

#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:

14  
15 \_\_\_\_\_  
16 Malak Heiny, City Attorney  
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# 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-2025-0011  
Bill Number: Z-25-03-14  
Council District: 2 – Russ Jehl

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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

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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

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Related Petitions: Primary Development Plan – Simplex

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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.





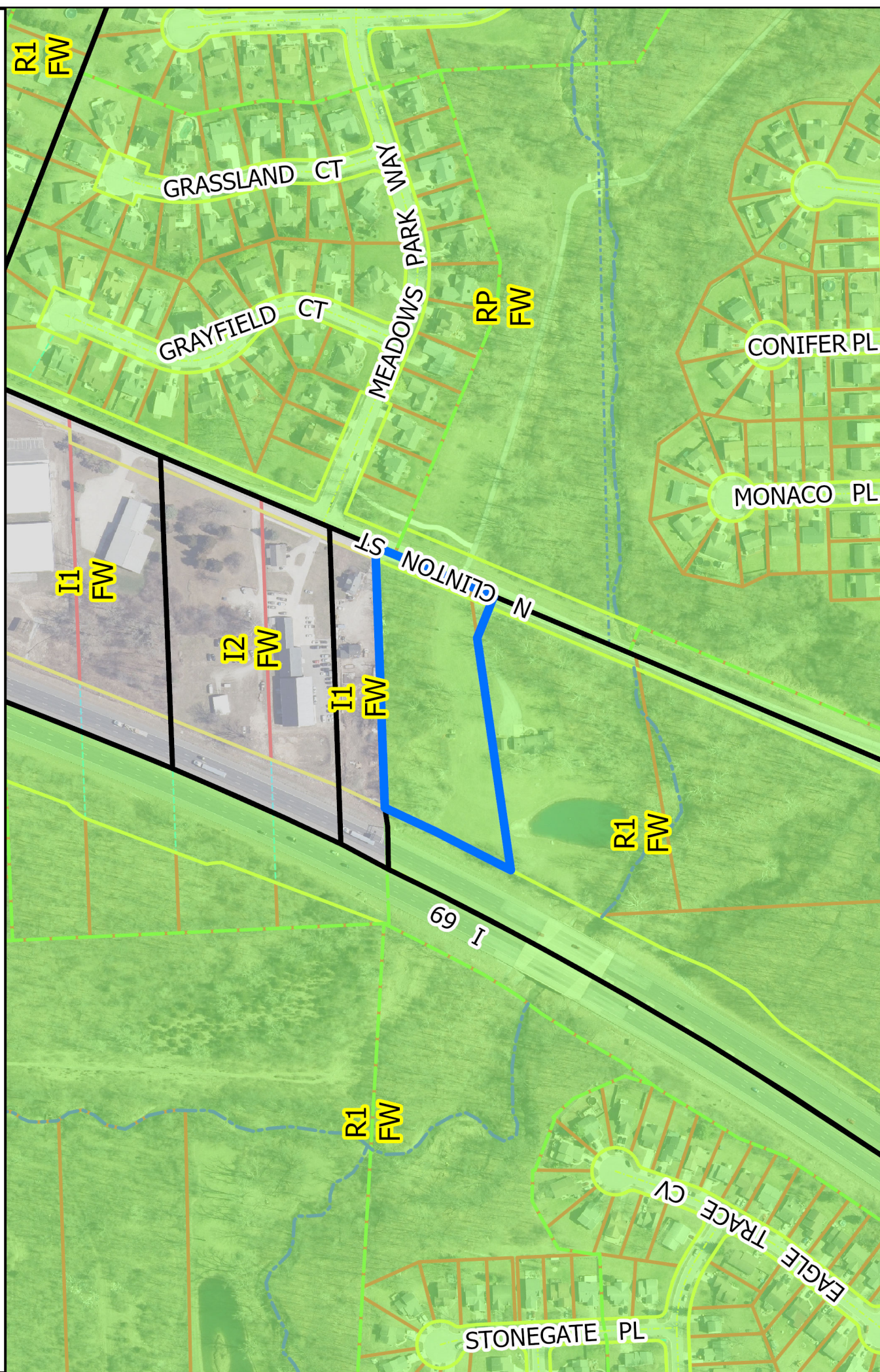
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Photos and Contours: Spring 2009  
Date: 3/14/2025





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



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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.4site.biz



**Certification:**



This is a original design created by Foresight Consulting, LLC. The concepts, ideas, plans and details are the sole property of Foresight Consulting, LLC. None of the concepts, ideas, plans or details shall be used by or disclosed to an person, firm or corporation for any purpose without the prior written permission of Foresight Consulting, LLC. Written dimensions on these drawings shall have precedence over the scale dimensions. The contractor shall verify and be responsible for all dimensions and conditions on the job and Foresight Consulting, LLC must be notified of variation from the dimensions and conditions shown on these drawings. Shop drawings shall be submitted to Foresight Consulting, LLC for approval before construction.

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         |
|------------------------|----------------------------------|
| 1. <b>Introduction</b> | 1.1. <b>Project Overview</b>     |
| 2. <b>Objectives</b>   | 2.1. <b>Primary Objectives</b>   |
| 3. <b>Scope</b>        | 3.1. <b>Project Scope</b>        |
| 4. <b>Methodology</b>  | 4.1. <b>Research Methodology</b> |
| 5. <b>Results</b>      | 5.1. <b>Primary Results</b>      |
| 6. <b>Conclusion</b>   | 6.1. <b>Project Conclusion</b>   |
| 7. <b>References</b>   | 7.1. <b>Primary References</b>   |
| 8. <b>Appendices</b>   | 8.1. <b>Primary Appendices</b>   |
| 9. <b>Index</b>        | 9.1. <b>Primary Index</b>        |
| 10. <b>Glossary</b>    | 10.1. <b>Primary Glossary</b>    |
| 11. <b>Notes</b>       | 11.1. <b>Primary Notes</b>       |
| 12. <b>Footnotes</b>   | 12.1. <b>Primary Footnotes</b>   |
| 13. <b>Endnotes</b>    | 13.1. <b>Primary Endnotes</b>    |
| 14. <b>References</b>  | 14.1. <b>Primary References</b>  |
| 15. <b>Appendices</b>  | 15.1. <b>Primary Appendices</b>  |
| 16. <b>Index</b>       | 16.1. <b>Primary Index</b>       |
| 17. <b>Glossary</b>    | 17.1. <b>Primary Glossary</b>    |
| 18. <b>Notes</b>       | 18.1. <b>Primary Notes</b>       |
| 19. <b>Footnotes</b>   | 19.1. <b>Primary Footnotes</b>   |
| 20. <b>Endnotes</b>    | 20.1. <b>Primary Endnotes</b>    |

Sheet Number

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**PD1**

SHEET 1 OF 2

### Real Estate Description:

THE FOLLOWING LEGAL DESCRIPTION IS FOR REZONING AND IS BASED UPON A BOUNDARY RETRACEMENT SURVEY BY FORESIGHT CONSULTING, LLC CERTIFIED BY TODD R. BAUER, LS NO. 29800007 ON FEBRUARY 28TH, 2017. AS COMMISSION NUMBER 254002.

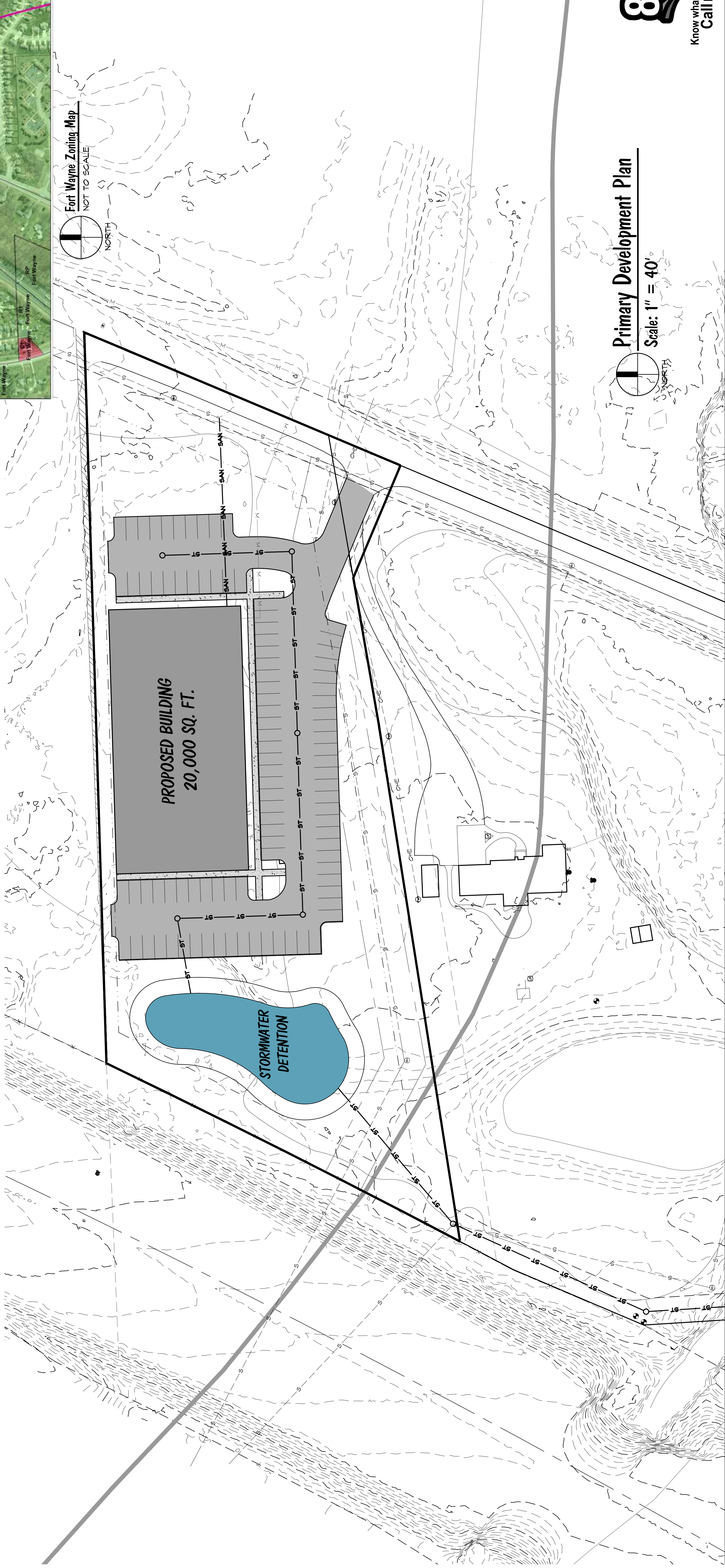
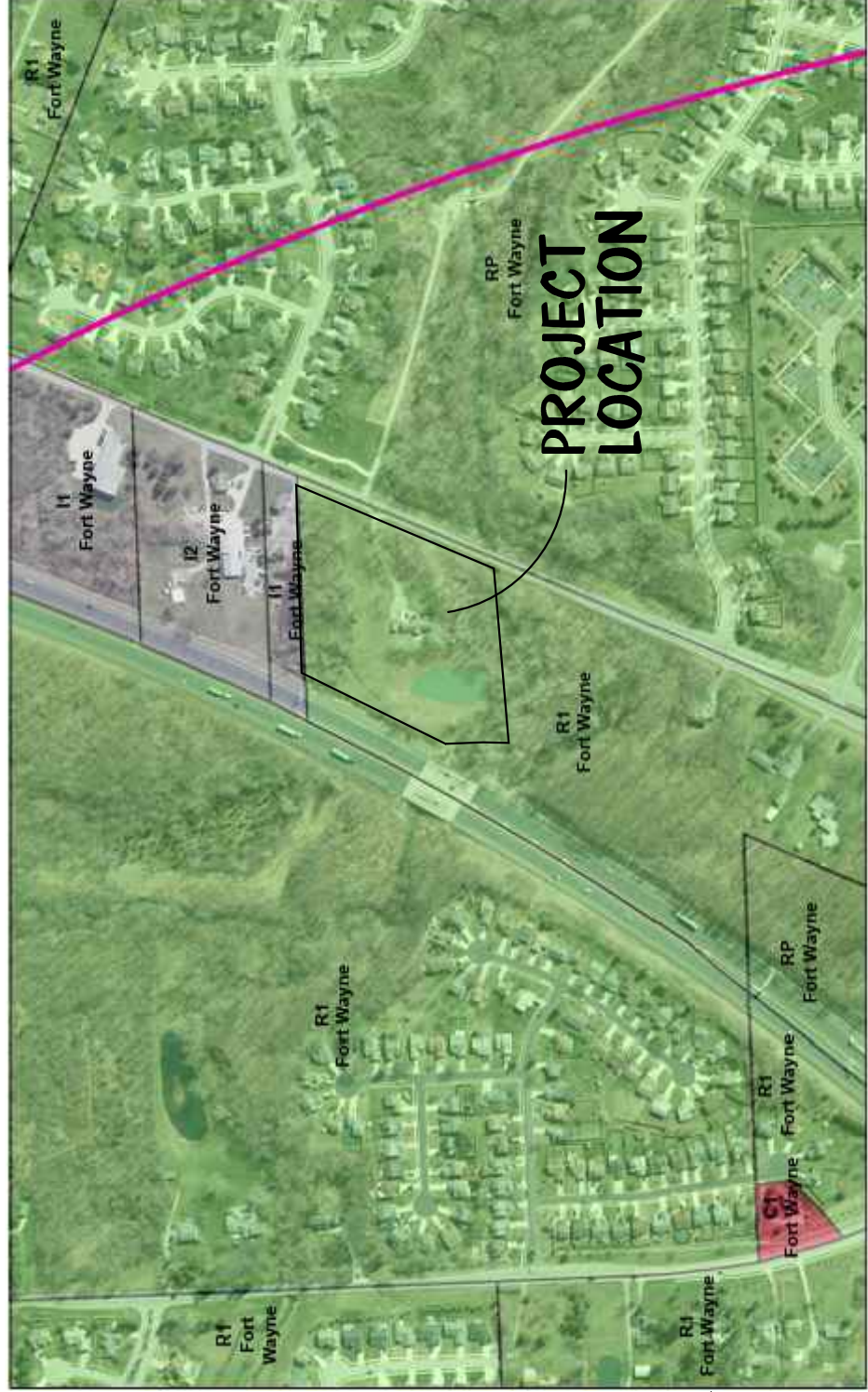
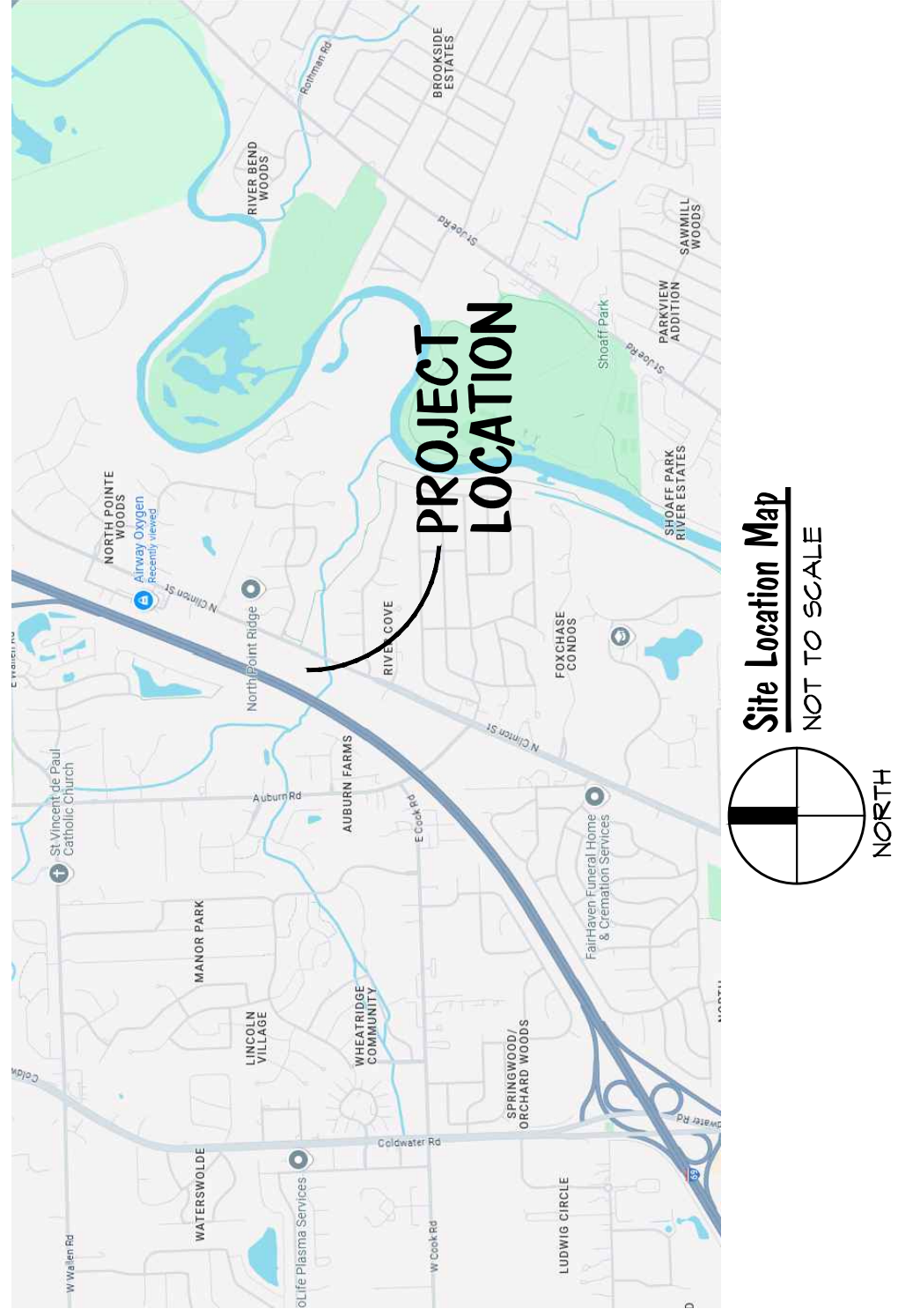
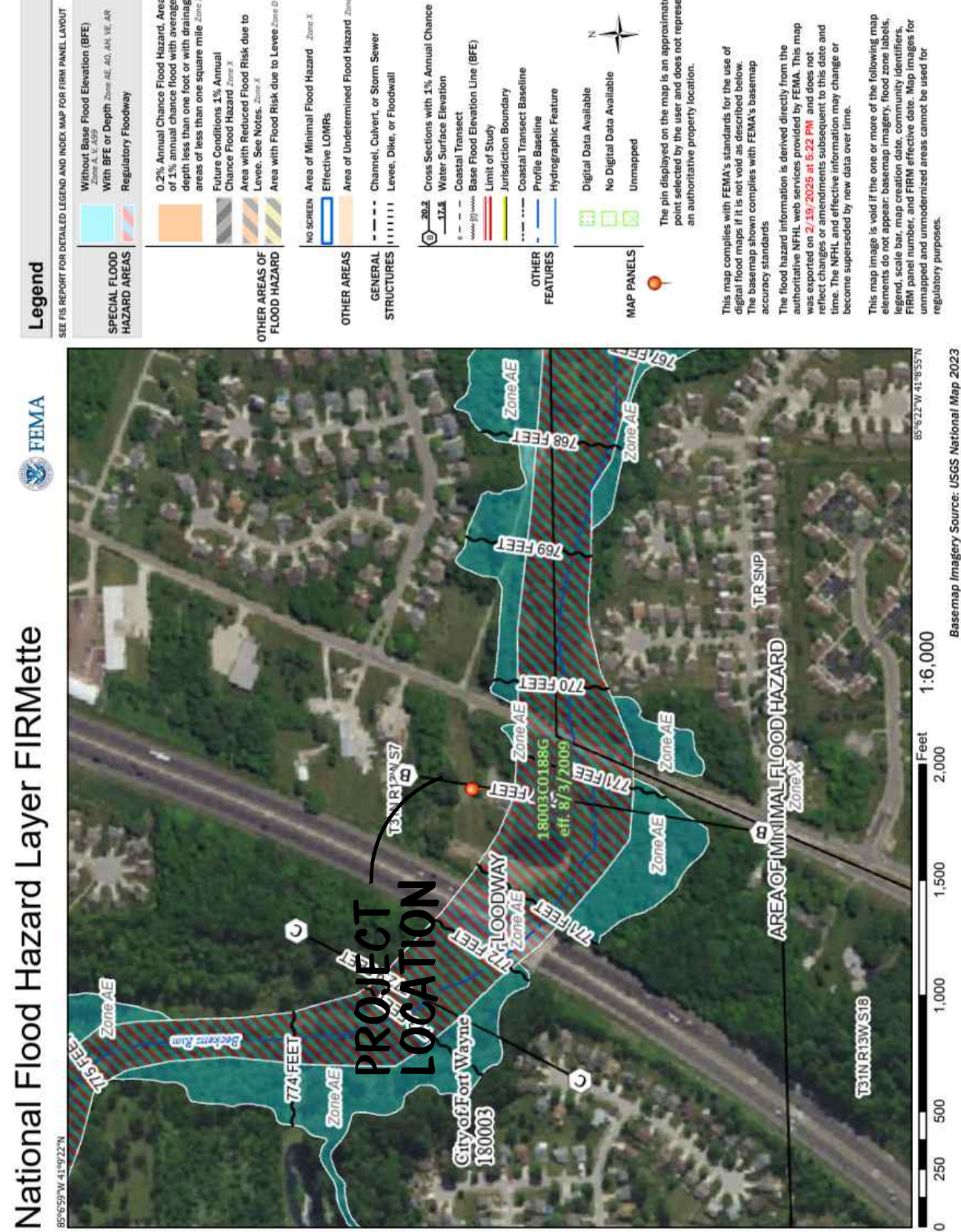
PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 31 NORTH, RANGE 13 EAST, ALLEN COUNTY, INDIANA, BEING PART OF THE LANDS OF CLINTON PROPERTIES, LLC DESCRIBED IN DOCUMENT NUMBER 2024001810 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA AND DESCRIBED AS FOLLOWS:

TO ARRIVE AT THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF HIGHWAY 1427 (LEVEE ROAD) AND THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE NORTH 23 DEGREES 40 MINUTES 11 SECONDS EAST (BEARING BASED UPON INDIANA STATE PLANE COORDINATE EAST ZONE, GRID 01), ALONG SAID CENTERLINE AS ESTABLISHED, A DISTANCE OF 6119.50 FEET; THENCE NORTH 22 DEGREES 44 MINUTES 42 SECONDS EAST AND CONTINUING ALONG SAID CENTERLINE AS ESTABLISHED, A DISTANCE OF 438.95 FEET TO BEGINNING OF CURVE; THENCE ALONG SAID CENTERLINE AS ESTABLISHED, A DISTANCE OF 438.95 FEET TO BEGINNING OF CURVE; THENCE ALONG SAID CENTERLINE AS ESTABLISHED, A DISTANCE OF 228.25 FEET; THENCE NORTH 22 DEGREES 43 MINUTES 40 SECONDS EAST AND CONTINUING ALONG SAID CENTERLINE AS ESTABLISHED, A DISTANCE OF 39.85 FEET TO THE NORTHEAST CORNER OF THE LANDS OF CLINTON PROPERTIES LLC AS DESCRIBED AS PARCEL 1. IN SAID DOCUMENT NUMBER 202-040010-0; THENCE SOUTH 88 DEGREES 19 MINUTES 36 SECONDS WEST ALONG THE SOUTH LINE OF THE PARCEL, A DISTANCE OF 352.48 FEET TO THE NORTHEAST CORNER; THENCE SOUTH 51 DEGREES 51 MINUTES 51 SECONDS EAST, A DISTANCE OF 352.48 FEET TO THE NORTHEAST CORNER; THENCE ALONG THE NORTHEAST CORNER, A DISTANCE OF 352.48 FEET TO THE NORTHEAST CORNER OF THE PARCEL; THENCE ALONG THE 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 9104.91 FEET, A DISTANCE OF 248.65 FEET; THE CHORD OF WHICH BEARS SOUTH 26 DEGREES 44 MINUTES 31 SECONDS WEST, 248.64 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE NORTH 81 DEGREES 40 MINUTES 35 SECONDS EAST ALONG THE SOUTH LINE OF SAID PARCEL 1, A DISTANCE OF 392.21 FEET; THENCE NORTH 80 DEGREES 08 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF SAID PARCEL 1, A DISTANCE OF 392.21 FEET; THENCE NORTH 81 DEGREES 08 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF SAID PARCEL 1, A DISTANCE OF 392.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.4253 ACRES OF LAND MORE OR LESS.



Primary Development Plan For  
**Simplx Development**  
7807 North Clinton Street,  
Fort Wayne, Indiana 46825

National Flood Hazard Layer FIRMette



Know what's below.  
Call before you dig.

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Professional Engineers & Surveyors  
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Fort Wayne, Indiana 46825  
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260.484.9980 fax  
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Primary Development Plan For:

**Simplix New Site**

7807 North Clinton Street, Fort Wayne, Indiana 46825

Drawing Revisions

Commission Number  
**254002**

Date  
**March 3<sup>rd</sup>, 2025**

Title  
**Primary Development Plan**

Sheet Number  
**PD 2**

**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> |

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## 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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# FACT SHEET

Case #REZ-2025-0011    Bill # Z-25-03-14    Project Start: March 2025

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| PROPOSAL:         | Rezoning Petition REZ-2025-0011 - Simplex                                                                                       |
| APPLICANT:        | Todd Bauer                                                                                                                      |
| REQUEST:          | To rezone 2.953 acres from R1/Single Family Residential to I1/Limited Industrial to permit a new office and warehouse facility. |
| LOCATION:         | 7755 N Clinton St (West side of the 7700 block of North Clinton Street)<br>(Section 7 of St. Joseph Township)                   |
| LAND AREA:        | 2.953 acres                                                                                                                     |
| PRESENT ZONING:   | R1/Single Family Residential                                                                                                    |
| PROPOSED ZONING:  | I1/Limited Industrial                                                                                                           |
| COUNCIL DISTRICT: | 2 – Russ Jehl                                                                                                                   |
| SPONSOR:          | Fort Wayne Plan Commission                                                                                                      |

## **April 14, 2025 Public Hearing**

- No one spoke in support or with concerns.
- Karen Richards and Rachel Tobin-Smith were absent.

## **April 21, 2025 Business Meeting**

### **Plan Commission Recommendation: DO PASS**

A motion was made by Paul Sauerteig and seconded by Ryan Neumeister to return the ordinance, with a Do Pass recommendation, to Common Council for their final decision.

### **8-0 MOTION PASSED**

- Rachel Tobin-Smith was absent.

Fact Sheet Prepared by:  
Karen Couture, Associate Land Use Planner  
April 28, 2025



## PROJECT SUMMARY

The applicant's petition includes a rezoning petition to I1/Limited Industrial for a new warehouse and office facility. Today, parcels between North Clinton Street and the I-69 right-of-way are gradually transitioning from residential to nonresidential, with parcels like the Tippmann Complex and North Clinton Office Park developing as industrial or commercial sites. A residential property is established south of the site, but the parcel is likewise owned by the applicant. The questionnaire shows that the applicant is cognizant of the I1/Limited Industrial's intent to serve as a "buffer district" between residentially zoned areas and higher intensity uses. The district restricts outdoor storage to 10% of the primary structure and only permitted away from rights-of-way (the development plan does not propose outdoor storage, but this information is intended for future users). The applicant is committed to the screening and buffering standards to soften transitional areas.

The proposed development plan shows a single 20,000 square foot building, with parking on three sides of the structure. Other elements, like landscaping and storm detention, are provided. Given zoning adjacency, the building is oriented toward the north, where a 10' setback is met. Vehicular access is provided with an existing curb cut that will be improved. The 50-space minimum, calculated by the square footage of the building, is exceeded. The longest run of parking spaces is 25 in this plan, so no tree islands are required. Pedestrian standards are not required in this district. Given its proximity to residentially zoned areas, a photometrics plan will be required, and no footcandles of light will be allowed onto adjacent properties. A landscaping plan is provided, and exceeds minimum requirements. The minimum requirements include P-1 landscaping where parking lots are adjacent to streets, and P-2 landscaping is adjacent on the south side, adjacent to residential districts. The applicant opted to install a 6' fence, which can be used as a substitute for shrubbery and does not require Plan Commission approval. However, the shade tree requirement is still in place every 40'.

## COMPREHENSIVE PLAN REVIEW

### Future Growth and Development Map, Goals, and Strategies

- The project site is located within the Urban Infill Area. Development in urban infill areas should be focused on vacant lots within neighborhoods and commercial or industrial areas already served by infrastructure.
- The following Goal would be applicable and supportive of this request:  
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:  
**LUD Policy 4** – Nonresidential development which is adjacent to residential neighborhoods should be limited to lower intensity neighborhood commercial uses. The Limited Industrial district is on the lower end of intensity for industrial districts.

### Generalized Future Land Use Map

- The project site is located within the Suburban Neighborhood generalized land use category.
- Production Center future land use is contemplated for the north side of the property, all the way to Wallen Road.

### Overall Land Use Related Action Steps

- **LUD Goal 1** Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas.



**Compatibility Matrix**

- This proposed use is permitted in I1/Limited Industrial which is considered potentially compatible with Suburban Neighborhood. The applicant can discuss how building design, landscaping, the end user, and other aspects of the plan are compatible to the built environment. I1 is compatible with the Production Center land use category, which is found immediately north of the site.

**Other Applicable Plans:** none

**PUBLIC HEARING SUMMARY:**

Presenter: Todd Bauer, representing the applicant, presented the request as outlined above.

Public Comments: None



## FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

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### Rezoning Petition REZ-2025-0011 - Simplx

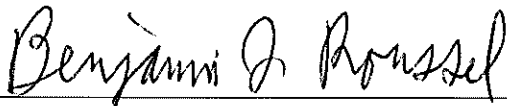
|                  |                                                                                                                        |
|------------------|------------------------------------------------------------------------------------------------------------------------|
| APPLICANT:       | Todd Bauer                                                                                                             |
| REQUEST:         | To rezone property from R1/Single Family Residential to I1/Limited Industrial for a new office and warehouse facility. |
| LOCATION:        | 7755 N Clinton Road, 250 feet south of its intersection with Meadows Park Way (Section 7 of St Joseph Township)        |
| LAND AREA:       | 2.953 acres                                                                                                            |
| PRESENT ZONING:  | R1/Single Family Residential                                                                                           |
| PROPOSED ZONING: | I1/Limited Industrial                                                                                                  |

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**The Plan Commission recommends that Rezoning Petition REZ-2025-0011 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 petition adheres to adjacent policy goals. The I1 district is a suitable district between residential and higher intensity districts. The rezoning petition also demonstrates good infill development within the City 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 adjacent growth policies will yield similar development to the existing conditions. Lighting and residential mitigation impact standards are incorporated into the zoning ordinance to lessen adverse impact to existing residents.
3. Approval is consistent with the preservation of property values in the area. This proposal will allow investment into an area.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. The proposal accompanies a widening project of North Clinton Street, expected to occur in the next 5-7 years. The site is served by public utilities, and all agencies will be able to review the project prior to construction of the primary structure.

These findings approved by the Fort Wayne Plan Commission on April 21, 2025.



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Benjamin J. Roussel  
Executive Director  
Secretary to the Commission





0 200 400 Feet

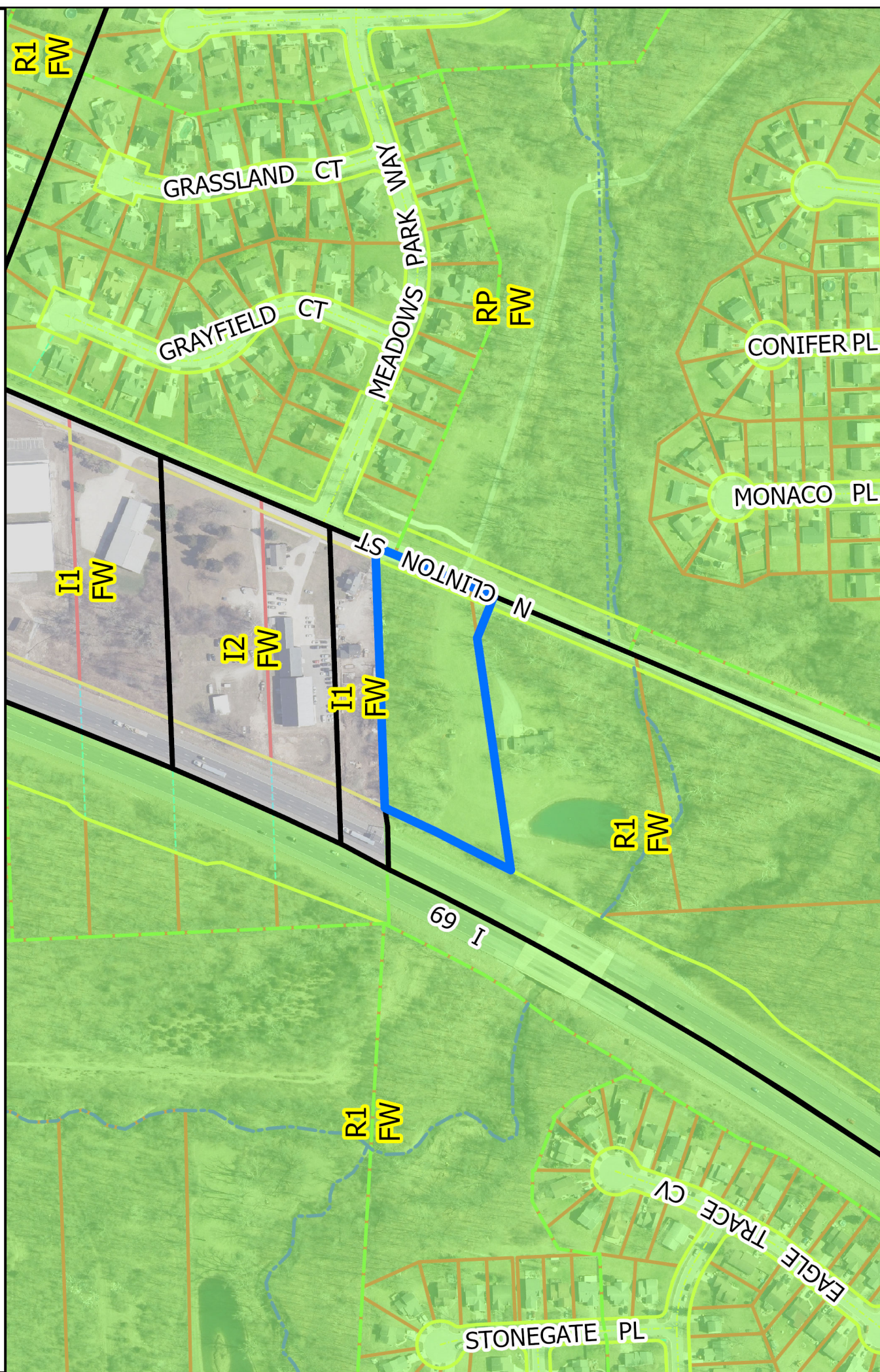
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Rezoning Petition REZ-2025-0011 and Primary Development Plan PDP-2025-0011 - Simplex



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# 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             |

ForeSight Consulting, LLC



**Certification:**



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Performed for:

## Exhibit Map for Rezoning:

7807 North Clinton Street, Fort Wayne, Indiana 46825

## Drawing Revisions

**Commission Number**  
**254002**

Date  
March 3rd, 2025

| Title                  | Primary Development Plan |
|------------------------|--------------------------|
| 1. <i>Introduction</i> |                          |
| 2. <i>Background</i>   |                          |
| 3. <i>Objectives</i>   |                          |
| 4. <i>Methodology</i>  |                          |
| 5. <i>Results</i>      |                          |
| 6. <i>Discussion</i>   |                          |
| 7. <i>Conclusion</i>   |                          |
| 8. <i>References</i>   |                          |
| 9. <i>Appendices</i>   |                          |
| 10. <i>Index</i>       |                          |

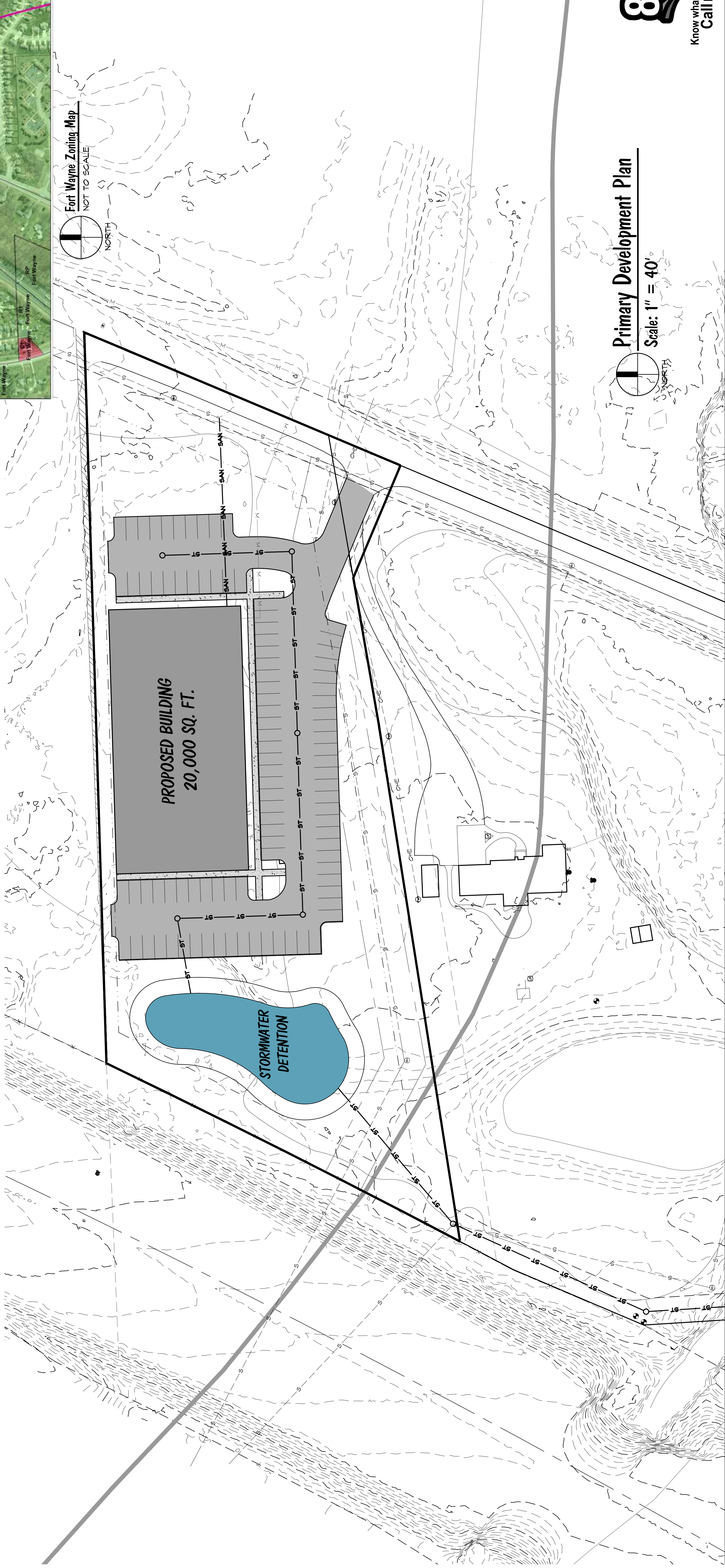
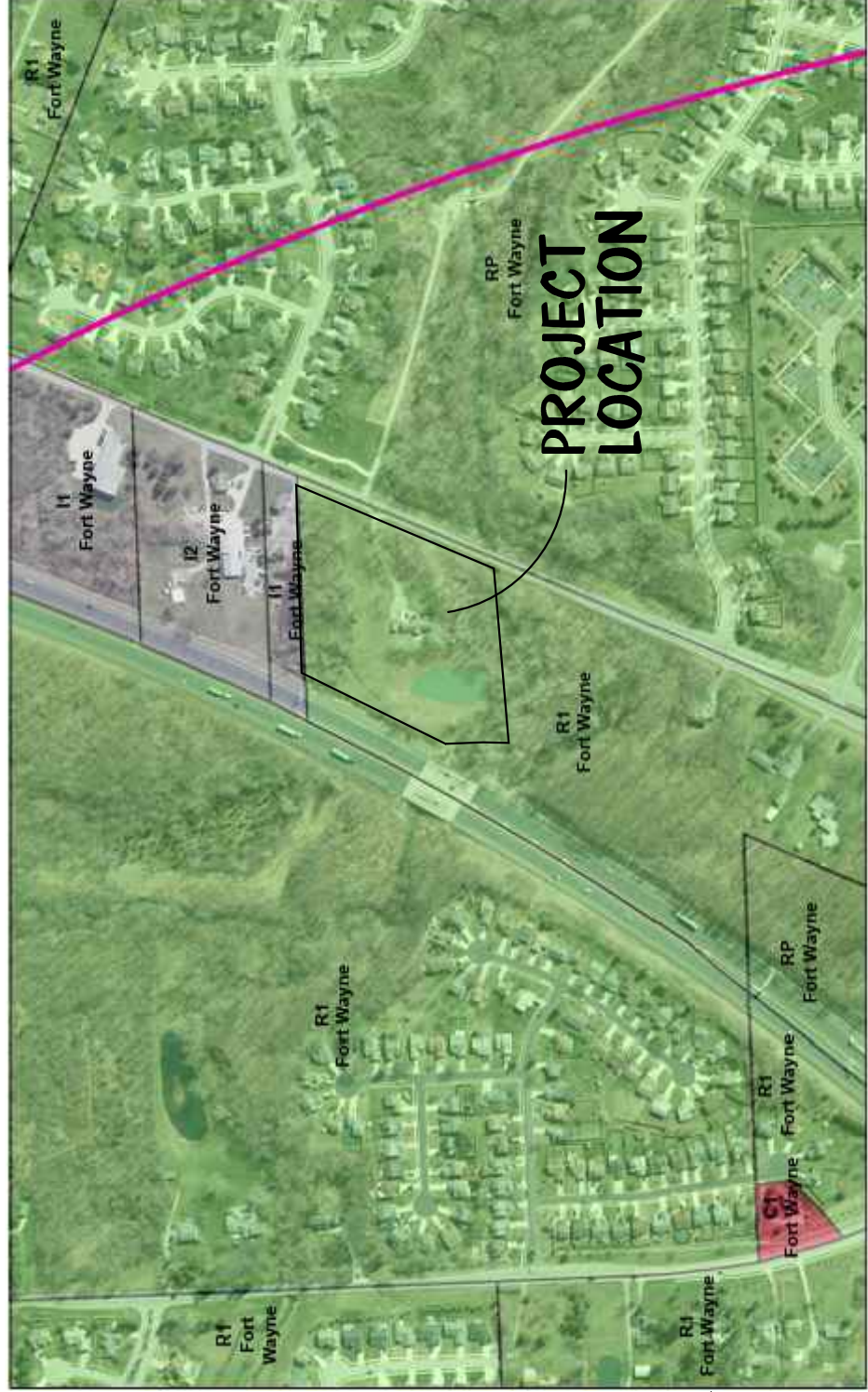
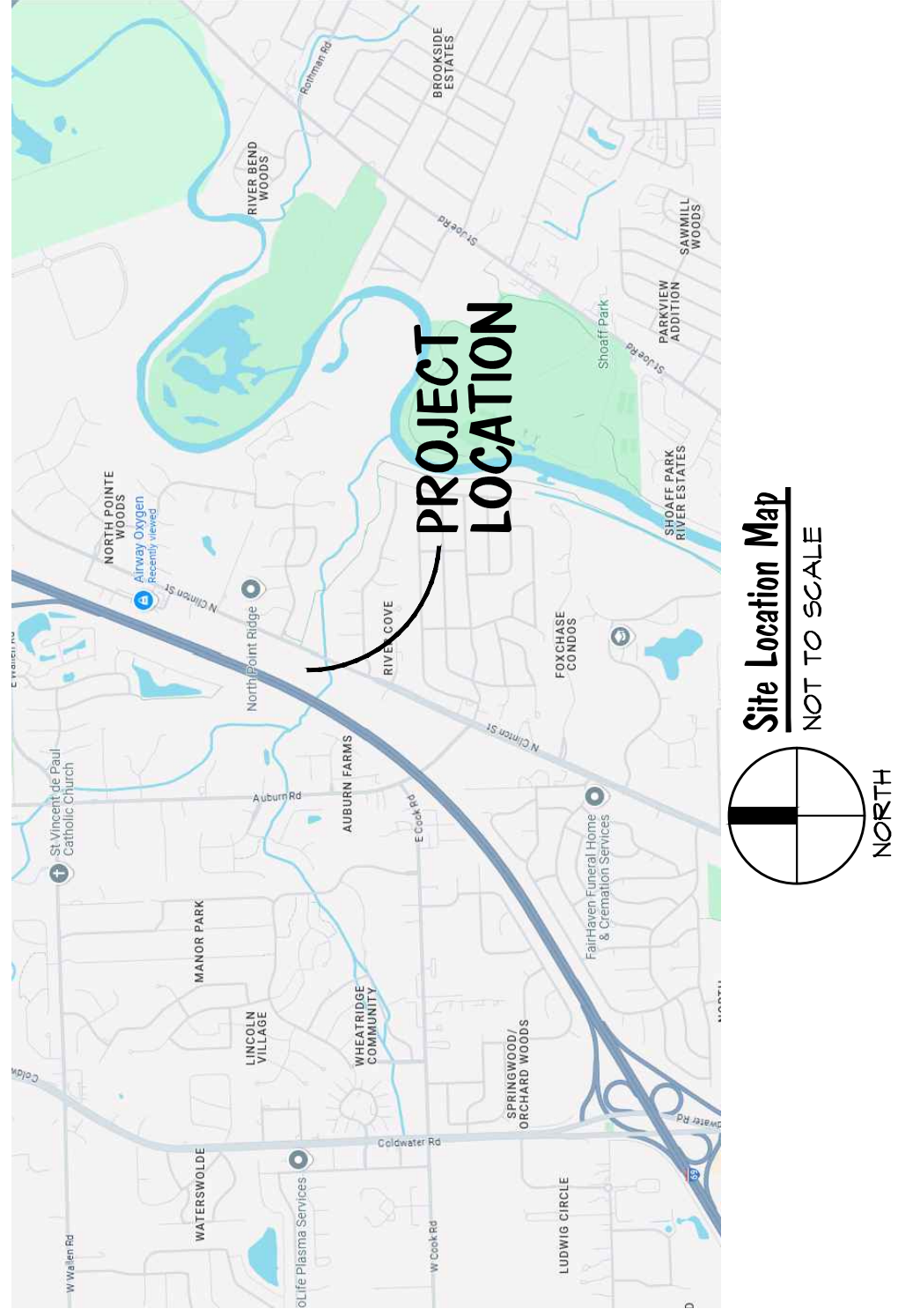
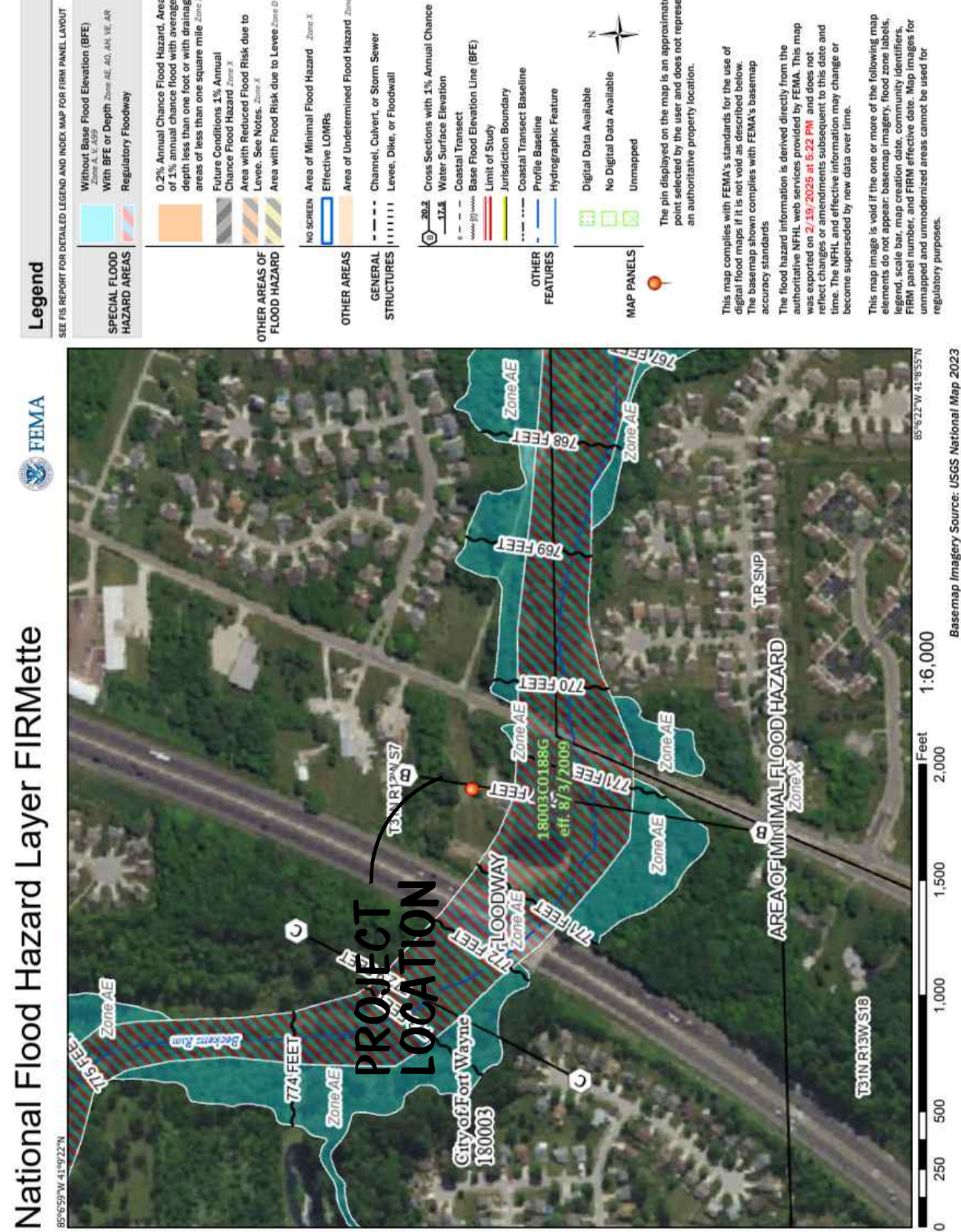
Sheet Number  
**PD1**  
SHEET 1 OF 2





Primary Development Plan For  
**Simplx Development**  
7807 North Clinton Street,  
Fort Wayne, Indiana 46825

National Flood Hazard Layer FIRMette



Know what's below.  
Call before you dig.

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

Certification:

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No. 03  
STATE OF  
MISSISSIPPI  
PROFESSIONAL  
NOTARY PUBLIC

*[Signature]*

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dimensions on the job and Foresight Consulting, LLC must be  
notified of variation from the scale dimensions.  
These drawings shall be submitted to Foresight  
Consulting, LLC, for approval before construction.

Performed for:

Primary Development Plan For:

**Simplix New Site**

7807 North Clinton Street, Fort Wayne, Indiana 46825

Drawing Revisions

Commission Number  
**254002**

Date  
**March 3<sup>rd</sup>, 2025**

Title  
**Primary Development Plan**

Sheet Number  
**PD 2**

**SHEET 2 OF 2**