

#REZ-2025-0053

BILL NO. Z-25-10-18

ZONING MAP ORDINANCE NO. Z- 41-25

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. V30 (Sec. 22 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 C2/Limited Commercial District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

Legal Description (4800 Maplecrest Road Fort Wayne, IN)

This retracement description of a tract of land owned by 219 Sackman, LP in the Southwest Quarter of Section 22, Township 31 North, Range 13 East, St. Joseph Township, Allen County, Indiana, is from a survey by Christopher W. McCrea dated September 23, 2025, Job Number JK-25228 with John Kimpel & Associates and is more particularly described as follows:

Commencing at a 1" bar being the Southwest corner of the Southwest Quarter thence North 2° 56' 02" West along the West line of said Southwest Quarter (basis of bearings established by INDOT VRS Base, using NAD83 Indiana East coordinate system), 1150.11 feet to the Point of Beginning; continuing North 2° 56' 02" West, 146.93 feet; thence North 86° 32' 18" East on and along the South line and South line extended of Maplewood Downs, Section H recorded in Plat Book 29, page 121 in the Office of the Recorder of Allen County, Indiana, 314.87 feet to a #5 rebar with a Sauer cap; thence South 3° 28' 04" East, 119.80 feet to a #5 rebar with a Sauer cap; thence South 40° 38' 37" West, 69.34 feet to a #5 rebar with Sauer cap; thence South 86° 08' 49" West, 126.60 feet to a MAG nail with a Sauer ID ring; thence South 86° 32' 54" West, 100.75 feet; thence North 3° 18' 04" West, 23.22 feet; thence South 86° 56' 54" West, 40.73 feet to the Point of Beginning, containing 1.18 acres more or less.

and the symbols of the City of Fort Wayne Zoning Map No. V30 (Sec. 22 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

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City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2025-0053
Bill Number: Z-25-10-18
Council District: 1 – Paul Ensley

Introduction Date: October 28, 2025

Plan Commission
Public Hearing Date: November 10, 2025 (not heard by Council)

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

Synopsis of Ordinance: To rezone 1.18 acres from R1/Single Family Residential and C2/Limited Commercial to C2/Limited Commercial

Location: 4800 Maplecrest Road (Section 22 of St. Joseph Township)

Reason for Request: To align with adjacent zoning and permit a new commercial development.

Applicant: AAR-IN, LLC

Property Owner: 219 Sackman LP

Related Petitions: Primary Development Plan – Ruble Maplecrest Development

Effect of Passage: Property will be rezoned to the C2/Limited Commercial zoning district, which would align with adjacent zoning and permit a new commercial development.

Effect of Non-Passage: Property will remain zoned R1/Single Family Residential and C2/Limited Commercial, which does not align with adjacent zoning and permit a commercial development. The site may continue with existing uses, and may be redeveloped with single family residential and limited commercial uses.



STELLHORN PLAZA ACCESS

MAPLECREST RD

BOHDE
TRL



As indicated in this consultation of this or
A Blue Outline does not represent an assessment
a summary of the information available to
and distribution and all rights reserved from
any other or available to this area
of all information of this Project
North York, Ontario, Canada M2H
1000
Water and Sewerage Services
Phone: 416-736-5000



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STELLHORN PLAZA ACCESS

MAPLECREST RD

BOHDE TRL

MAPLECREST RD

R1 FW

C2 FW

RP FW

is overlaid in the jurisdiction of this or
 A Use Committee, does not constitute an agreement or
 a guarantee of the information contained here
 and shall not be used for any other purpose
 nor shall it be used to justify any action
 or of any jurisdiction of this City
 North Platte, Nebraska 68901
 Date: 04/15/2024
 Director and Commissioner: Graham Taylor



Description of Real Estate

This retracement description of a tract of land owned by 219 Sackman, LP in the Southwest Quarter of Section 22, Township 31 North, Range 13 East, St. Joseph Township, Allen County, Indiana, is from a survey by Christopher W. McCrea dated September 23, 2025, Job Number JK-25228 with John Kimpel & Associates and is more particularly described as follows:

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Subject to all covenants, easements, or restrictions of record and all applicable building and zoning laws and ordinances and possible rights-of-way and drainage ditches.

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant AAR-IN, LLC
 Address 11995 DeChell Drive
 City New Haven State Indiana Zip 46774
 Telephone 260-437-0398 E-mail tony@rubletrucks.com

Property Ownership
 Property Owner 219 Sackman L.P.
 Address 311 Blackheath Road
 City Lido Beach State NY Zip 11561
 Telephone _____ E-mail chris@cwgdev.com

Contact Person
 Contact Person Joshua Neal (Barrett McNagny)
 Address 215 East Berry Street
 City Fort Wayne State Indiana Zip 46802
 Telephone 260-423-8935 E-mail jcn@barrettllaw.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 4800 Maplecrest Rd. Township and Section St. Joseph 22
 Present Zoning R1 & C2 Proposed Zoning C2 Acreage to be rezoned 1.18
 Purpose of rezoning (attach additional page if necessary) To align the zoning of the subject real estate with the zoning of the remainder of the shopping center and to permit the use and development of the real estate as s commercial building housing one or more quick service restaurants and related commercial uses.
 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

Anthony Ruble (printed name of applicant) [Signature] (signature of applicant) 10-3-25 (date)

 (printed name of property owner) (signature of property owner) (date)



Received <u>10/7</u>	Receipt No. <u>148425</u>	Hearing Date	Petition No.
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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



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;

The instant proposal is consistent with the Comprehensive Plan in the following particulars:

- It satisfies the mandate for new growth and development to occur in areas described as “Complete Neighborhoods”, where infrastructure needed for development is already in place. As depicted in the Plan’s Complete Neighborhood Index, the subject real estate is situated in an area that is rich in amenities, with transit routes, places of work, and various medical and cultural facilities in close proximity.
- The subject real estate is situated in an area that the Comprehensive Plan identifies as being suitable for infill growth and development, which makes this project compatible with Goal 1 of the Future Growth and Development Goals and Strategies. The subject real estate is particularly well suited for infill development given (a) its close proximity and access to existing infrastructure; (b) its minimal environmental constraints, such as floodplains and floodways; and (c) that the instant proposal represents the development of a long vacant outparcel within a previously developed shopping center, thereby filling in gaps within established development.
- The Generalized Future Land Use maps included within the Comprehensive Plan identify the subject real estate as being located in a Community Commercial area. This land use category is characterized by large clusters of commercial businesses providing a mix of day-to-day necessities, destination-oriented goods and services, and high intensity business and retail uses. In this particular case, the proposed use as a commercial building housing multiple quick service restaurants is compatible with these characteristics.
- The Land Use Compatibility Matrix included within the Comprehensive Plan identifies this project and the proposed rezoning as being “Compatible” in the Community Commercial land use category.

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

- The subject real estate is one of the last remaining undeveloped outlots located in the Stellhorn Crossing Shopping Center. While the rest of the shopping center developed incrementally starting in the early 1990s, the subject real estate has remained vacant and under utilized despite the availability of adequate infrastructure and close proximity to highly travelled thoroughfares.
- The Stellhorn Crossing Shopping Center includes a variety of other uses and businesses, including a Burger King, self-storage facilities, a shaved ice stand, and an

auto service shop. Other uses in the immediate area include a Taco Bell, McDonald's, Rally's, Fazoli's and Target. The redevelopment of this long vacant and underutilized property is consistent with and compatible with the surrounding area. In addition, according to general planning principles, the elimination of this vacant parcel helps create a better sense of public safety and supports the development of a vibrant community.

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

- The most desirable use of the subject real estate is no longer residential use, as demonstrated by the fact that it has remained vacant and undeveloped for decades after the initial development of Stellhorn Crossing. In addition, the Comprehensive Plan notes that this particular area is well suited for infill development.

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

- The Stellhorn Crossing Shopping Center is already in its second iteration, having seen Planet Fitness and self-storage facilities replace a nationally branded grocery store as the anchor tenant. The Applicant is now proposing to bring three national quick service restaurants to the shopping center, which will be an attraction for the surrounding area and help conserve the utility and vibrancy of Stellhorn Crossing for years to come.

(5) Responsible growth and development:

- The instant proposal is consistent with the mandate for responsible growth and development in that (a) all utility and roadway infrastructure is already present at or near the subject real estate; (b) the proposal is consistent with the Comprehensive Plan's mandate for infill development on this site; (c) the proposal replaces long neglected single-family homes with a well-designed and well maintained commercial development with limited hours of operation and limited customer traffic (when compared to other commercial and retail uses); and (d) the site has been designed in a manner to limited off-site impacts through the incorporation of additional landscaping and buffering. In all, this proposal represents an opportunity to bring a limited commercial development to the site that will be less intense than other prospective commercial and retail uses.

BILL NO. Z-25-10-18

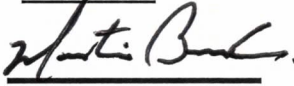


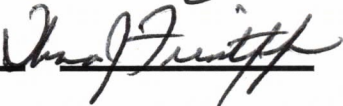

**REPORT OF COMMITTEE ON REGULATIONS
November 25, 2025**

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

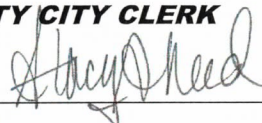
An Ordinance amending the City of Fort Wayne Zoning Map No. V30 (Sec. 22 of St. Joseph Township)

To rezone 1.18 acres from R1/Single Family Residential and C2/Limited Commercial to C2/Limited Commercial at 4800 Maplecrest Road

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>			

**STACY REED
DEPUTY CITY CLERK**



Public Hearing Date: N/A

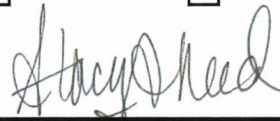
Read the first time in full and on motion by Councilperson Freistroffer.

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

Read the third time in full and on motion by Councilperson Freistroffer, 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
JEHL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
MYERS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATED: November 25, 2025

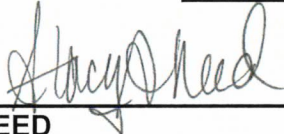


STACY REED, DEPUTY CITY CLERK

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

Zoning Ordinance No. Z-25-10-18 on the 25th day of November, 2025

ATTEST:

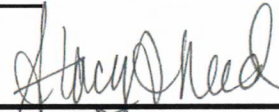


STACY REED
DEPUTY CITY CLERK



PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 26th of November 2025, at the hour of 8:55 o'clock A.M. E.S.T.



STACY REED, DEPUTY CITY CLERK

Approved and signed by me this 1st day of December 2025, at the hour of 4:34 o'clock PM. E. S.T.


SHARON TUCKER, MAYOR