

#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

10
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

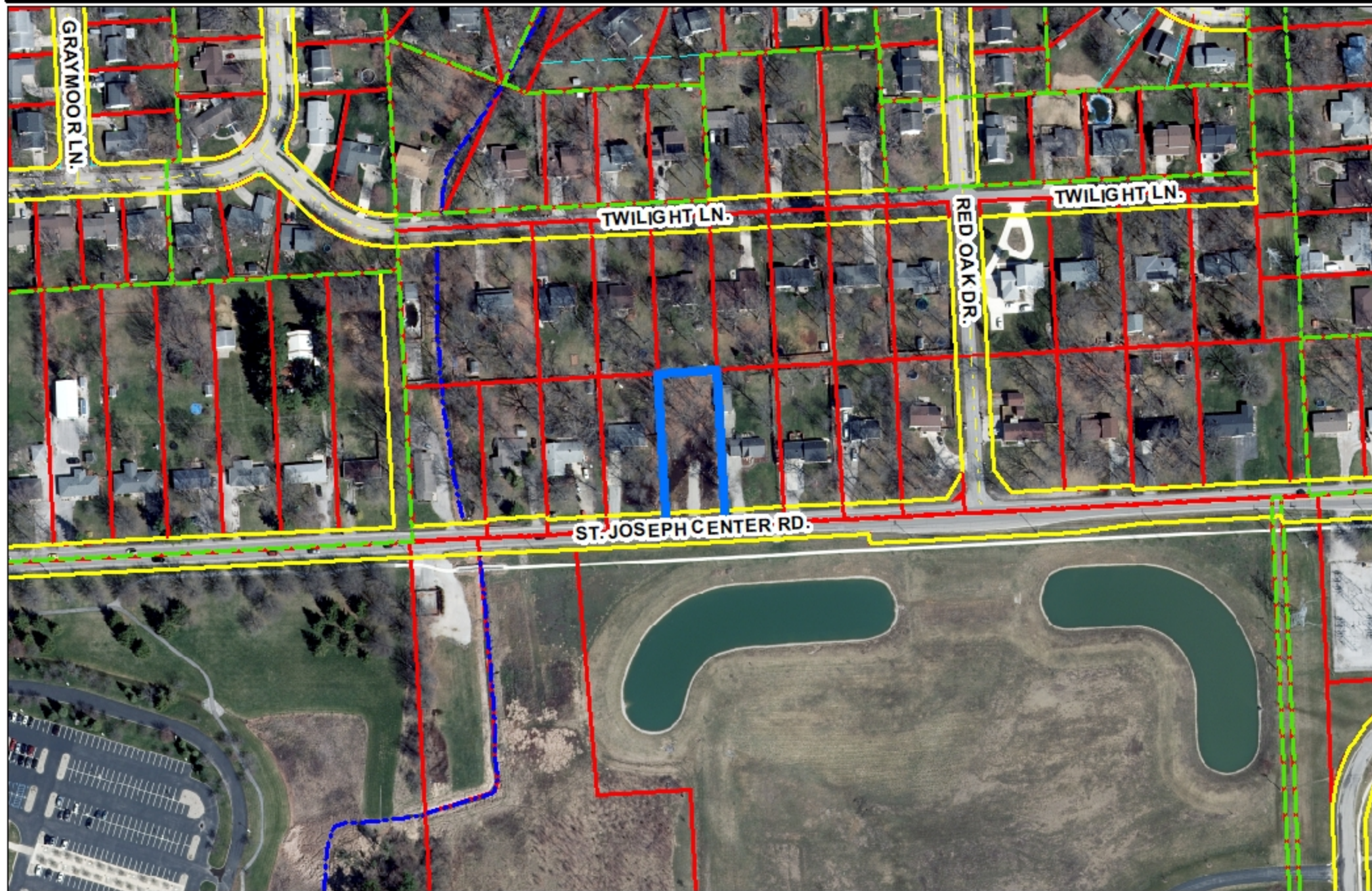
Applicant: CCS Investments, LLC

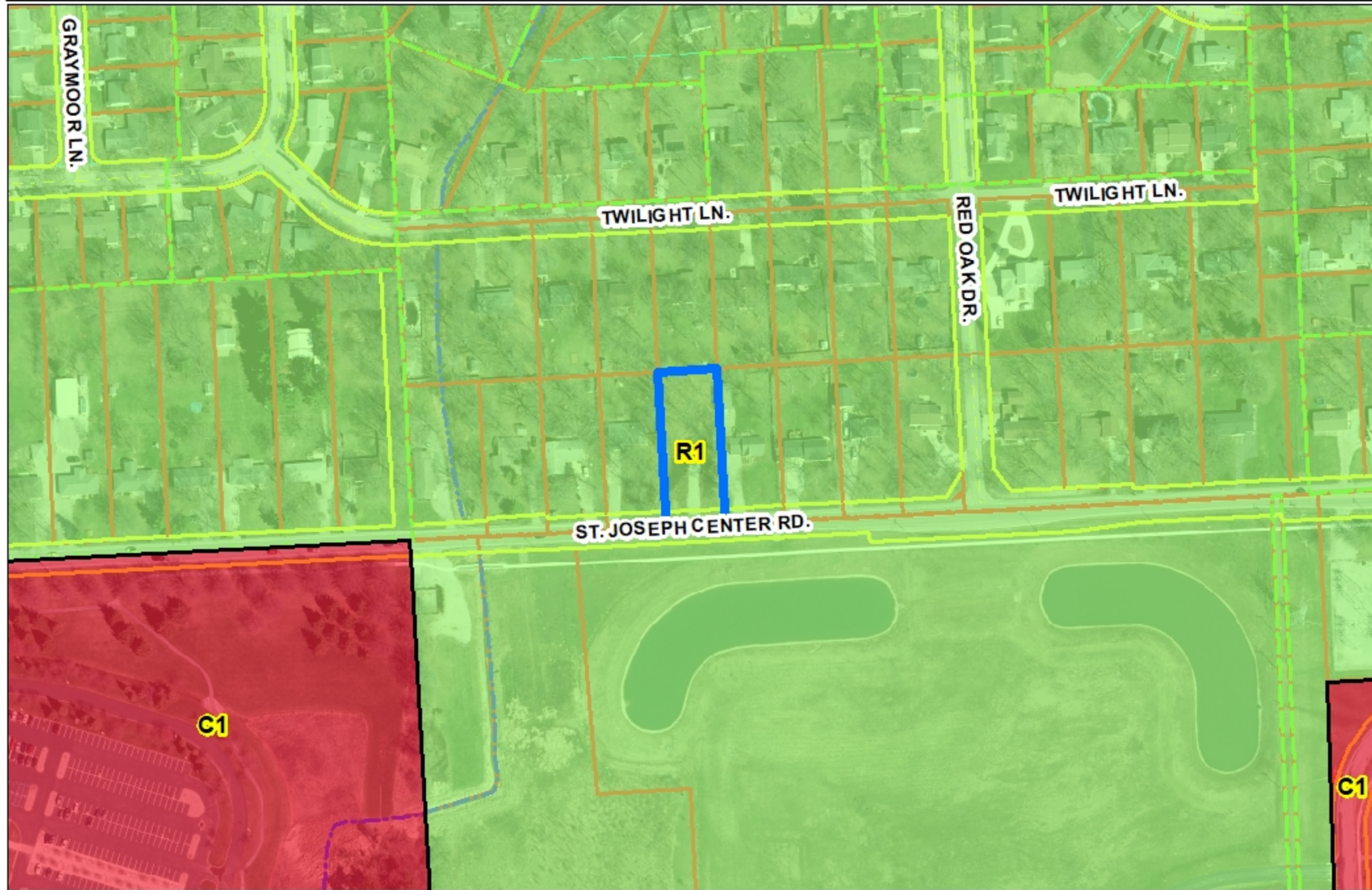
Property Owner: CCS Investments, LLC

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

0 50 100 Feet



1 inch = 200 feet

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 Center ROAD Township and Section T31N, R13E SECT 16
 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)

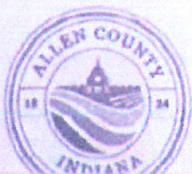
Chris C.
 (signature of applicant)

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:**

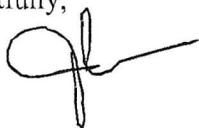
The current lot condition has not had a beneficial value to the adjacent properties to the North, East and West of this parcel. To clear the overgrown brush, trees and rework the low ground lying levels of this parcel and the construction of a New Residential Duplex structure would improve the values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



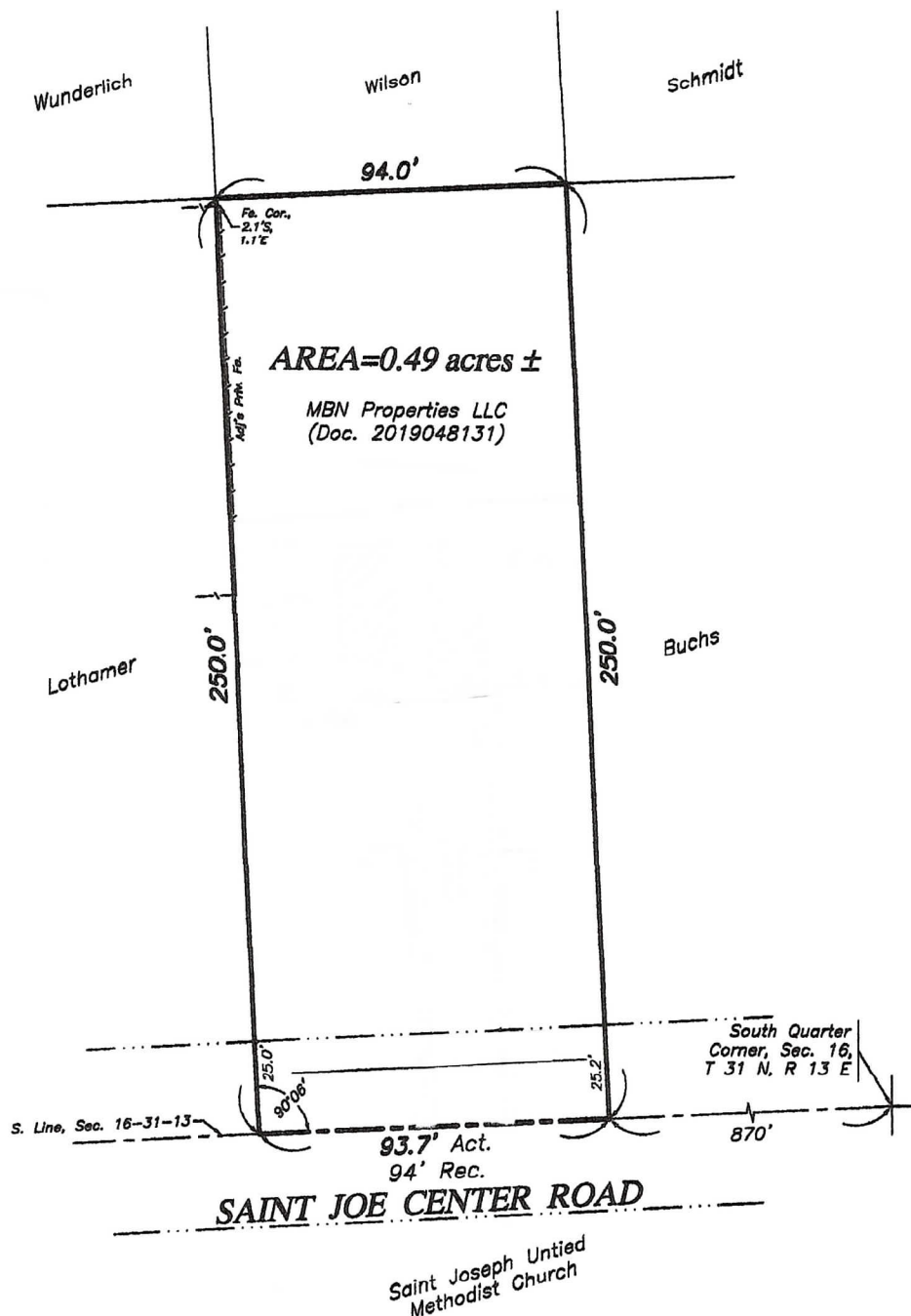
John J. Police, Pres., CPBD, NCBDC, Educ-Ret.

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

Ref. Sauer Job No. 133-109

This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report. [865 IAC 1-12-12(f)]

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 Cntr.)

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

[illegible]

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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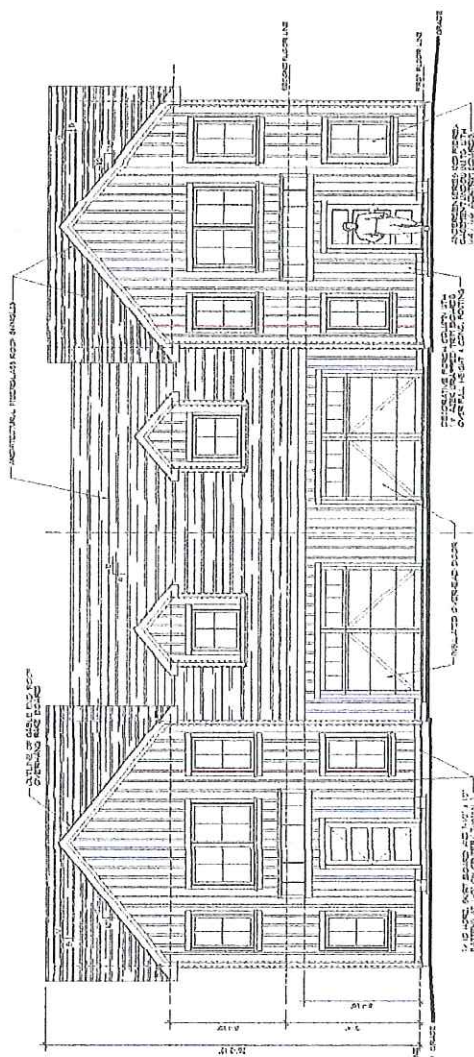
EXTERIOR ELEVATIONS
A. SHAW, ARCHT. FORT LAUDERDALE, FLA.
COTTAGES OF ST. JOE II
5200 St. Joe Center Road
Fort Wayne, Indiana 46835

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

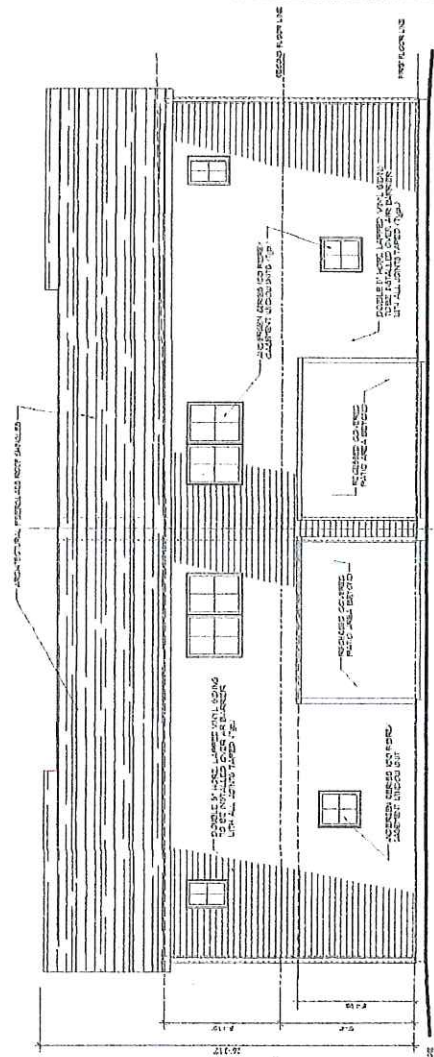
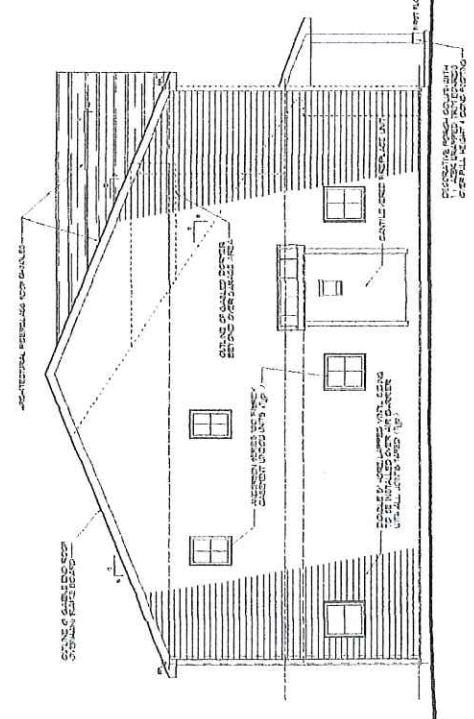
CHRISTOPHER
CAMMACK
P.O. BOX 85022
Fort Wayne, IN 46885

Concept One
 Consulting, Inc.
 10000 Wilshire Blvd., Suite 1000
 Beverly Hills, CA 90210
 Tel: 310/277-0000
 Fax: 310/277-0001
 E-Mail: info@conceptone.com
 Web: www.conceptone.com

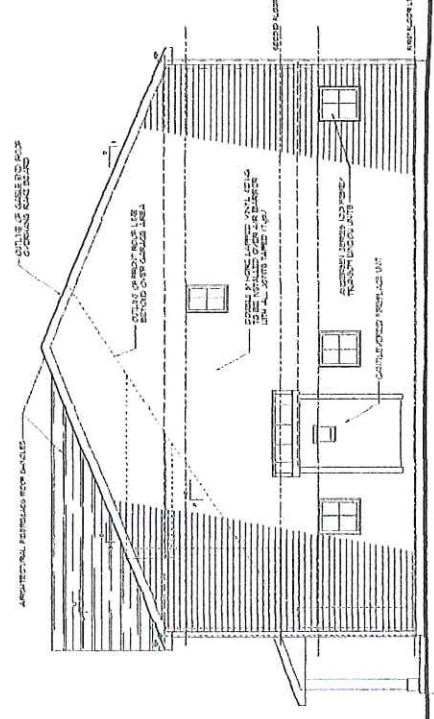
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FRONT ELEVATION - Unit AL & AR

REAR ELEVATION - Unit AR & AL
N.C.O.M.
March 1961, Unit # 7-07

LEFT END ELEVATION - Unit AL

RIGHT END ELEVATION - Unit AR
22.5, 18.1, 1.8'

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

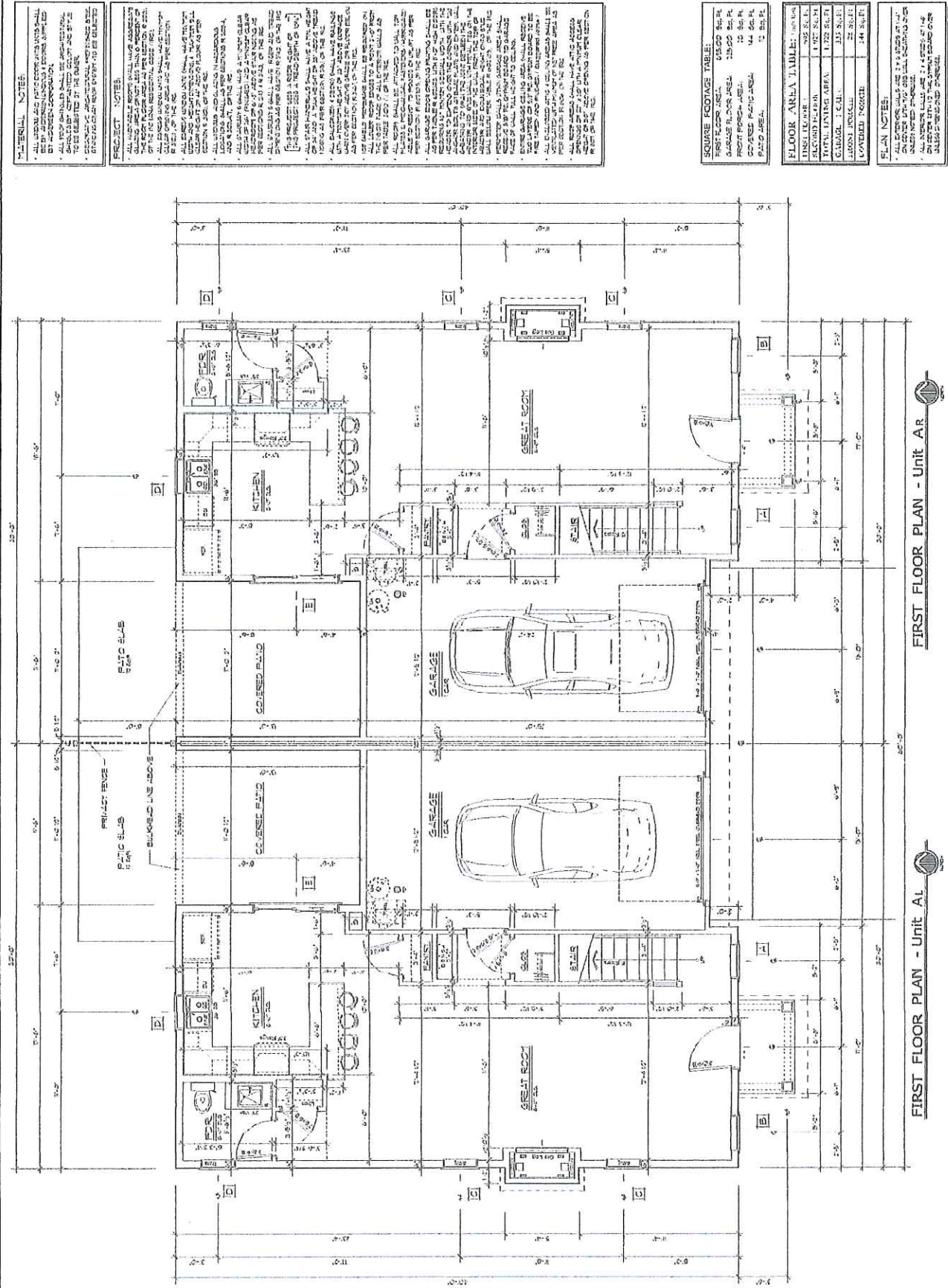
CCS
INVESTMENTS, LLC
7621 Idlebrook Drive
Fort Wayne, IN 46825

CHRISTOPHER
CAMMACK
P.O. BOX 85022
Fort Wayne, IN 46833



Concept One
DESIGN, LLC
RESIDENTIAL
COMMERCIAL
INDUSTRIAL
INTERIOR DESIGN
ARCHITECTURE

RAYMOND



SQUARE FOOTAGE TABLE:	
First Floor Area	65.00 sq. ft.
Garage & Carport	25.00 sq. ft.
Front Porch & Deck	10.00 sq. ft.
Covered Back Patio	14.00 sq. ft.
Uncovered Back Patio	1.00 sq. ft.

FLOOR AREA TABLE: 1 inch = 1 foot	
FIRST FLOOR	902 SQ. FT.
SECOND FLOOR	1,027 SQ. FT.
TOTAL FINISH AREA	1,722 SQ. FT.
CHAIRGE 1 CAL. C.	133 SQ. FT.
CHAIRGE PORCH	22 SQ. FT.
COVERED PORCH	144 SQ. FT.

PLAN NOTES:

- * ALL INTERIOR WALLS ARE 2" X 8" STUDS ON 16" CENTERS WITH GIBBS WALL BOARDING.
- * ALL INTERIOR CEILING ARE 2" X 8" STUDS ON 16" CENTERS WITH GIBBS WALL BOARDING.
- * ALL INTERIOR FLOORS ARE 2" X 8" STUDS ON 16" CENTERS WITH GIBBS WALL BOARDING.

[illegible]

PROJECT NOTES

1. *Phragmites australis* (Cav.) Trin. ex Steud.
 2. *Scirpus americanus* L.
 3. *Scirpus setaceus* L.
 4. *Scirpus robustus* L.
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[THE PROJECT WILL BE A PART OF THE 1991-92]

此乃一、二、三、四、五、六、七、八、九、十、十一、十二、十三、十四、十五、十六、十七、十八、十九、二十、二十一、二十二、二十三、二十四、二十五、二十六、二十七、二十八、二十九、三十、三十一、三十二、三十三、三十四、三十五、三十六、三十七、三十八、三十九、四十、四十一、四十二、四十三、四十四、四十五、四十六、四十七、四十八、四十九、五十、五十一、五十二、五十三、五十四、五十五、五十六、五十七、五十八、五十九、六十、六十一、六十二、六十三、六十四、六十五、六十六、六十七、六十八、六十九、七十、七十一、七十二、七十三、七十四、七十五、七十六、七十七、七十八、七十九、八十、八十一、八十二、八十三、八十四、八十五、八十六、八十七、八十八、八十九、九十、九十一、九十二、九十三、九十四、九十五、九十六、九十七、九十八、九十九、一百。

THE UNIVERSITY OF CHICAGO
LIBRARY

[illegible]

U. S. DEPARTMENT OF AGRICULTURE
BUREAU OF PLANT INDUSTRY
WASHINGTON, D. C.

THE FINEST CRAFTSMANSHIP IN THE
COUNTRY IS USED IN THE CONSTRUCTION OF
THESE HOMES. THE QUALITY OF THE
CONSTRUCTION IS THE SAME AS THAT OF
THE FINEST HOMES IN THE COUNTRY.

[illegible]

FACT SHEET

Case #REZ-2023-0057

Bill # Z-23-11-29

Project Start: November 2023

APPLICANT:	CCS Investments, LLC
REQUEST:	To rezone approximately 0.49 acres from R1/Single Family Residential to R2/Two Family Residential to allow for a two-family dwelling.
LOCATION:	North side of the 5200 block of Saint Joe Center Road (Section 16 of Saint Joseph Township)
LAND AREA:	0.49 acres
PRESENT ZONING:	R1/Single Family Residential
PROPOSED ZONING:	R2/Two Family Residential
COUNCIL DISTRICT:	1 – Paul Ensley
SPONSOR:	Fort Wayne Plan Commission

December 11, 2023 Public Hearing

- One property owner stated concerns
- Tom Freistroffer and Ryan Neumeister were absent.

December 18, 2023 Business Meeting

Plan Commission Recommendation: DO PASS

A motion was made by Judy Wire and seconded by Patrick Zaharako to return the ordinance with a Do Pass recommendation to Common Council for their final decision.

6-0-1 MOTION PASSED

- Paul Sauerteig and Rick Briley were absent.
- Ryan Neumeister abstained from voting.

Fact Sheet Prepared by:
Karen Couture, Associate Land Use Planner
December 18, 2023

PROJECT SUMMARY

- The property is an unplatted metes and bounds parcel.
- The property has been vacant since 1938 according to GIS historical imagery.

The petitioner requests to rezone the 0.49 acre parcel from R1/Single Family Residential to R2/Two Family Residential to permit a duplex. The area completely surrounding the property is also zoned R1/ Single Family Residential with the majority of those properties having single family dwellings. There are a few spots of commercial zoning to the southwest and southeast which are established with several medical offices and a health club. The proposed duplex will be a two-story single building with two units and a single garage for each unit. The applicant submitted several detailed site plans, including first and second floor plans, along with a rendition of the proposed completed structure. Although the parcel has been historically vacant, the required utilities are accessible. This rezoning which permits a two-family dwelling, will follow the Comprehensive Plan regarding Urban Infill and mixed-use development.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

- The project site is located within the Urban Infill Area; the following Goals and Strategies would be applicable:
LUD1 - Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas.

Overall Land Use Policies

- The following Land Use Policies would be applicable and supportive of this request:
LUP1 – 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 Traditional Neighborhood generalized land use category. The primary land use in this category is single-family detached, and single-family attached residential is a secondary land use. Adjacent properties are categorized as Traditional Neighborhood and Open Space.

Compatibility Matrix

- This proposed use would fall into the R2/Two Family Residential zoning district which is considered compatible with the Traditional Neighborhood uses adjacent to the north, east, and west. It is also compatible with the Open Space uses adjacent to the south.

Other applicable plans: No additional applicable plans.

PUBLIC HEARING SUMMARY:

Presenter: John Police, representing the property owner, presented the request as outlined above. Chris Cammack, developer, followed up with clarification/answers to questions from Commission.

Public Comments:

Chris Buchs (5315 Saint Joe Center Rd): Concerns with drainage.

Closing Comments:

Chris Cammack stated they understand the drainage concerns and will do their best to address this.

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

Rezoning Petition REZ-2023-0057

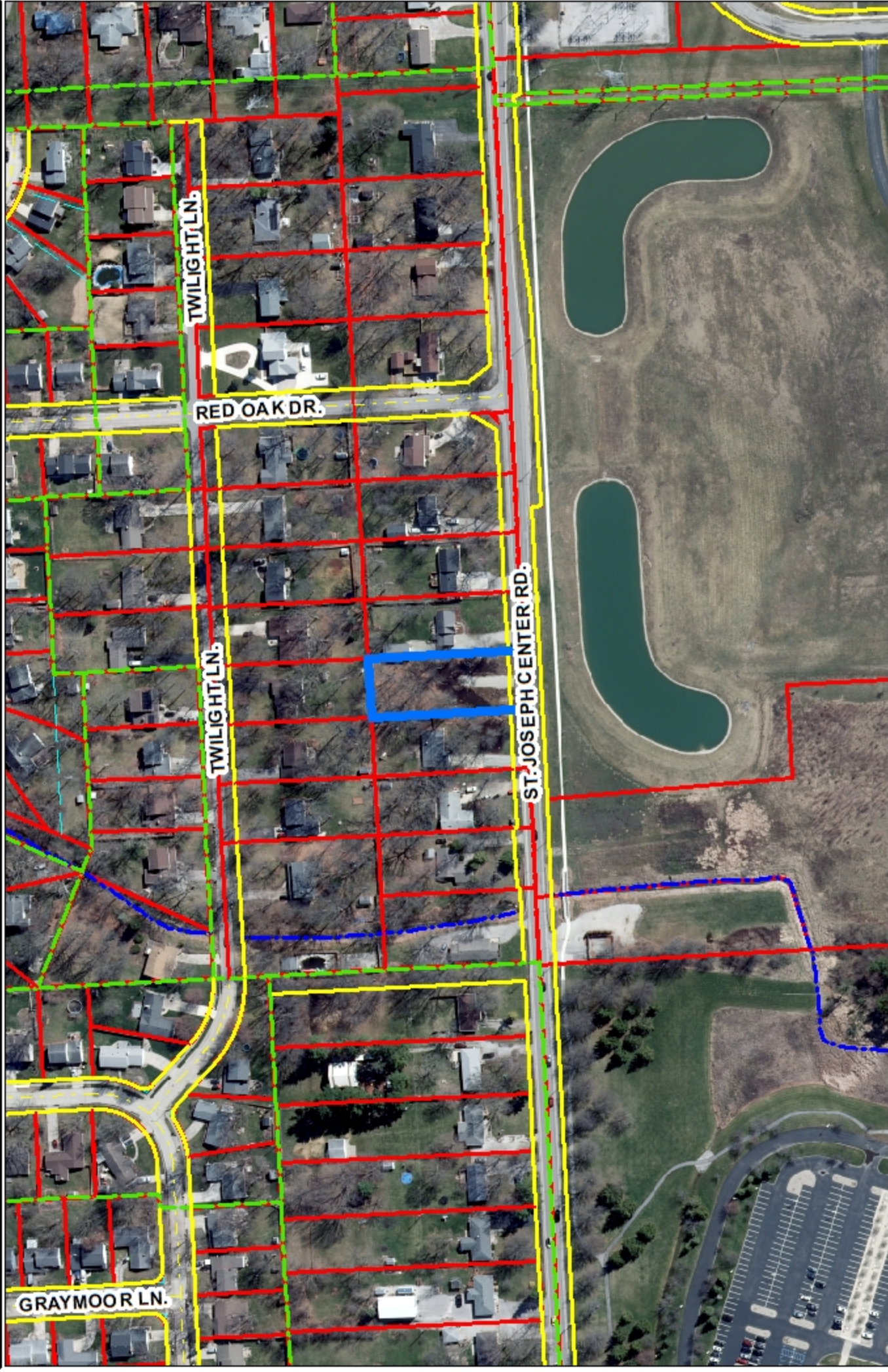
APPLICANT:	CCS Investments
REQUEST:	To rezone property from R1/Single Family Residential to R2/Two Family Residential for a proposed duplex.
LOCATION:	5277 Saint Joe Center Road, 400 feet west of its intersection with Red Oak Drive (Section 16 of Saint Joseph Township)
LAND AREA:	0.49 acre
PRESENT ZONING:	R1/Single Family Residential
PROPOSED ZONING:	R2/Two Family Residential

The Plan Commission recommends that Rezoning Petition REZ-2023-0057 be returned to Council, with a “Do Pass” recommendation after considering the following:

1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan and should not establish an undesirable precedent in the area. The district complies with the “Traditional Neighborhood” generalized land use category, bringing single-family attached residential uses to the northeast quadrant of Fort Wayne.
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 majority of the development along this area of Saint Joe Center Road is residential with a mixture of single-family detached and attached homes.
3. Approval is consistent with the preservation of property values in the area. The R2 zoning district should allow for easier reinvestment for the applicant, as the development standards will align with the existing R1 zoning and residential uses in the area. This could preserve, if not improve, property values.
4. Approval is consistent with responsible development and growth principles based on existing uses in the area. The project site promotes development within an Urban Infill Area, as the lot has been historically vacant. The construction of a duplex will also support the overall land use policy of a diversity in housing types.

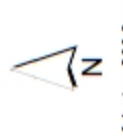
These findings approved by the Fort Wayne Plan Commission on December 18, 2023.


Benjamin J. Roussel
Executive Director
Secretary to the Commission

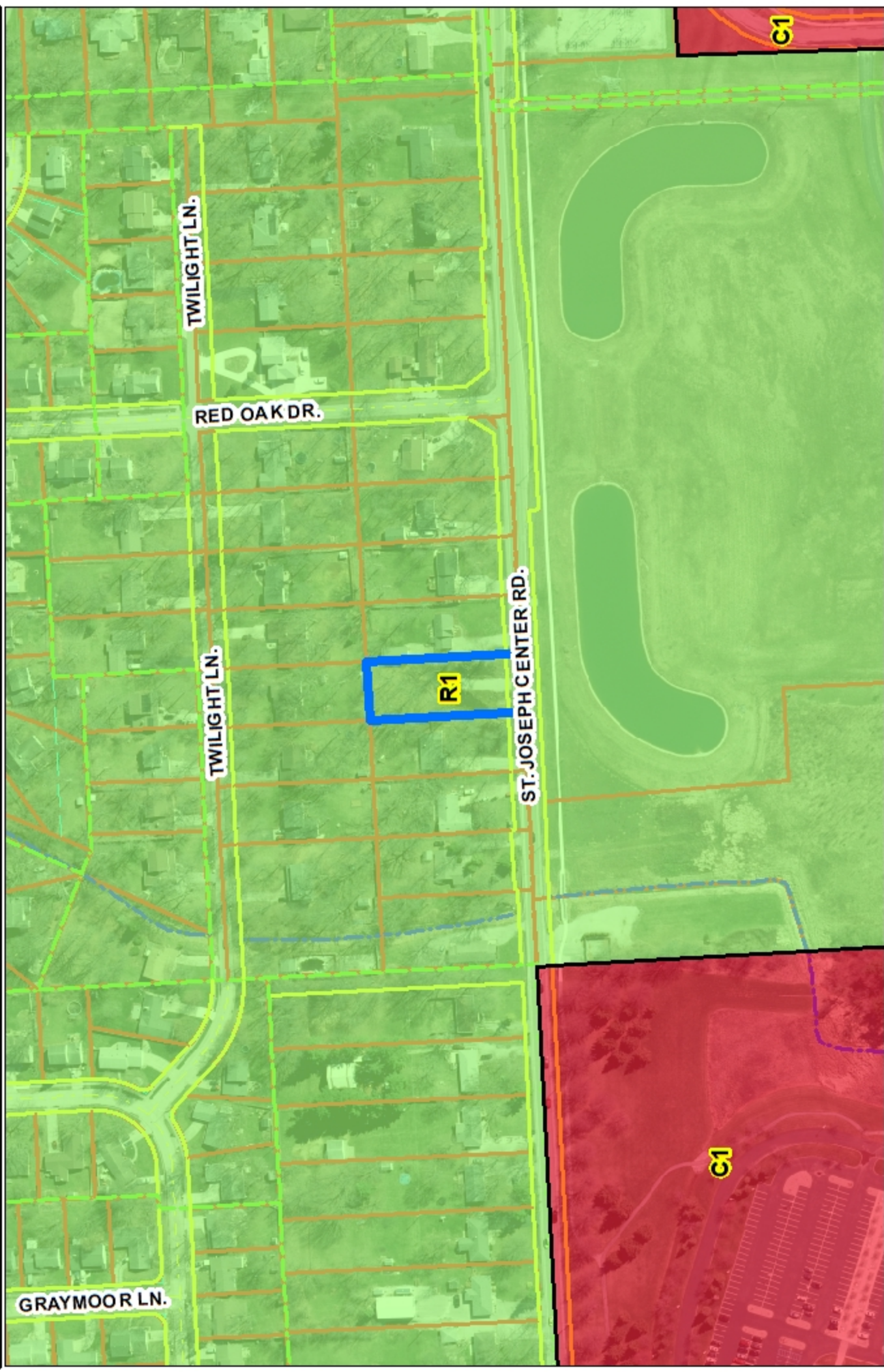


Although every accuracy standard has been followed, the City of Allen, Indiana, does not warrant the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane, Central Indiana System, Indiana East
Photos and Contours: Spring 2009
Date: 11/17/2025



1 inch = 200 feet



Although every effort has been made to ensure the accuracy of the information contained herein, the City of Allen does not warrant the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 11/17/2025



1 inch = 200 feet

A1.1

SHEET NUMBER:

SCALE: 1/4"=1'-0"

DATE: 10-25-2023

DRAWN BY: J.POLICE

PROJECT NUMBER: 723320

DRAWING NO: 723320A1-485

FILE DATE: 10-25-2023

5200 St. Joe Center Road
Fort Wayne, Indiana 46835

PROPOSED SITE PLAN
A NEW DUPLEX UNIT FOR:

COTTAGES OF St. JOE II

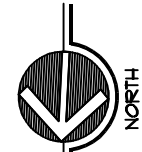
DEVELOPER:
CCS INVESTMENTS, LLC
7621 Idlebrook Drive
Fort Wayne, IN. 46835

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

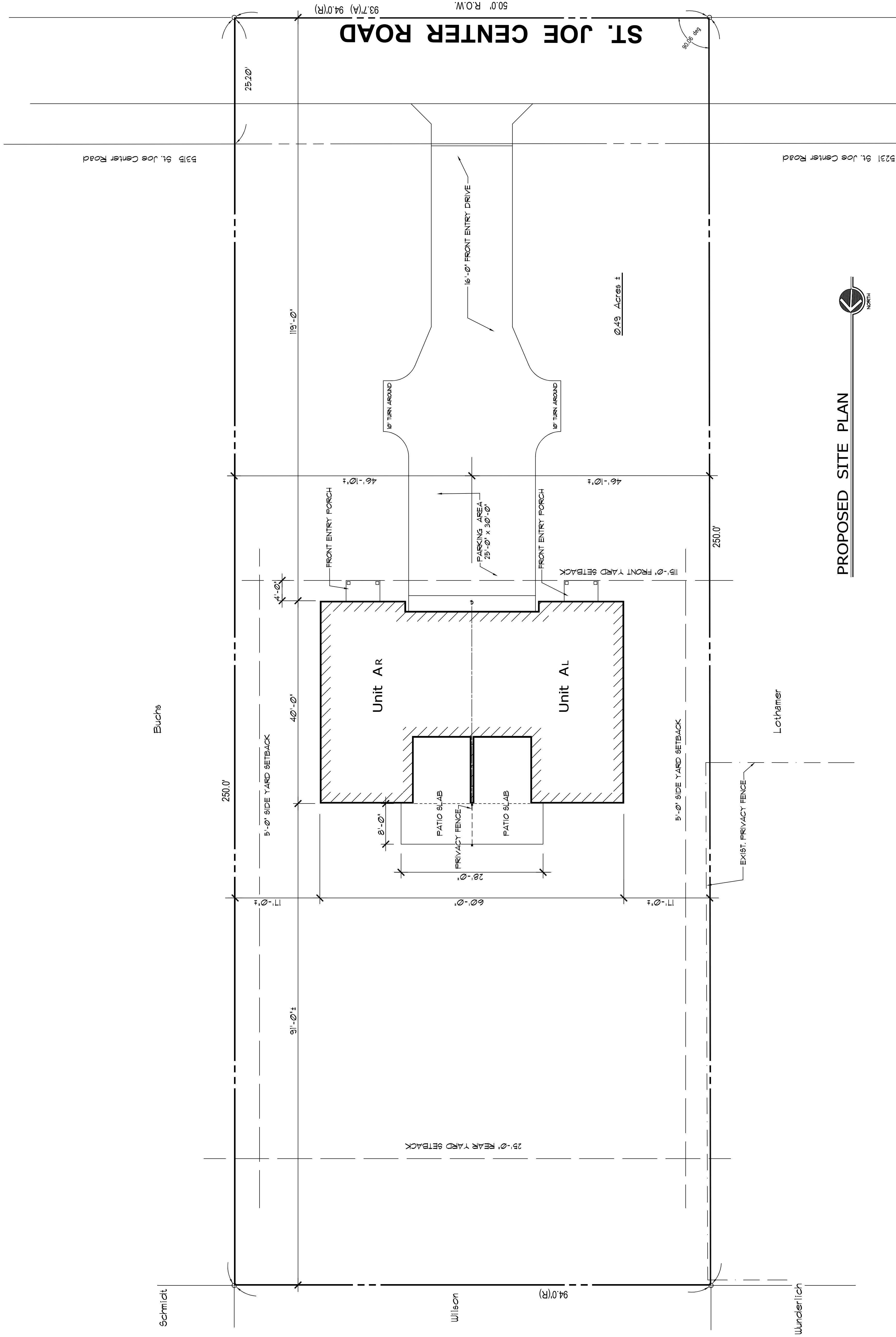
DESIGNER:
Concept One
DESIGNS, LLC
7007 HAWKINSIST TRAIL, FORT WAYNE, INDIANA 46835
Email: CONCEPTONEDSIGNS@CONC1.ASTNET
Phone: (260) 492-7097

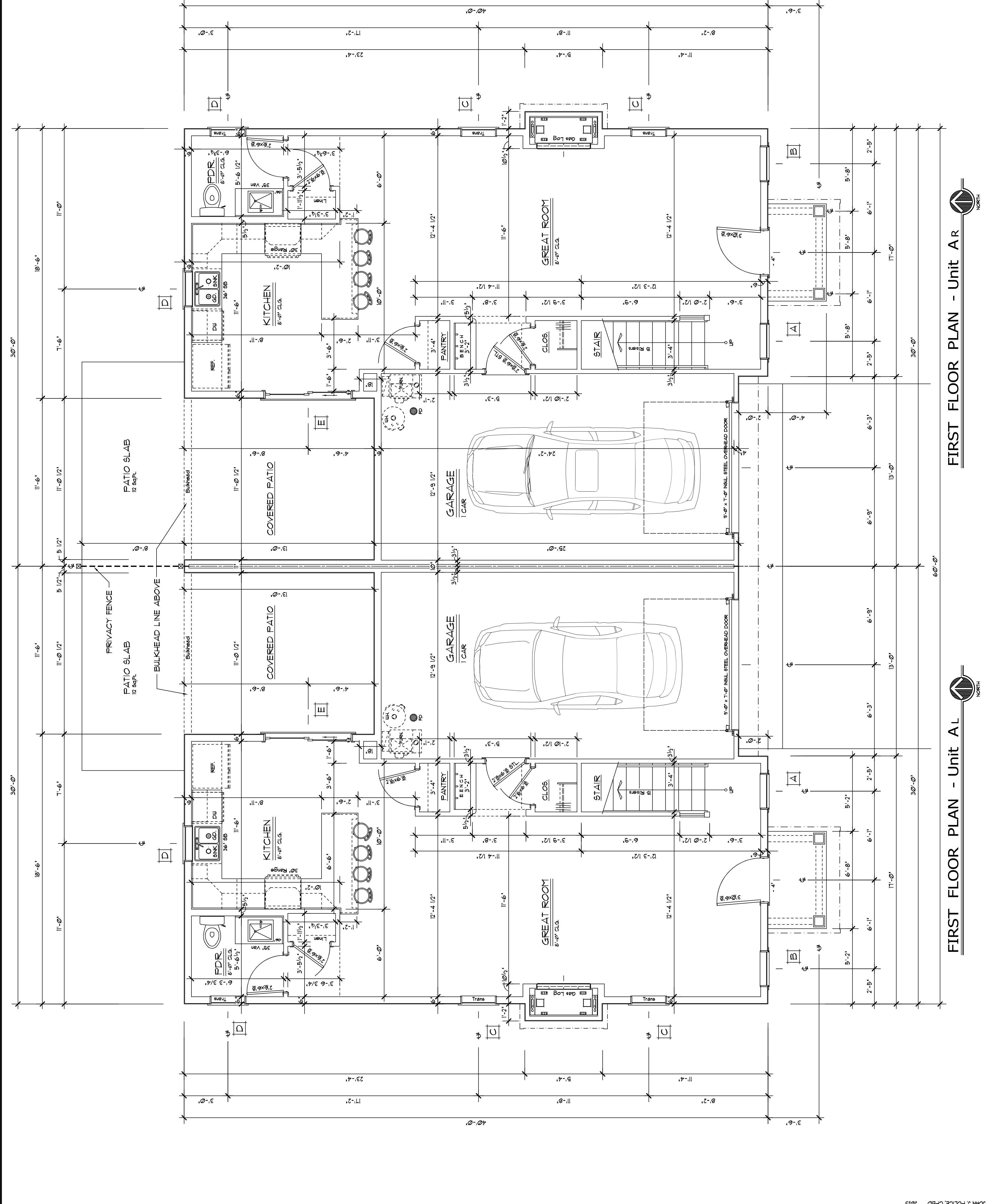
The concepts, design, details, uses, and/or any other information contained herein are the property of CONCEPT ONE DESIGNS, LLC and shall remain the property of CONCEPT ONE DESIGNS, LLC and shall not be used for any other project without the written consent of CONCEPT ONE DESIGNS, LLC. This document is for the use of the specific use in this project only. Any individual firm or corporation that uses this document without the written consent of CONCEPT ONE DESIGNS, LLC is doing so at their own risk. CONCEPT ONE DESIGNS, LLC is not responsible for any errors or omissions in this document.

REVISIONS:



PROPOSED SITE PLAN





MATERIAL NOTES:

- ALL WINDOW AND RATIO DOOR UNITS SHALL BE BY ANDERSEN WINDOWS. DOORS SUPPLIED BY ANDERSEN CORPORATION.
- ALL ROOF SHINGLES SHALL BE ARCHITECTURAL SHINGLES BY CERTANTEED COLOR AND STYLE TO BE SELECTED BY THE OWNER.
- DECORATIVE ARCHITECTURAL PREFINISHED STEEL STANDING SEAM ROOF SYSTEM - TO BE SELECTED BY THE OWNER.

PROJECT NOTES:

- ALL HABITABLE ROOMS SHALL HAVE AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE ROOM FLOOR AREA AS PER SECTION R 302.1 OF THE INDIANA RESIDENTIAL CODE (IRC).
- ALL EGRESS WINDOW UNITS SHALL HAVE MINIMUM CLEAR OPENING AREA AND AS PER SECTION R 302.1 OF THE IRC.
- ALL EGRESS WINDOW UNITS SHALL HAVE MINIMUM WIDTH AND HEIGHT DIMENSIONS: 1. MAXIMUM GILL CLEAR HEIGHT OF 44" ABOVE FLOOR AS PER SECTION R 302.1 OF THE IRC.
- ALL WINDOWS AND GLAZING IN HAZARDOUS LOCATIONS SHALL AS PER SECTIONS R 308.4 AND R 308.4.1 OF THE IRC.
- ALL STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 36" (FINISHED) AND A MINIMUM CLEAR HEADROOM OF 6'-8" ABOVE STAIR NOSING AS PER SECTIONS R 314.1 R 314.5 OF THE IRC.
- ALL STAIRWAYS SHALL HAVE RISER AND TREAD DIMENSIONS AS PER SECTION R 314.2 OF THE IRC.
- THIS PROJECT USES A RISER HEIGHT OF 7"
- THIS PROJECT USES A TREAD DEPTH OF 10 3/4"
- ALL STAIR HANDRAILS SHALL HAVE A MIN HEIGHT OF 34" AND A MAX. HEIGHT OF 38" ABOVE TREAD NOSING AS PER SECTION R 315.1 OF THE IRC.
- ALL BALCONIES & DECKS SHALL HAVE RAILINGS WITH A MINIMUM HEIGHT OF 36" ABOVE SURFACE WHEN OVER 30" ABOVE GRADE OR FLOOR BELOW AS PER SECTION R 316.1 OF THE IRC.
- ICE SHIELD MEMBRANE SHALL BE REQUIRED ON ALL LOWER ROOF EDGES TO A POINT 2'-0" FROM THE INSIDE FACE OF ALL EXTERIOR WALLS AS PER TABLE 302.2 (1) OF THE IRC.
- ALL ROOFS SHALL BE ATTACHED TO WALL TOP PLATES W/ MECHANICAL FASTENERS (HURRICANE) ABLE TO RESIST 115 POUNDS OF UPLIFT AS PER PER SECTION R 602.10.5 OF THE IRC.
- ALL GARAGE DOOR OPENING FRAMING SHALL BE AS PER TABLE R 602.10.5 WITH 8'-0" HIGH DOORS REQUIRING 16" MINIMUM SIDEWALL WIDTH, WITH THE HEADER TO EXTEND OVER THE CORNER WITH TWO ANCHOR BOLTS AT BASE PLATE AND EXTERIOR WALL. SIDEWALLS SHALL BE 16" MINIMUM HEIGHT ON THE INTERIOR AND STUD WALL WITH MINIMUM 16" ON THE EXTERIOR SIDE OF THE WALL FROM THE TOP OF THE HEADER AND DOWN EQUAL HEIGHT ONTO STUD WALL BELOW PER TABLE R 602.10.5 OF THE IRC.
- PERIMETER WALLS WITHIN GARAGE AREA SHALL RECEIVE 5/8" FC GYPSUM BOARD TO GARAGE FACE OF WALL FULL HEIGHT TO CEILING.
- ENTIRE GARAGE CEILING AREA SHALL RECEIVE TWO LAYERS OF 5/8" FC GYPSUM BOARD TO BE FIRE TAPED AND FINISHED. (Staggered Joints)
- ALL ENCLOSED ATTIC & CEILING AREAS SHALL BE VENTILATED WITH MINIMUM OF NET FREE AREA AS PER SECTION R 806 OF THE IRC.
- ALL ROOF AREAS SHALL HAVE ATTIC ACCESS OPENINGS OF 22" x 30" WITH A MINIMUM CLEAR HEIGHT OF 30" ABOVE OPENING AS PER SECTION R 807.1 OF THE IRC.

SQUARE FOOTAGE TABLE:

FIRST FLOOR AREA:	695.00	Sq. Ft.
GARAGE FLOOR AREA:	335.00	Sq. Ft.
FRONT PORCH AREA:	28	Sq. Ft.
COVERED PATIO AREA:	144	Sq. Ft.
PATIO AREA:	112	Sq. Ft.

FLOOR AREA TABLE: Each Unit

FIRST FLOOR :	695	Sq. Ft.
SECOND FLOOR :	1,027	Sq. Ft.
TOTAL LIVING AREA:	1,722	Sq. Ft.
GARAGE (1 CAR):	335	Sq. Ft.
FRONT PORCH:	28	Sq. Ft.
COVERED PORCH:	144	Sq. Ft.

PLAN NOTES:

- ALL EXTERIOR WALLS ARE 2 x 6 STUDS AT 1'-4" ON CENTER WITH 1/8" OSB WALL SHEATHING OVER UNLESS NOTED OTHERWISE.
- ALL INTERIOR WALLS ARE 2 x 4 STUDS AT 1'-4" ON CENTER WITH 1/2" 1/4" GYPSUM BOARD OVER UNLESS DIMENSIONED OTHERWISE.

REVISIONS:

DESIGNER:

7007 HAWKINS TRAIL, FORT WAYNE, INDIANA 46835
Email: CONCEPTDESIGNS@CONCEPTONE.COM
Phone: (219) 420-7097

CONTRACTOR:

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

DEVELOPER:

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

FIRST FLOOR PLAN

COTTAGES OF ST. JOE II

5200 St. Joe Center Road
Fort Wayne, Indiana 46835

PROJECT NUMBER:

22350-0

DATE:

10-25-2023

DRAWN BY:

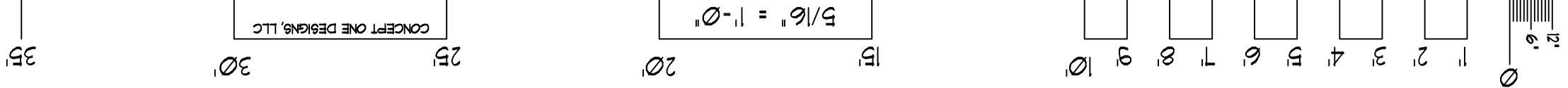
JPOLICE

SCALE:

NONE

SHEET NUMBER:

A3.1



SECOND FLOOR PLAN - Unit A L

SECOND FLOOR PLAN - Unit A R



NORTH



NORTH

SQUARE FOOTAGE TABLE:
SECOND FLOOR AREA: 1071.00 Sq. Ft.

PLAN NOTES:

- ALL EXTERIOR WALLS ARE 2 x 6 STUDS AT 1'-4" ON CENTER WITH 1/8" OSB WALL SHEATHING OVER UNLESS NOTED OTHERWISE.
- ALL INTERIOR WALLS ARE 2 x 4 STUDS AT 1'-4" ON CENTER WITH 1/2" THK. GYPSUM BOARD OVER UNLESS DIMENSIONED OTHERWISE.

DRAWING NO:

232604-15PK

DATE:

06-25-2023

BY:

JOHN J. POLICE

SCALE:

NONE

SHEET NUMBER:

10-25-2023

A4.1

PROJECT NUMBER:

232520

SECOND FLOOR PLAN
A NEW DUPLEX UNIT FOR:
COTTAGES OF ST. JOE II

5200 St. Joe Center Road
Fort Wayne, Indiana 46835

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

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

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REVISIONS:



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