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#REZ-2026-0003

BILL NO. Z-26-01-21

ZONING MAP ORDINANCE NO. Z- 3-210

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. O30 (Sec. 24 of Washington 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 as C1/Professional Office and Personal Services Zoning District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

Legal Description

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 31 NORTH, RANGE 12 EAST, IN ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

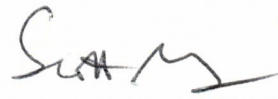
COMMENCING AT A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 31 NORTH, RANGE 12 EAST, IN ALLEN COUNTY, INDIANA, SAID POINT BEING 719 FEET SOUTH OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24-31-12; THENCE SOUTH 87 DEGREES 24.1 MINUTES WEST A DISTANCE OF 446 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 17 MINUTES EAST AND PARALLEL TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24- 31-12, A DISTANCE OF 300 FEET; THENCE SOUTH 87 DEGREES 24.1 MINUTES WEST A DISTANCE OF 175 FEET TO A POINT; THENCE NORTH 01 DEGREE 17 MINUTES WEST A DISTANCE OF 300 FEET TO A POINT; THENCE NORTH 87 DEGREES 24.1 MINUTES EAST A DISTANCE OF 175 FEET TO THE POINT OF BEGINNING, SAID IN PREVIOUS DEED TO CONTAIN 1.21 ACRES, MORE OR LESS.

and the symbols of the City of Fort Wayne Zoning Map No. O30 (Sec. 24 of Washington Township), as established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is hereby changed accordingly.

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

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



Council Member

APPROVED AS TO FORM AND LEGALITY:



Malak Heiny, City Attorney

**City of Fort Wayne Common Council
DIGEST SHEET**

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2026-0003
Bill Number: Z-26-01-21
Council District: 3 – Nathan Hartman

Introduction Date: January 27, 2026

Plan Commission
Public Hearing Date: February 9, 2026 (not heard by Council)

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

Synopsis of Ordinance: To rezone 1.21 acres from R3/Multiple Family Residential to C1/Professional
Office and Personal Services

Location: 1320 Medical Park Dr (Section 24 of Washington Township)

Reason for Request: To align the zoning with the current use

Applicant: IRC Properties LLC

Property Owner: IRC Properties LLC

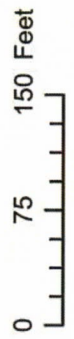
Related Petitions: None

Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal Services
to align the zoning with the use.

Effect of Non-Passage: Property will remain zoned R3/Multiple Family Residential, which does not
permit for the current use. The site may continue with existing uses and may
be redeveloped for high density multiple family residential uses and other
similar uses.



Rezoning Petition REZ-2026-0003 - 1320 Medical Park Dr



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: 11-15-2026



Rezoning Petition REZ-2026-0003 - 1320 Medical Park Dr



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 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring, 2009
 Date: 11/14/2025

**Department of Planning Services
Rezoning Petition Application**

Applicant

Applicant IRC Properties LLC
 Address 6208 Devils Hollow Road
 City Fort Wayne State IN Zip 46814
 Telephone 410-967-7322 E-mail kimretina@gmail.com

Property Ownership

Property Owner IRC Properties LLC
 Address 6208 Devils Hollow Road
 City Fort Wayne State IN Zip 46814
 Telephone 410-967-7322 E-mail kimretina@gmail.com

Contact Person

Contact Person Christopher Nusbaum
 Address 301 West Jefferson Blvd, Ste 200
 City Fort Wayne State IN Zip 46802
 Telephone 260.423.9411 E-mail cnusbaum@carsonllp.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 1320 Medical Park, Fort Wayne, IN 46825 Township and Section T31 S24 R12E
 Present Zoning R3 Proposed Zoning C1 Acreage to be rezoned 1.21 Acres
 Purpose of rezoning (attach additional page if necessary) To permit remodeling of the existing structure and to comport the zoning of the subject parcel with the historical and current use which more appropriately align with C1.

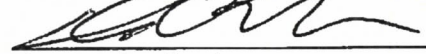
Sewer provider Fort Wayne Utilities Water provider Fort Wayne Utilities

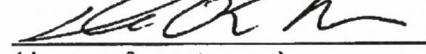
Filing Checklist

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

James Kim, Authorized Member  12/31/25
 (printed name of applicant) (signature of applicant) (date)

James Kim, Authorized Member  12/31/25
 (printed name of property owner) (signature of property owner) (date)



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

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



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;

Rezoning the property from R3 to C1 aligns with the objectives and goals outlined in the All In Allen Comprehensive Plan ("Comprehensive Plan"). The Comprehensive Plan emphasizes the need for sustainable economic development, moreover the subject parcel is identified in the generalized future land use map as Business and Office Park which includes a mix of professional office and personal service uses; medical, technology, and research facilities; and limited intensity industrial uses. The compatibility matrix identifies C1 as compatible in or adjacent to the Business and Office Park Generalized Future Land Use category. Moreover the subject parcel is bordered by Mixed Residential Generalized Future Land Use category, in which C1 is also compatible.

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

The current character of the structures in the area are those found in C1, the area is generally of the character and kind found in a business/office park, and the subject parcel is bordered by professional offices and C1 zoning to the north and south. To the west are existing non-conforming commercial office buildings in R3, and to the west is long-term care and short-term rehabilitation in R3

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

Considering the location and surrounding developments, Petitioner believes the most desirable use for the land is the continued use of the property as has been historically as professional offices and personal services, which is also as contemplated by the Comprehensive Plan.

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

Rezoning the property from R3 to C1 will more accurately reflect the current and historical use of the property and that of the surrounding property, no adverse affect on property values will be experienced. Planned renovations which will be permitted to proceed with the rezoning will match the kind and character of the surrounding properties and raise the overall tax base

(5) Responsible development and growth.

The rezoning of the property aligns with the principles of responsible development and growth. Currently the subject property has been historically used in a manner which now better comports with C1 zoning. Rezoning will permit reinvestment into the existing structure for the properties continued use, but will not otherwise impact the current structural footprint of the building or improvements thereon.

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-2026-0003 Bill # Z-26-01-21 Project Start: December 2026

PROPOSAL: Rezoning Petition REZ-2026-0003 – 1320 Medical Park Dr
APPLICANT: IRC Properties LLC
REQUEST: To rezone property from R3/Multiple Family Residential to C1/Professional Office and Personal Services to align zoning with the current use.
LOCATION: 1320 Medical Park Dr (Section 24 of Washington Township)
LAND AREA: 1.21 acres
PRESENT ZONING: R3/Multiple Family Residential
PROPOSED ZONING: C1/Professional Office and Personal Services
COUNCIL DISTRICT: 3 – Nathan Hartman

February 9, 2026 Public Hearing

- One letter and two emails in support were received.
- No one spoke in opposition or with concerns.
- Paul Sauerteig and Karen Richards were absent.

February 16, 2026 Business Meeting

Plan Commission Recommendation: DO PASS

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

6-0 MOTION PASSED

- Karen Richards, Paul Sauerteig, and Rick Briley were absent.

Fact Sheet Prepared by:
Karen Couture, Principal Land Use Planner
February 20, 2026

PROJECT SUMMARY

The applicant is petitioning to rezone the property from R3/Multiple Family Residential to C1/Professional Office and Personal Services to align zoning with the current use. The commercial structure was constructed in 1977. The immediate adjacent properties to the north and south are zoned C1/Professional Office and Personal Services. To the east and west is R3/Multiple Family Residential zoning district. Previous versions of the zoning ordinance allowed a certain amount of commercial uses in R3 or RP, and this property has historically been used for commercial businesses. The requested rezoning of this property to C1/Professional Office and Personal Services would bring the longstanding use of the real estate as a professional office into compliance with the terms and conditions of the Ordinance. It will also allow for investing in the property and an easier permitting process. This request does not contemplate any change in the current use of the property.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

The project site is located within the Urban Infill Areas.

- The following Goals and Strategies would be applicable:
 - LUD1** - Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas.
 - LUD 1.1** – Explore new zoning classifications, updated development regulations, and other tools to encourage compatible infill development and redevelopment.

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 Business and Office Park generalized land use category.
- Professional Office and Personal Services is a Primary Land Use in this category.

Land Use Related Action Steps

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

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

Compatibility Matrix

- This proposed rezoning to C1/Professional Office and Personal Services residential is encouraged in the Business and Office Park of the comprehensive plan. Both the neighborhood and street are stable and maintain residential character.

Other Applicable Plans: None

PUBLIC HEARING SUMMARY:

Presenter: Alex Platte (representing the applicant) presented the request as outlined above.

Public Comments: None

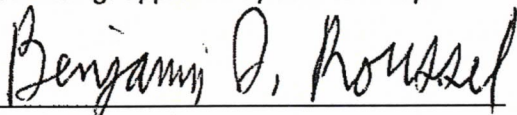
FORT WAYNE PLAN COMMISSION Findings of Fact • February 2026

PROPOSAL:	Rezoning Petition REZ-2026-0003 – 1320 Medical Park Dr
APPLICANT:	IRC Properties LLC
REQUEST:	To rezone property from R3/Multiple Family Residential to C1/Professional Office and Personal Services to align zoning with the current use.
LOCATION:	1320 Medical Park Dr (Section 24 of Washington Township)
LAND AREA:	1.21 acres
PRESENT ZONING:	R3/Multiple Family Residential
PROPOSED ZONING:	C1/Professional Office and Personal Services

The Plan Commission recommends that Rezoning Petition REZ-2026-0003 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 rezoning would bring the longstanding use of the property as a professional office into compliance with the terms and conditions of the Ordinance.
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 continue the use as a professional office, which would only have a positive impact on the surrounding area.
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 February 16, 2026.



Benjamin J. Roussel
Executive Director
Secretary to the Commission



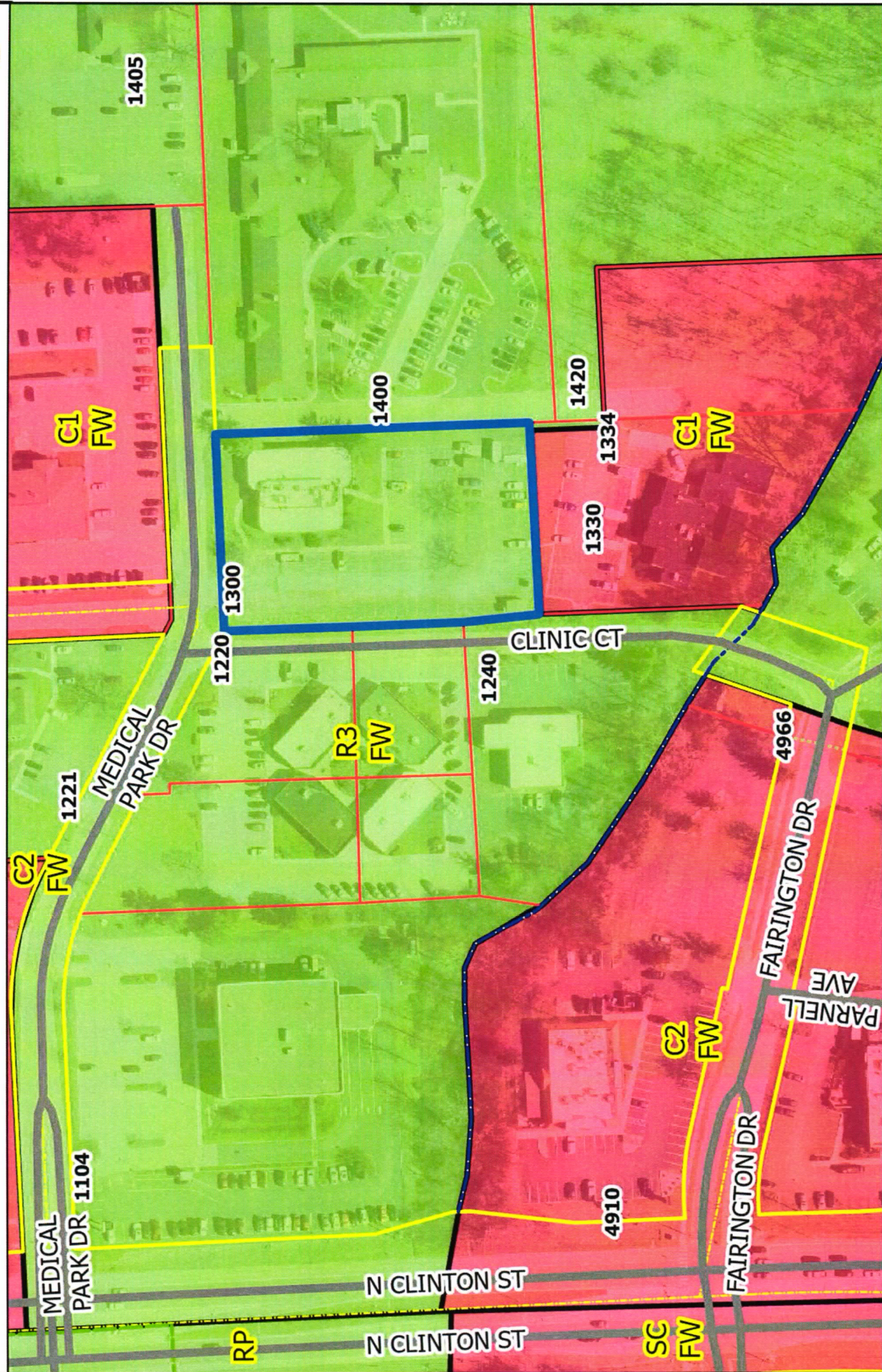
Rezoning Petition REZ-2026-0003 - 1320 Medical Park Dr



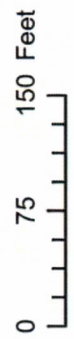
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 Date: 11-14-2026



Rezoning Petition REZ-2026-0003 - 1320 Medical Park Dr



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 Date: 11-14-2026



To: Fort Wayne Plan Commission

From: Dr. Jeffery L. Milleman, DDS, MPA, Salus Research, 1220 Medical Park Dr

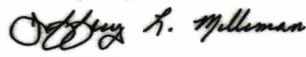
Property: 1320 Medical Park Dr

Petition: REZ-2026-0003 Rezone from R3 to C1 to align zoning with use

Jurisdiction: City of Fort Wayne

Dear Plan Commission Members:

I am aware of and have reviewed the Rezoning Petition REZ-2026-0003 (“Petition”) to rezone 1320 Medical Park Dr from R3 to C1 to align zoning with current use of the property. I have no objection to and support the Petition.

DocuSigned by:

BFD78C5DD95940A...

04 February 2026 | 11:54:34 AM EST

Date: _____, 2026.

Dr. Jeffery L. Milleman, DDS, MPA

Karen Couture

From: Lori Pagan <lpagan@orthone.com>
Sent: Friday, February 6, 2026 10:22 AM
To: Christopher Nusbaum
Cc: Jennifer Schultz; Jeffrey Hartzell, M.D.
Subject: RE: 1320 Medical Park Dr

Christopher,

Thank you for reaching out and for providing the background on the rezoning request for 1320 Medical Park Drive.

Based on the information shared, ONE supports rezoning the property from R3 to C1. The requested zoning appears consistent with the property's longstanding medical and professional office use and with the surrounding parcels.

At this time, we have no concerns about the request. Please let us know if any additional information or a formal statement of support is needed as the rezoning process progresses.

Best regards,
Lori Pagan



Lori Pagan, MBA
Chief Executive Officer
Orthopaedics NorthEast

 lpagan@orthone.com

 +1260408-2024
Direct Office Line

 www.orthone.com

 5050 North Clinton St. Fort
Wayne, IN 46825



Save contact

From: Christopher Nusbaum <c nusbaum@carsonllp.com>
Sent: Thursday, February 5, 2026 5:37 PM
To: Lori Pagan <lpagan@orthone.com>
Cc: Jennifer Schultz <schultz@carsonllp.com>
Subject: RE: 1320 Medical Park Dr

External Sender:
Use caution with
links/attachments.

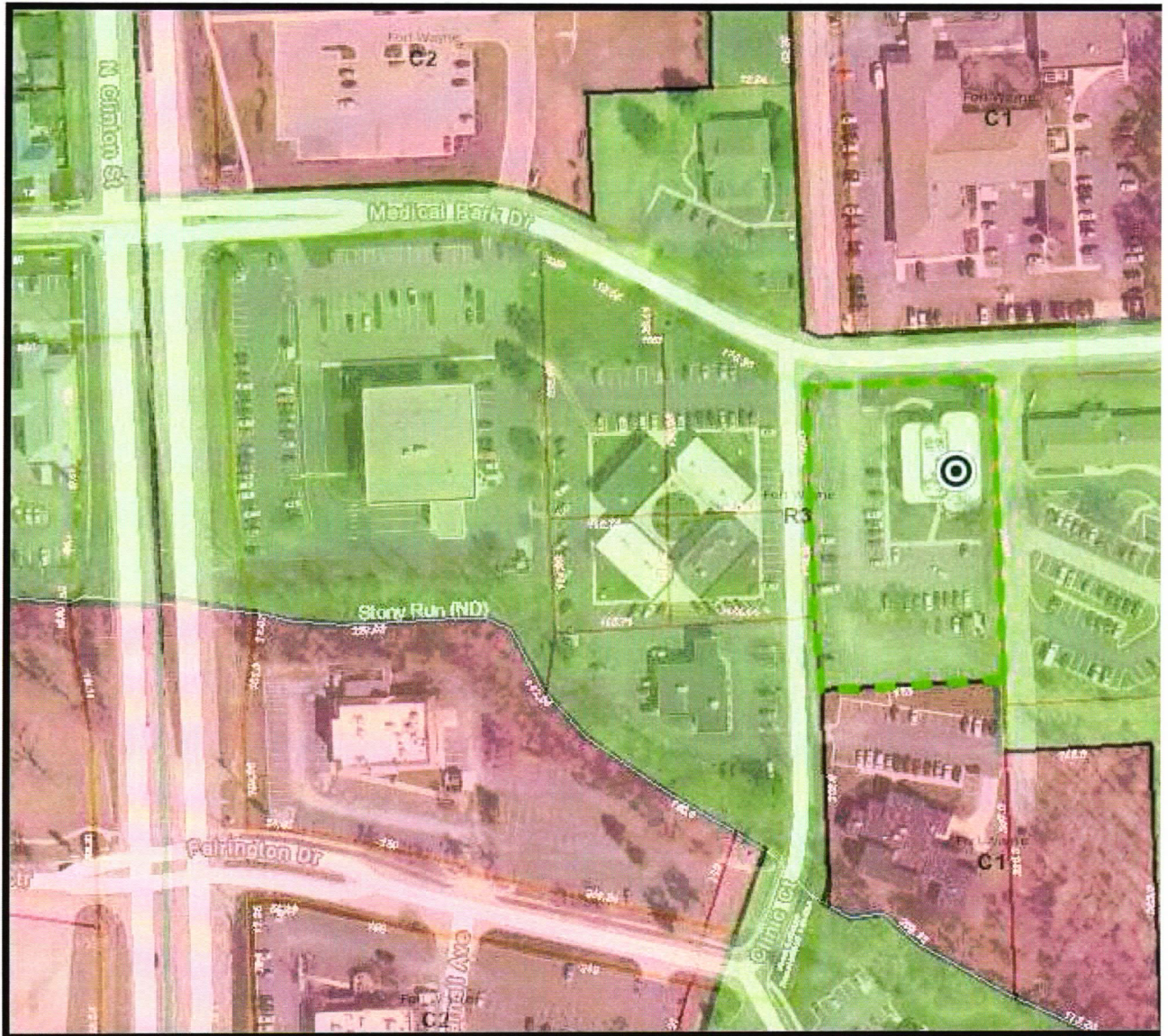
Ms. Pagan

Dr. Hatzell gave me your contact info and said you would be the one to reach out to on this matter. We represent the owners of 1320 Medical Park Drive which is immediately south of ONE's property (pictured below). Our client's property is zoned R3, but it should be zoned C1 for the medical and professional offices that have occupied the property for years, and will continue to do so.

Our clients discovered this issue when they were working on interior remodeling for the property and could not get a permit. We have since filed to rezone the property from R3 to C1 (which is what the properties immediately to our south and north (ONE's property) are zoned).

Please let me know if you have concerns with the request or if I can answer any questions. We would appreciate your support so please let me know if there is anything that would keep ONE from being supportive of the rezoning request.

Best,
Christopher



CHRISTOPHER NUSBAUM

Attorney | CARSON LAW



260 328 2128 260 705 6559

www.carsonllp.com

301 W. Jefferson Blvd. Suite 200 Fort Wayne, IN. 46802

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Karen Couture

From: Tom Trent <Tom.Trent@parkview.com>
Sent: Thursday, January 29, 2026 6:28 PM
To: Christopher Nusbaum
Subject: Re: 1320 Medical Park Dr

Hi Chris -

No objection. Feel free to indicate our support at the upcoming public hearing.

Thanks for checking in. Take care.

Get [Outlook for iOS](#)

From: Christopher Nusbaum <cnusbaum@carsonllp.com>
Sent: Thursday, January 29, 2026 2:23:06 PM
To: Tom Trent <Tom.Trent@parkview.com>
Subject: Re: 1320 Medical Park Dr

WARNING: This email came from an external source outside of Parkview Health.
DO NOT CLICK on links or attachments from unknown senders or unexpected emails.

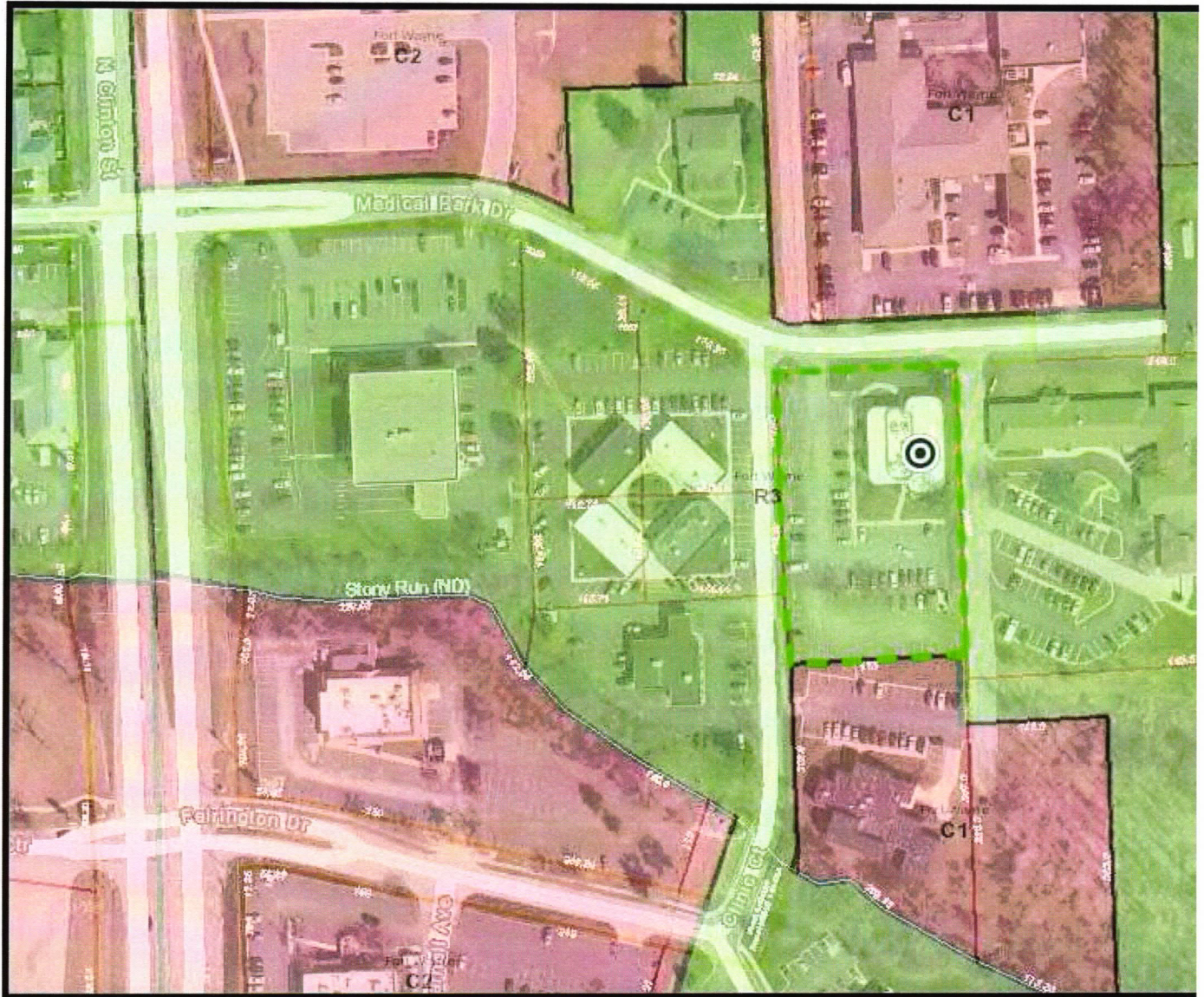
Tom,

I hope all is well with you and you are enjoying your time with Parkview. I am reaching out because we represent the owners of 1320 Medical Park Drive which is east of Parkview's property (pictured below) PPG Family Medicine at 5110 N Clinton St, Fort Wayne, IN 46825. Our client's property is zoned R3, but it should be zoned C1 for the medical and professional offices that have occupied the property for years.

Our clients discovered this issue when they were working on interior remodeling for the property and could not get a permit. We have since filed to rezone the property from R3 to C1 (which is what the properties immediately to our south and north are zoned).

Please let me know if you have concerns with the request or if I can answer any questions. We would appreciate Parkview's support so please let me know if there is anything that would keep Parkview from being supportive of the rezoning request

Best,
Christopher



CHRISTOPHER NUSBAUM

Attorney | CARSON LAW



📞 260 328 2128 📠 260 705 6559

www.carsonllp.com

301 W. Jefferson Blvd. Suite 200 Fort Wayne, IN. 46802

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BILL NO. Z-26-01-21

REPORT OF COMMITTEE ON REGULATIONS

March 3, 2026

Scott Myers Chair

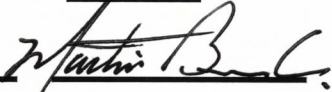




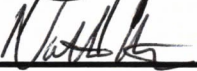

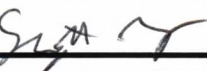

Rohli Booker Co-Chair

All Council Members

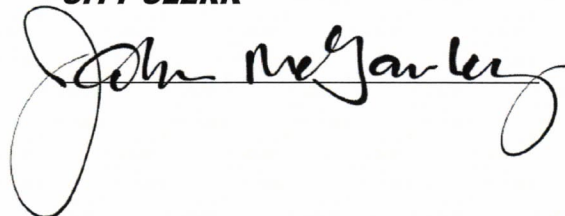
An Ordinance amending the City of Fort Wayne Zoning Map No. O30 (Sec. 24 of Washington Township)

To rezone 1.21 acres from R3/Multiple Family Residential to C1/Professional Office and Personal Services at 1320 Medical Park Dr

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>			

**JOHN D. MCGAULEY
CITY CLERK**



Public Hearing Date: N/A

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

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

Read the third time in full and on motion by Councilperson Myers, 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: March 10, 2026



 JOHN D. MCGAULEY, CITY CLERK

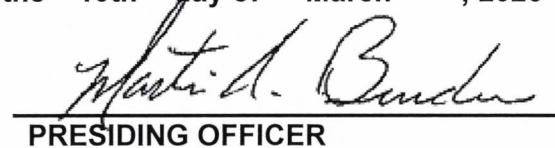
Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Zoning Ordinance No. Z-26-01-21 on the 10th day of March, 2026

ATTEST:



 JOHN D. MCGAULEY
 CITY CLERK



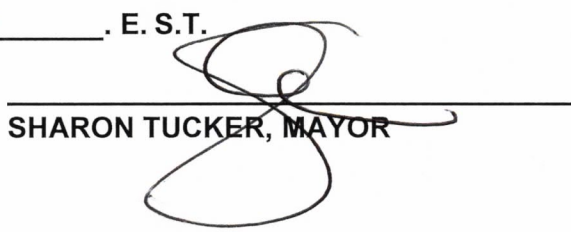
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 11th of March 2026, at the hour of 10:40 o'clock A.M. E.S.T.



 JOHN D. MCGAULEY, CITY CLERK

Approved and signed by me this 12th day of March 2026, at the hour of 9:50 o'clock A.M. E. S.T.



 SHARON TUCKER, MAYOR

Fort Wayne Indiana
 Office of the City Clerk
 MAR 12 2026
 RECEIVED