

#REZ-2023-0057

BILL NO. Z-23-11-29

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. T-38 (Sec. 16 of Saint Joseph Township)**

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
INDIANA:

SECTION 1. That the area described as follows is hereby designated a R2 (Two
Family Residential) District under the terms of Chapter 157 Title XV of the Code of the City
of Fort Wayne, Indiana:

TITLE DESCRIPTION

AN UNDIVIDED ONE HALF (1/2) INTEREST IN THE FOLLOWING DESCRIBED
REAL ESTATE LOCATED IN ALLEN COUNTY, INDIANA:

PART OF THE EAST ONE HALF OF THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 31 NORTH, RANGE 13 EAST, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 16, SAID POINT
BEING 870 FEET WEST OF THE SOUTH QUARTER CORNER OF SAID SECTION 16;
THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 16, A
DISTANCE OF 94 FEET; THENCE NORTHERLY A DISTANCE OF 250 FEET TO A
POINT WHICH IS 966 FEET WEST OF THE EAST LINE OF THE SOUTHWEST
QUARTER OF SAID SECTION 16; THENCE EASTERLY AND PARALLEL TO THE
SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 94 FEET; THENCE
SOUTHERLY, A DISTANCE OF 250 FEET TO THE POINT OF BEGINNING,
CONTAINING 0.49 ACRES, MORE OR LESS.

COMMONLY KNOWN AS: 5231 ST JOE CENTER ROAD, (EAST OF), FORT WAYNE,
IN 46835

and the symbols of the City of Fort Wayne Zoning Map No. T-38 (Sec. 16 of Saint Joseph
Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
Wayne, Indiana is hereby changed accordingly.

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

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

9 _____
Council Member

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11
12 APPROVED AS TO FORM AND LEGALITY:

13 _____
14 Malak Heiny, City Attorney
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City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2023-0057
Bill Number: Z-23-11-29
Council District: 1 – Paul Ensley

Introduction Date: November 28, 2023

Plan Commission
Public Hearing Date: December 11, 2023 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 0.49 acres from R1/Single Family Residential to R2/Two Family Residential

Location: North side of the 5200 block of Saint Joe Center Road (Section 16 of Saint Joseph Township)

Reason for Request: To allow for a two-family dwelling

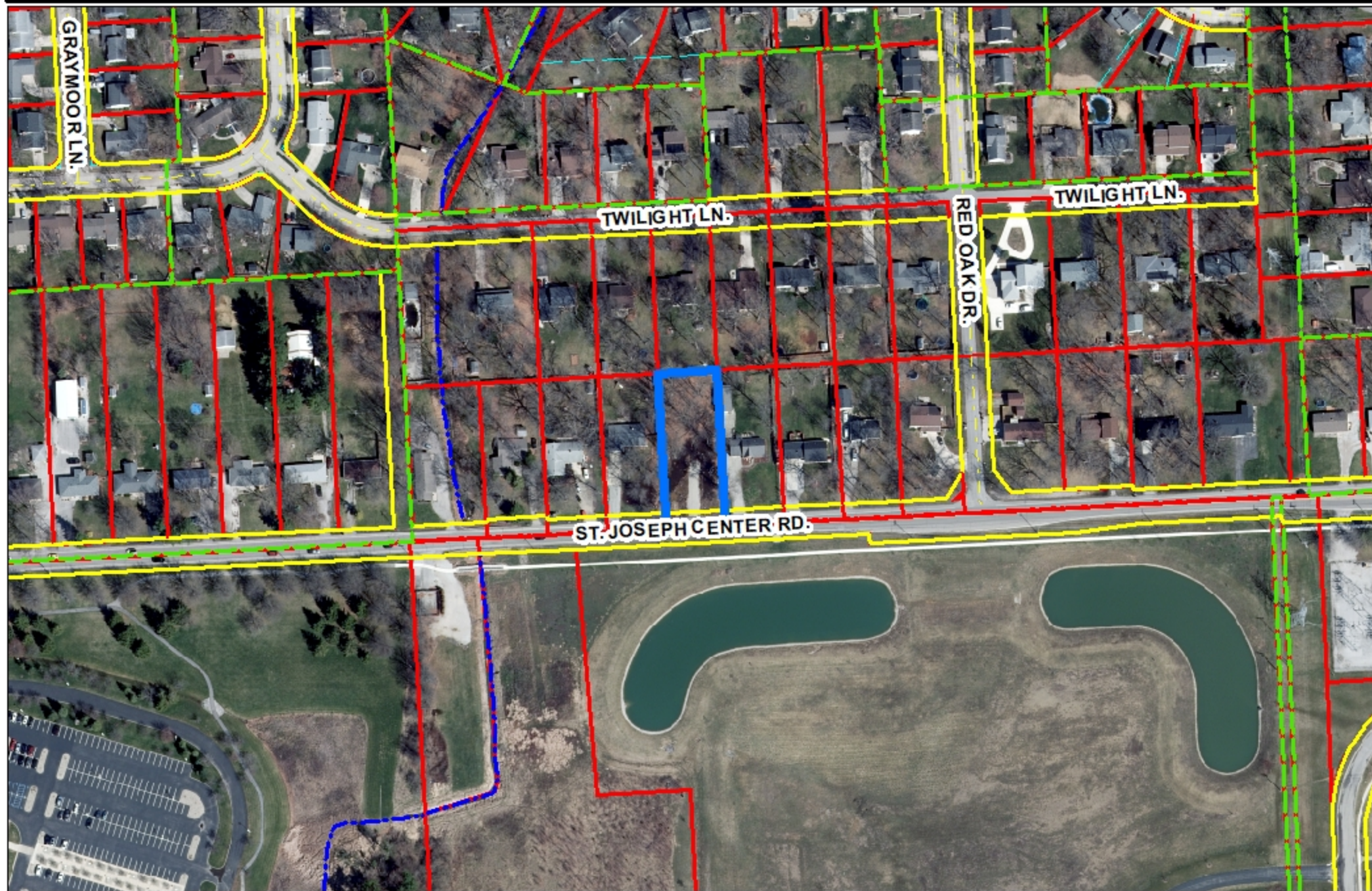
Applicant: CCS Investments, LLC

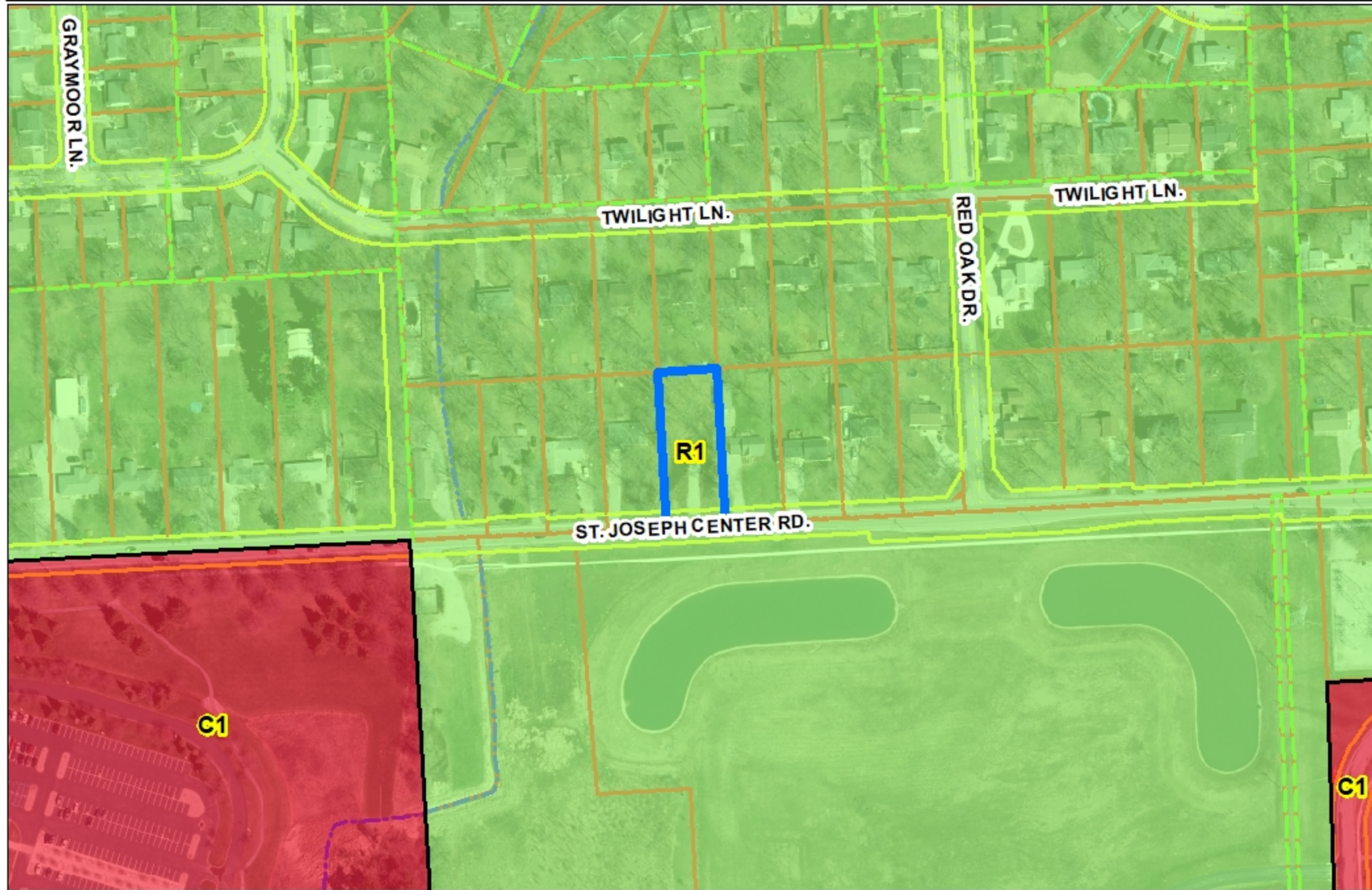
Property Owner: CCS Investments, LLC

Related Petitions: None

Effect of Passage: Property will be rezoned to the R2/Two Family Residential zoning district, which will allow for a two-family dwelling, along with existing and future two-family and single-family residential uses.

Effect of Non-Passage: The property will remain zoned R1/Single Family Residential, which does not permit a two-family dwelling. The site may be redeveloped with single-family residential uses.





Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

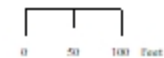
© 2004 Board of Commissioners of the County of Allen

North American Datum 1983

State Plane Coordinate System, Indiana East

Photos and Contours: Spring 2009

Date: 11/17/2025



223320

Department of Planning Services Rezoning Petition Application

Applicant

Applicant CCS INVESTMENTS, LLC
 Address 7621 IDLEBROOK DRIVE
 City FORT WAYNE State INDIANA Zip 46835
 Telephone (260)452-6005 E-mail chriscammack92@gmail.com

Property Ownership

Property Owner CCS Investments, LLC.
 Address 7621 IDLEBROOK DRIVE
 City FORT WAYNE State INDIANA Zip 46835
 Telephone (260)452-6005 E-mail chriscammack92@gmail.com

Contact Person

Contact Person CHRISTOPHER CAMMACK OWNER
 Address 7621 IDLEBROOK DRIVE
 City FORT WAYNE State INDIANA Zip 46835
 Telephone (260)452-6005 E-mail chriscammack92@gmail.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 5200 Block St. Joe Cntr Township and Section T31N, R13E
 Present Zoning R-1 Proposed Zoning R-2 Acreage to be rezoned 0.49 ±
 Purpose of rezoning (attach additional page if necessary) TO REZONE SINGLE
RESIDENCE UNBUILT PARCEL TO A R-2 FOR CONSTRUCTION
OF A 2 STORY SINGLE BLDG. DUPLEX UNIT W/SINGLE GARAGE
FOR EACH UNIT.
 Sewer provider CITY OF FT. WAYNE Water provider CITY OF FT. WAYNE

~~* EXISTING UTILITIES AVAILABLE~~

Applications will not be accepted unless the following filing requirements are submitted with this application.

Filing Checklist

- ☒ Filing fee \$1000.00
- ☒ Surveys showing area to be rezoned
- ☒ Legal Description of parcel to be rezoned
- ☐ Rezoning Criteria (see attached checklist)

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

Christopher Cammack
 (printed name of applicant)

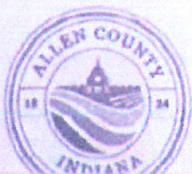
Chris C.
 (signature of applicant)

11-6-23
 (date)

Ccs Investments
 (printed name of property owner)

Chris C.
 (signature of property owner)

11-6-23
 (date)



Received	Receipt No.	Hearing Date	Petition No.
11-7-23	1444406	12-11-23	REF-2023-0057

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





DEPARTMENT OF PLANNING SERVICES

200 East Berry Street
Suite 150
Fort Wayne, Indiana

Attn: Nathan Schall
Planner

Re: CCS Investments, LLC
5700 St. Joe Center Road
Fort Wayne, In. 46835

Proposed Lot Rezoning Request

The following response to the Rezoning Questionnaire Items are as follows:

① The Comprehensive Plan:

As noted in the Comprehensive Plan Report, many neighborhoods have worsened over the past decade. The areas to the South side of the 5200 block of St. Joe Center Road have developed into Commercial uses over the past 15 years. This Parcel has been undeveloped for at least the same amount of time, with several attempts to build and No action being completed. The R-1 to R-2 Zoning change would maintain the Residential intent and allow the development of this parcel and returning it to a use as originally intended and complete the fabric of the developing Neighborhood.

② Current Conditions and Character:

The present R-1 property Zoning has remained an overgrown and undeveloped parcel within the established Residential Development for over 15 years. The current value to the adjacent properties within the neighborhood has been low to the its current undeveloped condition as it exists today. The exist adjacent Single Family home values will be increased by the Approval of the proposed development of this Parcel to R-2.

The Rezoning for the Proposed Residential style Duplex Unit would consist of ONE wood framed Duplex (Two Family) building that is current located on the Fourth lot West of this Parcel request, and is located at 5211 St. Joe Center Rd. and is zoned as R-1 as per Planning Maps. This lot is about 1/4 mile from the requested rezoning and within the same developed neighborhood area as well.

The current Residences are of both one and two story type wood framed structures with misc. out buildings and improvements.

③ The most desirable use:

The most desirable use would be to continue use as a Residential use, but the current condition and past attempts for use as a single Family type of structure has failed due to existing Site conditions and adjacent lots. The parcel to be developed for a Duplex

with approval of the Rezoning will allow for the lot improvement and project costs to be shared by a New Single Residential structure with 2 units to be constructed. bugle head screws at 12" on center. To install the Second layer of 5/8" thk. F.C. rated Gypsum Board horizontally with the finished face to be towards the interior space using No. 6 bugle head screws x 1-7/8" long at 8" on center. To be fire taped

④ **The Conservation of Property values:**

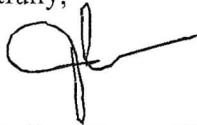
The current lot condition has not had a beneficial value to the adjacent properties to the North, East and West of this parcel. To clear the overgrown brush, trees and rework the low ground lying levels of this parcel and the construction of a New Residential Duplex structure would improve the values of the adjacent properties. rework the low ground lying levels of this parcel and the construction of a New

The proposed Duplex Building is typical to the Multiple Unit types that has been approved and is currently under construction for the St. Joe Cottages project that is west of this Rezoning request and located at 5971 thru 6097 St. Joe Center Road.

⑤ **Responsible development and Growth:**

Responsible Development and Growth would be maintained by the completion and construction of the single Duplex type 2 Story Residential Project versus the parcel remaining as an undesirable, overgrown lot within the current neighborhood.

Respectfully;



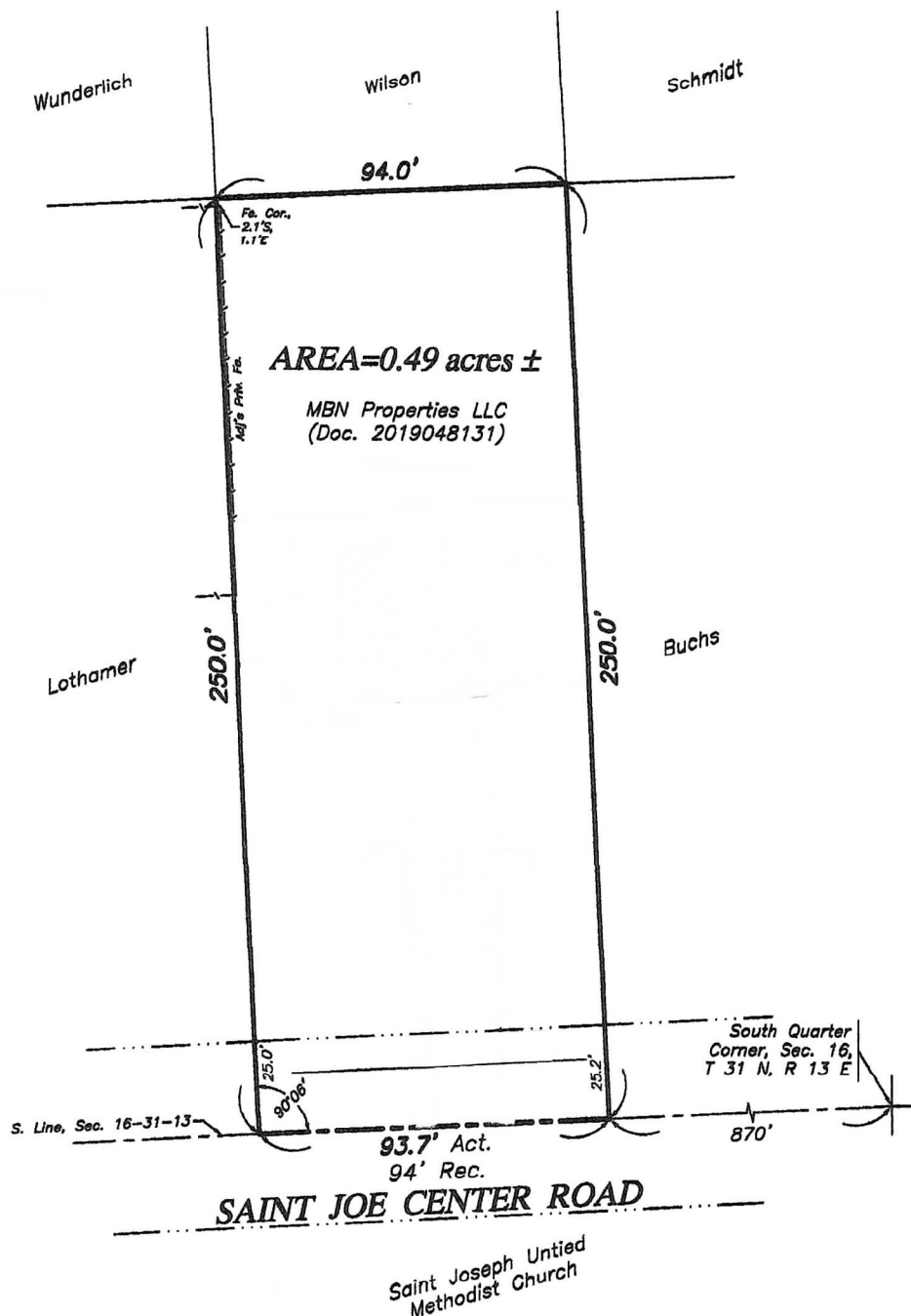
John J. Police, Pres., CPBD, NCBDC, Educ-Ret.

Concept One Designs, LLC.

Zoning Setback Requirements	
115'	Front Yard
5'	Minimum Side Yard
25'	Rear Yard

* Property is zoned R1

PROJECT No: 223320



Sauer Land Surveying, Inc. Tel: 260/469-3300 Fax: 260/469-3301
14033 Illinois Road, Suite C, Fort Wayne, IN 46814 Toll Free: 877/625-1037

Description: Part E 1/2, SW 1/4, Sec. 16, T 31 N, R 13 E

Address: tbd Saint Joe Center Road, Fort Wayne, IN 46835

Builder: MBN Properties LLC
7563 E. Lincolnway Road
Columbia City, IN 46725

Tel.: 260/908-3460
or 260/437-2294

Date: 16 OCT 19

Revised:

223320
(5277 St. Joe Center)

2019056983

RECORDED: 11/05/2019 02:04:40 PM

ANITA MATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN

1N191236

Parcel ID No. 02-08-16-384-013.000-072

St. Joe 12202172

WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT Lawrence A. Pepe, by his duly appointed Attorney-in-Fact, Maria T. Austin, pursuant to the Durable Power of Attorney dated October 9, 2014, and of record with the Office of the Recorder for Allen County as Document Number 2019056982, ("Grantor") CONVEY(S) AND WARRANT(S) TO MBN Properties, LLC, ("Grantee") in consideration of One Dollar and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Allen County, in the State of Indiana:

AN UNDIVIDED ONE HALF (1/2) INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN ALLEN COUNTY, INDIANA:

PART OF THE EAST ONE HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 13 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 16, SAID POINT BEING 870 FEET WEST OF THE SOUTH QUARTER CORNER OF SAID SECTION 16; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 94 FEET; THENCE NORTHERLY A DISTANCE OF 250 FEET TO A POINT WHICH IS 966 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE EASTERLY AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 94 FEET; THENCE SOUTHERLY, A DISTANCE OF 250 FEET TO THE POINT OF BEGINNING, CONTAINING 0.49 ACRES, MORE OR LESS.

COMMONLY KNOWN AS: 5231 ST JOE CENTER ROAD. (EAST OF), FORT WAYNE, IN 46835

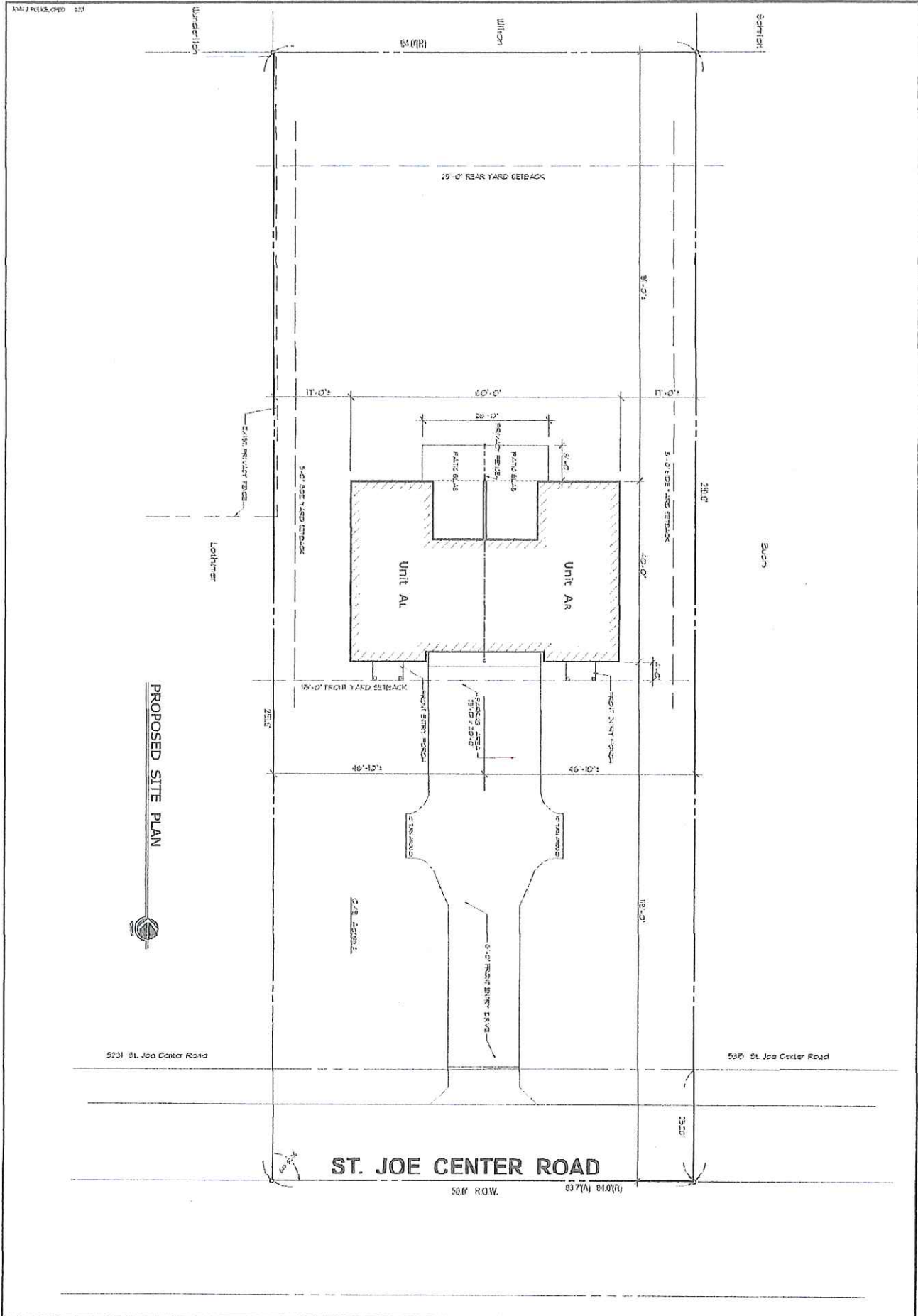
SUBJECT TO all easements, covenants, conditions, and restrictions of record.

SUBJECT TO all current real estate taxes and assessments and all subsequent taxes and assessments, whether due and owing now or in the future.

The undersigned person(s) executing this deed represent(s) and certify(certifies) on behalf of the Grantor, that (each of) the undersigned has been fully empowered by Power of Attorney, to execute and deliver this deed, and that the Grantor has full legal capacity to convey the real estate described, and that all necessary action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, the undersigned has executed this deed this 1 day of October, 2019.

AUDITOR'S OFFICE
Duly entered for taxation. Subject
to final acceptance for transfer.
Nov 05 2019
Nicholas D Jordan
AUDITOR OF ALLEN COUNTY



PROPOSED SITE PLAN



53rd St. Joe Center Road

53rd St. Joe Center Road

ST. JOE CENTER ROAD

50.0' R.O.W.

83.7' (A) 84.0' (B)

PROJECT NO. 1111111111 DATE: 11/11/11 BY: [Signature] CHECKED: [Signature] SCALE: 1/2" = 1'-0" 11/11/11	PROPOSED SITE PLAN COTTAGES OF St. JOE II 5200 St. Joe Center Road Fort Wayne, Indiana 46825	CCS INVESTMENTS, LLC 7621 Idlebrook Drive Fort Wayne, IN 46845	CHRISTOPHER CAMMACK P.O. BOX 85022 Fort Wayne, IN 46885	REVISIONS	Concept One Building Design 1111111111	11/11/11
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BE VARIANCE

PROJECT NUMBER: 27550	DRAWING NO. 27550-0000	TITLE DATE: 0-0-00	DRAWN BY: J. C. J.	DATE: 0-0-00	PROJECT NUMBER: A2.1
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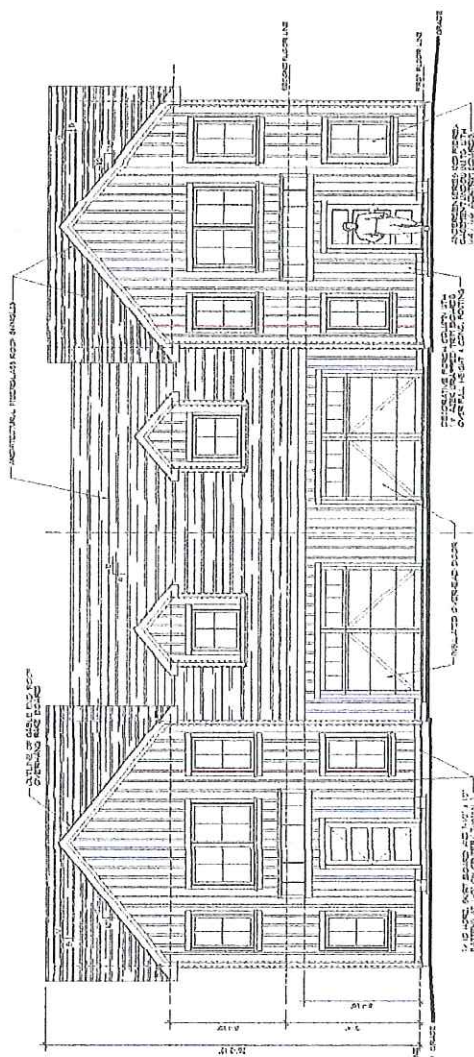
EXTERIOR ELEVATIONS
A. SHAW FURNISHES (LEFT FORM)
COTTAGES OF ST. JOE II
5200 St. Joe Center Road
Fort Wayne, Indiana 46835

CCS INVESTMENTS, LLC
7621 Idlebrook Drive
Fort Wayne, IN 46835

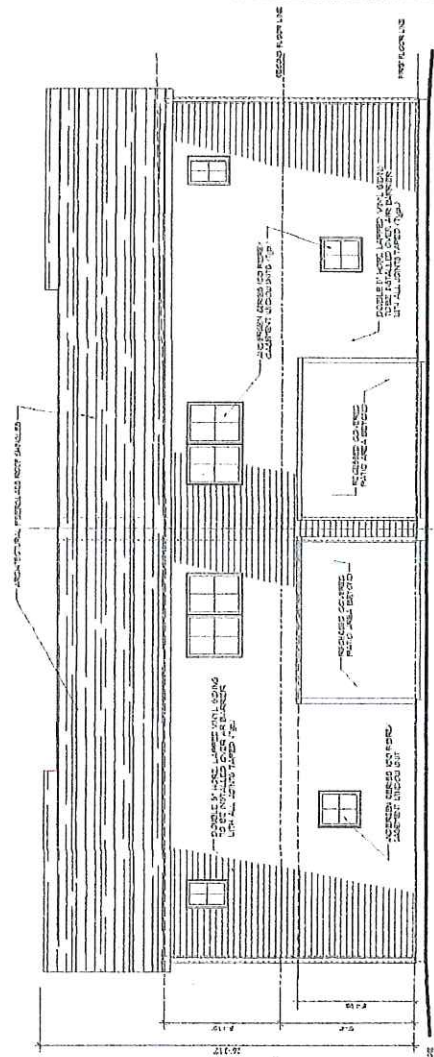
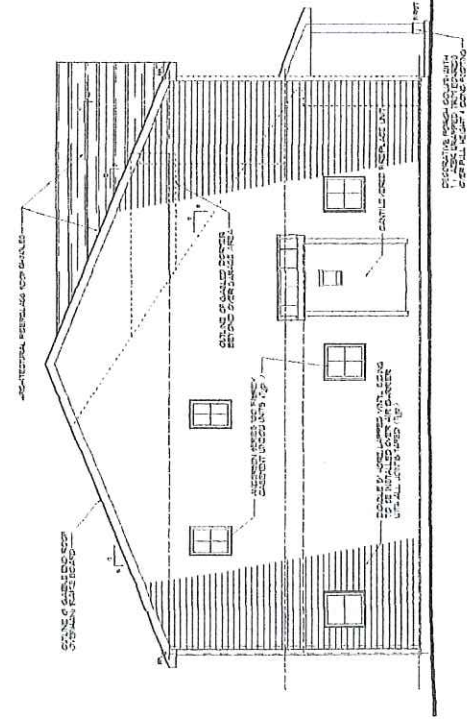
CHRISTOPHER
CAMMACK
P.O. BOX 85022
Fort Wayne, IN 46885

Concept One
 Consulting & Marketing Inc.
 1000 N. Main St., Suite 100
 Chicago, IL 60610
 Tel: 312/329-1100
 Fax: 312/329-1101

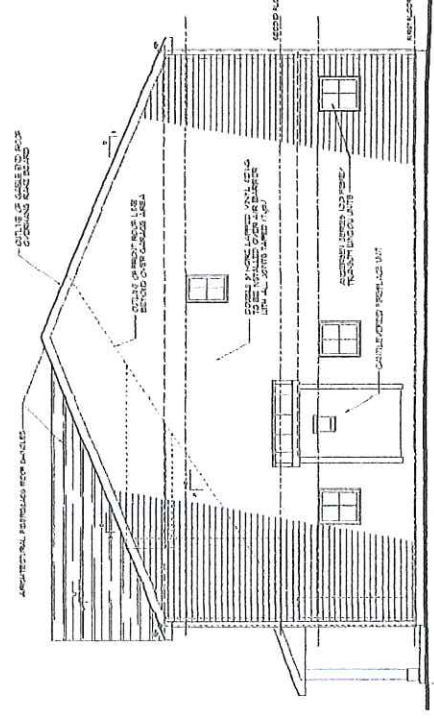
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FRONT ELEVATION - Unit AL & AR

REAR ELEVATION - Unit AR & AL
March 1967
N.C.S.U.

LEFT END ELEVATION - Unit AL

RIGHT END ELEVATION - Unit AR
22.5, 18.1, 1.8

A4.1

PROJECT NUMBER: 10/10/2018
DATE: 10/10/2018
DRAWN BY: J. J. J.
CHECKED BY: J. J. J.
APPROVED BY: J. J. J.

SECOND FLOOR PLAN
COTTAGES OF ST. JOE II
5200 St. Joe Center Road
Fort Wayne, Indiana 46835

CCS
INVESTMENTS, LLC
7621 Lakeside Drive
Fort Wayne, IN 46835

CHRISTOPHER
CAMMACK
P.O. BOX 83023
Fort Wayne, IN 46885

Concept One
2000 N. Meridian Street
Fort Wayne, IN 46802
764-1000

REVISIONS

SQUARE FOOTAGE TABLE:
SECOND FLOOR AREA: 12,710 S.F.
PLAN NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL INTERIOR WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR WALLS ARE 16" THICK UNLESS NOTED OTHERWISE.
5. ALL DOORS ARE 3'0" WIDE UNLESS NOTED OTHERWISE.
6. ALL WINDOWS ARE 4'0" WIDE UNLESS NOTED OTHERWISE.

SECOND FLOOR PLAN - Unit A R

SECOND FLOOR PLAN - Unit A L

