

#REZ-2025-0035

BILL NO. Z-25-07-18

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. M03 (Sec. 11 of Wayne 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 I2/General
Industrial District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne,
Indiana:

LEGAL DESCRIPTION

Recorder's Document #2019041492
PARCEL I:

The East ½ of Lot Number 244 and the West ½ of Lot Number 245 in Hamilton's 4th Addition to the City
of Fort Wayne, according to the plat thereof, as recorded in Deed Record 69, pages 397-398.

ALSO:

The East 1/2 of Lot Number 245 in Hamilton's 4th Addition to the City of Fort Wayne, according to the plat
thereof, as recorded in Deed Record 69, pages 397-398.

PARCEL II:

The West 70 feet, except the East 4 feet thereof, of Lot Number 248 in Hamilton's 4th Addition to the City
of Fort Wayne, according to the plat thereof, as recorded in Deed Record 69, pages 397-398.

ALSO:

The South 49 feet of Lot Number 247 and the East 86 (86.6 feet, Plat) of Lot Number 248 in Hamilton's
4th Addition to the City of Fort Wayne, according to the plat thereof, as recorded in Deed Record 69,
pages 397-398.

ALSO BEING DESCRIBED AS FOLLOWS:

Lot Number 248 and the South 49 feet of Lot Number 247 in Hamilton's 4th Addition to the City of Fort
Wayne, according to the plat thereof, as recorded in Deed Record 69, pages 397-398.

AND

Recorder's Document #2019041493
LOT 246, THE NORTH 3 FEET OF LOT 247 AND THE SOUTH 7 FEET OF LOT 214 IN HAMILTON'S
FOURTH ADDITION TO THE CITY OF FORT WAYNE AS RECORDED IN DEED RECORD 69, PAGE
397.

1
2 AND

3 THE EAST 22.6 FEET OF LOTS 212 AND 213 IN HAMILTON'S FOURTH ADDITION; ALSO, LOT 214 IN
4 HAMILTON'S FOURTH ADDITION, EXCLUDING THEREFROM THE WEST 130 FEET OF THE NORTH
5 20 FEET; TOGETHER WITH: A PORTION OF A 15 FOOT VACATED ALLEY LYING EAST OF AND
6 ADJACENT TO LOT 215 IN HAMILTON'S FOURTH ADDITION, WHICH PORTION IS MORE
7 PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF
8 LOT 214 IN HAMILTON'S FOURTH ADDITION; THENCE SOUTH, ALONG THE WEST LINE OF SAID
9 LOT 214, 20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH, ALONG SAID
10 WEST LINE, 25 FEET TO THE SOUTH LINE OF SAID VACATED 15 FOOT ALLEY; THENCE WEST,
11 ALONG SAID SOUTH LINE, 5 FEET; THENCE NORTH, PARALLEL TO SAID WEST LINE, 25 FEET;
12 THENCE EAST 5 FEET TO THE POINT OF BEGINNING.

13 AND

14 Recorder's Document #2024003559 – General Ordinance G-1-24

15 The vacated north-south Alley situated between Lots Numbered 245, 246, 247, & 248 in Hamilton's 4th
16 Addition.

17 and the symbols of the City of Fort Wayne Zoning Map No. M03 (Sec. 11 of Wayne Township), as
18 established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is hereby
19 changed accordingly.

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

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

26
27
28
29
30

Council Member

APPROVED AS TO FORM AND LEGALITY:

Malak Heiny, City Attorney

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2025-0035
Bill Number: Z-25-07-18
Council District: 6– Rohli Booker

Introduction Date: July 22, 2025

Plan Commission
Public Hearing Date: August 11, 2025 (not heard by Council)

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

Synopsis of Ordinance: To rezone 1.03 acres from R3/Multiple Family Residential and C3/General Commercial to I2/General Industrial

Location: 2046 S Lafayette St (Section 11 of Wayne Township)

Reason for Request: To permit existing industrial uses and allow improvements to the site.

Applicant: David Doolittle

Property Owner: David Doolittle

Related Petitions: None

Effect of Passage: Property will be rezoned to the I2/General Industrial zoning district, which would bring all existing uses into compliance with the ordinance.

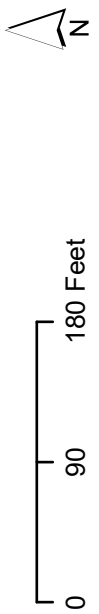
Effect of Non-Passage: Property will remain zoned a mixture of R3/Multiple Family Residential and C3/General Commercial, which is not consistent with existing uses and does not allow the applicant to secure the site. The site may continue with existing or non-conforming uses, or be redeveloped with a mixture of commercial and/or residential uses.

Rezoning Petition REZ-2025-0035 - 2046 Lafayette St

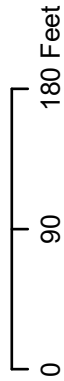
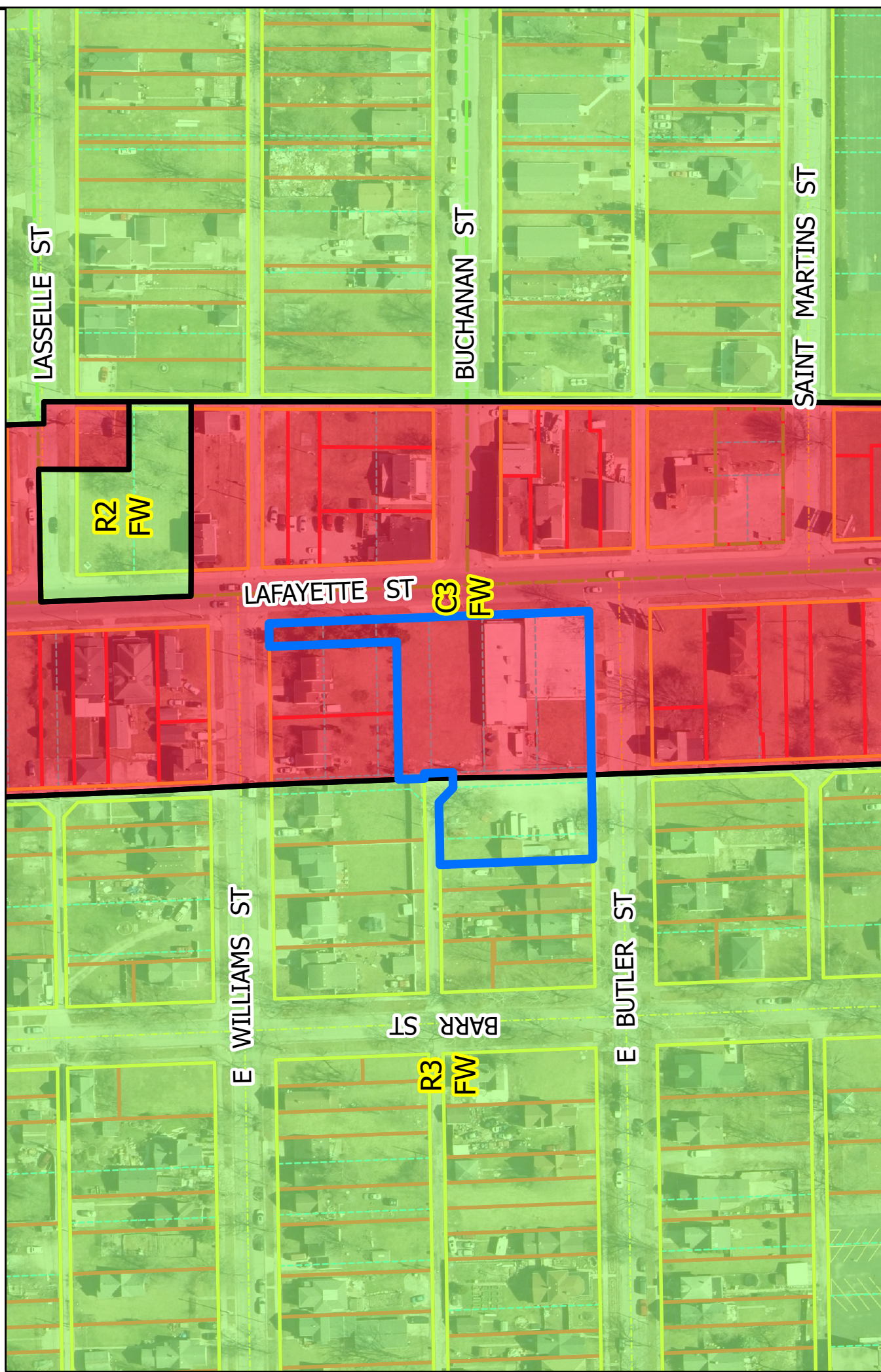


Although every accuracy standard has been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 7/9/2025



Rezoning Petition REZ-2025-0035 - 2046 Lafayette St



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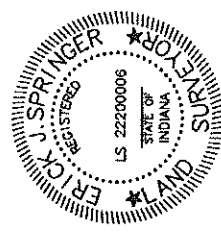
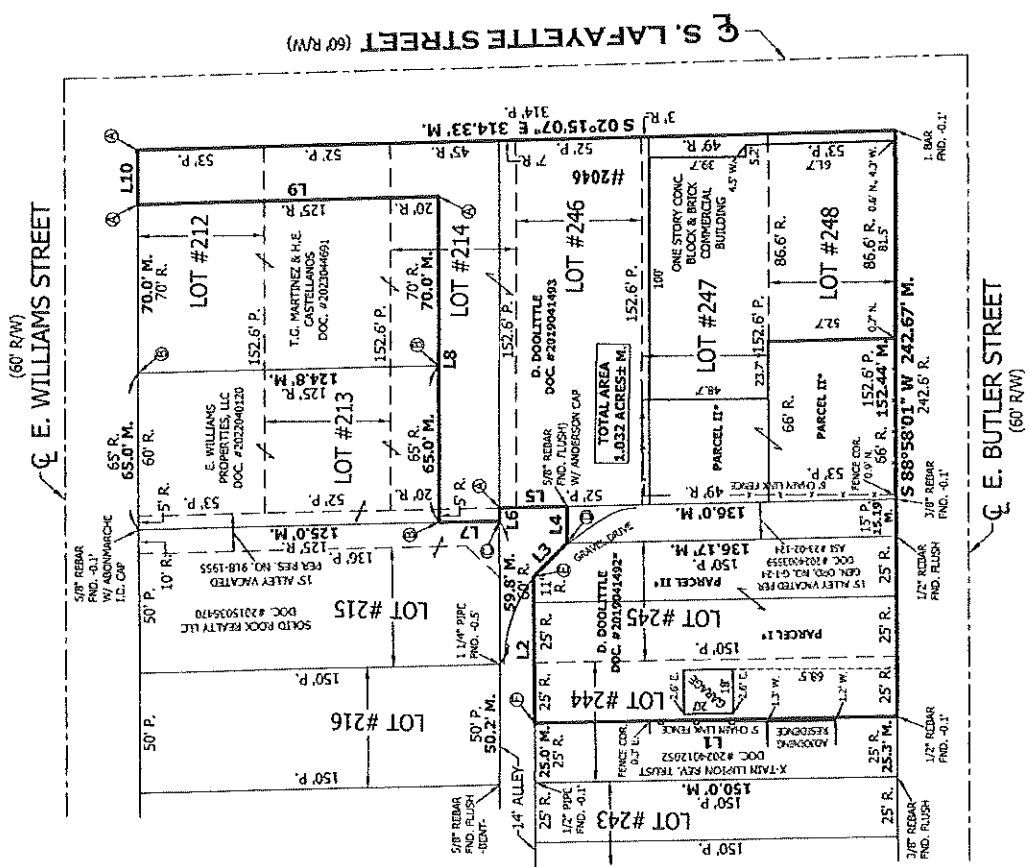
PLAT OF SURVEY Page 1 of 3
 This document is a Retracement Survey of a parcel of land located in Allen County, Indiana.
 SEE PAGES 2 AND 3 FOR THE SURVEYOR'S REPORT AND LEGAL DESCRIPTION.



ALL SHOWN MEASURED BEARINGS ARE
 BASED UPON THE INDIANA EAST (1301)
 STATE PLANE COORDINATE SYSTEM
 VIA THE INCORS NETWORK

LINE	BEARING	DISTANCE
L1	N 02°00'45" W	150.0' M.
L2	N 88°40'45" E	60.85' M.
L3	S 46°04'05" E	15.92' M.
L4	N 89°18'47" E	15.20' M.
L5	N 02°09'08" W	28.00' M.
L6	S 89°49'06" W	5.38' M.
L7	N 02°14'43" W	25.00' M.
L8	N 88°54'33" E	135.00' M.
L9	N 02°17'11" W	125.0' M.
L10	N 88°53'10" E	22.60' M.

A ... 5/8" REBAR SET FLUSH W/ I.D. CAP
B ... 5/8" REBAR FND. FLUSH
C ... SPIKE NAIL FND. -0.3'
D ... 1/2" REBAR FND. -0.9'
E ... 1/2" REBAR FND. -0.8'
F ... R.R. SPIKE SET -0.1'



Erick J. Springer
 ERICK J. SPRINGER, LS#22200006

I hereby certify that the above Plat of Survey was prepared under my direct supervision and that to the best of my knowledge and belief was executed in accordance with the requirements of the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code.
 Fieldwork completed on the 22nd day of APRIL, 2025.
 Certified this 25th day of APRIL, 2025.
 Prepared exclusively for: DOOLITTLE
 Survey Number: 23-02-124-1

ANDERSON SURVEYING, INC.
 Registered Professional Engineers and Land Surveyors
 Indiana Land Surveying Firm Identification Number: 29A
 1324 Henry Avenue
 Fort Wayne, IN 46808
 Phone: (260) 483-1724
 Fax: (260) 482-6855
 Toll Free: (888) 483-1724
 www.andersonsurveying.com
 CIVIL ENGINEERING
 LAND SURVEYING
 LAND PLANNING
 EST. 1978



AUTHORIZATION OF COMBINATION

Per I.C. 6-1.1-5-16

I, David Doolittle, authorize the Auditor of Allen County to combine the following:

List the addresses or parcel numbers below:

02-12-11-431-014.000-074

02-12-11-431-019.000-074

02-12-11-431-016.000-074

02-12-11-431-018.000-074

Owner Signature: [Signature]

Title: Owner

Phone: 260-420-0147

Date: 2-28-05

Email: dave@doolittleelectricinc.com

Please return to: Allen County Auditor, 1 East Main Street, Suite 102, Fort Wayne, IN 46802

ASSESSOR OFFICE USE ONLY

Reason for Combination: ☐ Improvement falls across property line ☐ 1% Cap Eligibility

☐ Other _____

☐ Property Owner has been notified of combination, if not signed above

Assessor Signature: _____

AUDITOR OFFICE USE ONLY

I have verified the following:

Initials: _____

- ☐ All taxes are current on all properties to be combined.
- ☐ All properties are titled the same.
- ☐ All properties are in the same state taxing district.
- ☐ All properties are adjacent (touching).

Payable Year: _____

New Acreage: _____

New Legal Description: _____

mail: Tax Bill:
P.O. Box 13581
Ft. Wayne In 46819



8 6 3 6 8 1 1
Tx:4380032

2019041492

RECORDED: 08/20/2019 01:40:57 PM

QUITCLAIM DEED

ANITA MATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN

THIS QUITCLAIM DEED, executed this 19 day of August (month)
2019 (year), by Maravan Investments LLC the first
party, whose post office address is P.O. Box 13581 Ft. Wayne In 46819 and David Doolittle
the second party, whose post office address is P.O. Box 13581 Ft. Wayne In 46819.

WITNESSETH, that the said first party, for good consideration and for the sum of
0 Dollars (\$ 0) paid by the said second party, the receipt
whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the
said second party forever, all the right title, interest and claim which the said first party
has in and to the following described parcel of land, and improvements and
appurtenances thereto in the County of Allen State of
Indiana, to wit: See exhibit "A"
Parcel # 02-12-11-431-014.000-074
02-12-11-431-016.000-074
02-12-11-431-019.000-074
IN WITNESS WHEREOF, the said first party has signed and sealed these presents the
day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
(Witness)

Candace T. Doolittle
(First Party) Owner of Maravan Investments LLC
also known as Candace Doolittle
also known as Candace T. Doolittle

[Signature]
(Witness)

[Signature]
(Second Party)
David Doolittle

NOTARY PUBLIC
Jody [unclear]
Subscribed and sworn to before me
on [unclear] day of [unclear] 2019

AUG 20 2019

[Signature]
STACY ODAY
ALLEN COUNTY ASSESSOR

[Signature]
Jody [unclear]
NOTARY PUBLIC

STATE OF Indiana COUNTY OF Allen

On August 19 (month & day), 2019 (year) before me, David Doolittle and Candace Doolittle personally appeared, personally known to me (or proved to me on the basis of any Maravan Investments satisfactory evidence) to be the person whose name is subscribed to within this also known as IC instrument and acknowledged to me that he/she executed the same in his/her authorized Candace Doolittle capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Mirza Halilovic

(Signature)

Affiance ☒ Known ☐ Unknown

ID Produced: IND DL 0500-52-8122 exp. 6-6-22 / IND DL 0500-75-7565
exp. 1-5-24



MIRZA HALILOVIC, Notary Public
Allen County, State of Indiana
Commission Number 637059
My Commission Expires July 24, 2020

This instrument prepared by: Candace Doolittle

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Candace Doolittle
(name printed, stamped or signed w/print)

EXHIBIT "A"

PARCEL I: 02-12-11-431-014.000-074

The East ½ of Lot Number 244 and the West ½ of Lot Number 245 in Hamilton's 4th Addition to the City of Fort Wayne, according to the plat thereof, as recorded in Deed Record 69, pages 397-398.

ALSO:

The East 1/2 of Lot Number 245 in Hamilton's 4th Addition to the City of Fort Wayne, according to the plat thereof, as recorded in Deed Record 69, pages 397-398.

PARCEL II: 02-12-11-431-016.000-074

The West 70 feet, except the East 4 feet thereof, of Lot Number 248 in Hamilton's 4th Addition to the City of Fort Wayne, according to the plat thereof, as recorded in Deed Record 69, pages 397-398.

ALSO: 02-12-11-431-019.000-074

The South 49 feet of Lot Number 247 and the East 86 feet (86.6 feet, Plat) of Lot Number 248 in Hamilton's 4th Addition to the City of Fort Wayne, according to the plat thereof, as recorded in Deed Record 69, pages 397-398.

ALSO BEING DESCRIBED AS FOLLOWS:

Lot Number 248 and the South 49 feet of Lot Number 247 in Hamilton's 4th Addition to the City of Fort Wayne, according to the plat thereof, as recorded in Deed Record 69, pages 397-398.

H103B01 4568933v1

Exhibit "A"

2019025467

RECORDED: 06/05/2019 11:26:23 AM

ANITA MATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN

02TAX KEY NO.:
02-12-11-431-018,000-074

Wayne - 11054619

CORPORATE DEED

THIS INDENTURE WITNESSETH, That C&M MGMT. & PROP., INC., an Indiana corporation ("Grantor"), CONVEYS AND WARRANTS to MAROVAN INVESTMENTS, LLC, an Indiana limited liability company, ("Grantee"), of Allen County, in the State of Indiana, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Allen County, in the State of Indiana:

LOT 246, THE NORTH 3 FEET OF LOT 247 AND THE SOUTH 7 FEET OF LOT 214 IN HAMILTON'S FOURTH ADDITION TO THE CITY OF FORT WAYNE AS RECORDED IN DEED RECORD 69, PAGE 397.

AND

THE EAST 22.6 FEET OF LOTS 212 AND 213 IN HAMILTON'S FOURTH ADDITION; ALSO, LOT 214 IN HAMILTON'S FOURTH ADDITION, EXCLUDING THEREFROM THE WEST 130 FEET OF THE NORTH 20 FEET; TOGETHER WITH: A PORTION OF A 15 FOOT VACATED ALLEY LYING EAST OF AND ADJACENT TO LOT 215 IN HAMILTON'S FOURTH ADDITION, WHICH PORTION IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 214 IN HAMILTON'S FOURTH ADDITION; THENCE SOUTH, ALONG THE WEST LINE OF SAID LOT 214, 20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH, ALONG SAID WEST LINE, 25 FEET TO THE SOUTH LINE OF SAID VACATED 15 FOOT ALLEY; THENCE WEST, ALONG SAID SOUTH LINE, 5 FEET; THENCE NORTH, PARALLEL TO SAID WEST LINE, 25 FEET; THENCE EAST 5 FEET TO THE POINT OF BEGINNING.

Parcel No.: 02-12-11-431-018,000-074
Commonly known as: S Lafayette Street, Fort Wayne, Indiana 46803

SUBJECT TO all current and future real estate taxes and assessments.

SUBJECT TO all conditions, easements, limitations, restrictions and covenants of record, and to all visible easements not of record.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or by the By-Laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and where

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

Department of Planning Services Rezoning Petition Application

Applicant
Applicant David Doolittle
Address P O Box 13581
City Fort Wayne State Indiana Zip 46869
Telephone 260-420-0147 E-mail dave@doolittleelectricinc.com

Property Ownership
Property Owner David Doolittle
Address P O Box 13581
City Fort Wayne State Indiana Zip 46869
Telephone 260-420-0147 E-mail dave@doolittleelectricinc.com

Contact Person
Contact Person David Doolittle
Address P O Box 13581
City Fort Wayne State Indiana Zip 46869
Telephone 260-420-0147 E-mail dave@doolittleelectricinc.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 2046 S Lafayette Township and Section Wayne
Present Zoning R3/C3 Proposed Zoning I2 Acreage to be rezoned 1
Purpose of rezoning (attach additional page if necessary) Bring property into compliance for parking lot and fence
Sewer provider City Utilities Water provider City Utilities

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

David Doolittle
(printed name of applicant) [Signature] 06/10/25
(signature of applicant) (date)
David Doolittle
(printed name of property owner) [Signature] 06/10/25
(signature of property owner) (date)



Received	Receipt No.	Hearing Date	Petition No.
6.17.25	147744	8-11-25	2025-0035

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

To provide a safe, cohesive, and economical environment by bringing the proposed area to be rezoned into compliance with its current use. This will allow for taking advantage of existing water, sanitary sewer, storm water and electricity that was on the R3 area.

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

The area to be rezoned is currently zoned R3 and C3 with a commercial structure on the C3 and the vacant lot on zone R3. It would bring the area into compliance for future fence and current gravel parking areas has been there since 1995.

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

The most desirable use for the land in the district being adapted would be to keep it as vacant lot for parking to help ease off street parking so the neighbors can continue to park on the street as most homes do not have driveways on off street parking is the only available options.

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

The conservation of the property value will on be enhanced as it will stop the flow of unwanted traffic, theft, and vandalism of the surrounding area. Currently there are an increased amount petty damage to the vehicles.

- (5) Responsible development and growth.

The residential construction and light commercial company that currently resides at the current location would continue to service the community in plumbing, electrical, new construction and remodels. It will continue to balance the growth with community interest create

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*

