#REZ-2026-0037

BILL NO. Z-26-08-47

ZONING MAP ORDINANCE NO. Z-15-26

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. CC19 (Sec 22 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 a R1/Single Family Residential zoning district under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

THE LANDING AT HOMESTEADS DESCRIPTION:

Part of the Southwest Quarter of the Southwest Quarter of Section 22, Township 30 North, Range 11 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the Southwest corner of said Section 22, being marked by a Type "B" Highway monument; thence North 89 degrees 38 minutes 11 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the South line of said Southwest Quarter, being within the right-of-way of Liberty Mills Road, a distance of 927.00 feet to the Southeast corner of The Homesteads, Section I, as recorded in Plat Cabinet B, page 128, in the Office of the Recorder of Allen County, Indiana; thence North 00 degrees 33 minutes 15 seconds West, on and along the East line of The Homesteads, Section I, a distance of 554.66 feet to a #5 rebar at the true point of beginning; thence North 00 degrees 33 minutes 15 seconds West, continuing on and along said East line, a distance of 764.39 feet to a #4 rebar at the Northeast corner thereof, being a point on the North line of the Southwest Quarter of said Southwest Quarter; thence North 89 degrees 40 minutes 18 seconds East, on and along said North line, a distance of 399.80 feet to an iron rail post at the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence South 00 degrees 35 minutes 12 seconds East, on and along the East line of the Southwest Quarter of said Southwest Quarter, a distance of 764.15 feet to a #5 rebar; thence South 89 degrees 38 minutes 11 seconds West and parallel with the South line of said Southwest Quarter, a distance of 400.23 feet to the true point of beginning, containing 7.018 acres of land, and subject to all easements of record.

and the symbols of the City of Fort Wayne Zoning Map No. CC19 (Sec. 22 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

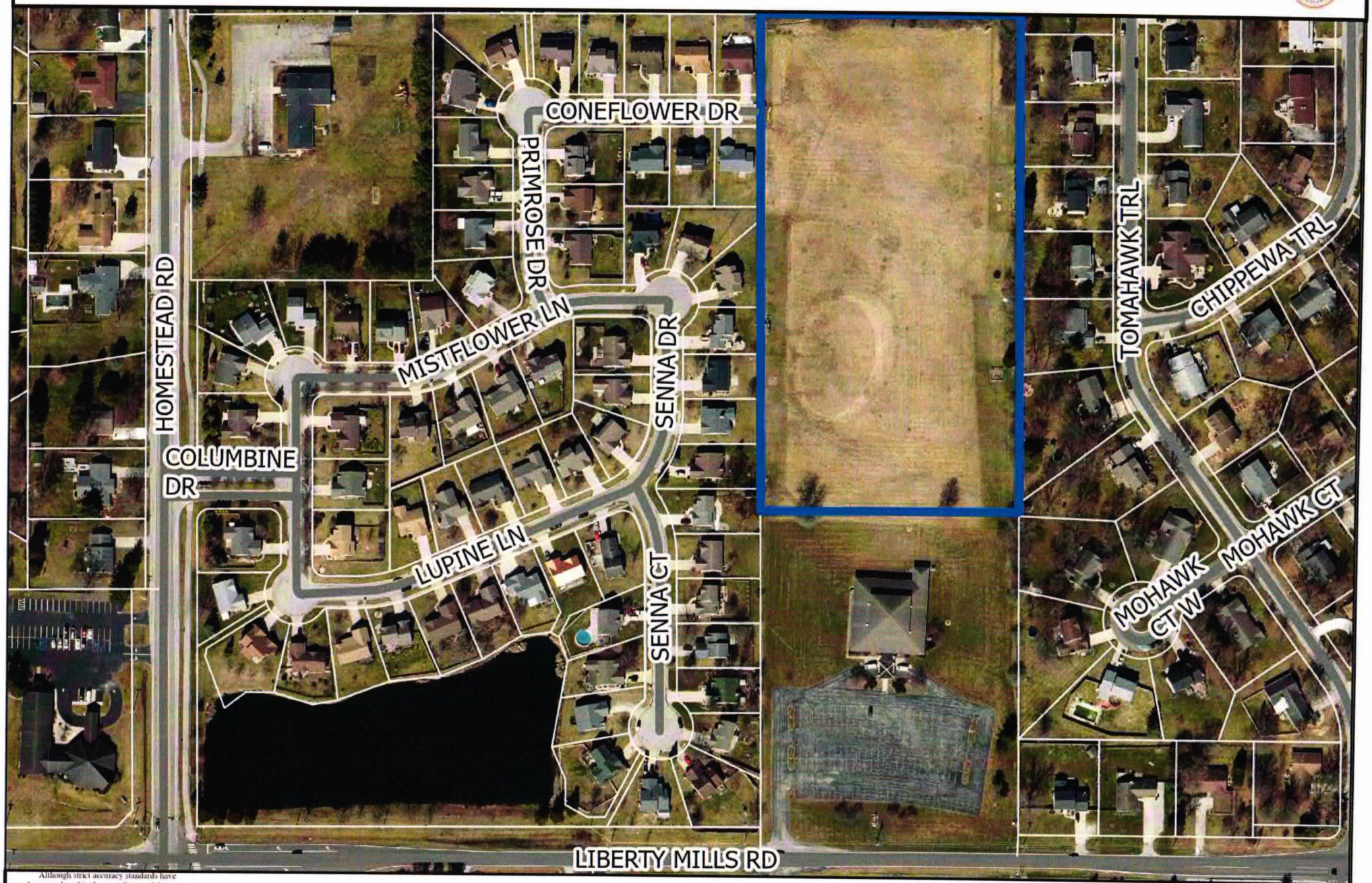
City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance:	Zoning Map Amendment
Case Number:	REZ-2026-0037
Bill Number:	Z-26-08-47
Council District:	4 – Scott Myers
Introduction Date:	August 25, 2026
Plan Commission Public Hearing Date:	September 14, 2026 (not heard by Council)
Next Council Action:	Ordinance will return to Council after recommendation by the Plan Commission
Synopsis of Ordinance:	To rezone 7.018 acres from AR/Low Intensity Residential to R1/Single Family Residential
Location:	10600 Blk of Coneflower Dr (Section 22 of Aboite Township)
Reason for Request:	To permit a 25-lot plat
Applicant:	Springmill Woods Development LLC
Property Owner:	Christ's Community Church
Related Petitions:	Primary Plat - The Landing at Homesteads
Effect of Passage:	Property will be rezoned to the R1/Single Family Residential zoning district, which would permit a 25-lot plat.
Effect of Non-Passage:	Property will remain zoned AR/Low Intensity Residential, which would not permit a 25-lot plat. The site may continue with existing or non-conforming uses, and may be redeveloped with similar low intensity residential uses.

Rezoning Petition REZ-2026-0037 and Primary Plat PP-2026-0013 - The Landing at Homesteads



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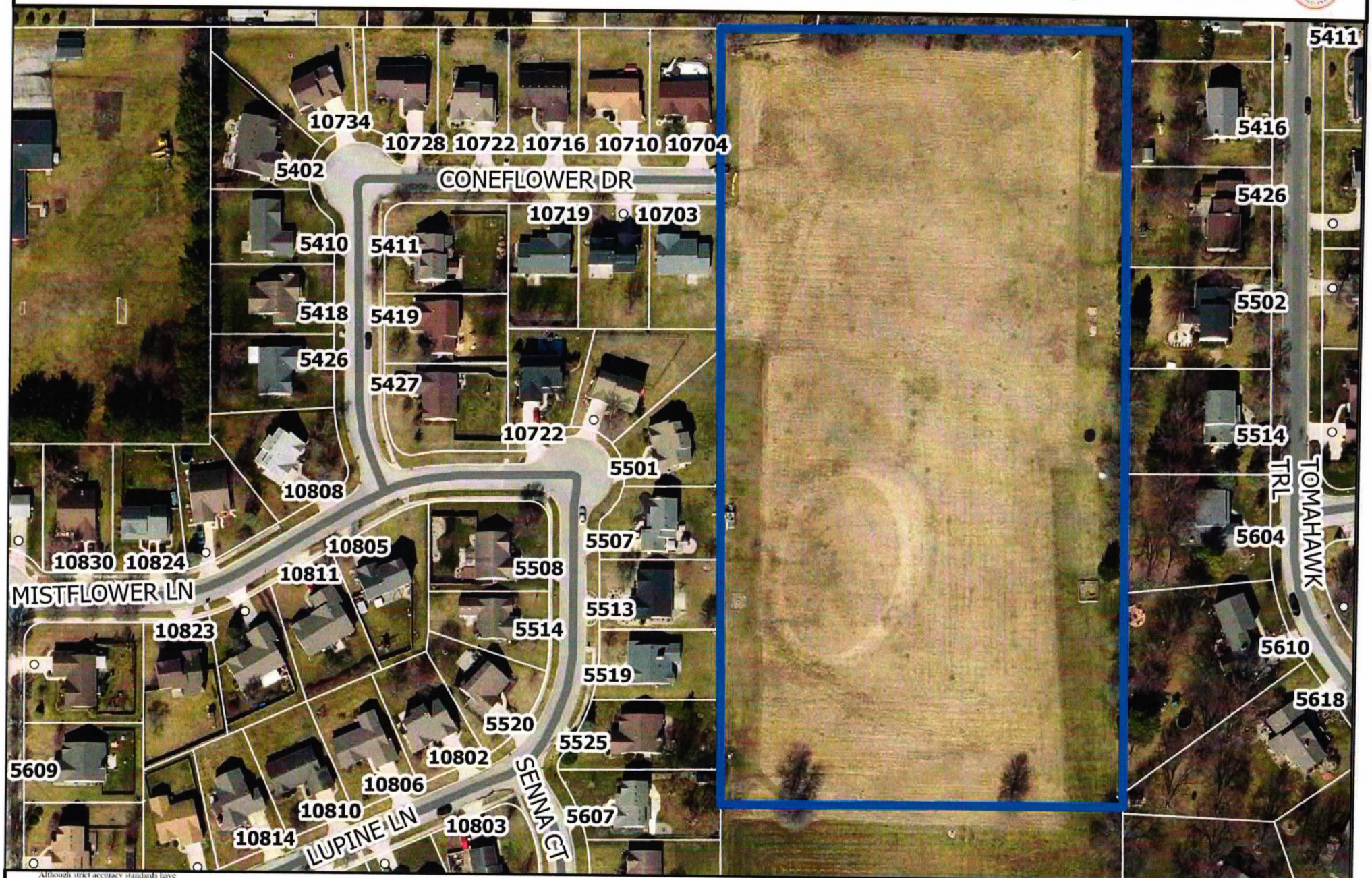
© 2004 Board of Commissioners of the County of Allen

North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 8/10/2026

0 125 250 Feet

N

Rezoning Petition REZ-2026-0037 and Primary Plat PP-2026-0013 - The Landing at Homesteads



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0 80 160 Feet

N

Rezoning Petition REZ-2026-0037 and Primary Plat PP-2026-0013 - The Landing at Homesteads



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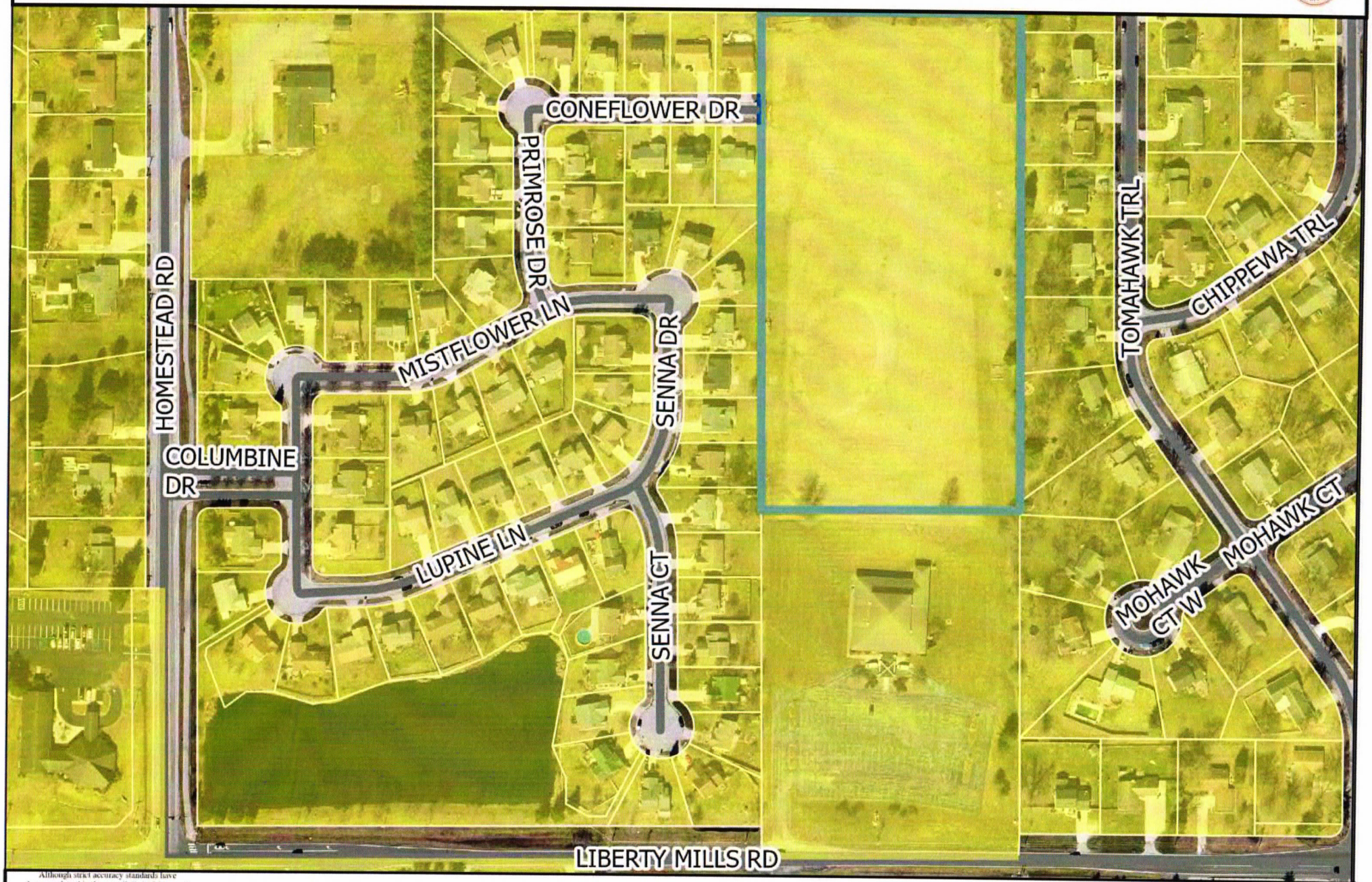

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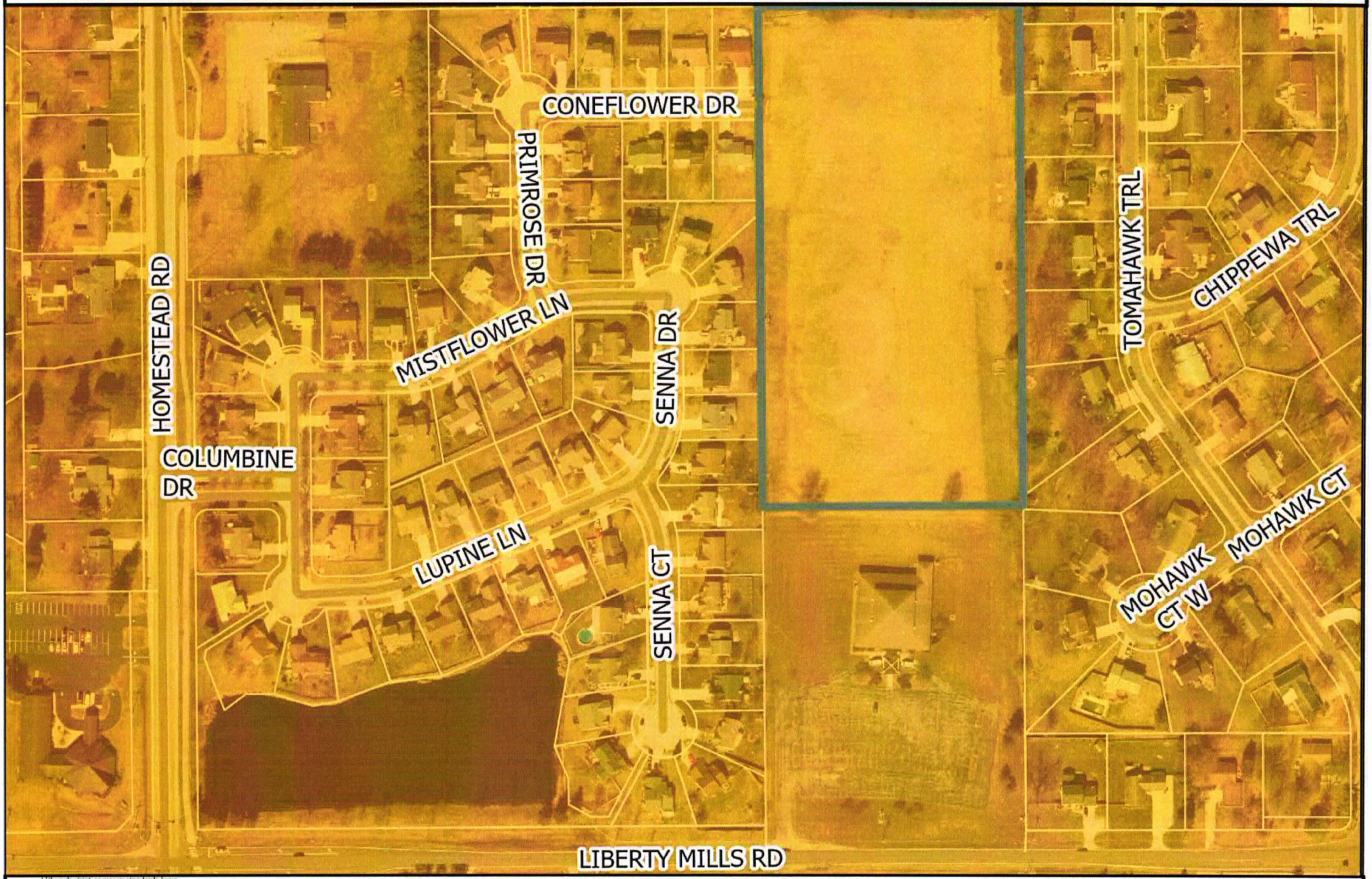
0 125 250 Feet

Suburban Neighborhood

N

Rezoning Petition REZ-2026-0037 and Primary Plat PP-2026-0013 - The Landing at Homesteads



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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 8/10/2026

0 125 250 Feet

Urban Infill Area

N

Primary Plat of:

THE LANDING AT HOMESTEADS

A subdivision of part of the Southwest Quarter of the Southwest Quarter of Section 22, Township 30 North, Range 11 East, Allen County, Indiana.

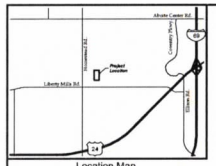
Developer:
Springmill Woods Development, LLC
9430 Lima Road
Fort Wayne, IN 46818
Tel: 260/489-4433

Surveyor:
Sauer Land Surveying, Inc.
7203 Engle Road
Fort Wayne, IN 46804
Tel: 260/469-3300

THE LANDING AT HOMESTEADS DESCRIPTION:

Part of the Southwest Quarter of the Southwest Quarter of Section 22, Township 30 North, Range 11 East, Allen County, Indiana, being more particularly described as follows, to-wit:

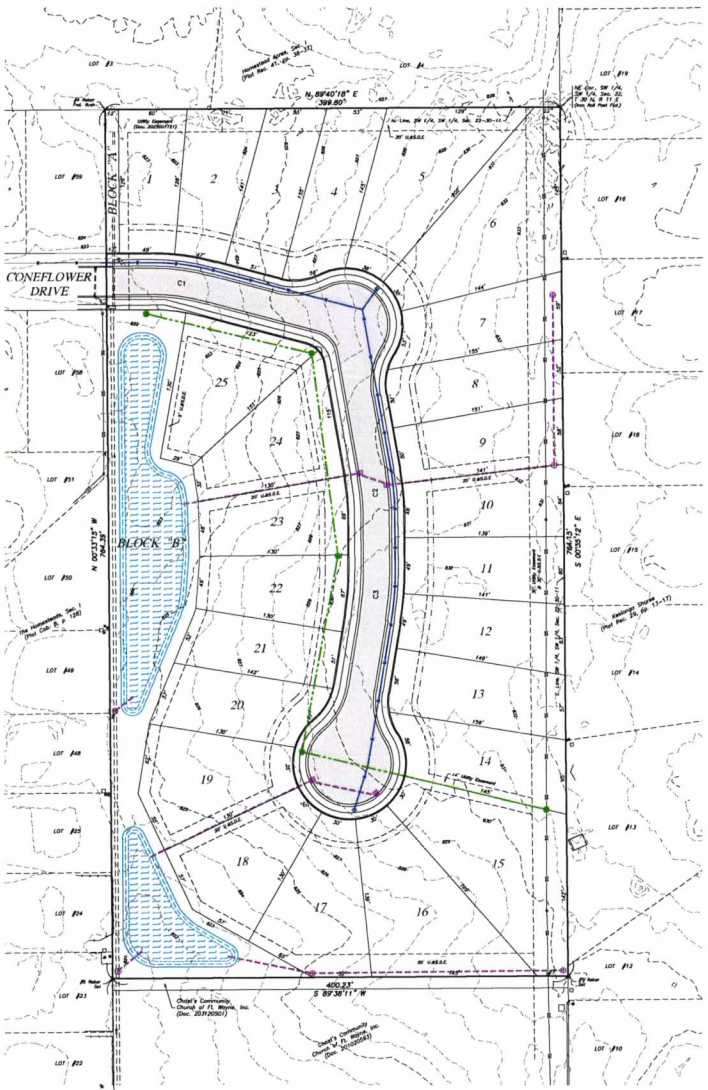
Commencing at the Southwest corner of said Section 22, being marked by a Type "B" Highway monument; thence North 89 degrees 38 minutes 11 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the South line of said Southwest Quarter, being within the right-of-way of Liberty Mills Road, a distance of 927.00 feet to the Southeast corner of The Homesteads, Section I, as recorded in Plat Cabinet B, page 128, in the Office of the Recorder of Allen County, Indiana; thence North 00 degrees 33 minutes 15 seconds West, on and along the East line of The Homesteads, Section I, a distance of 554.66 feet to a #5 rebar at the true point of beginning; thence North 00 degrees 33 minutes 15 seconds West, continuing on and along said East line, a distance of 764.39 feet to a #4 rebar at the Northeast corner thereof, being a point on the North line of the Southwest Quarter of said Southwest Quarter; thence North 89 degrees 40 minutes 18 seconds East, on and along said North line, a distance of 399.80 feet to an iron rail post at the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence South 00 degrees 35 minutes 12 seconds East, on and along the East line of the Southwest Quarter of said Southwest Quarter, a distance of 764.15 feet to a #5 rebar; thence South 89 degrees 38 minutes 11 seconds West and parallel with the South line of said Southwest Quarter, a distance of 400.23 feet to the true point of beginning, containing 7.018 acres of land, and subject to all easements of record.



Location Map

Symbol Legend

- Inlet
- Manhole
- Fire Hydrant
- Proposed Lake
- Proposed Street Light
- Proposed Sanitary Sewer
- Proposed Storm Sewer
- Proposed Water Lines
- Existing Sanitary Sewer
- Existing Storm Sewer
- Existing Water Lines

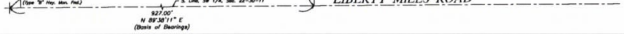


NORTH

SCALE IN FEET:

0 50 100

Original Map Scale: 1"=50'
Date: July 29, 2026



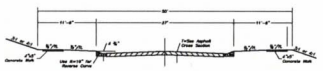
LOT AREAS:

LOT	AREA (SF)
1	6871
2	7718
3	7532
4	7740
5	12305
6	13042
7	7797
8	7864
9	7852
10	7803
11	7576
12	7989
13	8612
14	8050
15	15239
16	12876
17	9914
18	9556
19	10049
20	7628
21	6929
22	7414
23	7653
24	6523
25	5903
BLOCK A	3497
BLOCK B	33630

CENTERLINE CURVE TABLE

CURVE	ARC LENGTH	CHORD BEARING	DELTA ANGLE	RADIUS
C1	52.48'	N 84°48'09" E	15°01'03"	200.00'
C2	52.48'	N 84°48'09" E	15°01'03"	200.00'
C3	141.88'	N 04°17'29" E	19°30'38"	250.00'

Notes:
1. All Building lines shown hereon are 25 feet.
2. All front yard easements are 20 foot Utility Easements unless noted otherwise.
3. All rear yard easements are 10 foot Utility & Surface Drainage Easements unless noted otherwise.
4. U.&S.D.E. denotes Utility & Surface Drainage Easement.

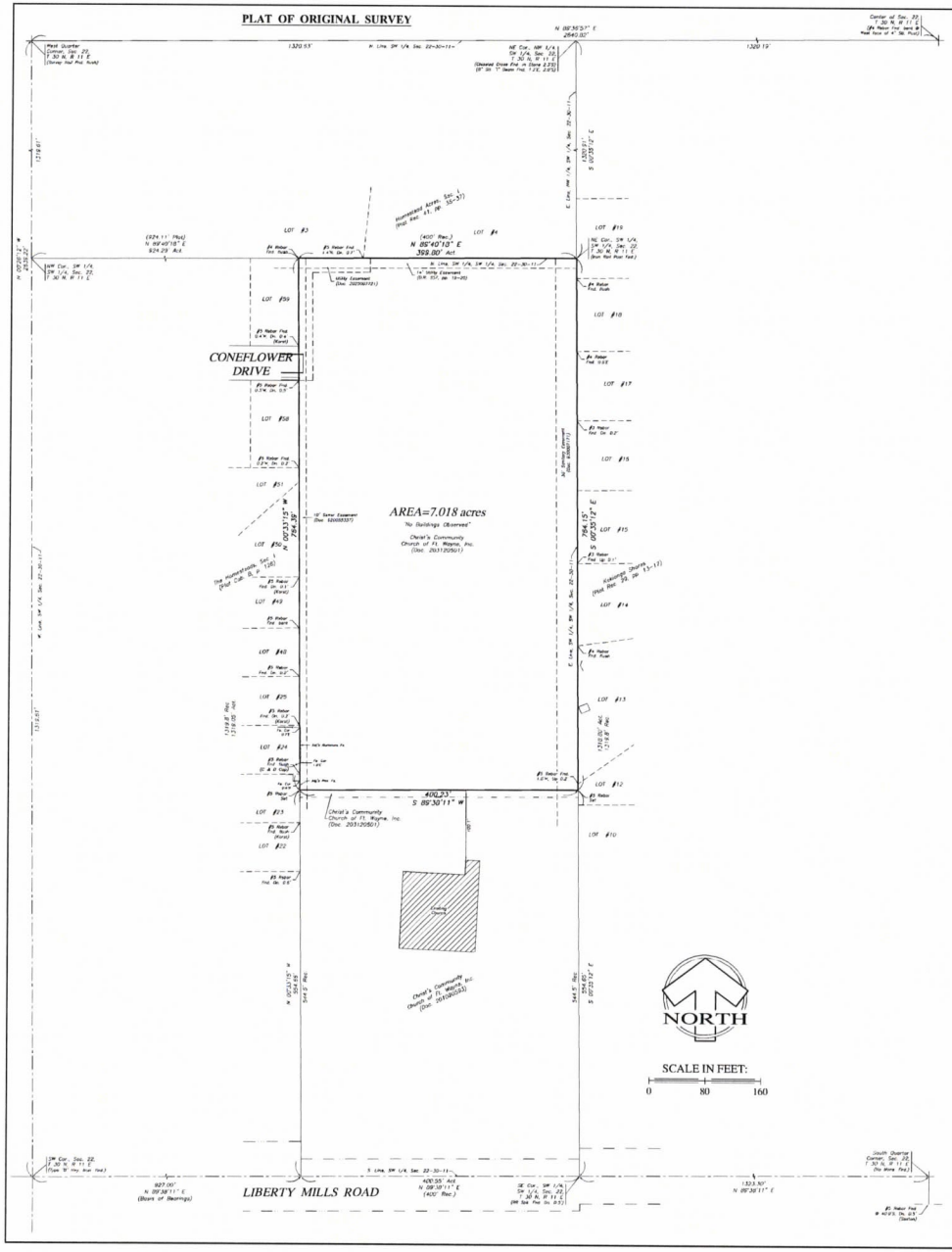


Note: All sidewalks though driveways shall be at a 1/8" per ft. cross-slope

TYPICAL STREET CROSS-SECTION

Not to Scale

PLAT OF ORIGINAL SURVEY



NEW ORIGINAL DESCRIPTION: (part of a tract described in Document Number 203120501)

Part of the Southwest Quarter of the Southwest Quarter of Section 22, Township 30 North, Range 11 East, Allen County, Indiana, based on an original survey by Joseph R. Herendeen, Indiana Professional Surveyor Number 20900190 of Sauer Land Surveying, Inc., Survey No. LAH-000, dated August 13, 2026, and being more particularly described as follows, to-wit:

Commencing at the Southwest corner of said Section 22, being marked by a Type "B" Highway monument; thence North 89 degrees 38 minutes 11 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the South line of said Southwest Quarter, being within the right-of-way of Liberty Mills Road, a distance of 927.00 feet to the Southeast corner of The Homesteads, Section I, as recorded in Plat Cabinet B, page 128, in the Office of the Recorder of Allen County, Indiana; thence North 00 degrees 33 minutes 15 seconds West, on and along the East line of The Homesteads, Section I, a distance of 554.66 feet to a #5 rebar at the true point of beginning; thence North 00 degrees 33 minutes 15 seconds West, continuing on and along said East line, a distance of 764.39 feet to a #4 rebar at the Northeast corner thereof, being a point on the North line of the Southwest Quarter of said Southwest Quarter; thence North 89 degrees 40 minutes 18 seconds East, on and along said North line, a distance of 399.80 feet to an iron rail post at the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence South 00 degrees 35 minutes 12 seconds East, on and along the East line of the Southwest Quarter of said Southwest Quarter, a distance of 764.15 feet to a #5 rebar; thence South 89 degrees 38 minutes 11 seconds West and parallel with the South line of said Southwest Quarter, a distance of 400.23 feet to the true point of beginning, containing 7.018 acres of land, and subject to all easements of record.

Last Deed of Record: Doc. 203120501
Last Date of Fieldwork: July 27, 2026

This property appears to lie within Zone X as the description plots by scale on Flood Insurance Rate Map Numbered 18003C 0270G, effective August 3, 2009.

CERTIFICATE OF SURVEY

This document is a record retracement survey of real estate prepared under IAC Title 865, Article 1, Rule 12 and in conformity with established practices of surveying and made in accordance with the record on file in the Office of the Recorder of Allen County, Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments either way across boundary lines unless specifically stated hereon. Corners were perpetuated as indicated.

I, Joseph R. Herendeen, 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. I further certify the above statements to be correct to the best of my information, knowledge, and belief.

Indiana Professional Land Surveyor Date: 08/13/2026

JOSEPH R. HERENDEEN — NO. 20900190 — STATE OF INDIANA — LAND SURVEYOR

SURVEYOR'S REPORT

Prepared as a part of the foregoing survey.

Address: Coneflower Drive, Fort Wayne, IN 46804

This survey is intended to create a new tax parcel lying entirely within the record boundaries of a tract of real estate described in a Corporate Deed from Classis of South Grand Rapids Reformed Church in America to Christ's Community Church of Ft. Wayne, Inc., dated November 20, 2003, and recorded in Document Number 203120501 in the Office of the Recorder of Allen County, Indiana.

In Accordance with Title 865, Article 1.1, Chapter 12, Sec. 1 et. seq. of the Indiana Administrative Code, the following observations and opinions are submitted regarding various uncertainties in (a) reference monuments, (b) lines of occupation, (c) record descriptions, and (d) those uncertainties due to random errors in measurement ("relative positional accuracy"). There may be unwritten rights associated with these uncertainties.

REFERENCES: Copies of the following documents were reviewed in completion of this survey:
- -The deeds of the subject tract and the adjoining tracts, as shown on the plat of survey.
- -Allen County Surveyor's Section Corner Records.
- -The plat of Kekionga Shores, Plat Record 29, pages 13-17.
- -The plat of Homestead Acres, Section I, Plat Record 41, pages 36-37.
- -The plat of The Homesteads, Section I, Plat Cabinet B, page 128.

(A) AVAILABILITY OF REFERENCE MONUMENTS:
The existing monuments of the Public Land Survey corners were held as controlling corners and were used as the basis for this survey. The found monuments are considered by the undersigned surveyor to be "local corners" which are subject to undiscovered evidence regarding the true location of said corners. The corners of subject tract are marked as shown on the survey certificate in conformity with said survey monuments. Uncertainties based on existing monuments are not readily determinable due to the use of said local corners. The following monuments were accepted as the location of the Public Land Survey corners:

- -The Southwest corner of Section 22.....Type "B" Highway monument found.
- -The South Quarter corner of Section 22.....No monument found (see below).
- -The West Quarter corner of Section 22.....County Witnessed survey nail found.
- -The Center of Section 22.....Undocumented #4 rebar & 4 inch steel post found.
- -The SE Cor., SW 1/4, SW 1/4 of Section 22.....Undocumented railroad spike found.
- -The NE Cor., SW 1/4, SW 1/4 of Section 22.....Undocumented iron rail post found.

The South Quarter corner of Section 22 was established at a point 40.0 feet North of a #5 rebar found on the South right-of-way line of Liberty Mills Road, conforming with a railroad spike at the Southeast corner of the Southwest Quarter of said Southwest Quarter. The lines of the Southwest Quarter were all established using the above-referenced corners and/or their above-established locations. The East line of the Southwest Quarter of said Southwest Quarter was established between the above-referenced monuments. The North line of the Southwest Quarter of said Southwest Quarter was established between the above-referenced Northeast corner of the Southwest Quarter of said Southwest Quarter and the midpoint of the West line of said Southwest Quarter. Uncertainties due to variances between found controlling monuments and record distances were determined to be a maximum of 0.55 feet in the East-West direction and 1.00 feet in the North-South direction. Uncertainties due to variances between all found monuments and record distances were determined to be 1.8 feet in any direction.

(B) OCCUPATION AND/OR POSSESSION LINES:
Occupation and/or possession lines near the perimeter of subject tract are shown on the plat of survey with the variances from the boundary lines as established in this survey. Encroachments and/or discrepancies may be buried or otherwise obscured by natural or man-made obstructions. An aluminum fence from a West adjoining tract extends and lies from 0.7 feet to 1.0 feet East of the West line of subject tract, as shown on the Plat of Survey. Uncertainties based upon existing occupation and/or possession lines vary from the lines established in this survey by a maximum of 1.0 feet in the East-West direction.

(C) AMBIGUITY OF RECORD DESCRIPTIONS:
Upon review of the most current deeds of record, the base tract description does not contain any ambiguity with any of the adjoiners' descriptions. Therefore, there are no uncertainties based upon record descriptions.

(D) RELATIVE POSITIONAL ACCURACY:
The relative positional accuracy representing the uncertainty due to random errors in measurements of the corners established in this survey is less than or equal to the specifications for a Suburban Survey (0.13 feet plus 100 ppm) as defined by IAC 865.

(E) ESTABLISHMENT OF LINES AND CORNERS:
1. The West line of subject tract was established on and along the monumented East line of The Homesteads, Section I.
2. The East line of subject tract was established on and along the East line of the Southwest Quarter of the Southwest Quarter.
3. The North line of subject tract was established on and along the North line of the Southwest Quarter of the Southwest Quarter.
4. The South line of subject tract was established at the direction of the client.

(F) NOTES:
1. This survey is an opinion of a licensed land surveyor of the State of Indiana as to the actual location of the lines and corners outlined in the deed description. This opinion is based on logic, relevant field and research evidence, and established surveying principles. However, this opinion is subject to the interpretation of its deed description, and the boundaries of adjacent tracts may not be consistent with the boundaries of the subject tract. As a consequence, another surveyor may arrive at a different conclusion and different location of the boundaries.
2. A survey cannot resolve uncertainties in the position of the original boundaries that exist. Only courts may establish property lines. The boundaries were established from the most current recorded descriptions. An abstract or title search may reveal the existence of matters of ownership and rights of others not otherwise apparent. The survey was prepared following receipt of the Commitment for Title Insurance by Fidelity National Title Insurance Company, Order Number 102600534, dated July 28, 2026.
3. The flood statement hereon is for informational purposes only. Accurate determination of the flood hazard status of the property can only be made by an elevation study which is beyond the scope of this survey.
4. No attempt has been made to review or come to an opinion on the title or marketability of the title. Any appearance of an opinion on the title is unintentional.
5. Unplatted easements, setback lines, restrictive covenants, or land use regulations affecting the subject tract are shown only when documentation of such matters has been furnished by the client.
6. All documents of record and information from other public sources referred to in this survey are hereby incorporated as part of this survey as if fully set out.
7. No attempt has been made to determine the zoning status of the property. It is the responsibility of the parties involved in the real estate transaction to determine compliance with zoning regulations.
8. Any fence or other evidence of possession which varies from the written title lines may constitute adverse possession or prescriptive rights.
9. Subsurface and environmental conditions were not examined or considered as a part of this survey.
10. Any acreage shown is based on the boundaries established from the deed description and no certification is made that the land area shown on the survey is the exact acreage owned by the client.
11. Expression of distances to hundredths of a foot and angles to seconds of arc is solely to minimize errors introduced by rounding. Neither distances nor angles can be measured to the degree of precision implied by the stated units. No dimension on the survey can be interpreted to be of greater precision than the theoretical uncertainty stated in Part (D) of the Surveyor's Report.
12. Since the last date of fieldwork of this survey, conditions beyond the knowledge or control of Sauer Land Surveying, Inc. may have altered the validity and circumstances of matters shown or noted hereon.
13. Declaration is made to original purchaser of the survey, and is not transferable to additional institutions or subsequent owners. This survey is valid only with the surveyor's original or electronic signature and seal, full payment of invoice, and complete with all pages of the survey.
14. No statement made by any employee or agent of Sauer Land Surveying, Inc. is valid unless written herein.

IAC 865 Survey and Surveyor's Report
of
Part of the Southwest Quarter of the Southwest Quarter of Section 22, Township 30 North, Range 11 East, Allen County, Indiana.

Revisions:	For: Christ's Community Church of Ft. Wayne, Inc.
	By: Sauer Land Surveying, Inc.
	7203 ENGLE ROAD FORT WAYNE, IN 46804 TEL: 260/469-3300 / FAX: 260/469-3301
	Drawn By: JRH
	Checked By: KP/TN
	Scale: 1" = 80'
	Date: August 13, 2026
	Job No. LAH-000

Department of Planning Services
Rezoning Petition Application

Applicant

Applicant: Springmill Woods Development, LLC
Address: 9430 Lima Road
City: Fort Wayne State: IN Zip: 46818
Telephone: 260-489-4433 E-mail: 9430@lanciahomes.com

Contact Person

Contact Person: Brian Brown
Address: 10808 LaCabreah Lane
City: Fort Wayne State: IN Zip: 46845
Telephone: (260) 318-2002 E-mail: brian@northeasterngroup.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: 10600 Block of Coneflower Drive
Present Zoning: AR Proposed Zoning: R1 Acreage to be rezoned: 7.018 acres
Proposed density: 3.6 units per acre
Township name: Aboite Township section #: 22
Purpose of rezoning (attach additional page if necessary):
To permit the platting of a 25 lot subdivision named The Landing at Homesteads

Sewer provider: Aqua Indiana Water provider: City of Fort Wayne

Filing Requirements

Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan survey submittal requirements.

- ■ Applicable filing fee
- ■ Applicable number of surveys showing area to be rezoned (plans must be folded)
- ■ Legal Description of parcel to be rezoned
- ■ Rezoning Questionnaire (original and 10 copies) County Rezonings Only

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 Allen County Plan Commission 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 I/we agree to pay Allen County the cost of notifying the required interested persons at the rate of $0.85 per notice and a public notice fee of $50.00 per Indiana code.

(printed name of property owner)	(signature of property owner)	(date)
Springmill Woods Development, LLC		07-28-26
Marilyn Whitney, registered agent		7/28/2026
Rev. Michael Daling		7/29/2026

Received	Receipt No	Hearing Date	Petition No

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;

This satisfies the requirements of the comprehensive plan since it is an infill development in a heavily developed area of Aboite Township

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

The current conditions of this site is a grass field adjacent to an existing church facility. This facility will stay in place. The current use around this site is all R1 and/or AR residential.

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

This proposal represents the highest and best use of the real estate in light of the nearby successful residential developments and the continuing demand for residential lots within the SACS district

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

The quality of homes to be constructed on this site should have no adverse affect on any surrounding homes in this area.

(5) Responsible development and growth.

This proposal follows the continuing precedent of establishing residential zoning in areas of Aboite Township.

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-2026-0037 Bill # Z-26-08-47 Project Start: August 2026

APPLICANT:	Springmill Woods Development LLC
REQUEST:	Rezone from AR/Low Intensity Residential to R1/Single Family Residential to permit a 25-lot plat
LOCATION:	10600 Blk of Coneflower Dr (Section 22 of Aboite Township)
LAND AREA:	7.018 acres
PRESENT ZONING:	AR/Low Intensity Residential
PROPOSED ZONING:	R1/Single Family Residential
Council District:	4 – Scott Myers

September 14, 2026 Public Hearing

- No one spoke in support.
- Two letters were submitted in opposition.
- One letter was submitted in support.
- Four people spoke in opposition.
- Paul Sauerteig was absent.

September 21, 2026 Business Meeting

Plan Commission Recommendation: DO PASS

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

5-0 MOTION PASSED

- Connie Haas Zuber, Paul Sauerteig, Ryan Neumeister, and Karen Richards were absent.

Fact Sheet Prepared by:
Karen Couture, Principal Land Use Planner
September 22, 2026

PROJECT SUMMARY

The applicant is requesting to rezone the property from AR/Low Intensity Residential to R1/Single Family Residential to approve a 25-lot primary plat. The site is located at the 10600 block of Coneflower Drive, immediately north of Christ's Community Church on Liberty Mills Road. The site has been historically vacant since the late 1930's according to IMAP aerial photography. It is adjacent to AR/Low Intensity Residential zoning to the north, south, and east, with subdivisions to the north and east, and a church to the south. To the west is The Homesteads Section I subdivision, platted in 1992, with R1/Single-Family Residential zoning.

The plan shows one access point from Coneflower Drive in the northwest corner of the site, connecting to the previously platted Homesteads Section I. This access will bring the total number of lots with one access point to a public right-of-way to 95. The ordinance standard for the City of Fort Wayne has a limit of 100 lots, so this will fall within the range. The sizes and widths of the lots vary, and appear to meet the required development standards. Required sidewalks are shown on the plan, as well as two detention basins along the west and southwest areas of the site. The site is located in Airport Overlay District FWA Area 4, and the applicant is scheduled to go before the Hearing Officer with the Board of Zoning Appeals to request an Airport Determination Letter. The proposed plat follows the Comprehensive Plan with encouraged development for infill locations.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

- The site is located within the Urban Infill Area and the adjacent properties are also located within the Urban Infill Area.

Overall Land Use Policies

- The following Land Use Policy would be applicable and supportive of this request:
  LUD Policy 1 Support and promote a diversity of housing types within the applicable land use categories defined in this chapter.

Generalized Future Land Use Map

- The project site is located within the Suburban Neighborhood generalized land use category. The proposed use of a single-family residential is considered a primary use. All adjacent properties are also categorized as Suburban Neighborhood.

Land Use Related Action Steps

- **LUD 1.3** Encourage compatible higher density residential and mixed-use development in infill areas that are near public transit routes, employment centers, institutions, and other amenities.

Compatibility Matrix

- This proposed use is permitted in R1/Single-Family Residential which is considered compatible with Suburban Neighborhood.

Other Applicable Plans: none

PUBLIC HEARING SUMMARY:

Presenter: Jamie Lancia, representing the applicant, presented the request as outlined above.

Public Comments:
Rob Slocum - (5321 Spartan Dr – neighbor): Concerned with drainage because of too small of pipes; traffic; construction.
Bibiana Alberto - (5513 Senna Dr – neighbor): Concerned with traffic and construction.
Justin Newhouse - (5220 Spartan Dr – neighbor): Concerned with drainage and pond overflow.
Joe Rondot- (5502 Tomahawk Trl – neighbor): Concerned with drainage on east side; traffic due to construction.

Rebuttal: Jamie Lancia stated they will do as required; the overflow path is not approved yet; bioswale has no overflow path; agreed to ask church if they would allow construction entrance.

#REZ-2026-0037

BILL NO. Z-26-08-47

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. CC19 (Sec 22 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 a R1/Single Family Residential zoning district under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

THE LANDING AT HOMESTEADS DESCRIPTION:

Part of the Southwest Quarter of the Southwest Quarter of Section 22, Township 30 North, Range 11 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the Southwest corner of said Section 22, being marked by a Type "B" Highway monument; thence North 89 degrees 38 minutes 11 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the South line of said Southwest Quarter, being within the right-of-way of Liberty Mills Road, a distance of 927.00 feet to the Southeast corner of The Homesteads, Section I, as recorded in Plat Cabinet B, page 128, in the Office of the Recorder of Allen County, Indiana; thence North 00 degrees 33 minutes 15 seconds West, on and along the East line of The Homesteads, Section I, a distance of 554.66 feet to a #5 rebar at the true point of beginning; thence North 00 degrees 33 minutes 15 seconds West, continuing on and along said East line, a distance of 764.39 feet to a #4 rebar at the Northeast corner thereof, being a point on the North line of the Southwest Quarter of said Southwest Quarter; thence North 89 degrees 40 minutes 18 seconds East, on and along said North line, a distance of 399.80 feet to an iron rail post at the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence South 00 degrees 35 minutes 12 seconds East, on and along the East line of the Southwest Quarter of said Southwest Quarter, a distance of 764.15 feet to a #5 rebar; thence South 89 degrees 38 minutes 11 seconds West and parallel with the South line of said Southwest Quarter, a distance of 400.23 feet to the true point of beginning, containing 7.018 acres of land, and subject to all easements of record.

and the symbols of the City of Fort Wayne Zoning Map No. CC19 (Sec. 22 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

FORT WAYNE PLAN COMMISSION
Findings of Fact • September 2026

PROPOSAL:	Rezoning Petition REZ-2026-0037 – The Landing at Homesteads
APPLICANT:	Springmill Woods Development LLC
REQUEST:	Rezone from AR/Low Intensity Residential to R1/Single Family Residential
LOCATION:	10600 Blk of Coneflower Dr (Sec 22 of Aboite Township)
LAND AREA:	7.12 acres
PRESENT ZONING:	AR/Low Intensity Residential
PROPOSED ZONING:	R1/Single Family Residential

In preparing and considering proposals for rezoning, I.C. 36-7-4-603 states that the Plan Commission and legislative body shall pay reasonable regard to:

(1) the comprehensive plan;
(2) current conditions and the character of current structures and uses in each district;
(3) the most desirable use for which the land in each district is adapted;
(4) the conservation of property values throughout the jurisdiction; and
(5) responsible development and growth.

The Plan Commission returns Rezoning Petition REZ-2026-0037 to Council with a recommendation of "Do Pass" after considering the following:

1. Approval of the rezoning request will be in substantial compliance with the Allen County Comprehensive Plan and should not establish an undesirable precedent in the area. This site is located in and adjacent to Urban Infill area, and would support and promote a diversity of housing types.

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 area has a variety of residential districts, and this proposal continues the trend of housing options.

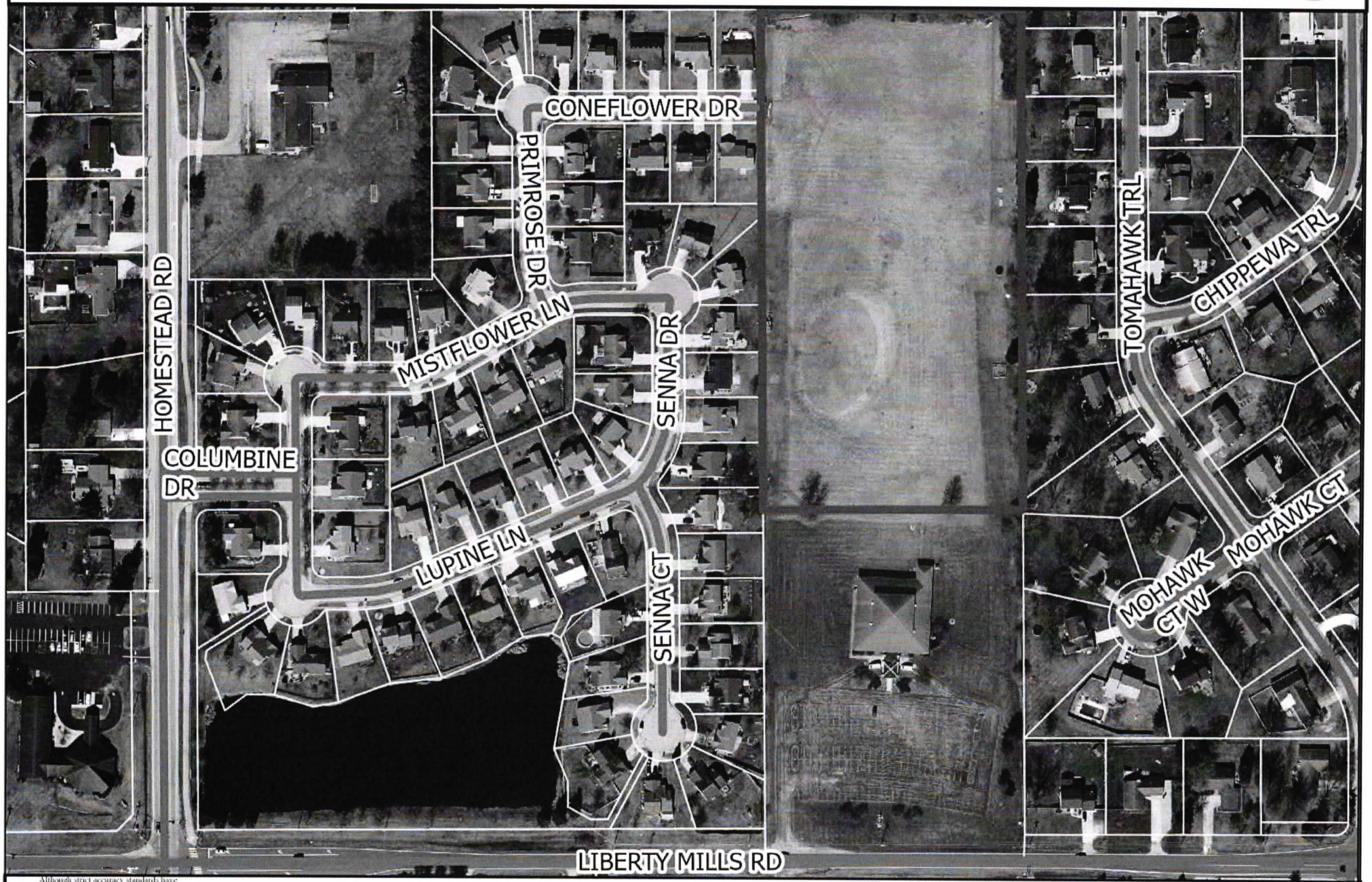
3. Approval is consistent with the preservation of property values in the area. Given its proximity to the surrounding area, a residential use is contemplated for this site.

4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. The site has immediate access to utilities and can demonstrate responsible infill development in the City of Fort Wayne.

These findings approved by the Fort Wayne Plan Commission on September 21, 2026.

Benjamin J. Roussel
Executive Director
Secretary to the Commission

Rezoning Petition REZ-2026-0037 and Primary Plat PP-2026-0013 - The Landing at Homesteads



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.

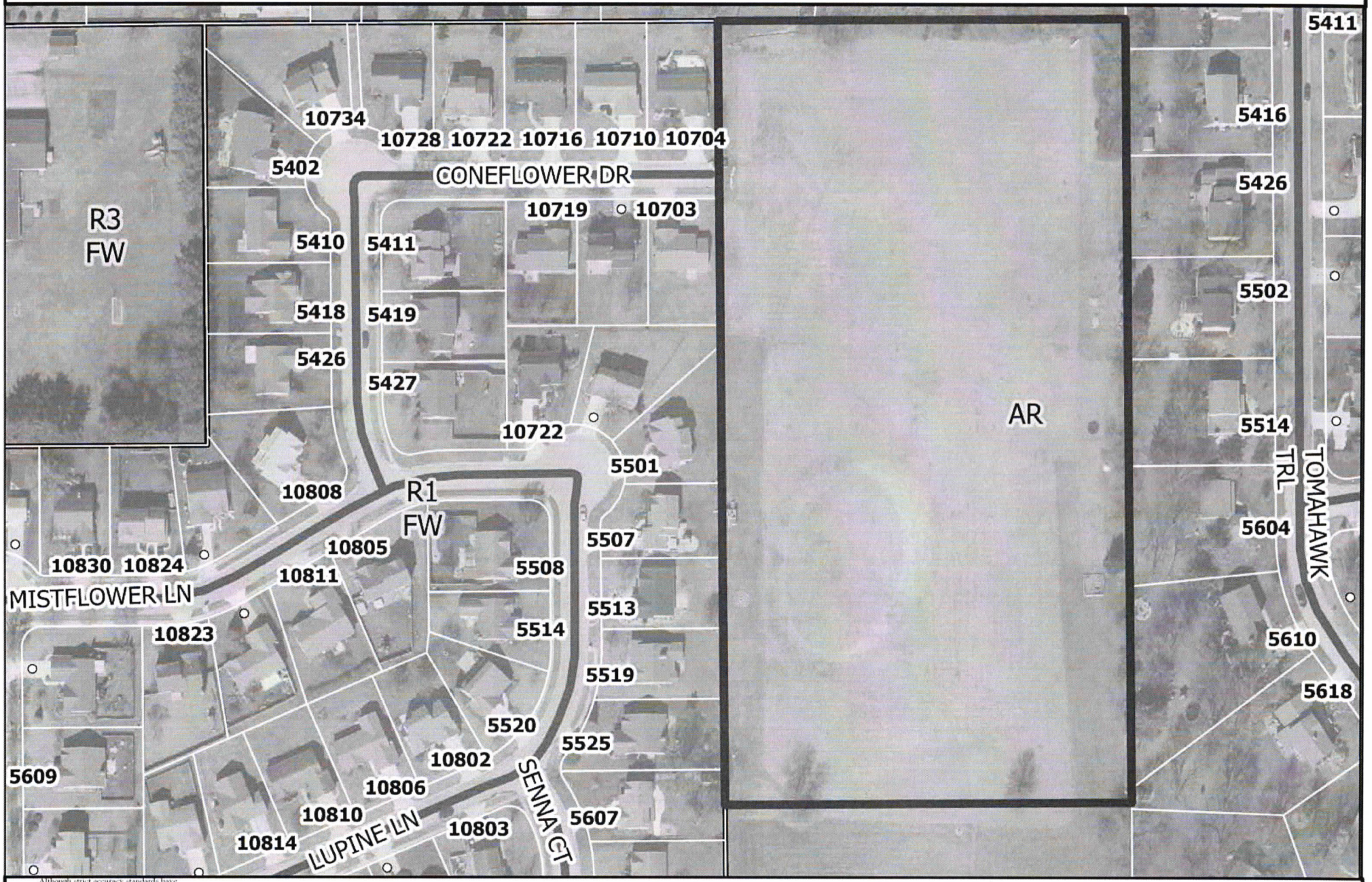
© 2004 Board of Commissioners of the County of Allen

North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 8.19.2026

0 125 250 Feet

N

Rezoning Petition REZ-2026-0037 and Primary Plat PP-2026-0013 - The Landing at Homesteads



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North American Datum 1983
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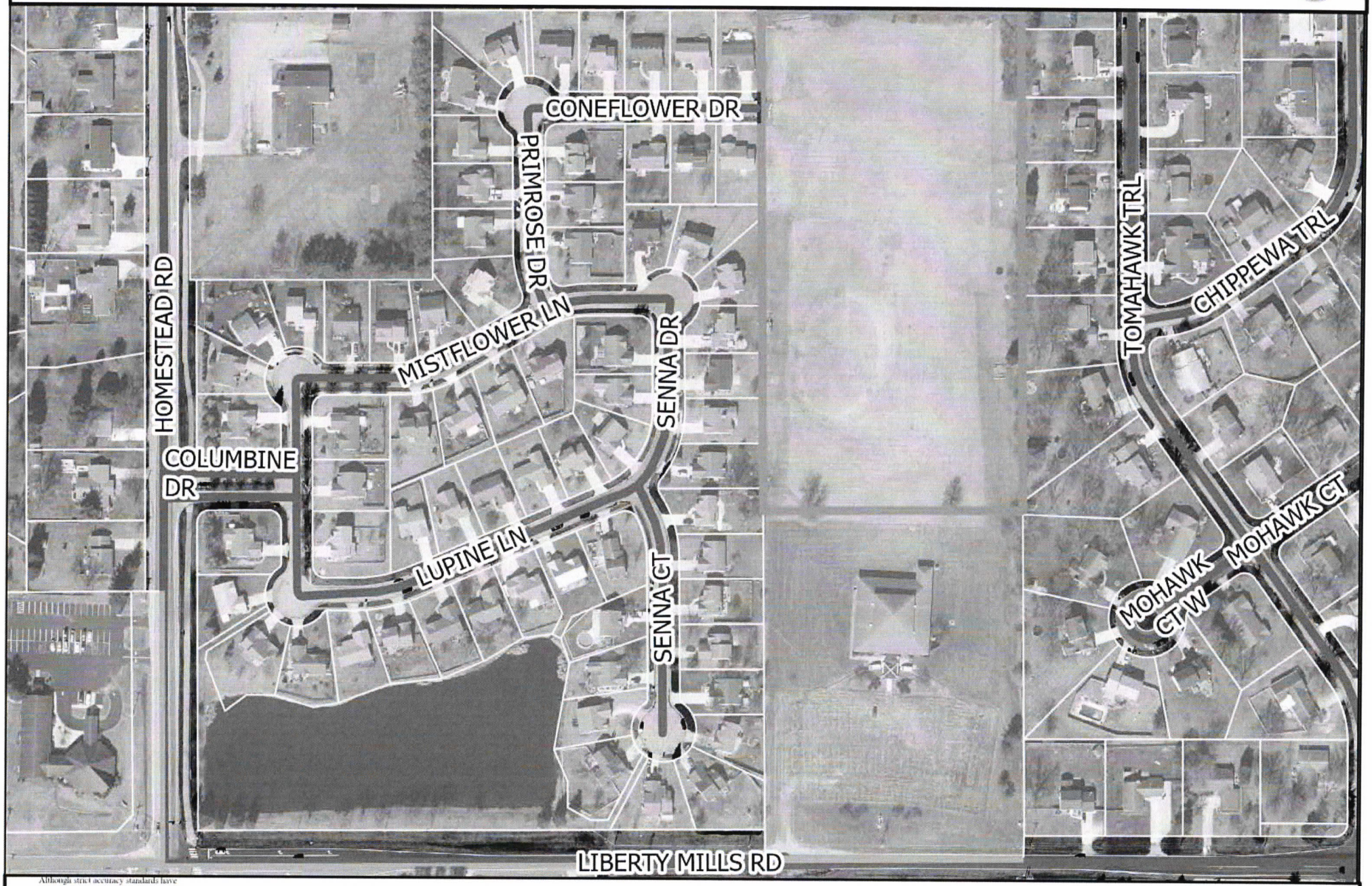
Photos and Contours: Spring 2009
Date: 8/19/2026

0 80 160 Feet

N

Rezoning Petition REZ-2026-0037 and Primary Plat PP-2026-0013 - The Landing at Homesteads



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North American Datum 1983
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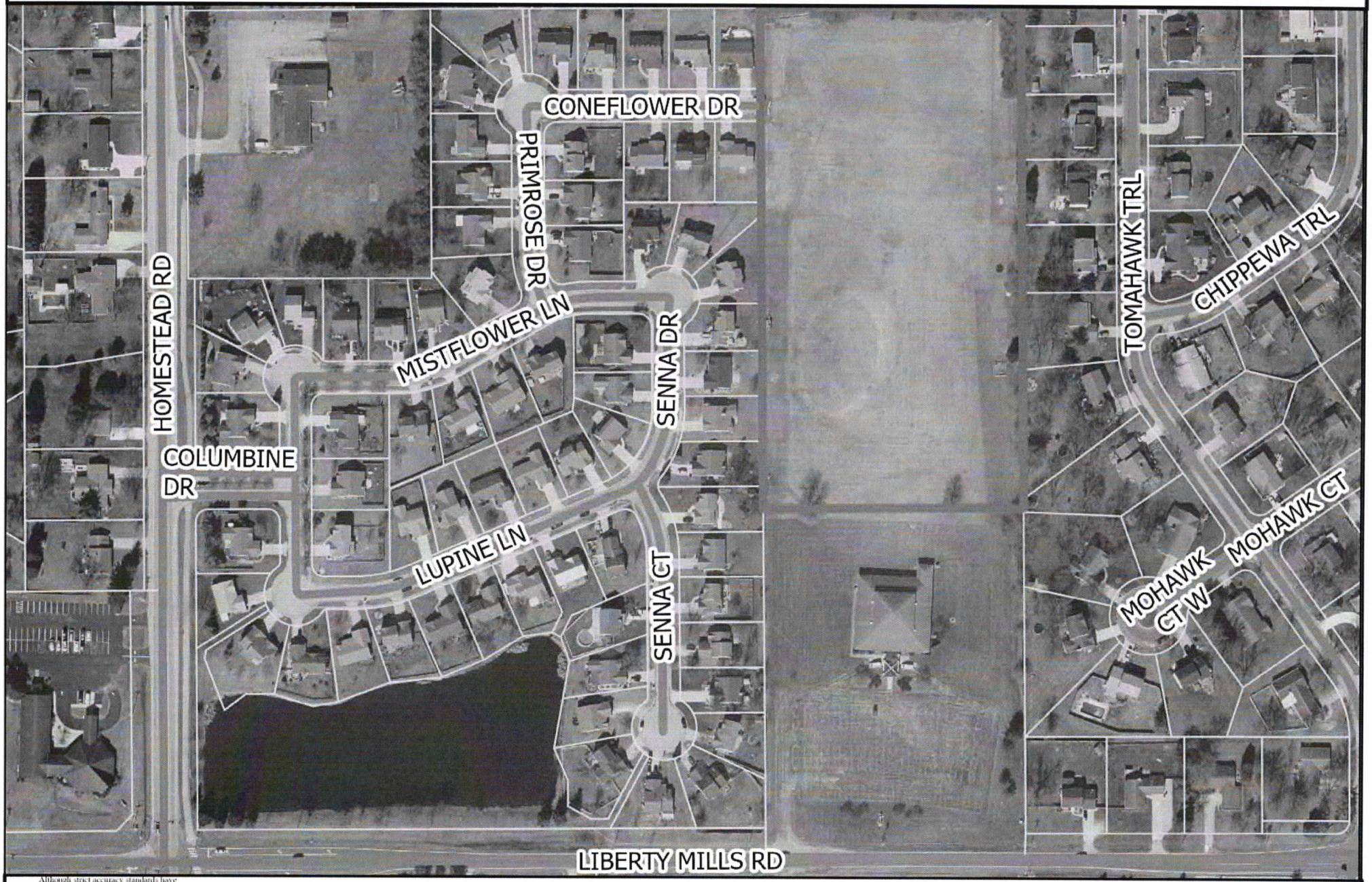
Photos and Contours: Spring 2009
Date: 8/10/2026

0 125 250 Feet

Suburban Neighborhood

N

Rezoning Petition REZ-2026-0037 and Primary Plat PP-2026-0013 - The Landing at Homesteads



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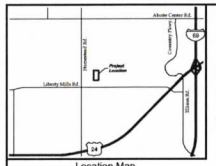
Photos and Contours: Spring 2009
Date: 8-10-2026

0 125 250 Feet

Urban Infill Area

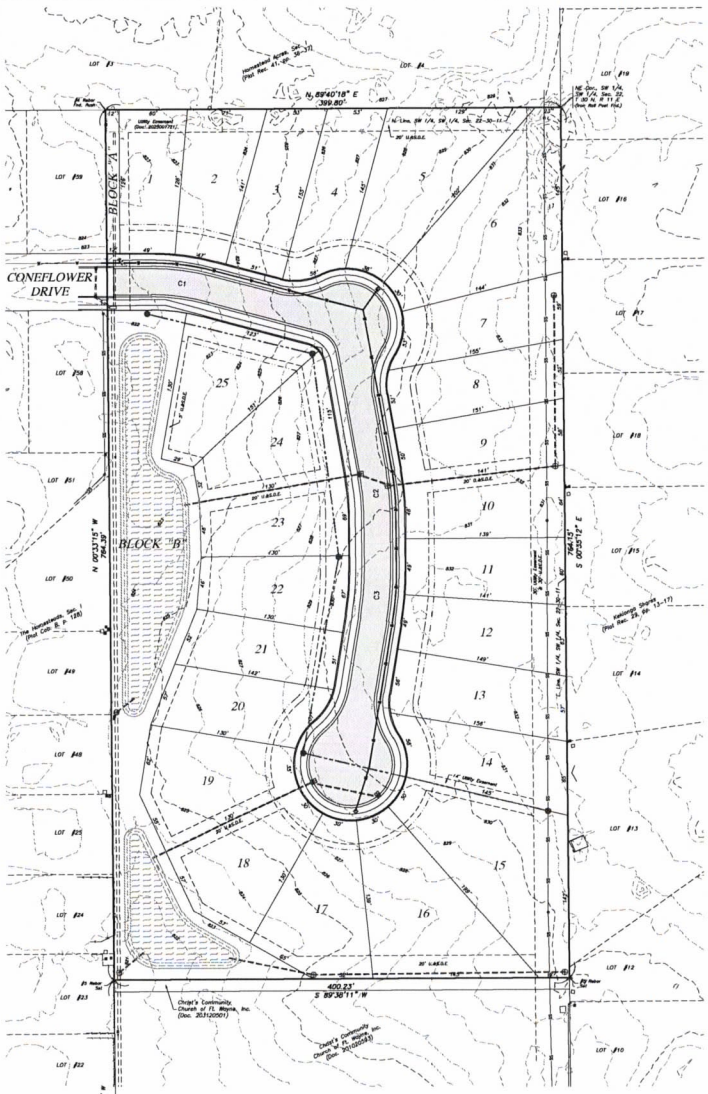
N



Location Map

Symbol Legend

- Inlet
- Manhole
- Fire Hydrant
- Proposed Lake
- Proposed Street Light
- Proposed Sanitary Sewer
- Proposed Storm Sewer
- Proposed Water Lines
- Existing Sanitary Sewer
- Existing Storm Sewer
- Existing Water Lines



NORTH

SCALE IN FEET:

0 50 100

Original Map Scale: 1"=50'
Date: July 29, 2026

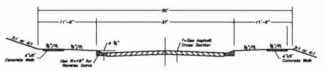
LOT AREAS:

LOT	AREA (SF)
1	6871
2	7718
3	7532
4	7340
5	11385
6	13042
7	7797
8	7864
9	7832
10	7803
11	7576
12	7589
13	8612
14	8650
15	15239
16	12878
17	9914
18	9556
19	10069
20	7678
21	6929
22	7414
23	7053
24	9523
25	9303
BLOCK A	1497
BLOCK B	37630

CENTERLINE CURVE TABLE

CURVE	TANG. LENGTH	CHORD BEARING	DELTA ANGLE	RADIUS
C1	52.48'	S 82°46'04" E	17°03'03"	200.00'
C2	13.49'	N 09°18'08" W	9°35'39"	200.00'
C3	141.88'	N 04°17'29" E	9°35'38"	250.00'

Notes:
1. All Building lines shown hereon are 25 feet.
2. All front yard easements are 20 foot Utility Easements unless noted otherwise.
3. All rear yard easements are 10 foot Utility & Surface Drainage Easements unless noted otherwise.
4. U.&S.D.E. denotes Utility & Surface Drainage Easement.



TYPICAL STREET CROSS-SECTION

Not to Scale

Primary Plat of:

THE LANDING AT HOMESTEADS

A subdivision of part of the Southwest Quarter of the Southwest Quarter of Section 22, Township 30 North, Range 11 East, Allen County, Indiana.

Developer:
Springmill Woods Development, LLC
9430 Lima Road
Fort Wayne, IN 46818
Tel: 260/489-4433

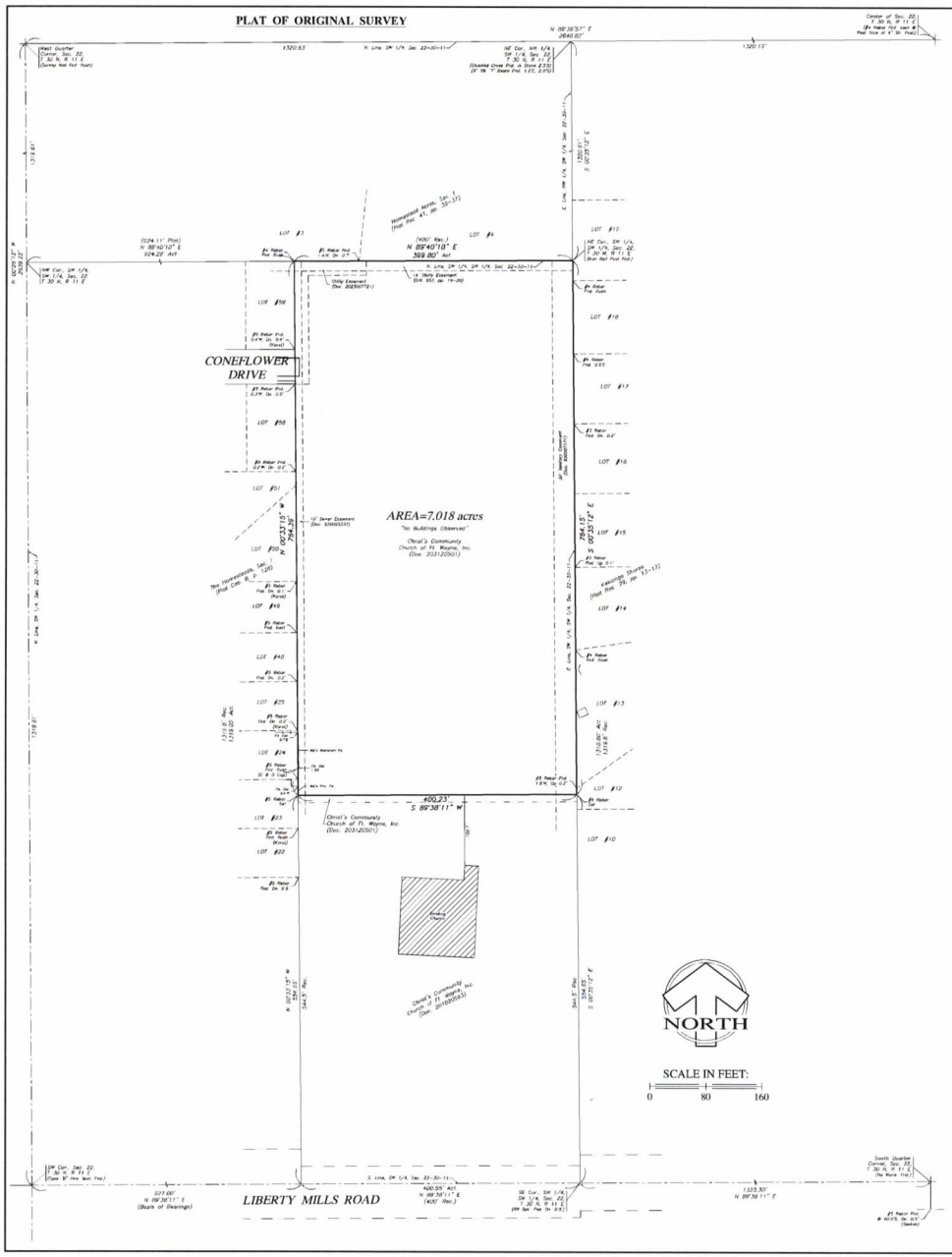
Surveyor:
Sauer Land Surveying, Inc.
7203 Engle Road
Fort Wayne, IN 46804
Tel: 260/469-3300

THE LANDING AT HOMESTEADS DESCRIPTION:

Part of the Southwest Quarter of the Southwest Quarter of Section 22, Township 30 North, Range 11 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the Southwest corner of said Section 22, being marked by a Type "B" Highway monument; thence North 89 degrees 38 minutes 11 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the South line of said Southwest Quarter, being within the right-of-way of Liberty Mills Road, a distance of 927.00 feet to the Southeast corner of The Homesteads, Section I, as recorded in Plat Cabinet B, page 128, in the Office of the Recorder of Allen County, Indiana; thence North 00 degrees 33 minutes 15 seconds West, on and along the East line of The Homesteads, Section I, a distance of 554.66 feet to a #5 rebar at the true point of beginning; thence North 00 degrees 33 minutes 15 seconds West, continuing on and along said East line, a distance of 764.39 feet to a #4 rebar at the Northeast corner thereof, being a point on the North line of the Southwest Quarter of said Southwest Quarter; thence North 89 degrees 40 minutes 18 seconds East, on and along said North line, a distance of 399.80 feet to an iron rail post at the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence South 00 degrees 35 minutes 12 seconds East, on and along the East line of the Southwest Quarter of said Southwest Quarter, a distance of 764.15 feet to a #5 rebar; thence South 89 degrees 38 minutes 11 seconds West and parallel with the South line of said Southwest Quarter, a distance of 400.23 feet to the true point of beginning, containing 7.018 acres of land, and subject to all easements of record.

PLAT OF ORIGINAL SURVEY



NEW ORIGINAL DESCRIPTION: (part of a tract described in Document Number 203120501)

Part of the Southwest Quarter of the Southwest Quarter of Section 22, Township 30 North, Range 11 East, Allen County, Indiana, based on an original survey by Joseph R. Herendeen, Indiana Professional Surveyor Number 20900190 of Sauer Land Surveying, Inc., Survey No. LAH-000, dated August 13, 2026, and being more particularly described as follows, to-wit:

Commencing at the Southwest corner of said Section 22, being marked by a Type "B" Highway monument; thence North 89 degrees 38 minutes 11 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the South line of said Southwest Quarter, being within the right-of-way of Liberty Mills Road, a distance of 927.00 feet to the Southeast corner of The Homesteads, Section I, as recorded in Plat Cabinet B, page 128, in the Office of the Recorder of Allen County, Indiana; thence North 00 degrees 33 minutes 15 seconds West, on and along the East line of The Homesteads, Section I, a distance of 554.66 feet to a #5 rebar at the true point of beginning; thence North 00 degrees 33 minutes 15 seconds West, continuing on and along said East line, a distance of 764.39 feet to a #4 rebar at the Northeast corner thereof, being a point on the North line of the Southwest Quarter of said Southwest Quarter; thence North 89 degrees 40 minutes 18 seconds East, on and along said North line, a distance of 399.80 feet to an iron rail post at the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence South 00 degrees 35 minutes 12 seconds East, on and along the East line of the Southwest Quarter of said Southwest Quarter, a distance of 764.15 feet to a #5 rebar; thence South 89 degrees 38 minutes 11 seconds West and parallel with the South line of said Southwest Quarter, a distance of 400.23 feet to the true point of beginning, containing 7.018 acres of land, and subject to all easements of record.

Last Deed of Record: Doc. 203120501
Last Date of Fieldwork: July 27, 2026

This property appears to lie within Zone X as the description plots by scale on Flood Insurance Rate Map Numbered 18003C 0270G, effective August 3, 2009.

CERTIFICATE OF SURVEY

This document is a record retracement survey of real estate prepared under IAC Title 865, Article 1, Rule 12 and in conformity with established practices of surveying and made in accordance with the record on file in the Office of the Recorder of Allen County, Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments either way across boundary lines unless specifically stated hereon. Corners were perpetuated as indicated.

I, Joseph R. Herendeen, 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. I further certify the above statements to be correct to the best of my information, knowledge, and belief.

Joseph R. Herendeen Date: 08/13/2026
Indiana Professional Land Surveyor

JOSEPH R. HERENDEEN — NO. 20900190 — STATE OF INDIANA — LAND SURVEYOR

SURVEYOR'S REPORT

Prepared as a part of the foregoing survey.

Address: Coneflower Drive, Fort Wayne, IN 46804

This survey is intended to create a new tax parcel lying entirely within the record boundaries of a tract of real estate described in a Corporate Deed from Classis of South Grand Rapids Reformed Church in America to Christ's Community Church of Ft. Wayne, Inc., dated November 20, 2003, and recorded in Document Number 203120501 in the Office of the Recorder of Allen County, Indiana.

In Accordance with Title 865, Article 1.1, Chapter 12, Sec. 1 et. seq. of the Indiana Administrative Code, the following observations and opinions are submitted regarding various uncertainties in (a) reference monuments, (b) lines of occupation, (c) record descriptions, and (d) those uncertainties due to random errors in measurement ("relative positional accuracy"). There may be unwritten rights associated with these uncertainties.

REFERENCES: Copies of the following documents were reviewed in completion of this survey:
- -The deeds of the subject tract and the adjoining tracts, as shown on the plat of survey.
- -Allen County Surveyor's Section Corner Records.
- -The plat of Kekionga Shores, Plat Record 29, pages 13-17.
- -The plat of Homestead Acres, Section I, Plat Record 41, pages 36-37.
- -The plat of The Homesteads, Section I, Plat Cabinet B, page 128.

(A) AVAILABILITY OF REFERENCE MONUMENTS:
The existing monuments of the Public Land Survey corners were held as controlling corners and were used as the basis for this survey. The found monuments are considered by the undersigned surveyor to be "local corners" which are subject to undiscovered evidence regarding the true location of said corners. The corners of subject tract are marked as shown on the survey certificate in conformity with said survey monuments. Uncertainties based on existing monuments are not readily determinable due to the use of said local corners. The following monuments were accepted as the location of the Public Land Survey corners:

- -The Southwest corner of Section 22.....Type "B" Highway monument found.
- -The South Quarter corner of Section 22.....No monument found (see below).
- -The West Quarter corner of Section 22.....County Witnessed survey nail found.
- -The Center of Section 22.....Undocumented #4 rebar & 4 inch steel post found.
- -The SE Cor., SW 1/4, SW 1/4 of Section 22.....Undocumented railroad spike found.
- -The NE Cor., SW 1/4, SW 1/4 of Section 22.....Undocumented iron rail post found.

The South Quarter corner of Section 22 was established at a point 40.0 feet North of a #5 rebar found on the South right-of-way line of Liberty Mills Road, conforming with a railroad spike at the Southeast corner of the Southwest Quarter of said Southwest Quarter. The lines of the Southwest Quarter were all established using the above-referenced corners and/or their above-established locations. The East line of the Southwest Quarter of said Southwest Quarter was established between the above-referenced monuments. The North line of the Southwest Quarter of said Southwest Quarter was established between the above-referenced Northeast corner of the Southwest Quarter of said Southwest Quarter and the midpoint of the West line of said Southwest Quarter. Uncertainties due to variances between found controlling monuments and record distances were determined to be a maximum of 0.55 feet in the East-West direction and 1.00 feet in the North-South direction. Uncertainties due to variances between all found monuments and record distances were determined to be 1.8 feet in any direction.

(B) OCCUPATION AND/OR POSSESSION LINES:
Occupation and/or possession lines near the perimeter of subject tract are shown on the plat of survey with the variances from the boundary lines as established in this survey. Encroachments and/or discrepancies may be buried or otherwise obscured by natural or man-made obstructions. An aluminum fence from a West adjoining tract extends and lies from 0.7 feet to 1.0 feet East of the West line of subject tract, as shown on the Plat of Survey. Uncertainties based upon existing occupation and/or possession lines vary from the lines established in this survey by a maximum of 1.0 feet in the East-West direction.

(C) AMBIGUITY OF RECORD DESCRIPTIONS:
Upon review of the most current deeds of record, the base tract description does not contain any ambiguity with any of the adjoiners' descriptions. Therefore, there are no uncertainties based upon record descriptions.

(D) RELATIVE POSITIONAL ACCURACY:
The relative positional accuracy representing the uncertainty due to random errors in measurements of the corners established in this survey is less than or equal to the specifications for a Suburban Survey (0.13 feet plus 100 ppm) as defined by IAC 865.

(E) ESTABLISHMENT OF LINES AND CORNERS:
1. The West line of subject tract was established on and along the monumented East line of The Homesteads, Section I.
2. The East line of subject tract was established on and along the East line of the Southwest Quarter of the Southwest Quarter.
3. The North line of subject tract was established on and along the North line of the Southwest Quarter of the Southwest Quarter.
4. The South line of subject tract was established at the direction of the client.

(F) NOTES:
1. This survey is an opinion of a licensed land surveyor of the State of Indiana as to the actual location of the lines and corners outlined in the deed description. This opinion is based on logic, relevant field and research evidence, and established surveying principles. However, this opinion is subject to the interpretation of its deed description, and the boundaries of adjacent tracts may not be consistent with the boundaries of the subject tract. As a consequence, another surveyor may arrive at a different conclusion and different location of the boundaries.
2. A survey cannot resolve uncertainties in the position of the original boundaries that exist. Only courts may establish property lines. The boundaries were established from the most current recorded descriptions. An abstract or title search may reveal the existence of matters of ownership and rights of others not otherwise apparent. The survey was prepared following receipt of the Commitment for Title Insurance by Fidelity National Title Insurance Company, Order Number 102600534, dated July 28, 2026.
3. The flood statement hereon is for informational purposes only. Accurate determination of the flood hazard status of the property can only be made by an elevation study which is beyond the scope of this survey.
4. No attempt has been made to review or come to an opinion on the title or marketability of the title. Any appearance of an opinion on the title is unintentional.
5. Unplatted easements, setback lines, restrictive covenants, or land use regulations affecting the subject tract are shown only when documentation of such matters has been furnished by the client.
6. All documents of record and information from other public sources referred to in this survey are hereby incorporated as part of this survey as if fully set out.
7. No attempt has been made to determine the zoning status of the property. It is the responsibility of the parties involved in the real estate transaction to determine compliance with zoning regulations.
8. Any fence or other evidence of possession which varies from the written title lines may constitute adverse possession or prescriptive rights.
9. Subsurface and environmental conditions were not examined or considered as a part of this survey.
10. Any acreage shown is based on the boundaries established from the deed description and no certification is made that the land area shown on the survey is the exact acreage owned by the client.
11. Expression of distances to hundredths of a foot and angles to seconds of arc is solely to minimize errors introduced by rounding. Neither distances nor angles can be measured to the degree of precision implied by the stated units. No dimension on the survey can be interpreted to be of greater precision than the theoretical uncertainty stated in Part (D) of the Surveyor's Report.
12. Since the last date of fieldwork of this survey, conditions beyond the knowledge or control of Sauer Land Surveying, Inc. may have altered the validity and circumstances of matters shown or noted hereon.
13. Declaration is made to original purchaser of the survey, and is not transferable to additional institutions or subsequent owners. This survey is valid only with the surveyor's original or electronic signature and seal, full payment of invoice, and complete with all pages of the survey.
14. No statement made by any employee or agent of Sauer Land Surveying, Inc. is valid unless written herein.

IAC 865 Survey and Surveyor's Report
of
Part of the Southwest Quarter of the Southwest Quarter of Section 22, Township 30 North, Range 11 East, Allen County, Indiana.

Revisions:	For: Christ's Community Church of Ft. Wayne, Inc.	
	By: Sauer Land Surveying, Inc. 7203 ENGLE ROAD FORT WAYNE, IN 46804 TEL: 260/469-3300 / FAX: 260/469-3301	Drawn By: JRH Checked By: KP/TN Scale: 1" = 80'
	Date: August 13, 2026	Job No. LAH-000

Department of Planning Services
Rezoning Petition Application

Applicant

Applicant Springmill Woods Development, LLC
Address 9430 Lima Road
City Fort Wayne State IN Zip 46818
Telephone 260-489-4433 E-mail 9430@lanciahomes.com

Contact Person

Contact Person Brian Brown
Address 10808 LaCabreah Lane
City Fort Wayne State IN Zip 46845
Telephone (260) 318-2002 E-mail brian@northeasterngroup.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 10600 Block of Coneflower Drive
Present Zoning AR Proposed Zoning R1 Acreage to be rezoned 7.018 acres
Proposed density 3.6 units per acre
Township name Aboite Township section # 22
Purpose of rezoning (attach additional page if necessary)
To permit the platting of a 25 lot subdivision named The Landing at Homesteads

Sewer provider Aqua Indiana Water provider City of Fort Wayne

Filing Requirements

Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan survey submittal requirements.

■ Applicable filing fee
■ Applicable number of surveys showing area to be rezoned (plans must be folded)
■ Legal Description of parcel to be rezoned
■ Rezoning Questionnaire (original and 10 copies) County Rezonings Only

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 Allen County Plan Commission 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 I/we agree to pay Allen County the cost of notifying the required interested persons at the rate of $0.85 per notice and a public notice fee of $50.00 per Indiana code.

(printed name of applicant)	(signature of applicant)	(date)
Springmill Woods Development, LLC		07-28-26
Marilyn Whitney, registered agent		7/28/2026
Rev. Michael Daling		7/29/2026

Received	Receipt No	Hearing Date	Petition No.

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;

This satisfies the requirements of the comprehensive plan since it is an infill development in a heavily developed area of Aboite Township

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

The current conditions of this site is a grass field adjacent to an existing church facility. This facility will stay in place. The current use around this site is all R1 and/or AR residential.

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

This proposal represents the highest and best use of the real estate in light of the nearby successful residential developments and the continuing demand for residential lots within the SACS district

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

The quality of homes to be constructed on this site should have no adverse affect on any surrounding homes in this area.

(5) Responsible development and growth.

This proposal follows the continuing precedent of establishing residential zoning in areas of Aboite Township.

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*

CHRIST'S COMMUNITY CHURCH

To Whom it May Concern,

Thank you for considering this application for rezoning this property at the 10600 block of Coneflower Dr. Christ's Community Church would like to express our support for this application. This land has long been a great gift for us. Over the years we have had opportunity to care for this land we have sought to find a way to use it for the good of our city. This year we had the opportunity to spend a long time praying and considering the sale of this land so that it can be used for other purposes. We believe it is time that we release it for other use. We are grateful for the proposed plan to build single family homes on this property, and hope that it will be a great addition to our neighborhood.

Thank you,

Pastor Michael Daling
Christ's Community Church
10616 Liberty Mills Rd
Fort Wayne, IN 46804

Karen Couture

From: Kevin Kamler <kevin.kamler@gmail.com>
Sent: Monday, September 14, 2026 10:45 AM
To: ACFWPlanCommission
Subject: The Landing at Homesteads

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Regarding the rezoning of this property to R1

My greatest concern is the construction traffic. I would prefer if a construction road was created to the 7 acres from Liberty Mills. As the proposal stands all construction traffic would need to travel through the Homesteads addition on our residential streets starting at Homestead Road.

1. The mud and dirt that will be left on Coneflower Drive will be significant and will last several years. Something should be done when approving this development to make a special effort to mitigate this issue. What will that be beyond the usual practices?
2. The volume of construction traffic will significantly impact the condition of our streets. They are currently in fairly good condition. The volume of construction vehicles, from very heavy equipment to construction contractors and sub-contractors, will damage our streets. What will be done to ensure our streets will be moved to the top of the city's street replacement list?

Thank you for your consideration.

Kevin Kamler
10710 Coneflower Dr, Fort Wayne, IN 46804

THE HOMESTEAD COMMUNITY ASSOCIATION
C/O KIMBERLY CLARK
10719 CONEFLOWER DRIVE
FORT WAYNE, IN 46804
260/888-4190
khclark45@icloud.com

September 14, 2026

City of Fort Wayne
Department of Planning Services
Sean Rigler, Principal Planner
200 East Berry Street Suite 150
Fort Wayne, IN 46802

RE: Rezoning for The Landing at Homesteads

Sean Rigler and the Fort Wayne Plan Commission Board,

I am the original Homestead Community Association Treasurer from when we took over the addition from the builder (Delagrange Homes) in May of 1998. At that time of the transfer from the builder to the homeowners, Delagrange Homes president, Denny Yoder, informed the homeowners that they had tried multiple times to purchase the land you are proposing for The Landing at Homesteads, from Christ Community Church and the church refused to sell the land to Delagrange Homes.

With no hope of continuing the development of Coneflower Drive for The Homesteads into the church's field, Delagrange Homes left Coneflower Drive as a dead-end street because there was no room to put in a cul-de-sac, as it would encroach into the Church's property.

Now, 28 plus years later, the church wants to sell the property to a new developer, which is their right, but I think it is presumptuous that the plans are to use The Homesteads as the gateway entrance for The Landing at Homesteads.

This is not a well thought out plan by the Developer to the Planning Commission. If the Christ's Community Church wants to sell the land to Springmill Woods Development, then the church needs to sell Springmill Development access from Liberty Mills Road to their field.

The only entrance and exit for the 69 homes in The Homesteads addition is on Homestead Road. There is already a major traffic problem during the school year to get out of the addition in the mornings. It's gridlocked from about 7:15am to about 8am with the bus and car traffic going to and from Homestead High School, Summit Middle School and Aboite Elementary, which are all located on Homestead Road.

It wouldn't be fair to saddle The Homesteads addition with an additional 25 homes, that have a potential of at least 2 vehicles per home, which would add an additional burden of 50 +/- vehicles to use this entrance/exit to Homestead Road.

The streets in the Homesteads addition are already 30+ years old and are showing their wear. The addition cannot be burdened with 50 +/- vehicles to use the streets of The Homesteads addition to get to this new development. We are a very modest HOA and do not have the funds or people resources to keep up the maintenance that this will burden our addition with. Additionally, The Homesteads addition does NOT want construction traffic coming in and out of the addition while The Landing at Homesteads is being developed, which could potentially take years to finish building 25 homes.

I feel like the Church had their chance back in the 90's to sell their field to the builder/developer of The Homesteads and they chose not to. Christ Community Church claimed that they wanted the land for future expansion of the church building.

The Church's field is bordered by 2 other additions, Jenn Ridge and Kekionga Shores and the only access all these years to this field behind the church has been via their entrance off Liberty Mills Road.

The Landing at Homesteads is a separate entity and needs to have its own entrance, separate from The Homesteads. I'm asking the Planning Board to reconsider the Developer's proposed plans and to go back to Christ's Community Church and work out a division of their church property to include access off Liberty Mills Road to this field behind their church building.

Sincerely, Kimberly H. Clark

Kimberly H. Clark
Association Officer for The Homesteads

BILL NO. Z-26-08-47

REPORT OF COMMITTEE ON REGULATIONS
October 13, 2026

Rohli Booker Chair
Scott Myers Co-Chair
All Council Members

An Ordinance amending the City of Fort Wayne Zoning Map No. CC19 (Sec 22 of Aboite Township)

10600 Blk of Coneflower Dr (Section 22 of Aboite Township) to permit a 25-lot plat

COMMITTEE ON REGULATIONS HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

COUNCIL MEMBER	DO PASS	DO NOT PASS	ABSTAIN
BENDER			
BOOKER			
CHAMBERS			
ENSLEY			
FREISTROFFER			
HARTMAN			
JEHL			
MYERS			
PADDOCK			

JOHN D. MCGAULEY
CITY CLERK

Public Hearing Date: N/A
Read the first time in full and on motion by Councilperson Booker.
Read the second time by title and referred to the Regulations Committee.
Read the third time in full and on motion by Councilperson Booker, placed on passage by the following vote:

TOTAL VOTES	AYES	NAYS	ABSTAINED	ABSENT
BENDER	☒	☐	☐	☐
BOOKER	☒	☐	☐	☐
CHAMBERS	☒	☐	☐	☐
ENSLEY	☒	☐	☐	☐
FREISTROFFER	☐	☐	☐	☒
HARTMAN	☒	☐	☐	☐
JEHL	☒	☐	☐	☐
MYERS	☒	☐	☐	☐
PADDOCK	☒	☐	☐	☐

DATED: October 13, 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-26-08-47 on the 13th day of October , 2026

ATTEST:

JOHN D. MCGAULEY
CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 14th of October 2026, at the hour of 9:20 o'clock A.M. E.S.T.

JOHN D. MCGAULEY, CITY CLERK

Approved and signed by me this 14th day of Oct. 2026, at the hour of 12:05 o'clock P.M. E.S.T.

SHARON TUCKER, MAYOR

Fort Wayne Indiana
Office of the City Clerk
OCT 14 2026
RECEIVED