

#REZ-2026-0009

BILL NO. Z-26-02-11

ZONING MAP ORDINANCE NO. Z-8-210

AN ORDINANCE amending the City of Fort Wayne  
Zoning Map No. DD23 (Sec. 28 of Aboite 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

Document Number 204066878:

A part of the Northeast Quarter of Section 28, Township 30 North, Range 11 East, (Aboite Township) Allen County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of the Northeast Quarter of Section 28, corner being a pin in a monument box, thence South 00 degrees 05 minutes 27 seconds West (assumed bearing) on and along the East line of said Quarter-Section a distance of 427.35 feet to the Northeast corner of the parcel now or formerly owned by Visiting Nurse Services and Hospice, Inc. as described in Document #2000-36595; thence North 89 degrees 54 minutes 33 seconds West on and along the North line of said parcel a distance of 265.43 feet to the Northwest corner of said parcel; thence continue North 89 degrees, 54 minutes, 33 seconds West a distance of 39.57 feet to an iron pin set; thence North 00 degrees, 05 minutes, 27 seconds East a distance of 427.82 feet to an iron pin set on the North line of said Section 28; thence South 89 degrees, 49 minutes, 09 seconds East on and along said North line a distance of 305.00 feet to the point of the beginning, containing 2.99 acres, more or less, and subject all easements of record.

Except therefrom

Document Number 204016051:

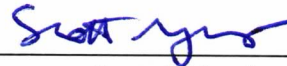
BEGINNING at the Northeast corner of the Northeast One-Quarter of Section 28, Township 30 North, Range 11 East, Allen County, Indiana; thence South 00 degrees 05 minutes 27 seconds East (bearing basis for description) along the East line of said Northeast One-Quarter, a distance of 427.35 feet; thence South 89 degrees 54 minutes 33 seconds West, a distance of 60.00 feet; thence North 00 degrees 05 minutes 27 seconds West, a distance of 342.53 feet; thence North 45 degrees 01 minutes 17 seconds West, a distance of 35.41 feet; thence north 89 degrees 55 minutes 07 seconds West, a distance of 215.00 feet; thence North 00 degrees 05 minutes 27 seconds West, a distance of 60.00 feet to a point on the North line of said Northeast

One-Quarter; thence South 89 degrees 55 minutes 07 seconds East, along said North line, a distance of 300.00 feet to the Point of Beginning, containing 0.926 acres of land.

and the symbols of the City of Fort Wayne Zoning Map No. DD23 (Sec. 28 of Aboite 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**

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**Department of Planning Services**

Title of Ordinance: Zoning Map Amendment  
Case Number: REZ-2026-0009  
Bill Number: Z-26-02-11  
Council District: 4 – Scott Myers

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Introduction Date: February 24, 2026

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

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

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Synopsis of Ordinance: To rezone 2.99 acres from AR/Low Intensity Residential to C1/Professional Office and Personal Services

Location: 5902 Homestead Road (Section 28 of Aboite Township)

Reason for Request: To align zoning with the use and allow a building addition

Applicant: Kevin Cawood

Property Owner: Cs Realty

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Related Petitions: Primary Development Plan – Indian Creek Veterinary Hospital

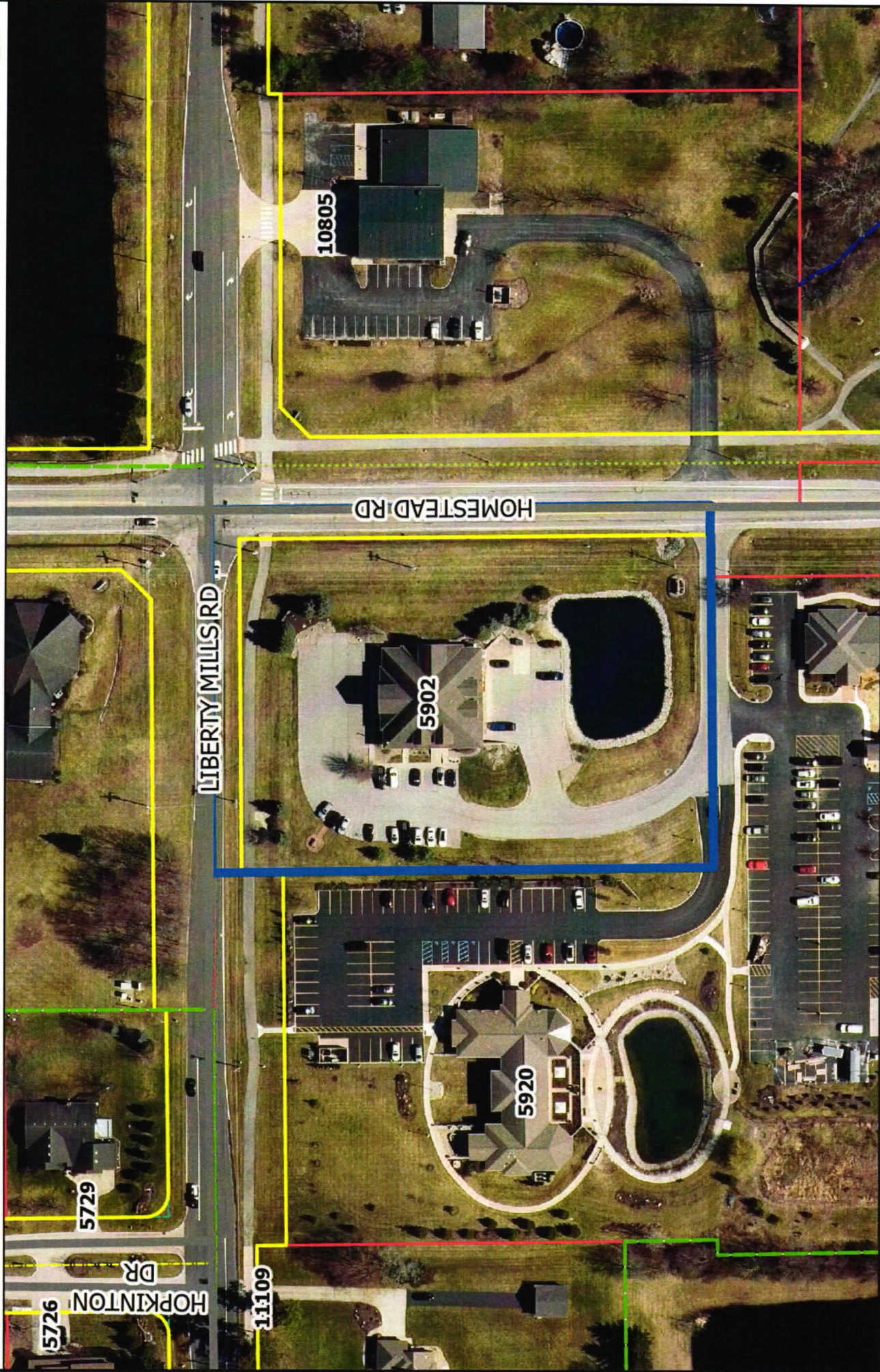
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Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal Services to align the zoning with the current use and allow a building addition.

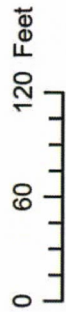
Effect of Non-Passage: Property will remain zoned AR/Low Intensity Residential, which does not permit the current use or and allow a building addition. It may be redeveloped with low intensity residential and agricultural uses.



Rezoning Petition REZ-2026-0009 and Primary Development Plan PDP-2026-0005 - Indian Creek Vet Hospital

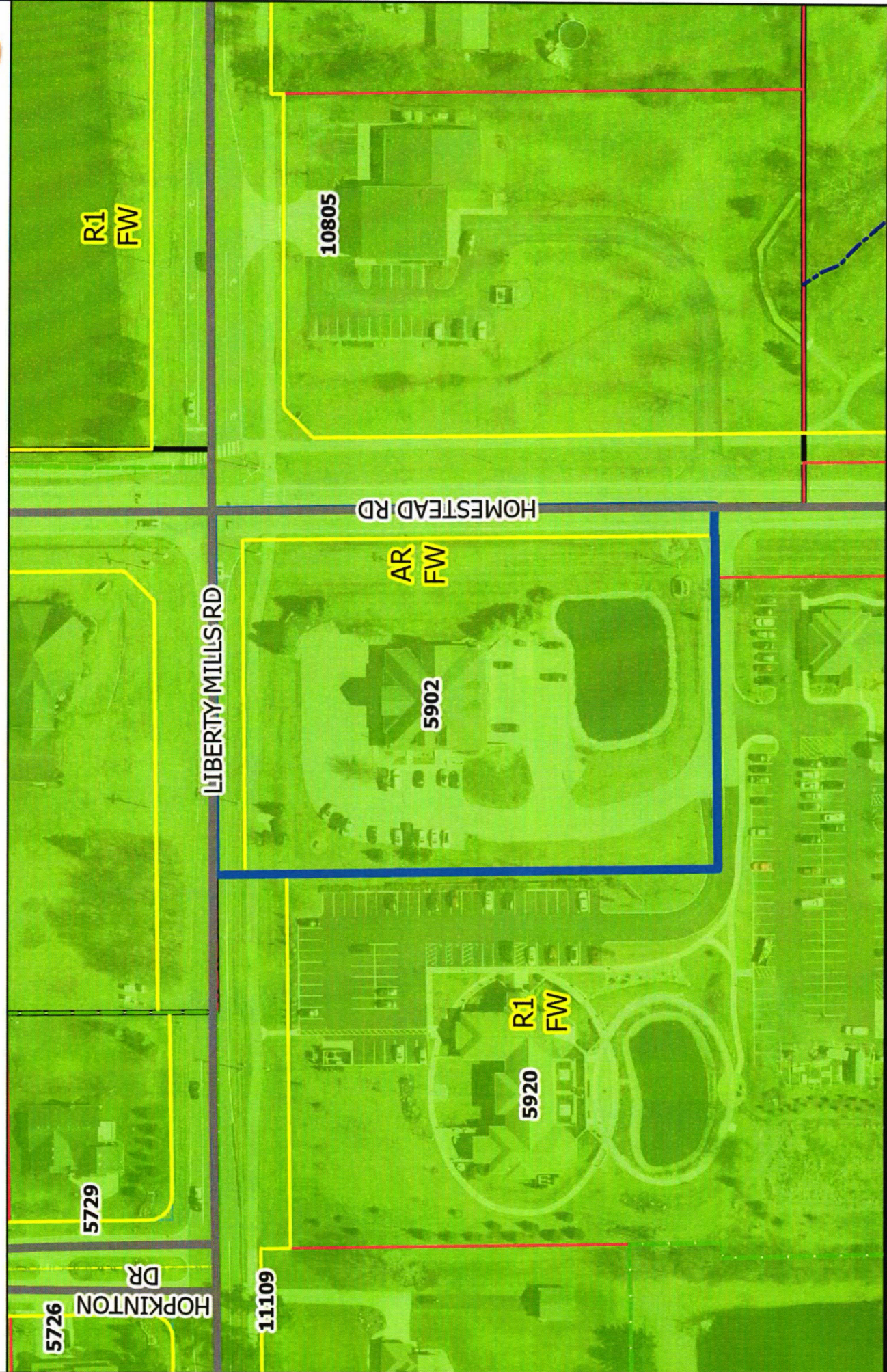


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Date: 2/10/2026



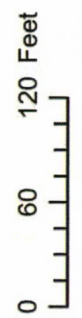


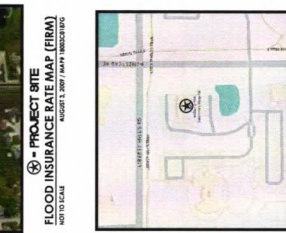
Rezoning Petition REZ-2026-0009 and Primary Development Plan PDP-2026-0005 -Indian Creek Vet Hospital



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 Photos and Contours: Spring 2009  
 DMS-210-2026





PROJECT SUMMARY	
FACEL ADDRESS:	5902 HOMESTEAD RD, FORT WAYNE, IN 46814
PARCEL NAME:	ACREAGE 2.28
TOWNSHIP SECTION:	28
EST. CONSTRUCTION START DATE:	SPRING 2024
EST. CONSTRUCTION END DATE:	WINTER 2024
CURRENT ZONING CLASSIFICATION:	AR - LOW INTENSITY RESIDENTIAL
PROPOSED ZONING CLASSIFICATION:	C1 - VETERINARY CLINIC (INDOOR)
CURRENT USE:	VETERINARY HOSPITAL
PROPOSED USE:	VETERINARY HOSPITAL (EXPANDED)
EXISTING BUILDING & HEIGHT:	(1) 2 STORY BUILDING, EXISTING HEIGHT = 49.7'; MAX H = 72'
PROPOSED BUILDING & HEIGHT:	(1) 2 STORY BUILDING ADDITION, PROPOSED HEIGHT = 37.2'
BUILDING FOOTPRINT:	EXISTING = 4,976.50 FT. & PROPOSED = 11,115.92 FT.
TOTAL BUILDING FOOTPRINT:	7,296.92 FT.
TOTAL LOT AREA:	2,262,428.5
EXISTING (DIA) ACT - NEW (DIA) ACT - 0.03 A.C.	
TOTAL LOT IMPROV. SURFACE:	20,873 AC. / 2,262 AC. / 700' = 42.25% LOT COVERAGE
TOTAL LOT COVERAGE:	
PARKING REQUIREMENTS:	1. 1 SPACE PER 400 SQ FT = 45 SPACES
PARKING PROVIDED:	45 SPACES (30' X 12' X 10' AS STANDARD SPACES - 3.0 A.S. SPACES)
LANDSCAPING:	SEE SHEET P02 FOR LANDSCAPE PLAN SHOWING BUFFER WEDGE AND MINIMUM PLANTINGS PER ORDINANCE REQUIREMENTS.
STREET LIGHTING:	SEE LIGHTING PLAN BEING DESIGN TO COMPLY WITH THE EXISTING DURING THE RECORDARY DEVELOPMENT PLAN PROCESS.
SEWERAGE:	EXISTING SEWERAGE WILL BE MAINTAINED.
GARBAGE COLLECTION:	EXISTING QUARTER PAD
SAWYER UTILITY SERVICE:	AZMA INDIANA
WATER UTILITY SERVICE:	CITY OF FORT WAYNE
DOWNWATER OUTLET:	EXISTING POND WITH OUTLET TO CITY TOWN INFRASTRUCTURE

REVISIONS:


Site Plan  
Primary Development Plan  
Fort Wayne, IN 46814  
5902 Homestead Road  
Indian Creek Veterinary Hospital

Date: 03-18-2024  
Prepared by: D.S.  
Checked by: D.S.  
Project No.: 04L00001  
Sheet Number: **PDP-1**

PREPARED FOR:  
JAE Construction  
2000 West 10th Street  
Fort Wayne, IN 46808  
(260) 745-0251

FOR: MRS. CHRYSTAL  
10200 East 62nd Avenue  
Suite 200  
Fort Wayne, IN 46825  
Phone: (260) 489-8577  
www.mlsengineering.com

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**LEGAL DESCRIPTION:**

**Document Number 204066878:**

A part of the Northeast Quarter of Section 28, Township 30 North, Range 11 East, (Aboite Township) Allen County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of the Northeast Quarter of Section 28, corner being a pin in a monument box, thence South 00 degrees 05 minutes 27 seconds West (assumed bearing) on and along the East line of said Quarter-Section a distance of 427.35 feet to the Northeast corner of the parcel now or formerly owned by Visiting Nurse Services and Hospice, Inc. as described in Document #2000-36595;

thence North 89 degrees 54 minutes 33 seconds West on and along the North line of said parcel a distance of 265.43 feet to the Northwest corner of said parcel; thence continue North 89 degrees, 54 minutes, 33 seconds West a distance of 39.57 feet to an iron pin set; thence North 00 degrees, 05 minutes, 27 seconds East a distance of 427.82 feet to an iron pin set on the North line of said Section 28; thence South 89 degrees , 49 minutes, 09 seconds East on and along said North line a distance of 305.00 feet to the point of the beginning, containing 2.99 acres, more or less, and subject all easements of record.

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**Document Number 204016051:**

BEGINNING at the Northeast corner of the Northeast One-Quarter of Section 28, Township 30 North, Range 11 East, Allen County, Indiana; thence South 00 degrees 05 minutes 27 seconds East (bearing basis for description) along the East line of said Northeast One-Quarter, a distance of 427.35 feet; thence South 89 degrees 54 minutes 33 seconds West, a distance of 60.00 feet; thence North 00 degrees 05 minutes 27 seconds West, a distance of 342.53 feet; thence North 45 degrees 01 minutes 17 seconds West, a distance of 35.41 feet; thence north 89 degrees 55 minutes 07 seconds West, a distance of 215.00 feet; thence North 00 degrees 05 minutes 27 seconds West, a distance of 60.00 feet to a point on the North line of said Northeast One-Quarter; thence South 89 degrees 55 minutes 07 seconds East, along said North line, a distance of 300.00 feet to the Point of Beginning, containing 0.926 acres of land.

# Department of Planning Services Rezoning Petition Application

**Applicant**  
 Applicant Kevin Cawood  
 Address 5902 Homestead Rd  
 City Fort Wayne State IN Zip 46814  
 Telephone 260-417-6486 E-mail Nufuels@aol.com

**Property Ownership**  
 Property Owner CS REALTY  
 Address 5902 Homestead Rd  
 City Fort Wayne State IN Zip 46814  
 Telephone 260-417-6486 E-mail Nufuels@aol.com

**Contact Person**  
 Contact Person Derek Simon, PE (MLS Engineering LLC)  
 Address 10060 Bent Creek Blvd  
 City Fort Wayne State IN Zip 46825  
 Telephone 260-489-8571 E-mail derek@mlswebsite.us

*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 5902 Homestead Rd, Fort Wayne, IN 46814 Township and Section Aboite 28  
 Present Zoning AR Proposed Zoning C1 Acreage to be rezoned 2.99  
 Purpose of rezoning (attach additional page if necessary) To rezone the entire parcel from AR - Low Intensity Residential to C1 - Professional Offices and Personal Services to bring the parcel into compliance with the zoning ordinance based on the use (Veterinary Clinic).  
 Sewer provider Aqua Indiana 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 \$1,250.00  
 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

Kevin Cawood \_\_\_\_\_ *[Signature]* \_\_\_\_\_ 1/15/2026  
 (printed name of applicant) (signature of applicant) (date)

Kevin Cawood \_\_\_\_\_ *[Signature]* \_\_\_\_\_ 1/15/2026  
 (printed name of property owner) (signature of property owner) (date)



Received	Receipt No.	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](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;

The expansion of the veterinary hospital enhances the availability and quality of professional veterinary services in the area. Expanding an existing business strengthens economic activity, supports local employment, and improves service access for residents—which are consistent with overarching community development goals embedded in the Comprehensive Plan's economic and land use framework. Rezoning the parcel from AR (residential) to C1 (professional office & personal services) aligns the zoning designation to a land use that reflects actual and intended use.

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

The proposed building addition will be consistent with the existing conditions, character, and land use patterns along Homestead Road. The property is already developed with an established veterinary hospital, a professional service use that reflects the corridor's mix of low-intensity commercial, institutional, and office-type development. The addition is modest in scale and is intended to support the ongoing operation of the existing, successful facility.

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

The proposed building addition represents the most desirable use of the property because it allows for the continued operation and modest expansion of an established veterinary hospital that already serves the surrounding community. Expanding the existing professional service use makes efficient use of developed land and existing infrastructure.

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

Investment in the expansion and improvement of an existing veterinary hospital demonstrates long-term commitment to the property, which contributes to overall neighborhood stability and visual quality. By aligning the zoning with the current and intended use, the project reduces land use conflicts and uncertainty, helping ensure compatibility with surrounding properties and protecting the value of nearby residential and commercial investments.

(5) Responsible development and growth.

The proposed building addition represents responsible development and growth by allowing a modest, well-planned expansion of an existing professional service use that is already established at the site. The project makes efficient use of existing infrastructure and developed land and avoids unnecessary expansion into undeveloped areas. The zoning change will allow for alignment with the current zoning ordinance, which is a responsible decision that will minimize potential land use conflicts in the future.

### 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-2026-0009 Bill # Z-26-02-11 Project Start: February 2026

PROPOSAL: Rezoning Petition REZ-2026-0009 – Indian Creek Veterinary Hospital  
APPLICANT: Kevin Cawood  
REQUEST: To rezone from AR/Low Intensity Residential to C1/Professional Office and Personal Services to align zoning with the use and allow a building addition  
LOCATION: 5902 Homestead Road (Section 28 of Aboite Township)  
LAND AREA: 2.99 acres  
PRESENT ZONING: AR/Low Intensity Residential  
PROPOSED ZONING: C1/Professional Office and Personal Services  
COUNCIL DISTRICT: 4 – Scott Myers

### **March 9, 2026 Public Hearing**

- No one spoke in support or opposition.
- One letter and one petition (100+ signatures) was submitted in support.
- Rachel Tobin-Smith and Karen Richards were absent.

### **March 16, 2026 Business Meeting**

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

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

#### **6-0 MOTION PASSED**

- Paul Sauerteig, Rick Briley, and Rachel Tobin-Smith were absent.

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

## PROJECT SUMMARY

The applicant is petitioning to rezone the 2.99 acre parcel on Homestead Road, to align the existing use with zoning and for a building addition. The veterinary hospital was approved by the Board of Zoning Appeals in 2000. Since the Board of Zoning Appeals approval, they have had one modification to the conditions and three renewals. The properties to the north and east are zoned AR/Low Intensity Residential and are a church and a fire station. The properties to the south and west are zoned R1/Single Family Residential and are hospice facilities. The 1,110 square foot building addition will occur on the east side of the building, facing Homestead Road. The applicant submitted a landscape plan showing additional plantings between the addition and the road right-of-way. No changes are proposed to the remainder of the property.

### **COMPREHENSIVE PLAN REVIEW**

#### **Future Growth and Development Map, Goals, and Strategies**

The project site is located within the Urban Infill area.

- 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 Suburban Neighborhood generalized land use category.
- Primary Land Uses in this category are Single-Family Detached Residential
- Some Secondary Land Uses are Civic and Cultural Facilities, Parks and Open Space, Religious Institutions, Schools, and Single-Family Attached Residential
- Adjacent properties are also categorized as Suburban Neighborhood

#### **Compatibility Matrix**

This proposed rezoning to C1/Professional Office and Personal Services is considered compatible with the Suburban Neighborhood land use category.

**Other Applicable Plans:** None

### **PUBLIC HEARING SUMMARY:**

Presenter: Derek Simon (representing the applicant) and Kevin Caywood (applicant) presented the request as outlined above.

Public Comments: None

## FORT WAYNE PLAN COMMISSION Findings of Fact • March 2026

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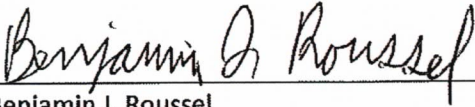
PROPOSAL:	Rezoning Petition REZ-2026-0009 – Indian Creek Veterinary Hospital – Building Addition
APPLICANT:	Kevin Cawood
LOCATION:	Rezone from AR to C1 to align the zoning with the existing use
REQUEST:	5902 Homestead Road
LAND AREA:	2.99 acres
PRESENT ZONING:	AR/Low Intensity Residential
PROPOSED ZONING:	C1/Professional Office and Personal Services

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The Plan Commission recommends that Rezoning Petition REZ-2026-0009 be returned to Council, with a “Do Pass” recommendation after considering the following:

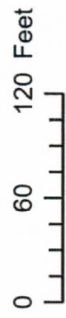
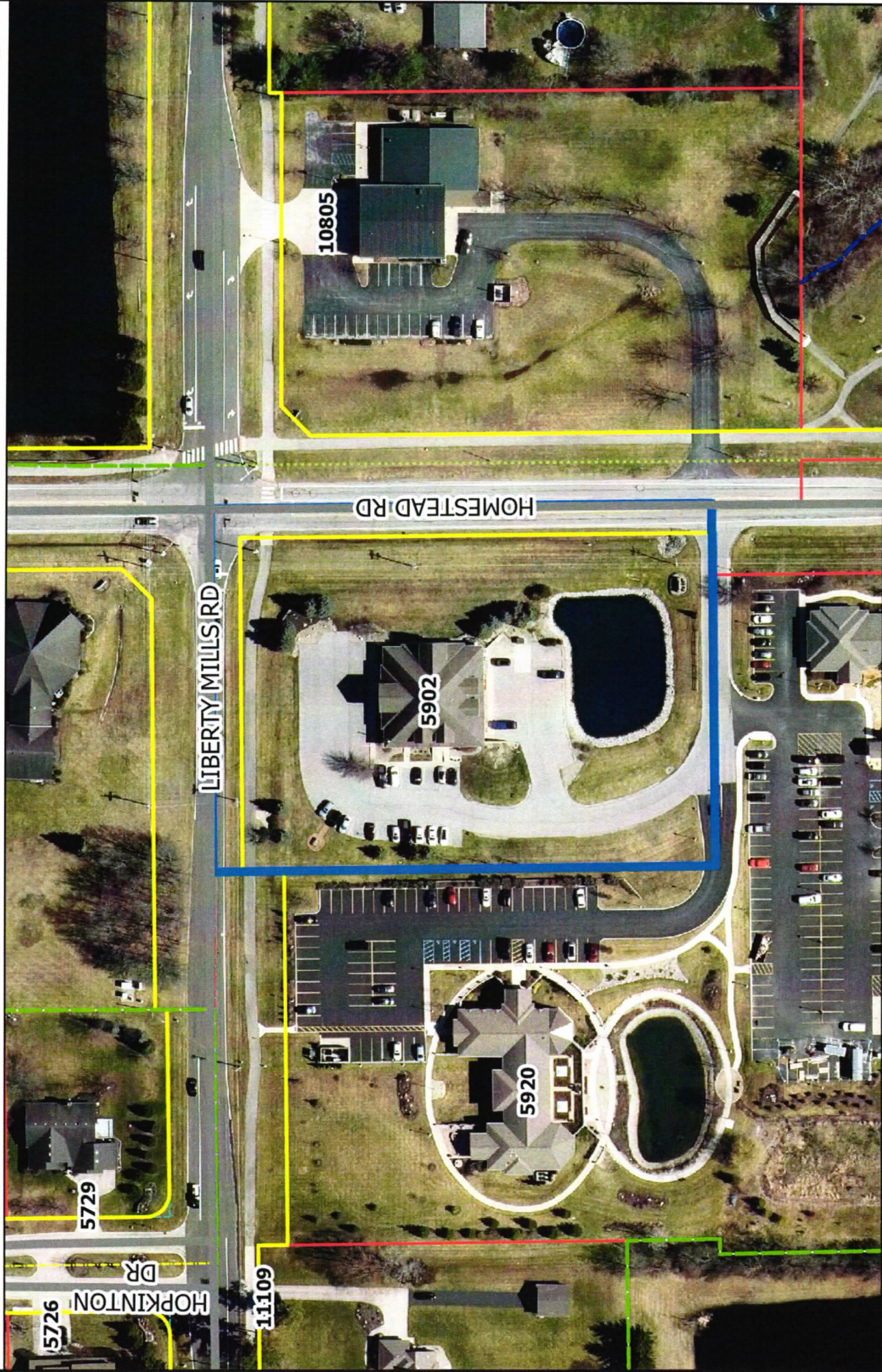
1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan and should not establish an undesirable precedent in the area. The rezoning would bring the longstanding use of the property as a veterinary hospital into compliance with the terms and 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 veterinary hospital, which would not create any additional burden 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 were approved by the Fort Wayne Plan Commission on March 16, 2026.

  
\_\_\_\_\_  
Benjamin J. Roussel  
Executive Director  
Secretary to the Commission



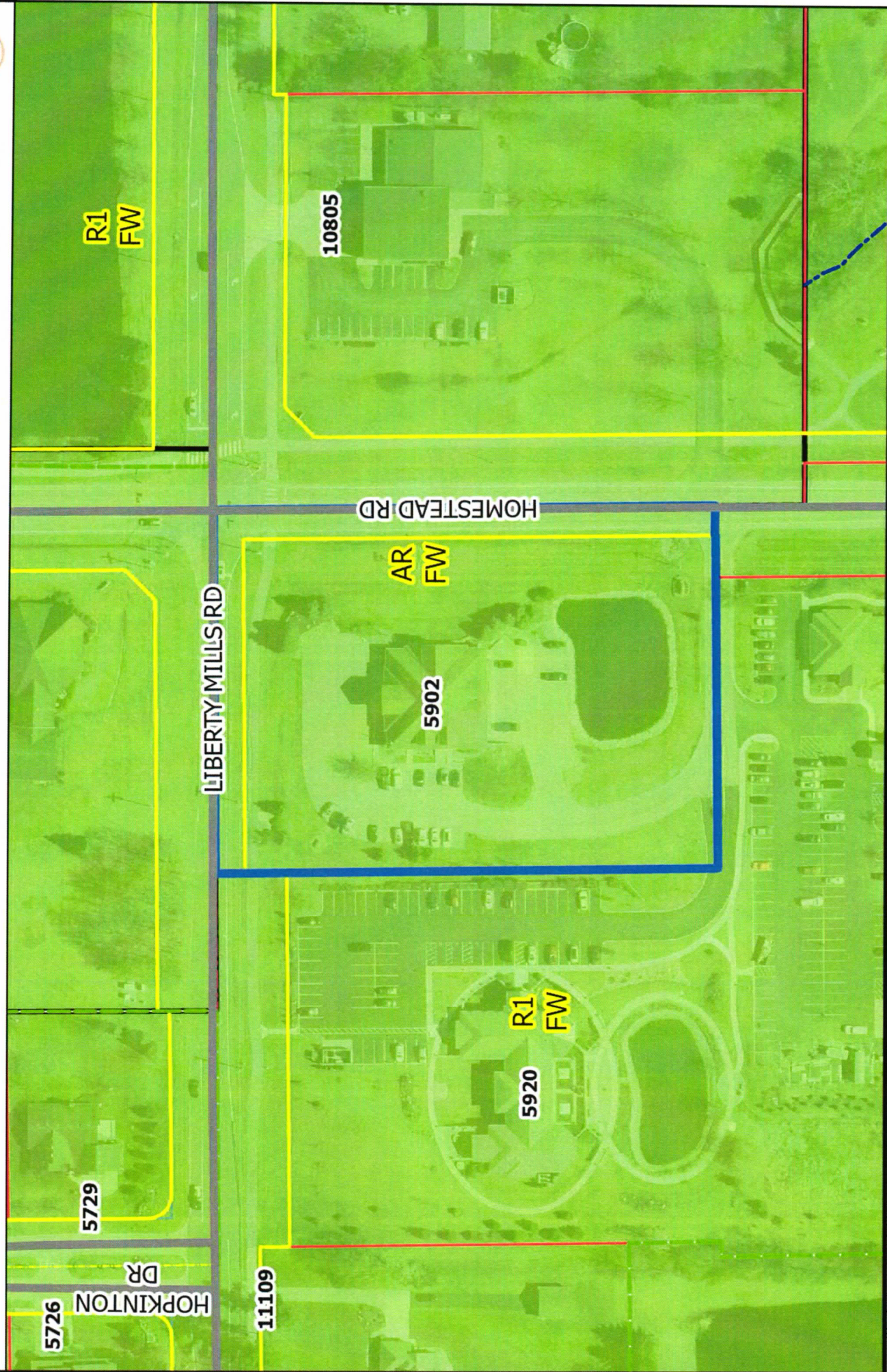
Rezoning Petition REZ-2026-0009 and Primary Development Plan PDP-2026-0005 - Indian Creek Vet Hospital



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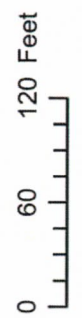


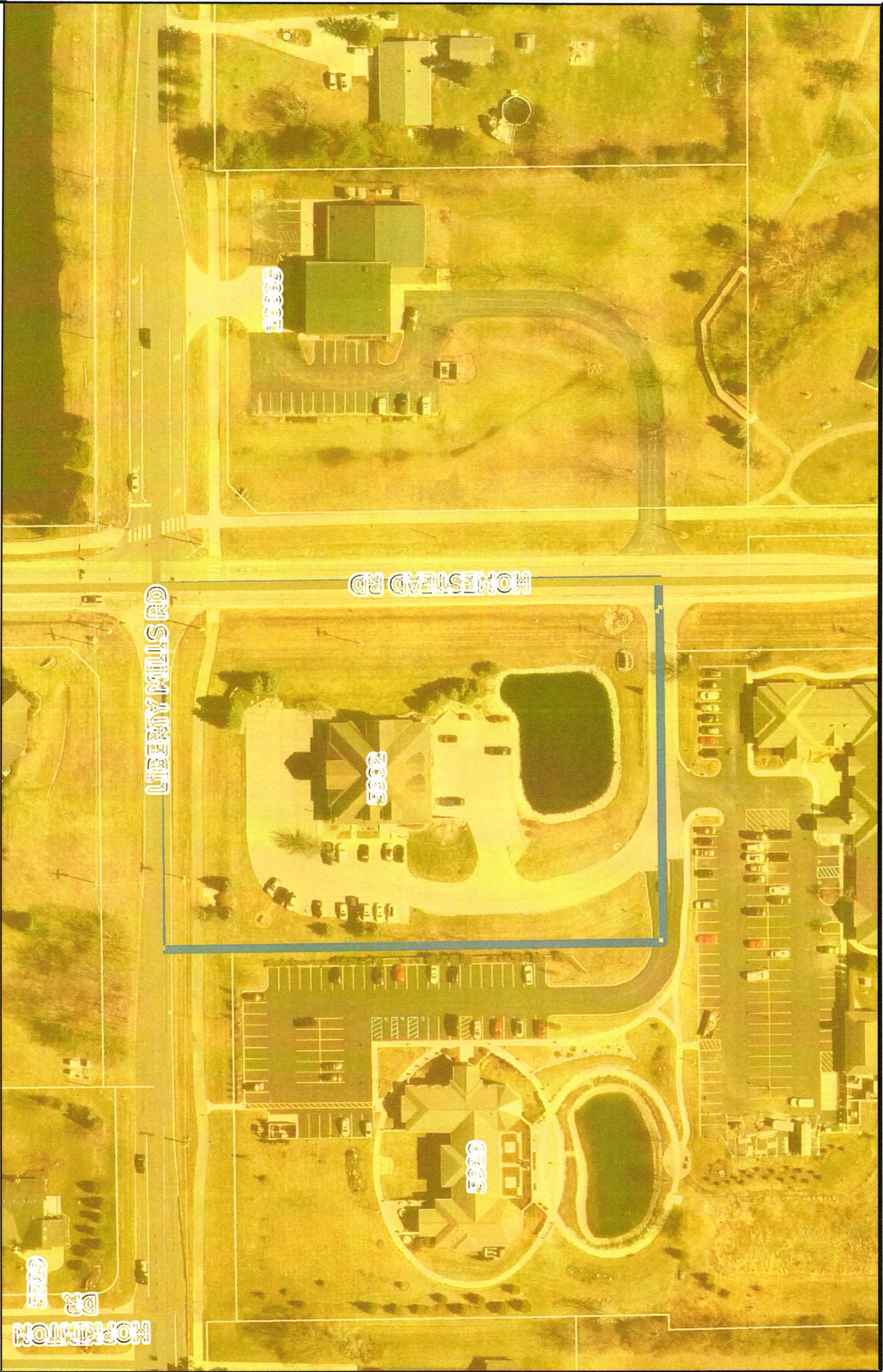
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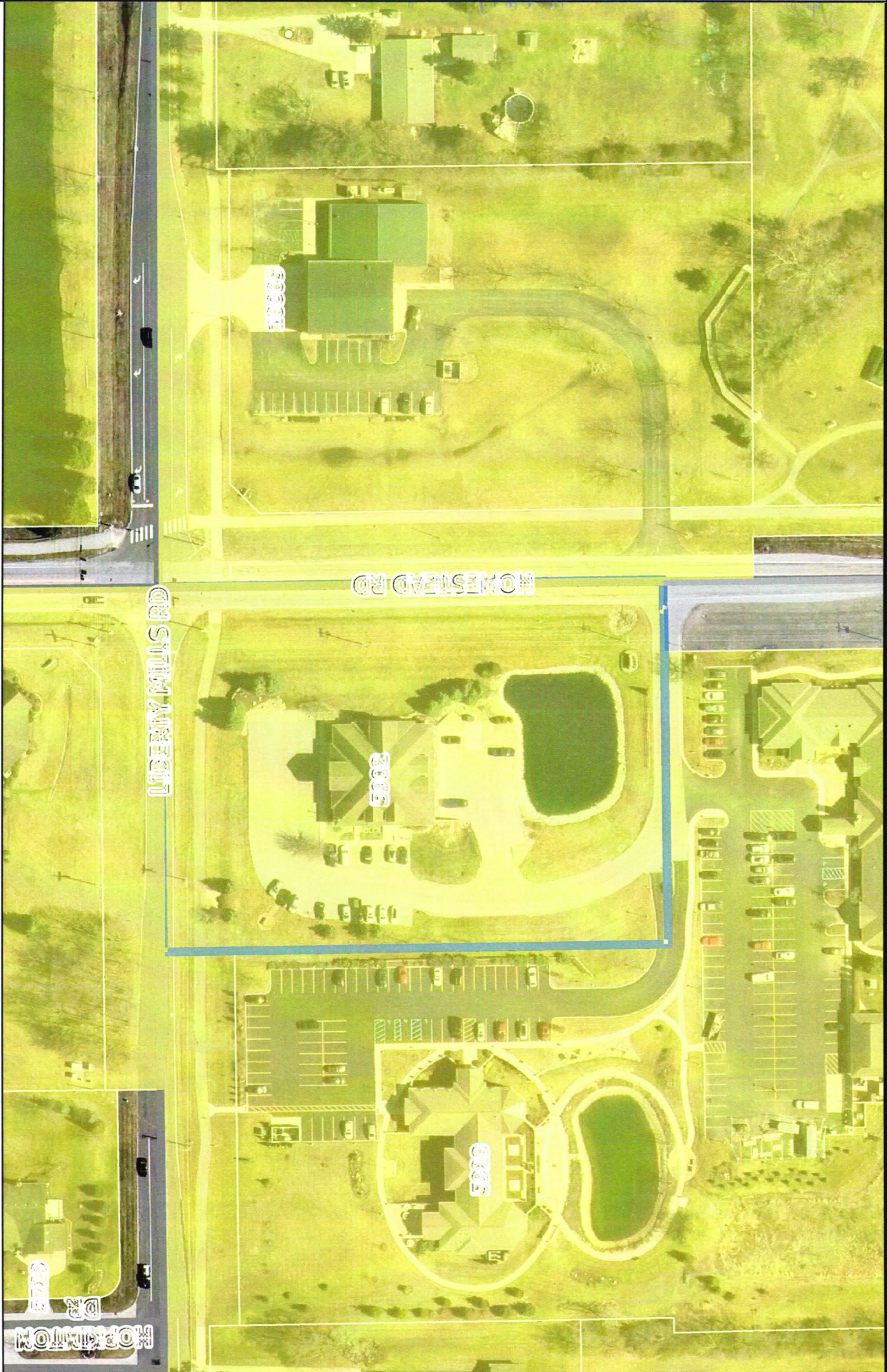
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Urban Infill Area

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Map Commission, Portland, Oregon  
June 2008  
Water and Construction Section 2008  
Page: 2/6/2008

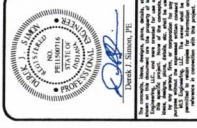


Suburban Neighborhood



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 North American Planning (NAP)  
 North American Planning, Inc.  
 10000  
 Dallas, Texas 75243





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PREPARED FOR:  
 ONE Construction  
 5902 Homestead Road  
 Fort Wayne, IN 46814  
 (260) 745-0221

Indian Creek Veterinary Hospital  
 5902 Homestead Road  
 Fort Wayne, IN 46814  
 Primary Development Plan  
 Site Plan

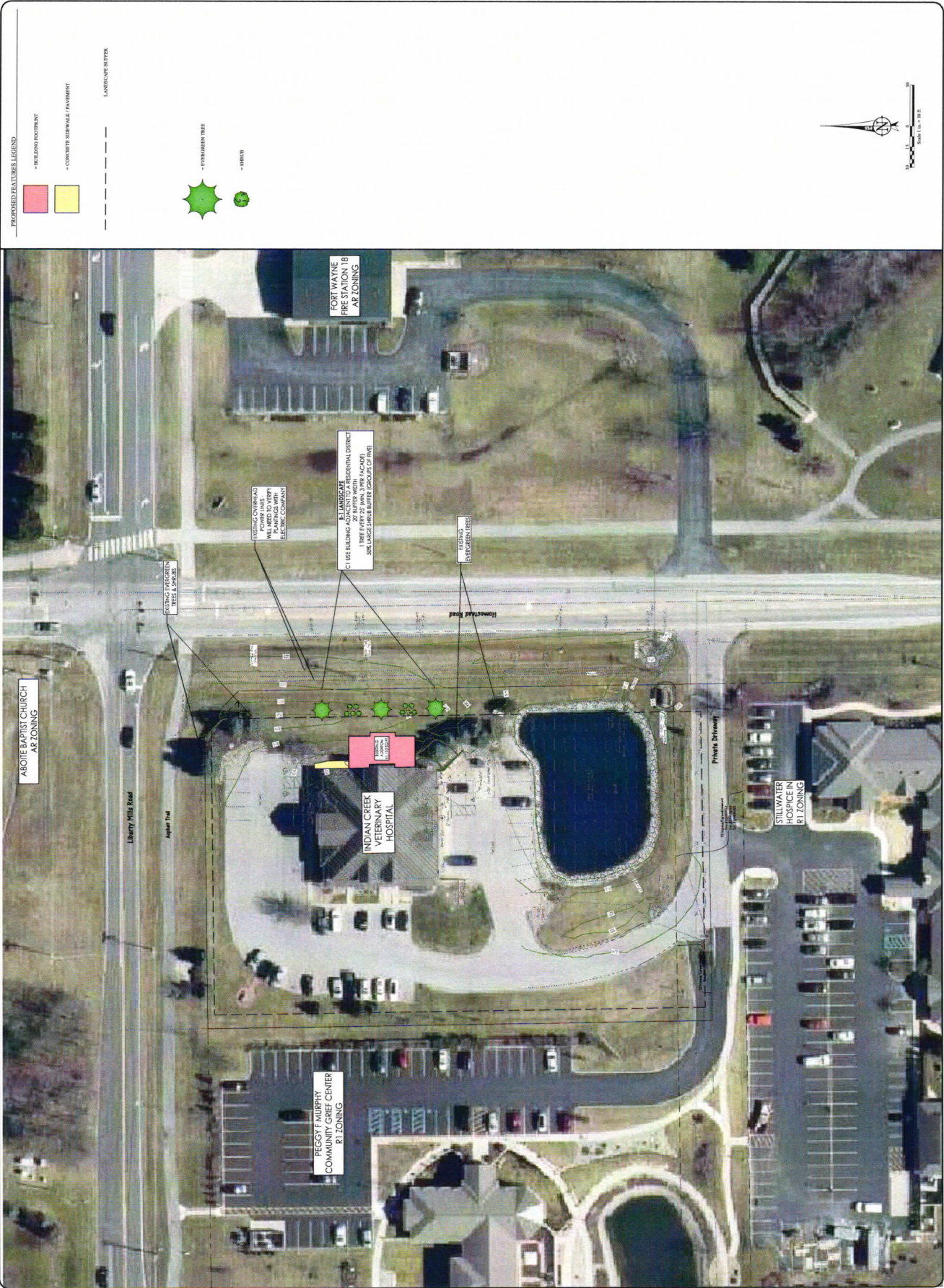
Date: 02-20-2026  
 Prepared by: DJS  
 Checked by: DJS  
 Project No.: 043.00001  
 Sheet Number: **PDP-1**



PROJECT SUMMARY	
PARCEL ADDRESS:	5902 HOMESTEAD RD, FORT WAYNE IN 46814
TOWNSHIP NAME:	ADAMS TWP
TOWNSHIP SECTION:	28
EST. CONSTRUCTION START DATE:	SPRING 2026
EST. CONSTRUCTION END DATE:	WINTER 2026
CURRENT ZONING CLASSIFICATION:	AR - LOW INTENSITY RESIDENTIAL
PROPOSED ZONING CLASSIFICATION:	C1 - VETERINARY CLINIC (INDOOR)
CURRENT USE:	VETERINARY HOSPITAL
PROPOSED USE:	VETERINARY HOSPITAL (EXPANDED)
EXISTING BUILDING & HEIGHT:	(1) 2 STORY BUILDING EXISTING HEIGHT = 42.0'; (MAX = 72')
PROPOSED BUILDING & HEIGHT:	(1) 2 STORY BUILDING ADDITION, PROPOSED HEIGHT = 39.0'
BUILDING FOOTPRINT:	EXISTING = 4,396 SQ. FT. & PROPOSED = 1,110 SQ. FT.
TOTAL BUILDING FOOTPRINT:	7,506 SQ. FT.
TOTAL LOT AREA:	2,500 ACRES
TOTAL LOT IMPROVED SURFACE:	EXISTING 6284 AC + NEW 603 AC = 6887 AC
TOTAL LOT COVERAGE:	8272 AC / 7250 AC / 100 = 42.3% OF COVERAGE
PARKING REQUIREMENTS:	1 SPACE PER 400 SQ. FT. = 45 SPACES
PARKING PROVIDED:	25 SPACES (2000 SQ. FT. SPACES) (24 STANDARD SPACES, 1 ADA SPACE)
LANDSCAPING:	SEE SHEET P2 FOR LANDSCAPE PLAN SHOWING BUFFER YARDS AND MINIMUM PLANTINGS PER ORDINANCE REQUIREMENTS.
SEE LIGHTING:	SEE LIGHTING WILL BE DECIDED TO COMPLY WITH THE ZONING DURING THE SECONDARY DEVELOPMENT PLAN PROCESS.
SEWERAGE:	EXISTING SEWERAGE WILL BE MAINTAINED.
GARBAGE COLLECTION:	EXISTING DUMPSTER PAD
LAWN CARE UTILITY SERVICE:	ADVA INDIANA
WATER UTILITY SERVICE:	CITY OF FORT WAYNE
STORMWATER DRAINAGE:	EXISTING POND WITH OUTFIT TO CITY DOWN INFRASTRUCTURE



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**PREPARED FOR:**  
CME Construction  
2488 Persistence Drive  
Fort Wayne, IN 46814  
(260) 746-0281

**REVISIONS:**


**Indian Creek Veterinary Hospital**  
5902 Homestead Road  
Fort Wayne, IN 46814  
Primary Development Plan  
Landscape Plan

Date: 01-30-2026  
Design By: DLS  
Project No.: 043.00001  
Sheet Number: **PDP-2**

**MLSEngineering**  
ENGINEERING YOUR TOMORROW, TODAY

Kevin M. O'Neil  
221 West Chase  
Apt. 204  
Fort Wayne, IN 46814  
Phone: (260) 875-6166

David J. Simons, PE  
10000 E. 10th Avenue  
Suite 100  
Fort Wayne, IN 46815  
Phone: (260) 469-8571



Indiana University Health

February 16, 2026

Allen County Plan Commission

200 East Berry Street

Fort Wayne, IN 46802

RE: Support for Indian Creek Veterinary Hospital Rezoning

Dear Members of the Plan Commission,

I am writing to formally support the rezoning of Indian Creek Veterinary Hospital from Agricultural to Commercial. As Allen County continues to grow, it is essential that our local infrastructure evolves to meet the needs of our residents.

This rezoning will facilitate a 1,000-square-foot expansion that is necessary to accommodate the increasing demand for veterinary services in our area. Furthermore, this project includes the hiring of three new veterinarians, representing a significant investment in our local workforce and providing essential professional jobs to the community.

Indian Creek Veterinary Hospital has consistently proven to be a vital local resource. Transitioning this parcel to Commercial zoning is a logical step that supports both economic development and the well-being of our community's pets. I respectfully urge the Commission to approve this request.

Sincerely,

*Brian Bauer*

Brian Bauer  
President, IU Health -Fort Wayne

# Help Us Grow to Serve You Better!

Our hospital is planning an expansion so we can better serve you and your pets with:

- More exam rooms to reduce wait times
- Expanded treatment and surgical space
- Improved comfort for pets and their families
- Enhanced services and technology


To move forward, we must receive **county zoning approval**. Your support can make a meaningful difference in this process.

If you believe in our mission and would like to support our expansion, please add your name below. This list may be presented to the county as evidence of community support.

Thank you for trusting us with your pets' care — we are grateful to serve this community and look forward to growing alongside you!

---

SHEA STINSON  
ANGELINA FELLISON-STINSON  
Jill Kinder

  
Flip to Sign back

# Community Support for Hospital Expansion

Name (Print)

Signature

Kera Sutherland
Jean Prasuhn
Margaret Harrow
Erika Bradfield
Stacey Teagle
Bryttney Carpenter
Marta E. Wobbesen
Courtney Day
Dalton + Kaitlin Trilo
<del>Alexa</del> Seamus
JENNIFER ZAPPULLA
Tim Allmendinger
Milkah Kagai-Njagi
Mark Krizow
Cheri Botruch
Mandy Jackemeyer
Kim Zimmerman
Rebecca Coldren
STEPHANIE SMITH
Russell Voorhees
Jeremy Beasley
Tyler Kriesel

Kera Sutherland
Jean Prasuhn
Margaret Harrow
Erika Bradfield
Stacey Teagle
Bryttney Carpenter
Marta E. Wobbesen
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Tim Allmendinger
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Mark Krizow
Cheri Botruch
Mandy Jackemeyer
Kim Zimmerman
Rebecca Coldren
Stephanie Smith
Russell Voorhees
Jeremy Beasley
Tyler Kriesel

# Community Support for Hospital Expansion

Name (Print)

Signature

Sydney Ray
Christine M. O'Leary DVM
Nolan Harris
Alyssa Thompson
Holly Smith
SKYLAR VOLAND
Betsy Springer
Carol Wade
Elizabeth Toole
Leia Becktel
Shauna Brothers
Rebecca Cramer
KENDALL O'KEARNEY
Mitchell O'Keary
Sam Kolman
Taylor Stockman
Lorei M. Burns
Nicole Graves
Pete LeStrange
Jessica Lemmond
Mary Yderendeen

Sydney Ray
Christine M. O'Leary DVM
Nolan Harris
Alyssa Thompson
Holly Smith
SKYLAR VOLAND
Betsy Springer
Carol Wade
Elizabeth Toole
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Rebecca Cramer
KENDALL O'KEARNEY
Mitchell O'Keary
Taylor Stockman
Lorei M. Burns
Nicole Graves
Pete LeStrange
Jessica Lemmond
Mary Yderendeen

# Community Support for Hospital Expansion

Name (Print)

Signature

Cryptal Johnson  
 Kourtney Sawyer  
 Dawn Antton  
 Mallory Cains  
~~Todd Stock~~  
 Chris Harrison  
 Kelly Mauch  
 Ken Harmeyer  
 Karinn Marquell  
 Sara Baker  
 Margaret Dawson  
 Beth Prudlow  
 Carol Laughlin  
 Cheryl A. Daily  
 Brent McAffee  
 Psymon Wolfe  
 Toni Lange  
 Mike. Lange  
 CARSON SCHEIBER  
~~Julie Lowmyer~~  
 Jennifer Scheiman  
 HELEN WHITE

~~Cryptal Johnson~~  
~~Kourtney Sawyer~~  
~~Dawn Antton~~  
~~Mallory Cains~~  
~~Todd Stock~~  
 Chris Harrison  
 Kelly Mauch  
 Ken Feyer  
 Karinn Marquell  
 Sara Baker  
 Margaret L. Dawson  
 Beth Prudlow  
 Carol A. Laughlin  
 Cheryl A. Daily  
 Brent McAffee  
 Psymon Wolfe  
 Toni Lange  
 Michael Feyer  
 Carson Scheiber  
~~Julie Lowmyer~~  
 Jennifer Scheiman  
 Helen White

# Community Support for Hospital Expansion

Name (Print)

Signature

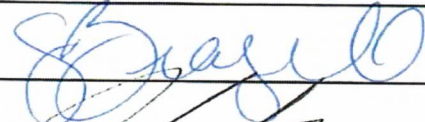
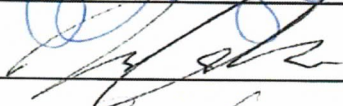

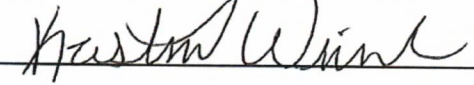

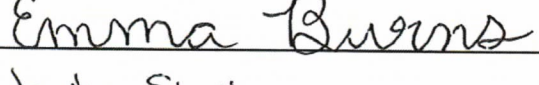
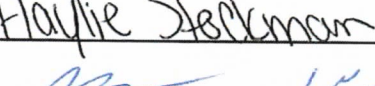
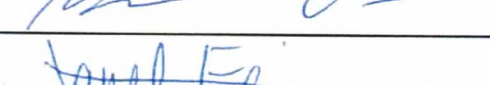
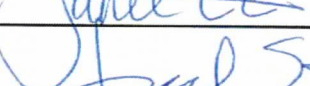
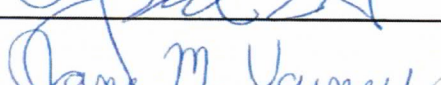
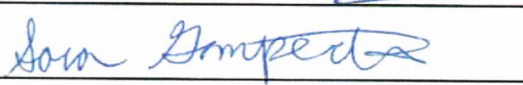
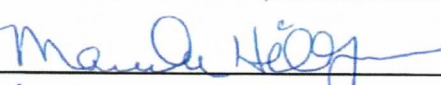
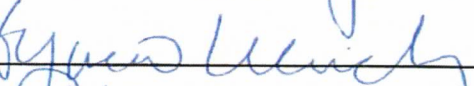
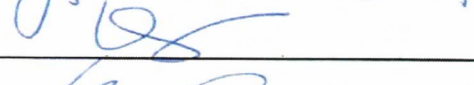

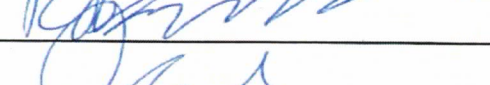
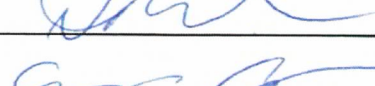
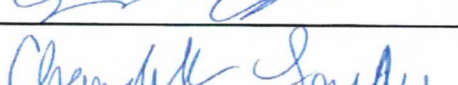
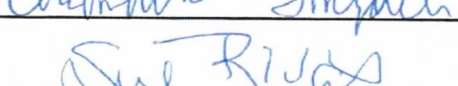
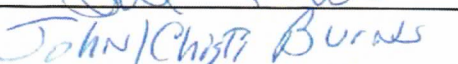

Renee Rose
Brenda Galbraith
Joseph Halsell
Doyle Fraeburger
JUSTIN PEEPER
RESHMA KHATRI
Denise R Snyder
CATHIE L. HOOVER
CHRISTOPHER COOPER
Lori Goldstrom
Dartene Sarkisian
EDWARD SARKISIAN
Ksenia Kowal
Nick Kowal
PAM LESSNER
Gray Genesio
Kenn KOWALNE
Judy Harris
<del>Zoe</del> Bevin Lemwiger
Jennifer Thompson
Michelle Kemp
Jason Thompson

Renee Rose
Brenda Galbraith
Joseph Halsell
Doyle Fraeburger
J Peepers
Reshma
Denise R Snyder
Cathie L Hoover
Chris Cooper
Lori Goldstrom
Dartene Sarkisian
Edward Sarkisian
Ksenia Kowal
Nick Kowal
Pamela Lessner
Gregory Genesio
Kenn Kowal
Judy Harris
Bevin Lemwiger
Jennifer Thompson
Michelle Kemp
Jason Thompson

# Community Support for Hospital Expansion

Name (Print)

Signature

Stacy Brazill	
Joshua Giallongo	
Matthew Giallongo	
Kristin Winkler	
Anna Bolinger	
Emma Burns	
Haylie Stockman	
Malik Wiggins	
Marissa Johnson	
Janel Eckert	
Jane M. Varney	
Micah Daling	
Sara Gomperts	
Manuela Hillenhagen	
Gyuen Ulrich	
Kara Squires	
Steph Kramer	
Rob Kramer	
Doug Paulsen	
Anett Alonso	
Chandelle Snyder	
Sue Rivas	
Susan Gusho	



# Community Support for Hospital Expansion

Name (Print)

Signature

Tina Buckman
Amy Simpson
Allison Harris
Gail New
Alexander New
Emily Engle
LINDA Hecht
Joelle Boykin
Melissa Heimerich
Leslie Waldo
Amanda Mann
Barb Bowers
Sara Ross
STUART HALL
Randy Smith
Jill Beagle
Dr. Martha T. Martin
Cheer Rotruck
Andrew Jackson

Tina Buckman
<del>by justo</del>
Allison Harris
Gail New
Alexander New
Emily Engle
Linda Hecht
Joelle Boykin
Melissa Heimerich
Leslie Waldo
Amanda Mann
Barb Bowers
Sara Ross
Stuart Hall
Randy Smith
Jill Beagle
Martha T. Martin, MD
Cheer Rotruck
Andrew Jackson

**BILL NO. Z-26-02-11**

**REPORT OF COMMITTEE ON REGULATIONS**

**April 7, 2026**

**Scott Myers Chair**

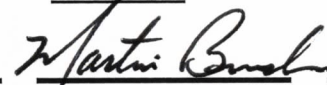



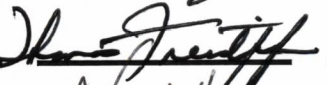
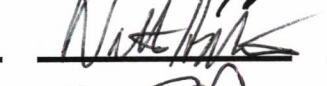
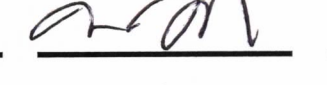
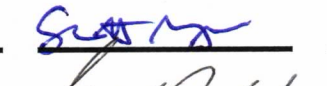
**Rohli Booker Co-Chair**

**All Council Members**

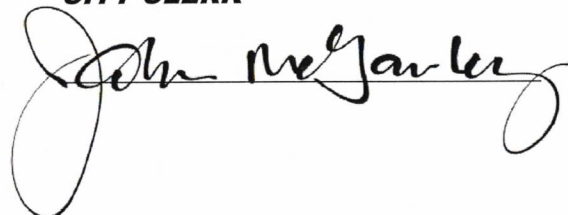
An Ordinance amending the City of Fort Wayne Zoning Map No. DD23 (Sec. 28 of Aboite Township)

*To rezone 2.99 acres from AR/Low Intensity Residential to C1/Professional Office and Personal Services at 5902 Homestead 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>			

**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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: April 14, 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-26-02-11 on the 14th day of April, 2026

ATTEST:

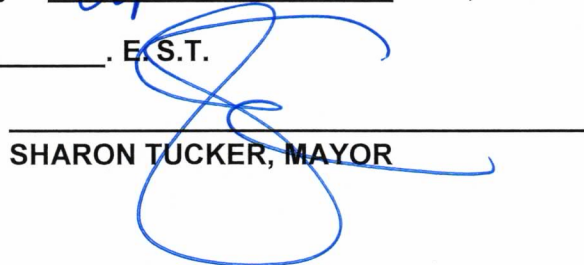
  
 \_\_\_\_\_  
 JOHN D. MCGAULEY  
 CITY CLERK

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

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th of April 2026, at the hour of 9:00 o'clock A.M. E.S.T.

  
 \_\_\_\_\_  
 JOHN D. MCGAULEY, CITY CLERK

Approved and signed by me this 15th day of April 2026, at the hour of 11:09 o'clock A.M. E.S.T.

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

Fort Wayne Indiana  
 Office of the City Clerk  
 APR 15 2026  
 RECEIVED