

#REZ-2025-0011

BILL NO. Z-25-03-14

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. Q46 (Sec. 7 of St. 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 I1/Limited Industrial District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 31 NORTH, RANGE 13 EAST, ALLEN COUNTY, INDIANA, BEING PART OF THE LANDS OF CLINTON PROPERTIES, LLC DESCRIBED IN DOCUMENT NUMBER 2024001810 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA AND DESCRIBED AS FOLLOWS:

TO ARRIVE AT THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF HIGHWAY #427 (LEO ROAD) AND THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 23 DEGREES 04 MINUTES 17 SECONDS EAST (BEARINGS BASED UPON INDIANA STATE PLANE COORDINATE, EAST ZONE, GRID), ALONG SAID CENTERLINE AS ESTABLISHED, A DISTANCE OF 617.50 FEET; THENCE NORTH 22 DEGREES 49 MINUTES 49 SECONDS EAST AND CONTINUING ALONG SAID CENTERLINE AS ESTABLISHED, A DISTANCE OF 436.55 FEET TO THE POINT OF BEGINNING INITIALLY REFERRED TO; THENCE NORTH 22 DEGREES 49 MINUTES 49 SECONDS EAST AND CONTINUING ALONG SAID CENTERLINE AS ESTABLISHED, A DISTANCE OF 225.85 FEET; THENCE NORTH 22 DEGREES 43 MINUTES 00 SECONDS EAST AND CONTINUING ALONG SAID CENTERLINE AS ESTABLISHED, A DISTANCE OF 33.83 FEET TO THE NORTHEAST CORNER OF THE LANDS OF CLINTON PROPERTIES, LLC AS DESCRIBED AS PARCEL I IN SAID DOCUMENT NUMBER 2024001810; THENCE SOUTH 88 DEGREES 15 MINUTES 56 SECONDS WEST ALONG THE NORTH LINE OF THE PARCEL AFORESAID, A DISTANCE OF 553.45 FEET TO THE NORTHWEST CORNER THEREOF AS SITUATED ON THE EASTERLY RIGHT OF WAY OF INTERSTATE HIGHWAY NO. 69; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY AS COINCIDENT WITH THE WESTERLY LINE OF SAID LANDS OF CLINTON PROPERTIES, LLC, ALONG A NON TANGENT CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 8704.37 FEET, A DISTANCE OF 299.65 FEET, THE CHORD OF WHICH BEARS SOUTH 26 DEGREES 44 MINUTES 37 SECONDS WEST, 299.64 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL I; THENCE NORTH 81 DEGREES 04 MINUTES 35 SECONDS EAST ALONG THE SOUTH LINE OF SAID PARCEL I, A DISTANCE OF 395.21 FEET; THENCE NORTH 80 DEGREES 08 MINUTES 45 SECONDS EAST AND CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 113.62 FEET; THENCE SOUTH 67 DEGREES 10 MINUTES 11 SECONDS EAST, A DISTANCE OF 92.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.953 ACRES OF LAND, MORE OR LESS.

1 and the symbols of the City of Fort Wayne Zoning Map No. Q46 (Sec. 7 of St. Joseph Township),
2 as established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is
3 hereby changed accordingly.

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

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

10
11 _____
12 Council Member

13 APPROVED AS TO FORM AND LEGALITY:

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15 _____
16 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-2025-0011
Bill Number: Z-25-03-14
Council District: 2 – Russ Jehl

Introduction Date: March 25, 2025

Plan Commission
Public Hearing Date: April 14, 2025 (not heard by Council)

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

Synopsis of Ordinance: To rezone 2.953 acres from R1/Single Family Residential to I1/Limited Industrial

Location: 7755 N Clinton St (West side of the 7700 block of North Clinton Street)
(Section 7 of St. Joseph Township)

Reason for Request: To permit a new office and warehouse facility.

Applicant: Todd Bauer

Property Owner: Clinton Properties LLC

Related Petitions: Primary Development Plan – Simplex

Effect of Passage: Property will be rezoned to the I1/Limited Industrial zoning district, which would permit a new office and warehouse facility.

Effect of Non-Passage: Property will remain zoned R1/Single Family Residential, which does not permit a new office and warehouse facility. The site may continue with existing uses, and may be redeveloped with single family residential, and similar uses.

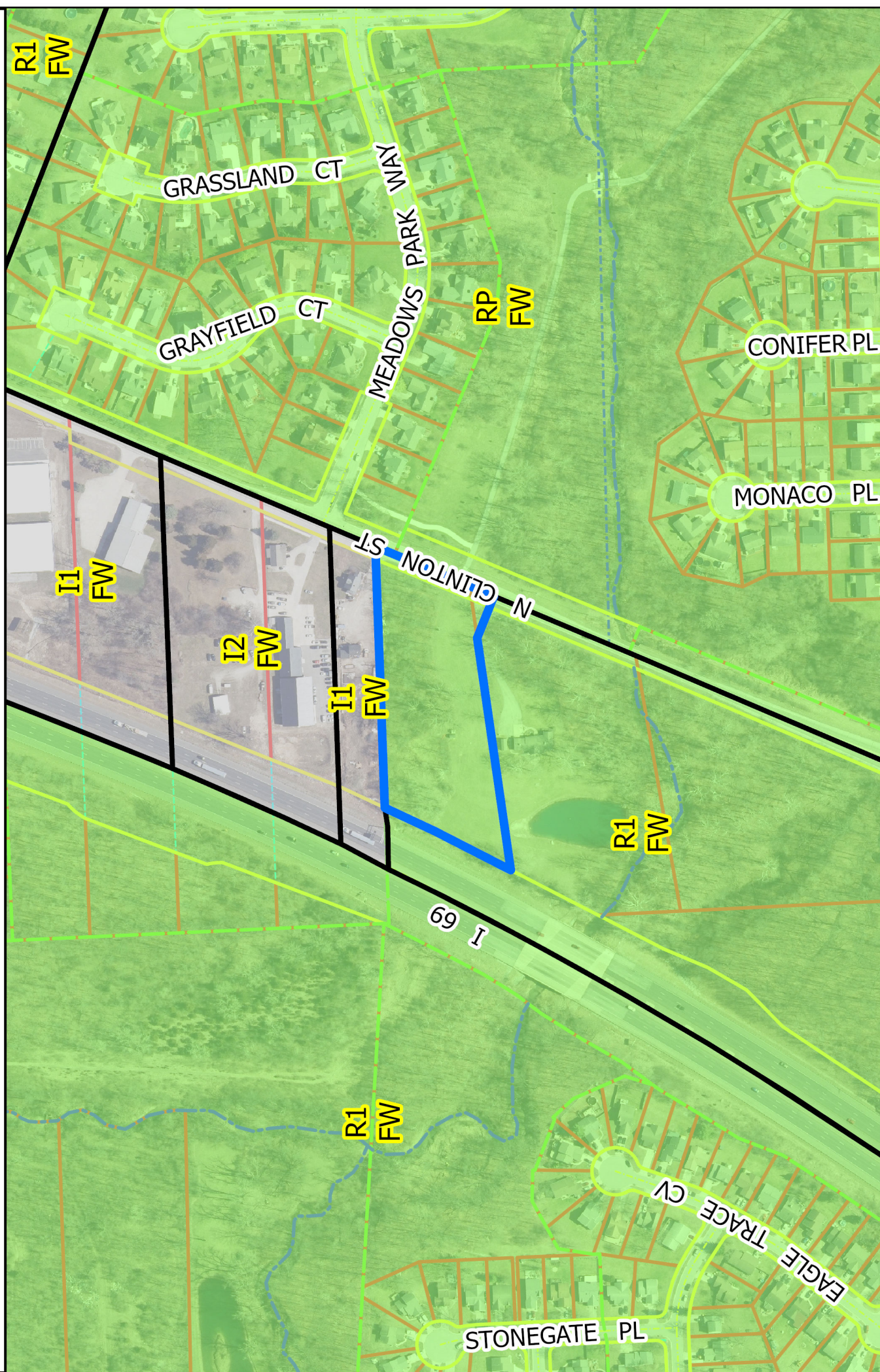


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 3/14/2025



Rezoning Petition REZ-2025-0011 and Primary Development Plan PDP-2025-0011 - Simplex



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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 3/14/2025

Primary Development Plan For Simplex Development

7807 North Clinton Street,
Fort Wayne, Indiana 46825

Project Civil Engineer/Land Surveyor:

ForeSight Consulting, LLC
1910 St. Joe Center Road, Suite 61
Fort Wayne, Indiana 46825
Phone: 260.484.9900
Fax: 260.484.9980



Property Owner/Developer:

**Clinton Properties LLC
PO Box 15086
Fort Wayne, Indiana 46825**

Development Statistics:

Project Area:	2.93 Acres
Building Area:	20,000 Sq. Ft.
Zoning Jurisdiction	City of Fort Wayne
Current Zoning:	R1 - Residential
Proposed Zoning:	I1 - Light Industrial
Parking	96 Spaces

Professional Engineers & Surveyors
1910 St. Joe Center Road, Suite # 61
Fort Wayne, Indiana 46825
260.484.9900 phone
260.484.9980 fax
www.4ste.biz



Certification:



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Performed for:

Exhibit Map for Rezoning:

Simplix New Site

7807 North Clinton Street, Fort Wayne, Indiana 46825

Drawing Revisions

Commission Number
254002

Date March 3rd, 2025

Title
Primary Development Plan

Sheet Number
PD1
SHEET 1 OF 2

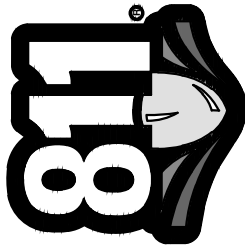
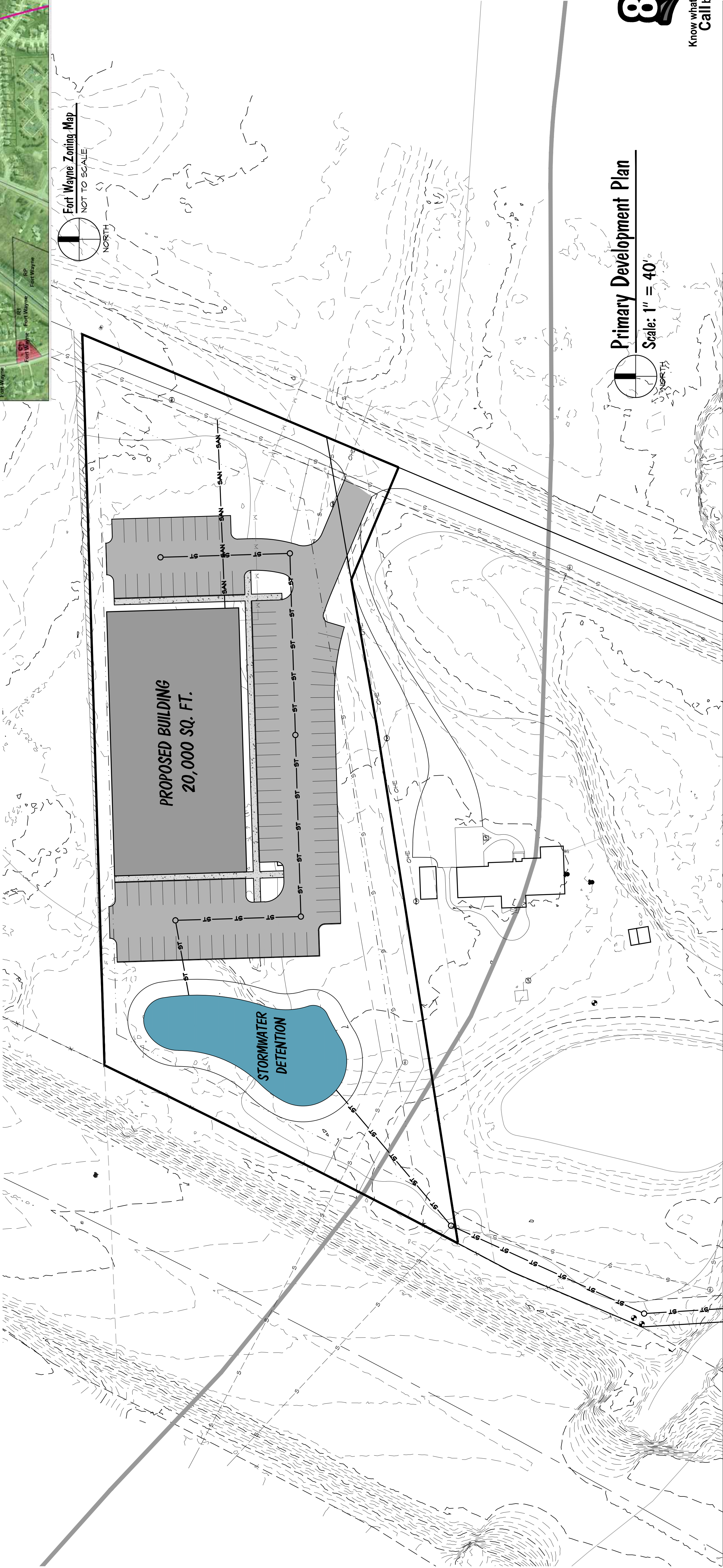
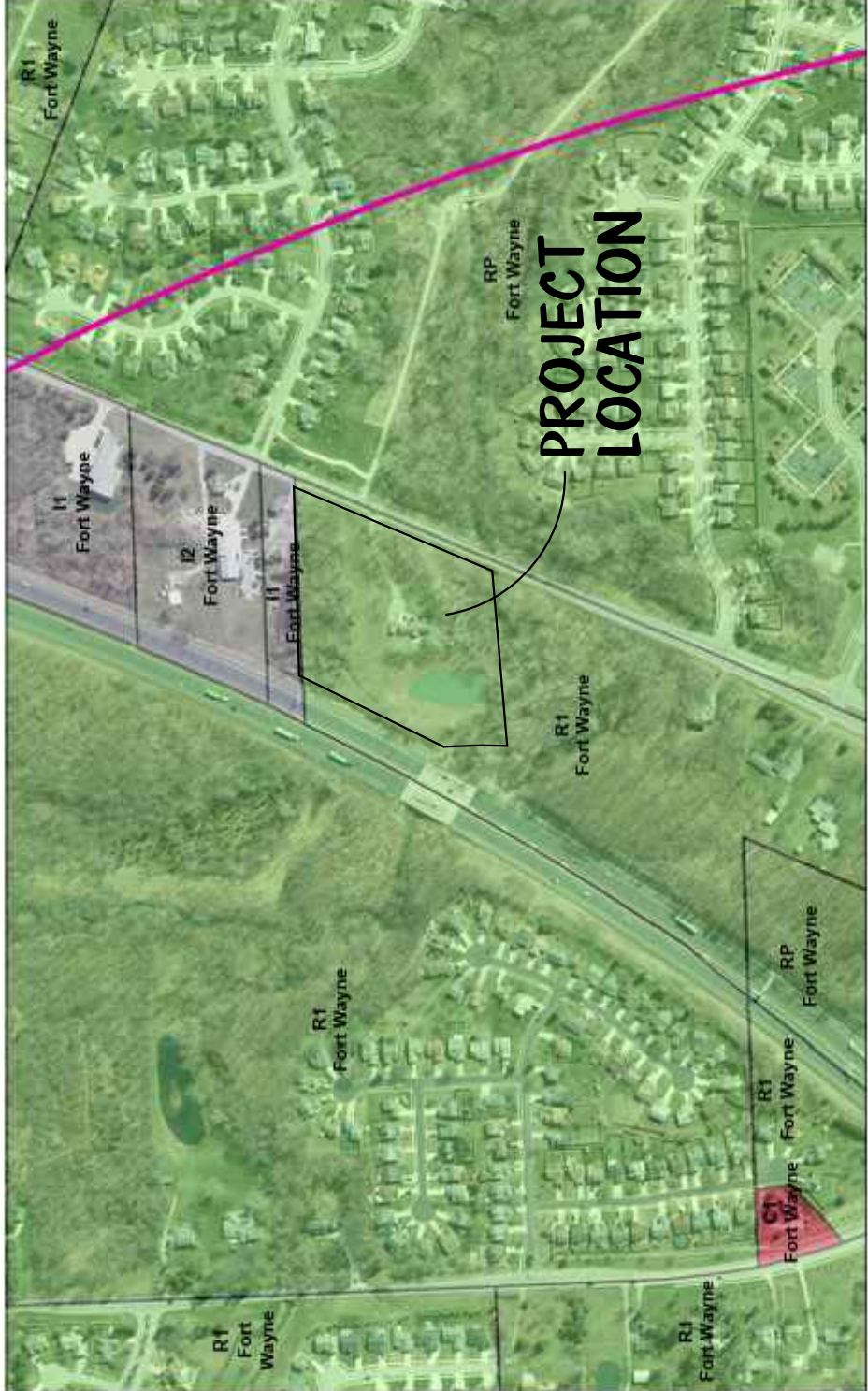
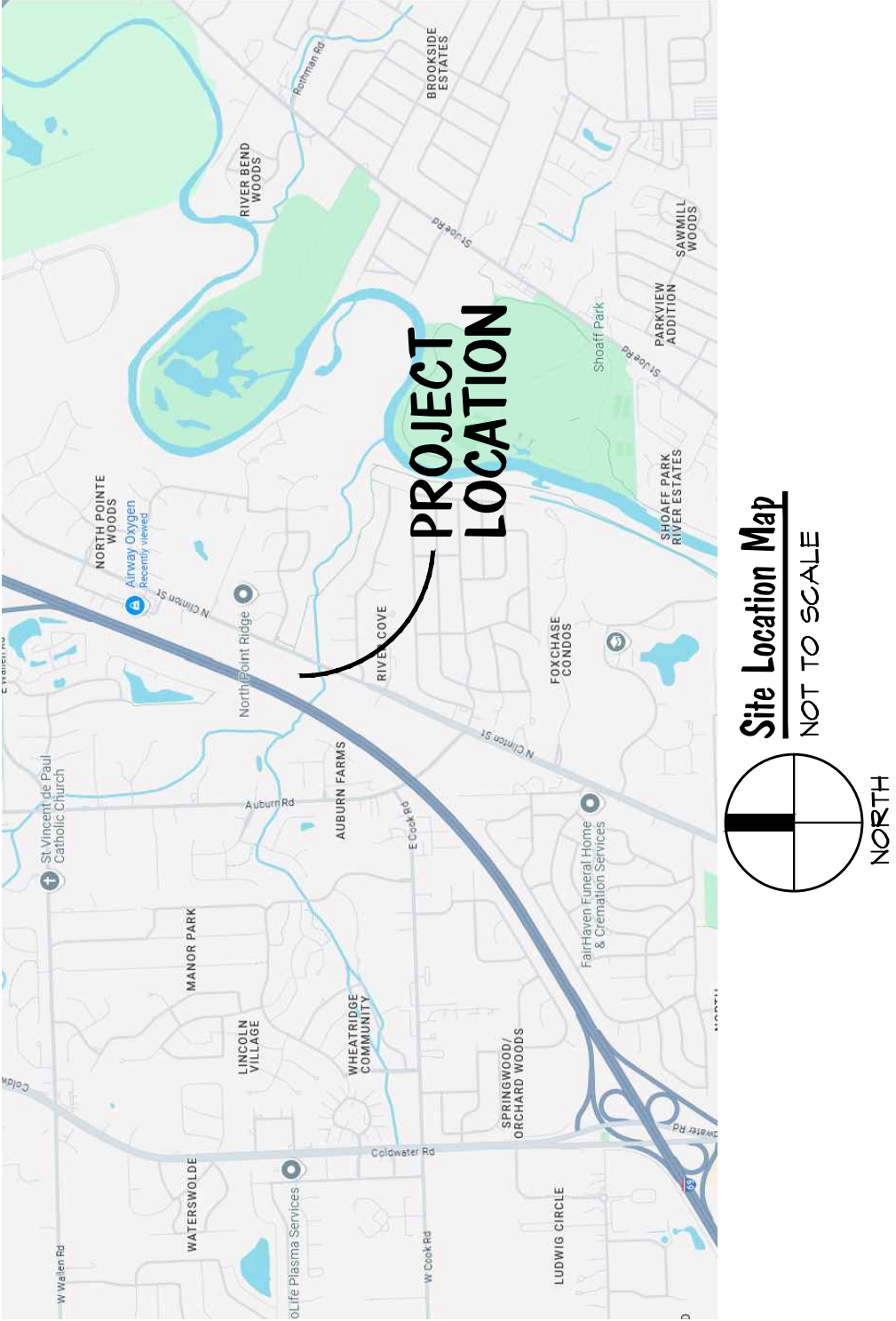
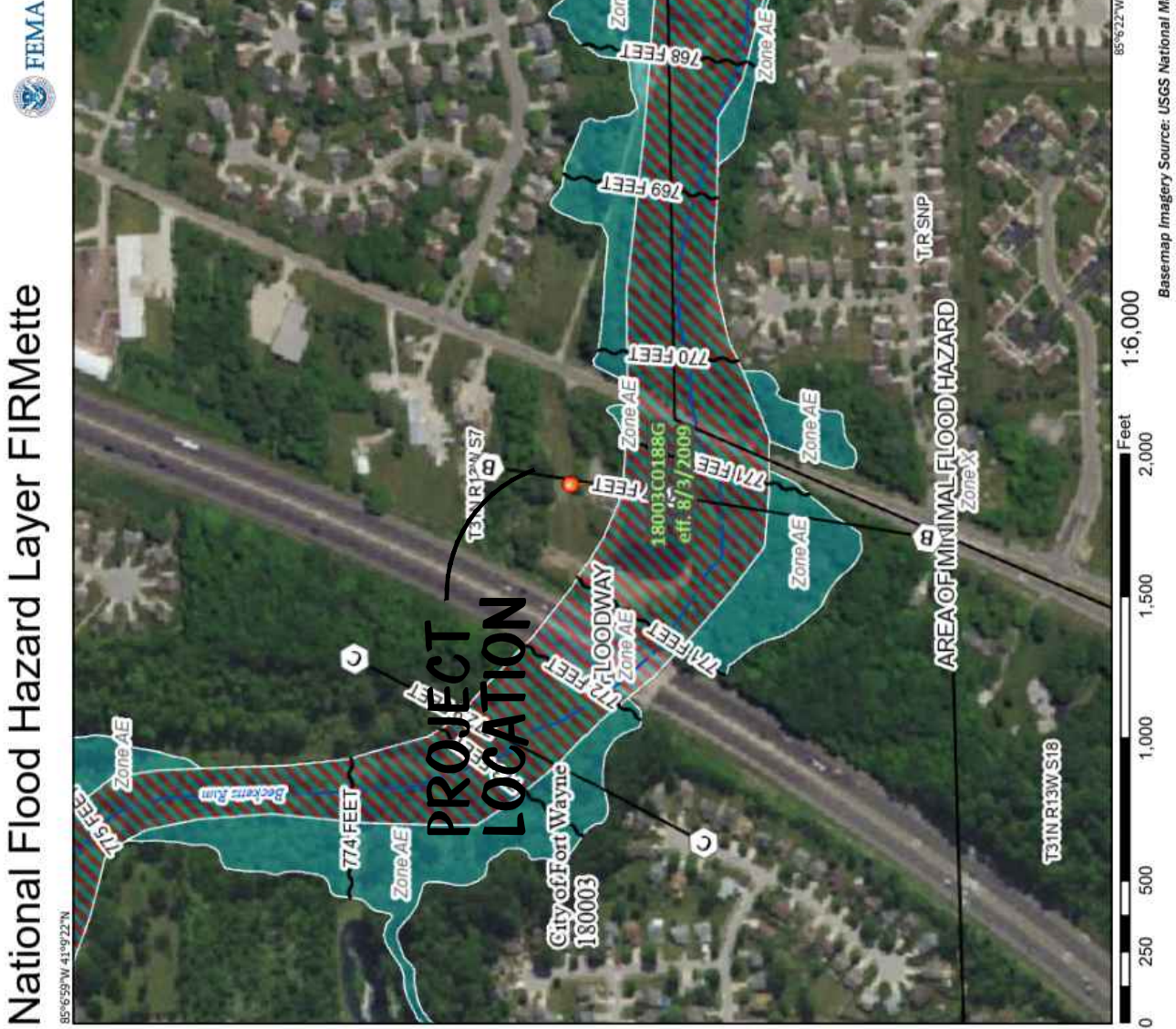


Primary Development Plan For

Simplx Development

7807 North Clinton Street,
Fort Wayne, Indiana 46825

Existing Utility Provider Information	
Water Service	City of Fort Wayne
Sanitary Sewer Service	City of Fort Wayne
Electric	American Electric Power
Gas	NIPSCO
Contact Information	
City of Fort Wayne Department of Land Use Management-Michelle Wood	260-427-1129
City of Fort Wayne Fire Department-Jeremy Elder	260-427-1168
City of Fort Wayne New Water and Sewer Engineering-Rick Seals	260-427-1161
City of Fort Wayne Sewer Engineering Department-Lisa Ramos	260-427-5064
City of Fort Wayne Stormwater Engineering Department-Paritok Joley	260-427-5064
City of Fort Wayne Water Engineering Department-Rick Seals	260-427-1172
City of Fort Wayne Traffic Engineering Department-Kyle Willing	260-408-1863
American Electric Power-Karen Palmer	260-461-3325
Verizon-Amy Heltzman	260-439-1408
NIPSCO-Mike Pruitt	
Comcast-Dawn Leonhardt	765-449-3811



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Fort Wayne, Indiana 46825
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260.484.9980 fax
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ForeSight

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Certification:

No. 1912312
Professional Engineer
Civil Engineering
State of Indiana

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Performed for:

Primary Development Plan For:

Simplx New Site

7807 North Clinton Street, Fort Wayne, Indiana 46825

Drawing Revisions

Commission Number
254002

Date
March 3rd, 2025

Title
Primary Development Plan

Sheet Number
PD2

SHEET 2 OF 2

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Todd R. Bauer PE, PS - Foresight Consulting LLC
Address 1910 St. Joe Center Road No. 61
City Fort Wayne State Indiana Zip 46825
Telephone 260-484-9900 E-mail todd@4site.biz

Property Ownership
Property Owner Clinton Properties LLC
Address PO Box 15086
City Fort Wayne State Indiana Zip 46825
Telephone _____ E-mail _____

Contact Person
Contact Person Joe Gabet
Address 1910 St. Joe Center Road No. 61
City Fort Wayne State Indiana Zip 46825
Telephone 260-760-3873 E-mail joe@4site.biz

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 North Clinton Street Township and Section St. Joseph/7
Present Zoning R1 Proposed Zoning I1 Acreage to be rezoned 2.93
Purpose of rezoning (attach additional page if necessary) The purpose is to allow for the construction of an new office and warehouse building on a undeveloped residential parcel.
Sewer provider City of Fort Wayne Water provider City of Fort Wayne

Filing Checklist
Applications will not be accepted unless the following filing requirements are submitted with this application.
☒ Filing fee \$1000.00
☒ Surveys showing area to be rezoned
☒ Legal Description of parcel to be rezoned
☒ Rezoning Criteria (please complete attached document)

I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Fort Wayne and Allen County Plan Commissions as those provisions, procedures and policies related to the handling and disposition of this application; that the above information is true and accurate to the best of my/our knowledge; and that

(printed name of applicant)

Nate Routsong

(signature of applicant)

Nate Routsong

(date)

3-3-2025

(printed name of property owner)

(signature of property owner)

(date)



Received	Receipt No.	Hearing Date	Petition No.
<u>3.4.25</u>	<u>147115</u>	<u>4.14.25</u>	<u>REZ-2025-0011</u>

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



Department of Planning Services Rezoning Questionnaire

When making recommendations on rezoning requests, the Plan Commission shall pay reasonable regard to the following items. Please describe how this petition satisfies the following:

(1) The Comprehensive Plan;

Project lies within an Urban Infill area where compatible infill development is encouraged. The property lies adjacent to the production center and would provide less intense industrial buffer between the residential and the more intense industrial as encouraged on page 88 of the comprehensive plan.

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

The property, in its current state, is an underutilized and undeveloped residential parcel situated adjacent to a major interstate and a key local corridor leading into the city. This location, characterized by its proximity to high-traffic routes, presents significant potential for more effective land use that aligns with the area's infrastructure.

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

As previously mentioned, the property is strategically located along an interstate and a major corridor, where factors like noise and light pollution make residential development less desirable. In contrast, light industrial or commercial uses are more suitable in this context, as they can capitalize on the property's easy access and high visibility.

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

The subject property is bound on the north by industrial zoning with similar developments, on the west by Interstate 69 (80K vehicles per day), on the east by North Clinton Street (10K vehicles per day), and on the south by residential land that has a natural buffer of protected floodway of Becketts Run Regulated drain. The development of this property will not cause adverse affects that will affect property value.

(5) Responsible development and growth.

Utilizing the property for light industrial development will effectively address an underutilized parcel that is neither desirable for residential development nor productive for agricultural use. By shifting its purpose to light industrial, the property can contribute to infill development, thereby optimizing the existing infrastructure such as roads, utilities, and services. This strategic approach will not only enhance the economic viability of the area but also reduce the pressure to develop more rural or residential zones.

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*



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