

**#REZ-2021-0064**

**BILL NO. Z-21-11-14**

**ZONING MAP ORDINANCE NO. Z-\_\_\_\_\_**

**AN ORDINANCE amending the City of Fort Wayne  
Zoning Map No. A-06 (Sec. 2 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 an RP  
(Planned Residential) District under the terms of Chapter 157 Title XV of the Code of the  
City of Fort Wayne, Indiana:

***Recorder's Document #95-055642***

1 acre in square form in the southeast corner of the east 1/2 of the southeast 1/4 of Section  
2, Township 30 North, Range 11 East, Allen County, Indiana.

**Except that real estate conveyed to the State of Indiana as described in Recorder's  
Document #207032107 as follows:**

A part of the East Half of the Southeast Quarter of Section 2, Township 30 North, Range 11  
East, Allen County, Indiana, and being that part of the grantors' land lying within the right-of-  
way lines depicted on the attached Right-of-Way Parcel Plat marked as Exhibit "B",  
described as follows: Beginning at a point on the east line of said section North 1 degree 08  
minutes 26 seconds East 40.01 feet (12.195 meters) from the southeast corner of said  
section, said southeast corner being designated as point "507" on said parcel plat, which  
point of beginning is on the north boundary of S.R. 14 (also known as Illinois Road); thence  
North 89 degrees 49 minutes 46 seconds West 208.94 feet (63.685 meters) along the  
boundary of said S.R. 14 to the southwest corner of the grantors' land; thence North 1  
degree 08 minutes 26 seconds East 21.03 feet (6.410 meters) along the west line of the  
grantors' land; thence South 86 degrees 58 minutes 01 second East 105.27 feet (32.086  
meters) to point "1719" designated on said parcel plat; thence South 89 degrees 49 minutes  
46 seconds East 102.69 feet (31.300 meters) to point "1725" designated on said parcel plat;  
thence North 83 degrees 26 minutes 00 seconds East 1.02 feet (0.311 meters) to the east  
line of said section; thence South 1 degree 08 minutes 26 seconds West 15.90 feet (4.846  
meters) along said east line to the point of beginning and containing 0.082 acres (0.0332  
hectares), more or less.

and the symbols of the City of Fort Wayne Zoning Map No. A-06 (Sec. 2 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:

Carol T. Helton, 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-2021-0064  
Bill Number: Z-21-11-14  
Council District: 4-Jason Arp

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Introduction Date: November 23, 2021  
  
Plan Commission  
Public Hearing Date: December 6, 2021 (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 approximately 0.72 acres from AR/Low Intensity Residential to C1/Professional Office and Personal Services.  
  
Location: 8010 Illinois Road (SR 14)  
  
Reason for Request: To allow for a three-building office park development.  
  
Applicant: Dennis Emley  
  
Property Owner: Dennis Emley

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Related Petitions: Primary Development Plan, Schoolhouse Lofts – Live/Work Space

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Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal Service zoning district, which will allow the site to be redeveloped into a three-building office park. The existing building will be utilized along with two new buildings.  
  
Effect of Non-Passage: The property will remain zoned AR/Low Intensity Residential, and may be used for a single family house and/or low intensity agricultural practices. The current Board of Zoning Appeals approval for office uses in the existing building would remain in effect. No new buildings could be added for office use.

**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant Dennis Emley  
 Address 8010 Illinois Road  
 City Fort Wayne State IN Zip 46804  
 Telephone (260)436-9039 E-mail donna@edg-dmc.com

**Contact Person**  
 Contact Person Lisa Weaver  
 Address 221 West Baker Street  
 City Fort Wayne State IN Zip 46802  
 Telephone (260)422-7994 E-mail lweaver@martin-riley.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 8010 Illinois Road  
 Present Zoning AR-1 Proposed Zoning C-1 Acreage to be rezoned .72  
 Proposed density N/A units per acre  
 Township name Abolte Township section # 0023011  
 Purpose of rezoning (attach additional page if necessary) We would like to add a couple small office buildings to the site to create an office park and maximize site utilization.  
 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 Rezoning 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.

Dennis Emley  
 (printed name of applicant)

(signature of applicant)

10/27/2021  
 (date)

Dennis Emley  
 (printed name of property owner)

(signature of property owner)

10/27/2021  
 (date)

Donna Emley  
 (printed name of property owner)

(signature of property owner)

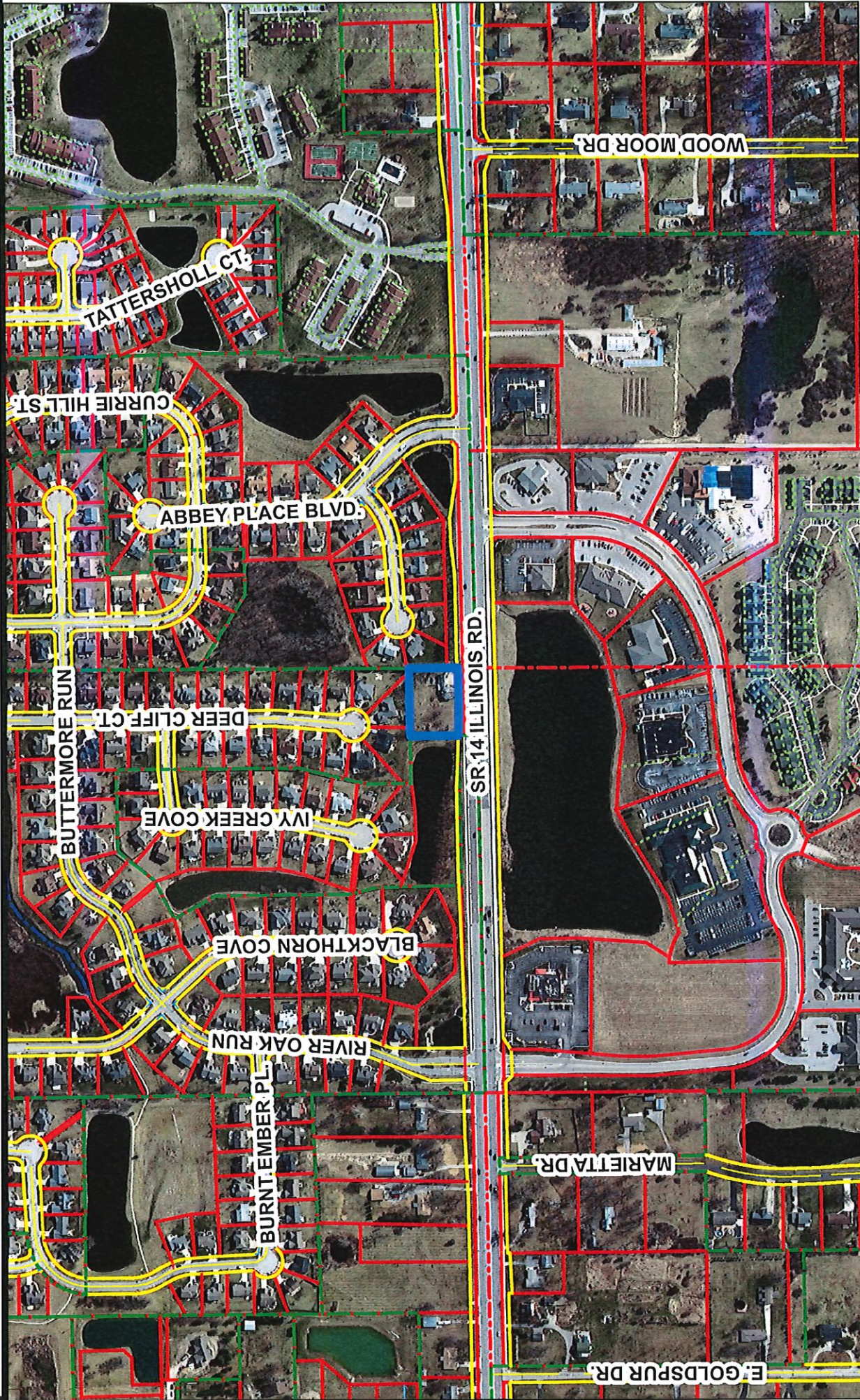
10/27/2021  
 (date)

(printed name of property owner)

(signature of property owner)

(date)

|                              |                                 |                                  |                                      |
|------------------------------|---------------------------------|----------------------------------|--------------------------------------|
| Received<br><u>11-2-2021</u> | Receipt No.<br><u>12-6-2021</u> | Hearing Date<br><u>12-6-2021</u> | Petition No.<br><u>PEZ-2021-0064</u> |
|------------------------------|---------------------------------|----------------------------------|--------------------------------------|



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.

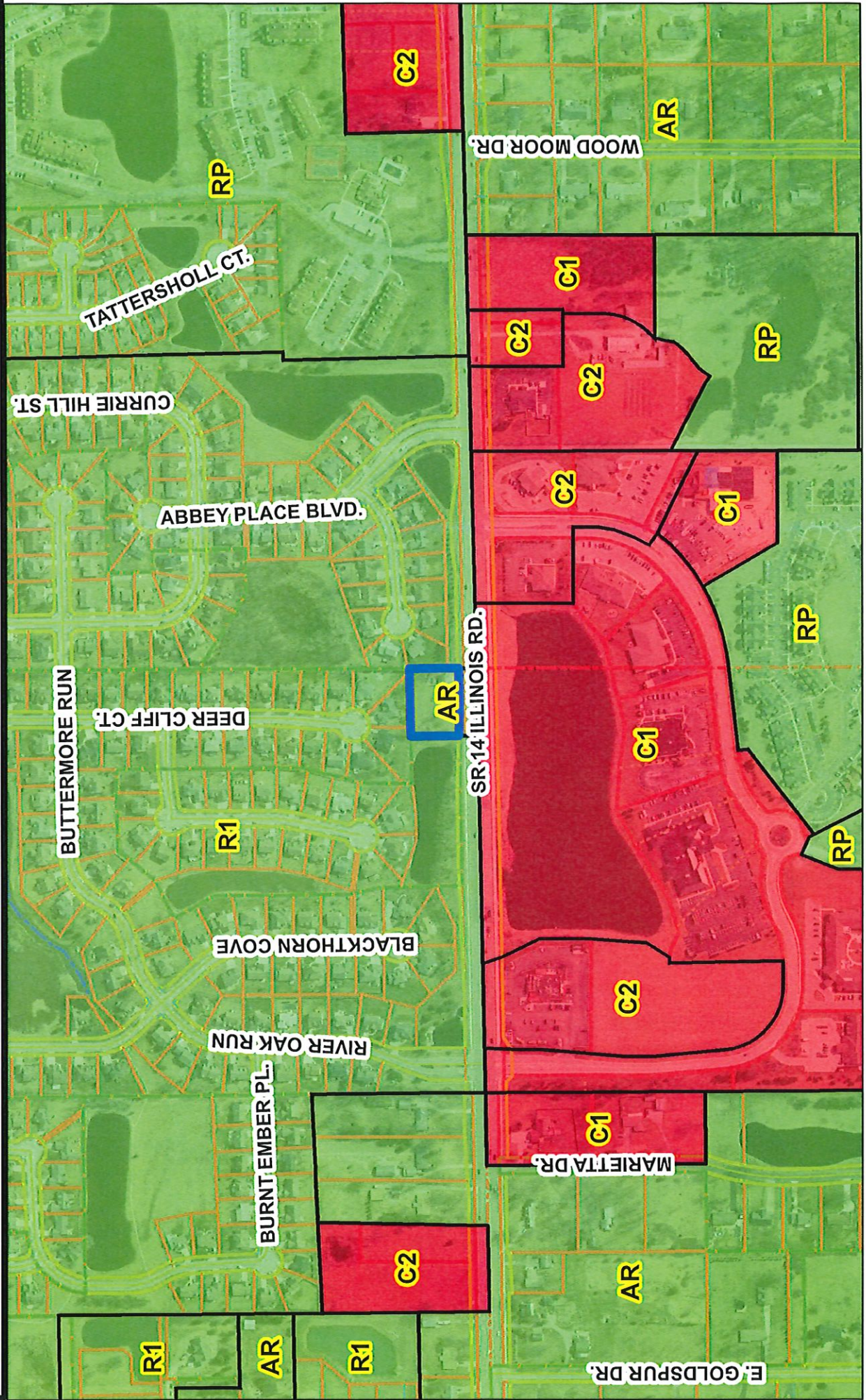
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North American Datum 1983  
State Plane Coordinate System, Indiana East  
Photos and Contours: Spring 2009  
Date: 11/17/2021



1 inch = 400 feet



REZ-2021-0064 and PDP-2021-0045 Schoolhouse Lofts - A Live/Work Space Settlement

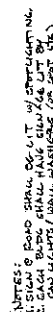


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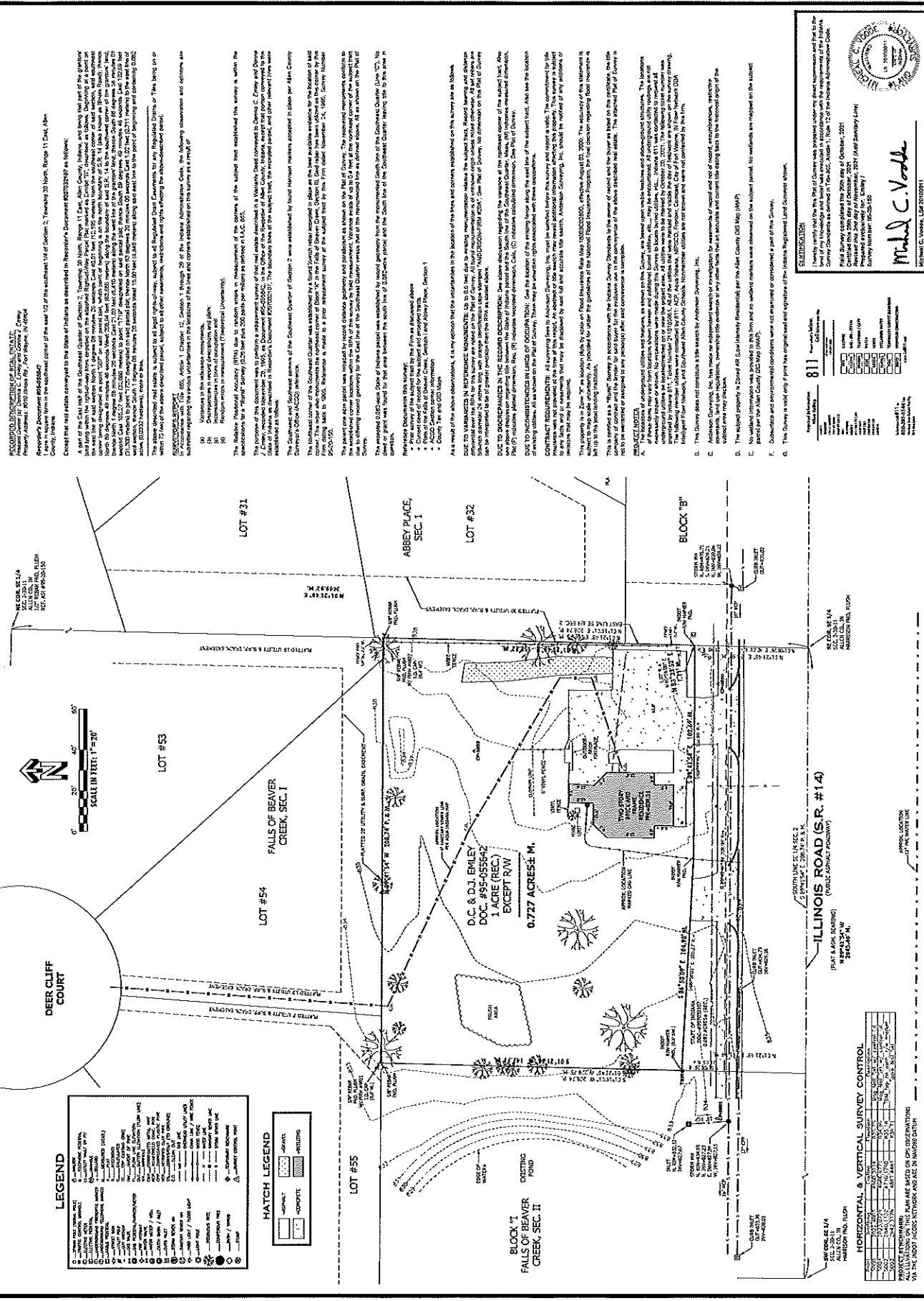
**ANDERSON SURVEYING, INC.**  
 Registered Professional Engineer and Land Surveyor  
 1321 E. 10th Street  
 Fort Wayne, IN 46804  
 Phone: (219) 434-4444  
 Fax: (219) 434-4444  
 E-Mail: info@andersonsurveying.com

**RETRACEMENT & TOPOGRAPHIC SURVEY**  
 The lands of Dennis C. and Donna L. Emley  
 Port SE 1/4, Section 2, T. 30 N., R. 11 E.  
 Abbot Township, Allen County, IN

| NO. | SECTION | TOWNSHIP | RANGE | COUNTY | STATE |
|-----|---------|----------|-------|--------|-------|
| 1   | 140     | 30       | 11    | Allen  | IN    |

| DATE       | BY              | FOR                |
|------------|-----------------|--------------------|
| 10/20/2021 | DAVID J. BAILEY | RETRACEMENT SURVEY |

**SURVEY NO. 95-20-130**  
**SHEET 1 OF 1**  
**SURVEY**



**LEGEND**

|                           |                           |                           |                           |
|---------------------------|---------------------------|---------------------------|---------------------------|
| 1. 10' UTILITY EASEMENT   | 2. 20' UTILITY EASEMENT   | 3. 30' UTILITY EASEMENT   | 4. 40' UTILITY EASEMENT   |
| 5. 50' UTILITY EASEMENT   | 6. 60' UTILITY EASEMENT   | 7. 70' UTILITY EASEMENT   | 8. 80' UTILITY EASEMENT   |
| 9. 90' UTILITY EASEMENT   | 10. 100' UTILITY EASEMENT | 11. 110' UTILITY EASEMENT | 12. 120' UTILITY EASEMENT |
| 13. 130' UTILITY EASEMENT | 14. 140' UTILITY EASEMENT | 15. 150' UTILITY EASEMENT | 16. 160' UTILITY EASEMENT |
| 17. 170' UTILITY EASEMENT | 18. 180' UTILITY EASEMENT | 19. 190' UTILITY EASEMENT | 20. 200' UTILITY EASEMENT |

**HATCH LEGEND**

|                           |                           |                           |                           |
|---------------------------|---------------------------|---------------------------|---------------------------|
| 1. 10' UTILITY EASEMENT   | 2. 20' UTILITY EASEMENT   | 3. 30' UTILITY EASEMENT   | 4. 40' UTILITY EASEMENT   |
| 5. 50' UTILITY EASEMENT   | 6. 60' UTILITY EASEMENT   | 7. 70' UTILITY EASEMENT   | 8. 80' UTILITY EASEMENT   |
| 9. 90' UTILITY EASEMENT   | 10. 100' UTILITY EASEMENT | 11. 110' UTILITY EASEMENT | 12. 120' UTILITY EASEMENT |
| 13. 130' UTILITY EASEMENT | 14. 140' UTILITY EASEMENT | 15. 150' UTILITY EASEMENT | 16. 160' UTILITY EASEMENT |
| 17. 170' UTILITY EASEMENT | 18. 180' UTILITY EASEMENT | 19. 190' UTILITY EASEMENT | 20. 200' UTILITY EASEMENT |

**RETRACEMENT SURVEY**  
 8010 Illinois Rd.  
 Fort Wayne, IN 46804

**SURVEY NO. 95-20-130**  
**SHEET 1 OF 1**  
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 Registered Professional Engineer and Land Surveyor  
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 Phone: (219) 434-4444  
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