Start: August 2025

APPLICANT: Gary and Kim Brown
REQUEST: To rezone from AR/Low Intensity Residential to C1/Professional Office and Personal Services to permit a medical office building
LOCATION: 1830 East Dupont (Section 6 of St Joseph Township)
LAND AREA: 0.954 acres
PRESENT ZONING: AR/Low Intensity Residential
PROPOSED ZONING: C1/Professional Office and Personal Services
COUNCIL DISTRICT: 2 – Russ Jehl
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 Paul Sauerteig and seconded by Rick Briley, 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
September 25, 2025

PROJECT SUMMARY

DISCUSSION

The petitioner is requesting to rezone the parcel from AR/Low Intensity Residential to C1/Professional Office and Personal Services to permit a multi-tenant professional office building. The site is located on the south side of East Dupont Road, just west of Auburn Road and is part of Reinigs Suburban Addition which was platted in 1946. The properties to the north and south are subdivisions and located in an R1/Single Family Residential zoning district. To adjacent parcels to the west and east are zoned C1/Professional Office and Personal Services, with a nursing home and a real estate office respectively. The lot currently has a single-family residential dwelling and detached garage, which is proposed to be removed to allow for the new professional office building.

The submitted development plan shows a proposed 8,400 square foot multi-tenant building to be used for professional and medical offices. The parking lot and proposed building appear to meet current zoning ordinance requirements. The plan shows the required landscaping, but the applicant is proposing to use the existing trees on the south as part of the landscape buffer. The applicant will work with Traffic Engineering in regards to the access to and from Dupont Road. A dry detention basin is proposed in the southeast corner of the site.

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.

Generalized Future Land Use Map

- The project site is located within the Neighborhood Commercial generalized land use category.
- Adjacent properties are categorized as Neighborhood to the east and west. The properties to the north and south are categorized as a Suburban Neighborhood.

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 C1/Professional Office and Personal Service, which is considered compatible with Neighborhood Commercial.

Other Applicable Plans: none

PUBLIC HEARING SUMMARY:

Presenter: The applicant Gary Brown, presented the request as outlined above.

Public Comments: None

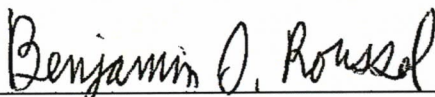
FORT WAYNE PLAN COMMISSION Findings of Fact • September 2025

PROPOSAL:	Rezoning Petition REZ-2025-0039 - Dupont Professional Office Building
APPLICANT:	Gary and Kim Brown
REQUEST:	To rezone property from AR/Low Intensity Residential to C1/Professional Office
LOCATION:	1830 E Dupont Rd (Section 6 of St Joseph Township)
LAND AREA:	0.954 acres
PRESENT ZONING:	AR/Low Intensity Residential
PROPOSED ZONING:	C1/Professional Office and Personal Services

The Plan Commission recommends that Rezoning Petition REZ-2025-0039 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 C1/Professional Office and Personal Services zoning will provide the opportunity to redevelop the site while providing additional commercial options along Dupont Road.
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 property is adjacent to commercial zoning to the east and west. The rezoning is consistent with existing commercial development at the intersection.
3. Approval is consistent with the preservation of property values in the area. This proposal will allow reinvestment into the area and is adjacent to developed commercial property. The new zoning gives the property owner flexibility to invest in the property commercially.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. This portion of Dupont Road is adjacent to commercial development to the east and west. The C1/Professional Office and Personal Services zoning district could act as a buffer between residential districts to the east and a more intense commercial zoning district to the west. The Comprehensive Plan encourages adjacent development in areas already served by infrastructure.

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



Benjamin J. Roussel
Executive Director
Secretary to the Commission



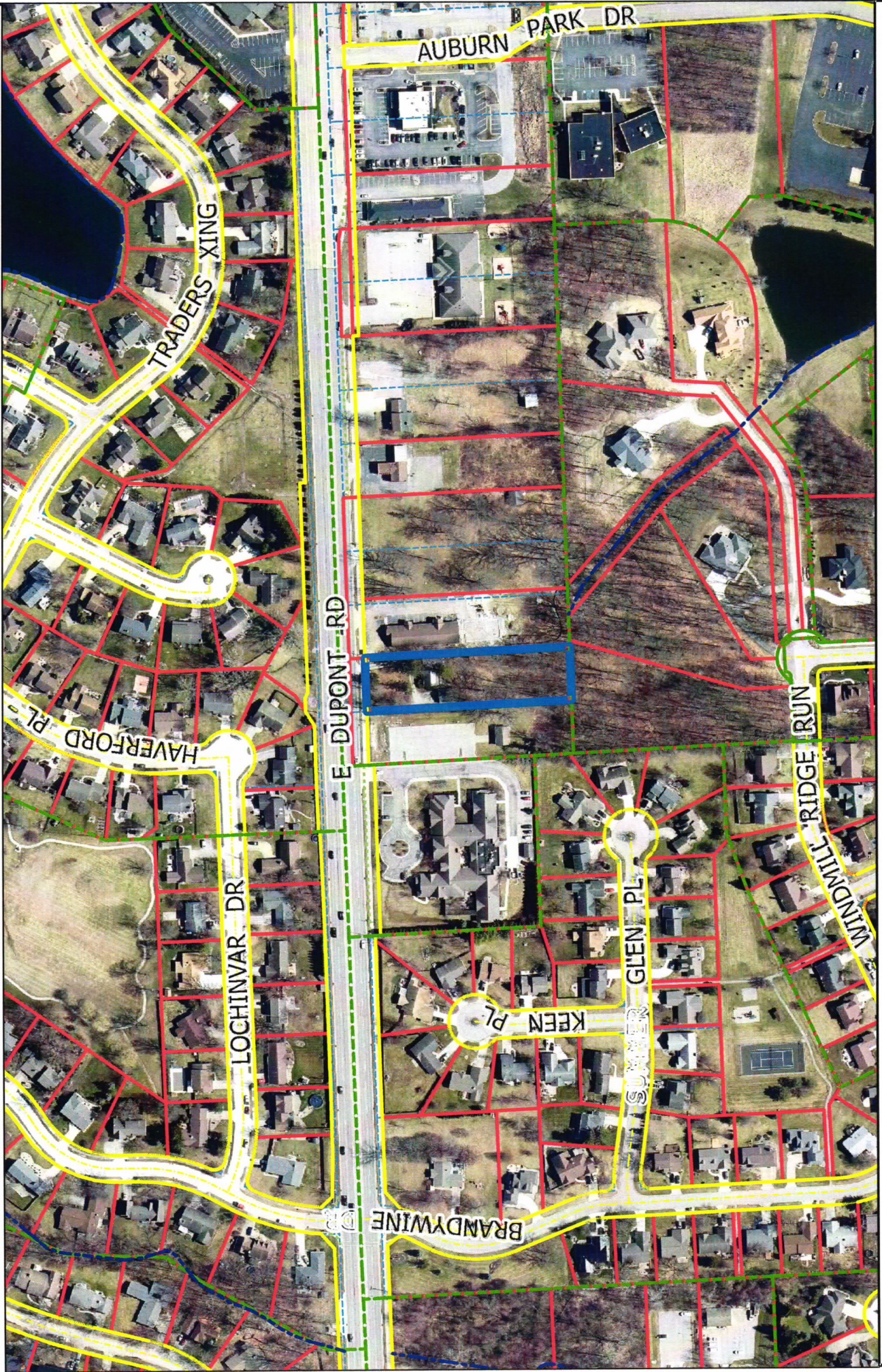
1. THE BOARD OF ZONING ADJUSTMENTS HAS REVIEWED THE APPLICATION FOR A ZONING VARIANCE AND HAS DETERMINED THAT THE VARIANCE IS NECESSARY FOR THE PROPER DEVELOPMENT OF THE PROPERTY AND THAT THE VARIANCE IS IN THE BEST INTERESTS OF THE COMMUNITY.

2. THE BOARD OF ZONING ADJUSTMENTS HAS REVIEWED THE APPLICATION FOR A ZONING VARIANCE AND HAS DETERMINED THAT THE VARIANCE IS NECESSARY FOR THE PROPER DEVELOPMENT OF THE PROPERTY AND THAT THE VARIANCE IS IN THE BEST INTERESTS OF THE COMMUNITY.

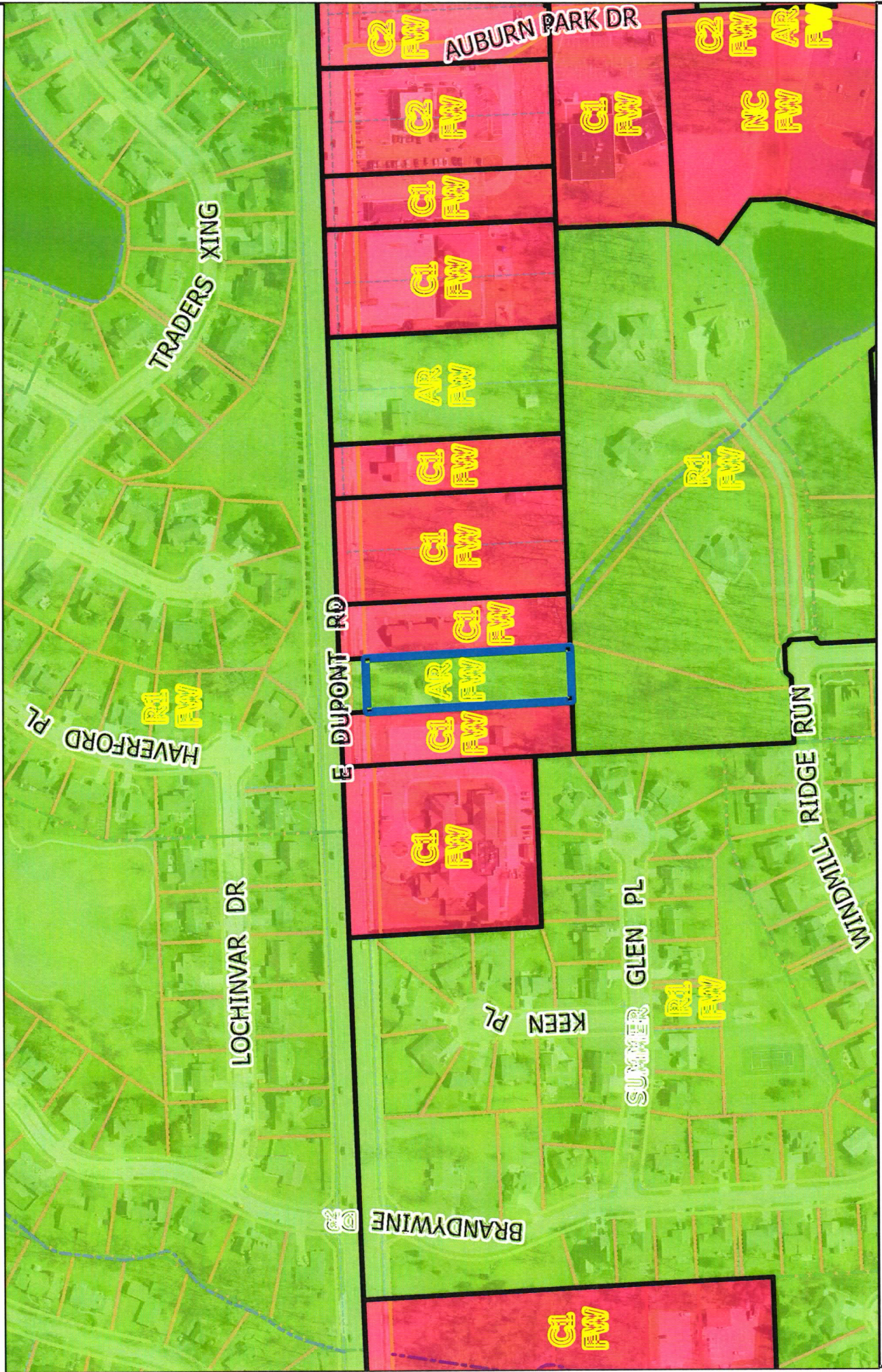
3. THE BOARD OF ZONING ADJUSTMENTS HAS REVIEWED THE APPLICATION FOR A ZONING VARIANCE AND HAS DETERMINED THAT THE VARIANCE IS NECESSARY FOR THE PROPER DEVELOPMENT OF THE PROPERTY AND THAT THE VARIANCE IS IN THE BEST INTERESTS OF THE COMMUNITY.

4. THE BOARD OF ZONING ADJUSTMENTS HAS REVIEWED THE APPLICATION FOR A ZONING VARIANCE AND HAS DETERMINED THAT THE VARIANCE IS NECESSARY FOR THE PROPER DEVELOPMENT OF THE PROPERTY AND THAT THE VARIANCE IS IN THE BEST INTERESTS OF THE COMMUNITY.

1



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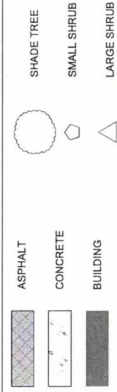


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 North Carolina Division of Public Safety
 State Capitol Building, Raleigh, NC 27603
 Date of Publication: October 2009
 Printed on Recycled Paper

2 PROPOSED SITE DEVELOPMENT PLAN NOTES

- 1 NEW CONCRETE SIDEWALK
- 2 NEW ASPHALT PAVEMENT
- 3 NEW WHITE PAVEMENT STRIPING
- 4 NEW CONCRETE PAVEMENT

3 PROPOSED SITE DEVELOPMENT PLAN LEGEND



4 SUMMARY OF LOCAL ZONING ORDINANCE REQUIREMENTS

PREVAILING ORDINANCE/ EDITION: FORT WAYNE ZONING ORDINANCE, DATE EFFECTIVE 03-26-2025

PROPOSED LAND USE: PROFESSIONAL/MEDICAL OFFICE

EXISTING ZONING AND PERMITTED USES: R-1 SINGLE FAMILY RESIDENTIAL

PROPOSED ZONING AND PERMITTED USES: C-1 PROFESSIONAL OFFICE AND PERSONAL SERVICES.

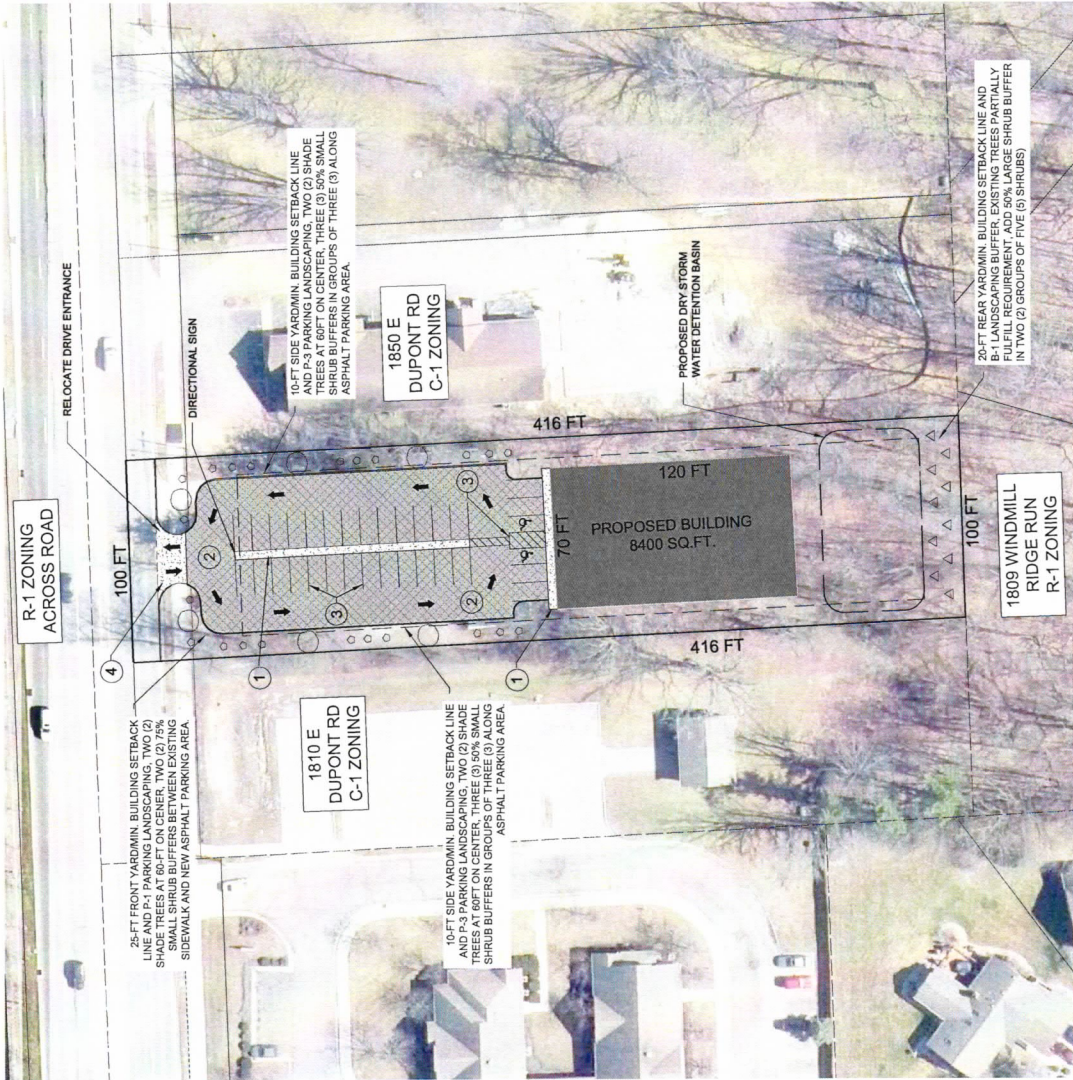
ADJACENT ZONING AND PERMITTED USES: R-1 TO THE NORTH AND SOUTH, AND C-1 TO THE EAST AND WEST.

PROPERTY LOCATION IN A FLOOD PLAIN: NO

BUILDING AREA, HEIGHT, AND LOCATION ON PROPERTY:
 LOT AREA: 38,769 SQ. FT. (0.89 ACRES)
 BUILDING AREA: 8400 SQ. FT. PROPOSED
 BUILDING HEIGHT: 40 FT MAX., +/- 15'-0" ACTUAL
 LOT WIDTH: 100 FT ACTUAL
 NORTH FRONT YARD: 25 FT MIN. / 181 FT ACTUAL
 SOUTH REAR YARD: 20 FT MIN. / 83 FT ACTUAL
 EAST SIDE YARD: 10 FT MIN. / 10 FT ACTUAL
 WEST SIDE YARD: 10 FT MIN. / 10 FT ACTUAL

PARKING REQUIREMENTS: (14000 SQ. FT.)
 TOTAL SPACES: (25) REQUIRED / (32) ACTUAL
 ACCESSIBLE PARKING SPACES: MIN (2) REQUIRED / (2) ACTUAL
 PARKING SETBACK: 5 FT MIN. / 9.9 FT ACTUAL
 EXTERIOR/PARKING LIGHTING: LED AREA LIGHTS

LANDSCAPING REQUIREMENTS: B-1 BUFFER REQUIRED FOR REAR YARD (EXISTING TREES PARTIALLY FULLFILL REQUIREMENT), P-1 PARKING LANDSCAPING ADJACENT TO PUBLIC STREET FOR NORTH YARD, P-3 PARKING LANDSCAPING ADJACENT TO COMMERCIAL DISTRICT FOR SIDE YARDS.



1 PROPOSED SITE DEVELOPMENT PLAN
 SCALE: 1" = 30' @ 22 X 34 PAPER SIZE / 1" = 60' @ 11 X 17 PAPER SIZE

BILL NO. Z-25-08-27

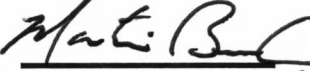
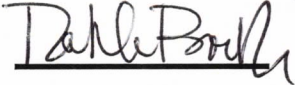


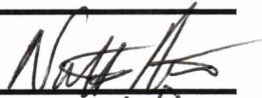
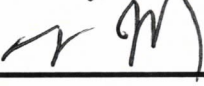
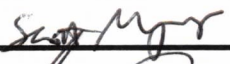
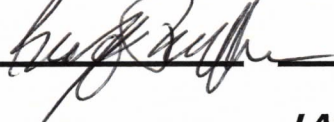
**REPORT OF COMMITTEE ON REGULATIONS
October 14, 2025**

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

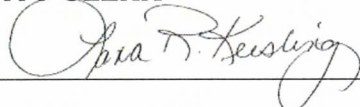
An Ordinance amending the City of Fort Wayne Zoning Map No. P58 (Sec 6 of St Joseph Township)

To rezone 0.954 acres from AR/Low Intensity Residential to C1/Professional Office and Personal Services at 1830 East Dupont to permit a medical office building

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-25-08-27 on the 14th day of October, 2025
 ATTEST:

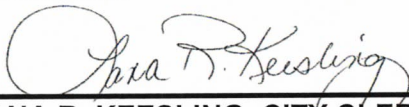


 LANA R. KEESLING
 CITY CLERK



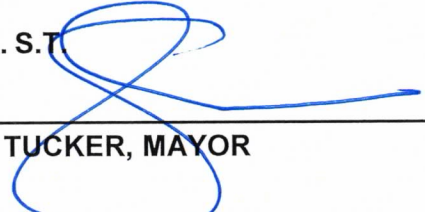
 PRESIDING OFFICER

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 16th day of October 2025, at the hour of 8:55 o'clock A.M. E. S.T.



 SHARON TUCKER, MAYOR

