

#REZ-2025-0039

BILL NO. Z-25-08-27

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. P58 (Sec 6 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 C1/Professional Office and Personal Services zoning district under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

LEGAL DESCRIPTION

LOT NUMBERED TWO (2) IN REINIG'S SUBURBAN ADDITION, A SUBDIVISION IN ALLEN COUNTY, INDIANA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT RECORD 17, PAGE 44, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA.

EXCEPTING THEREFROM THE FOLLOWING:

THE NORTH 30 FEET OF LOT NUMBER 2 IN REINIG'S SUBURBAN ADDITION, AN ADDITION IN THE NORTH 435.6 FEET OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP 31 NORTH, RANGE 13 EAST, ALLEN COUNTY, INDIANA, THE PLAT OF WHICH ADDITION IS RECORDED IN PLAT RECORD 17, PAGE 44, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA. CONTAINING 3000 SQUARE FEET, MORE OR LESS.

and the symbols of the City of Fort Wayne Zoning Map No. P58 (Sec. 6 of St 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.

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

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3 SECTION 3. That this Ordinance shall be in full force and effect from and after its passage
4 and approval by the Mayor.
5

6 _____
Council Member
7

8 APPROVED AS TO FORM AND LEGALITY:
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10 _____
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-2025-0039
Bill Number: Z-25-08-27
Council District: 2 – Russ Jehl

Introduction Date: August 26, 2025

Plan Commission
Public Hearing Date: September 8, 2025 (not heard by Council)

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

Synopsis of Ordinance: To rezone 0.954 acres from AR/Low Intensity Residential to C1/Professional Office and Personal Services

Location: 1830 East Dupont (Section 6 of St Joseph Township)

Reason for Request: To permit a medical office building

Applicant: Gary and Kim Brown

Property Owner: Gary and Kim Brown

Related Petitions: Primary Development Plan – Dupont Professional Office Building

Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal Services zoning district, which would permit a medical office building.

Effect of Non-Passage: Property will remain zoned AR/Low Intensity Residential, which does not permit a medical office building. The site may continue with existing or non-conforming uses, and may be redeveloped with similar low intensity residential and agricultural uses.

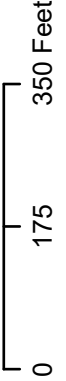
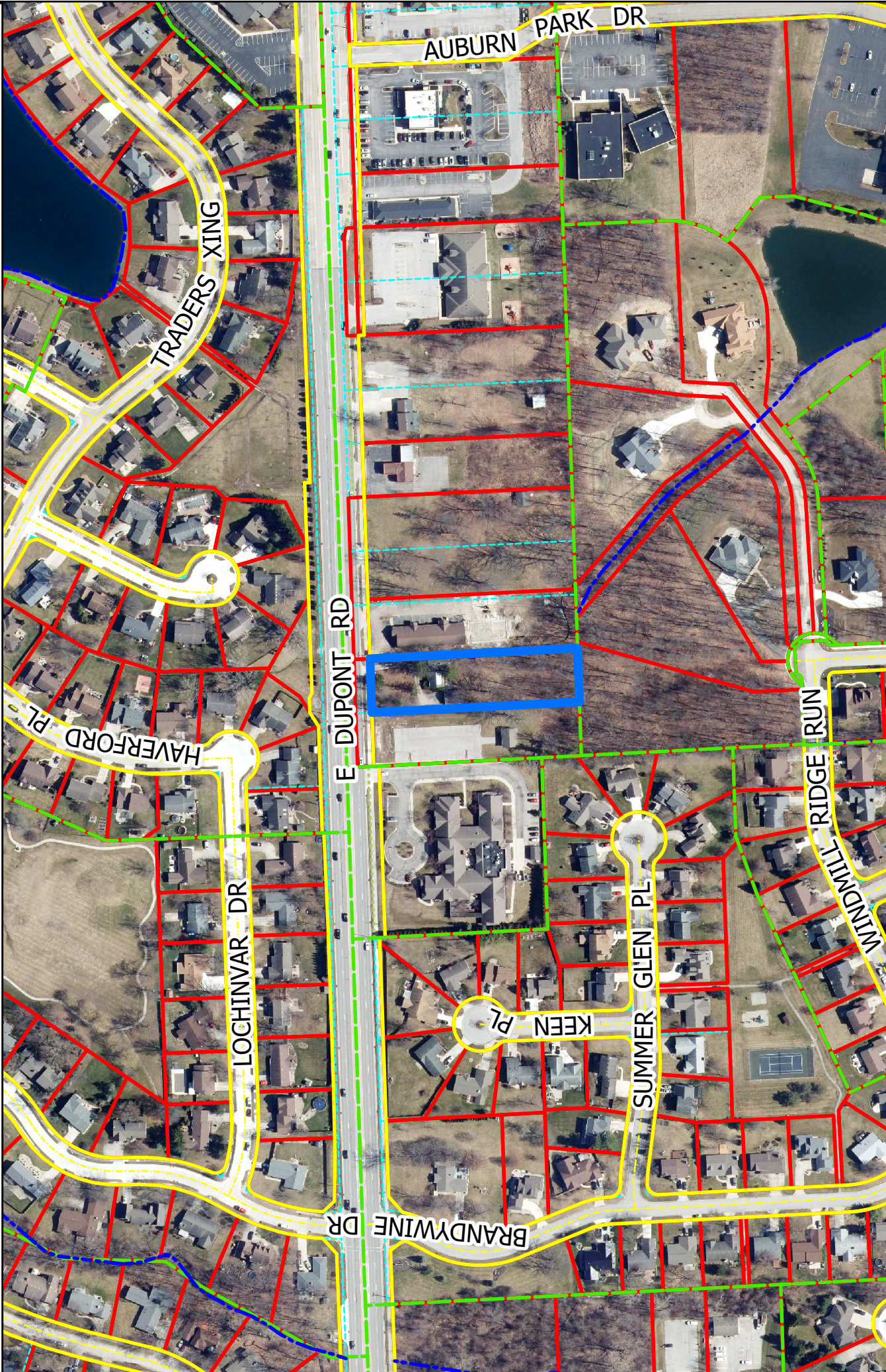


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

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 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 8/13/2025

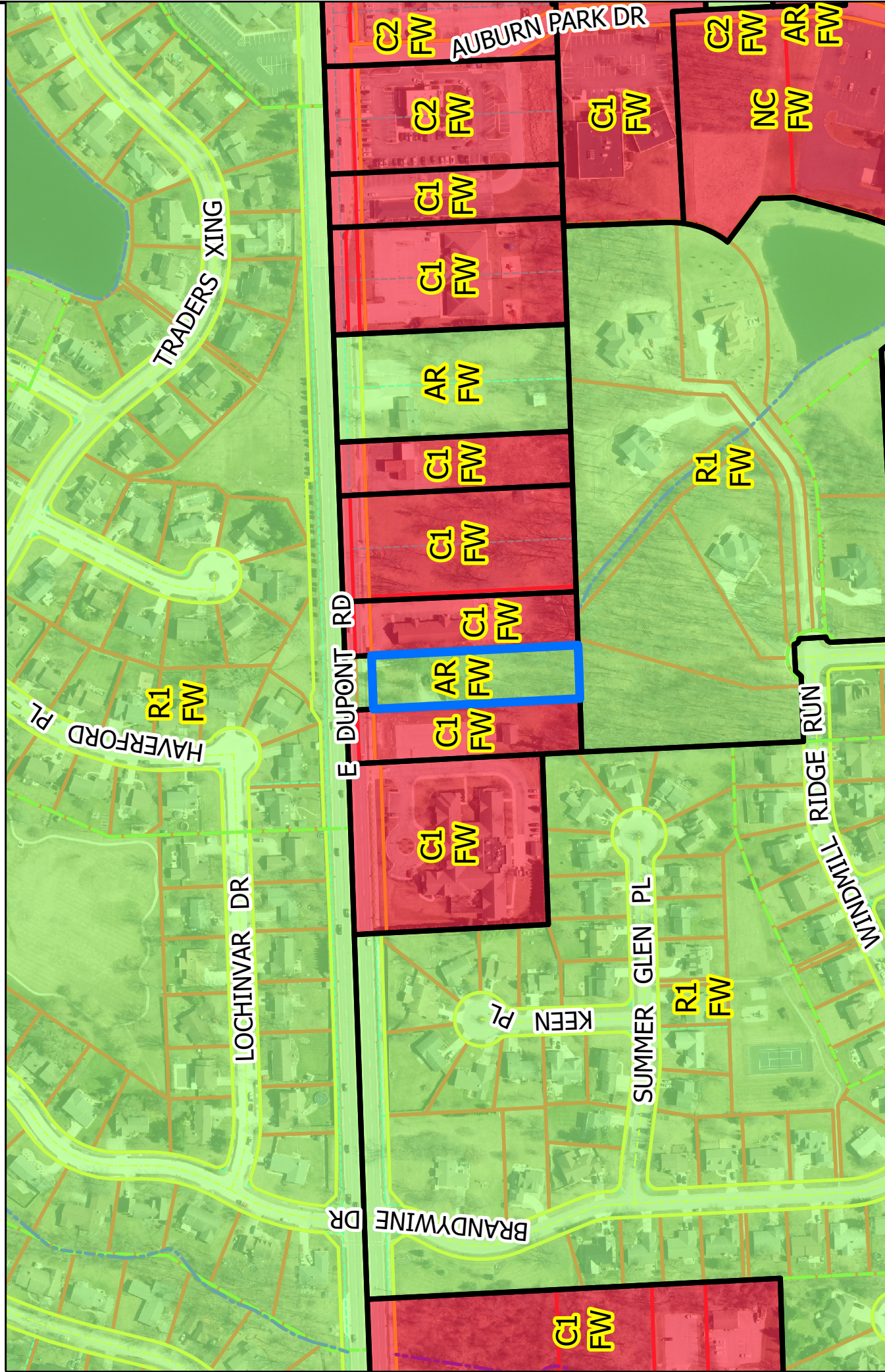
0 40 80 Feet





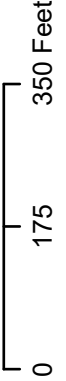
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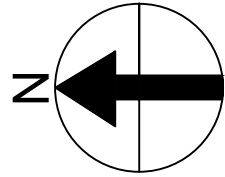
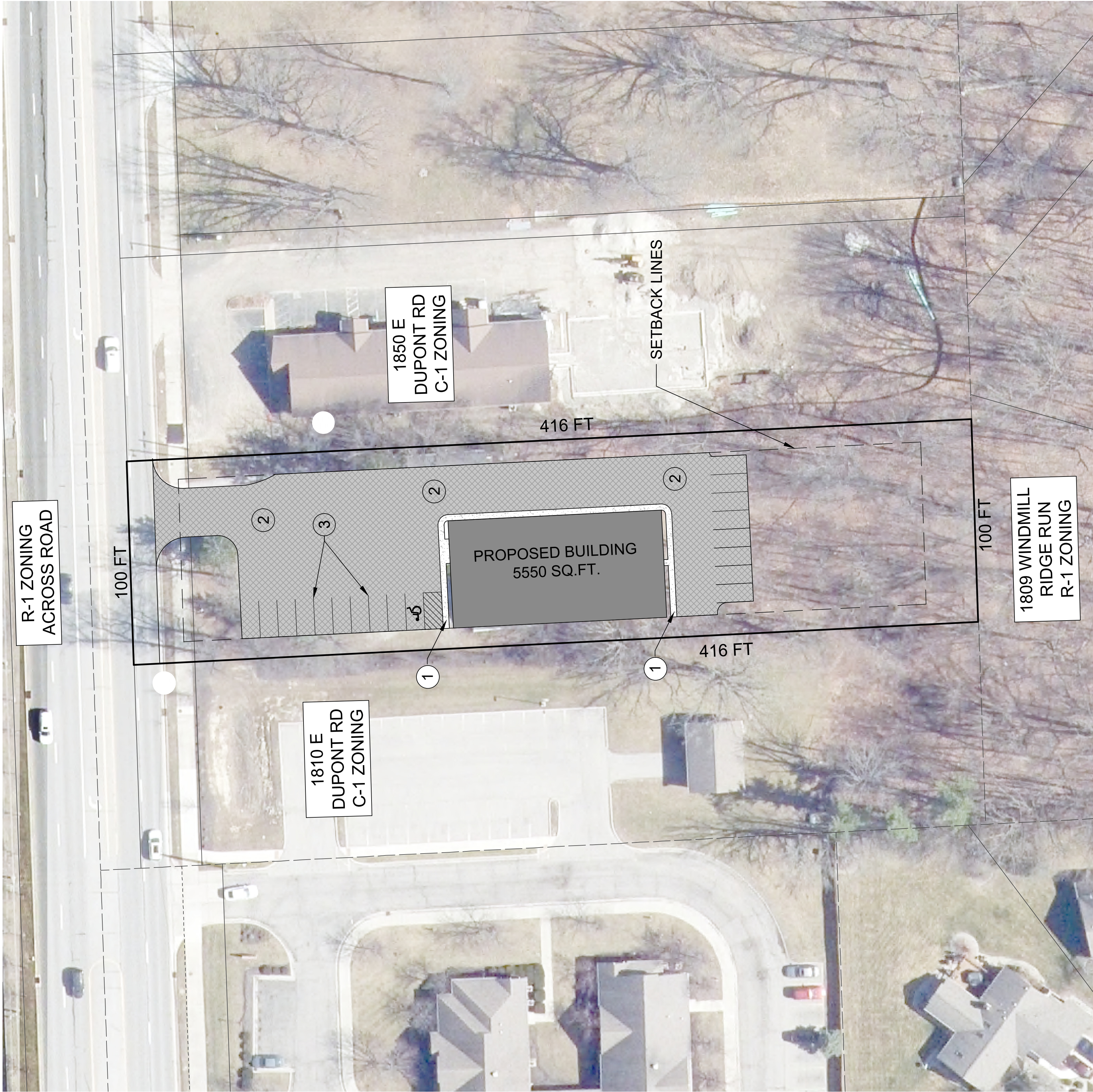
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PROPOSED SITE DEVELOPMENT PLAN

SCALE: 1" = 30' @ 22 X 34 PAPER SIZE / 1" = 60' @ 11 X 17 PAPER SIZE

PROPOSED SITE DEVELOPMENT PLAN NOTES

- NEW CONCRETE SIDEWALK
- NEW ASPHALT PAVEMENT
- NEW WHITE PAVEMENT STRIPING

PROPOSED SITE DEVELOPMENT PLAN LEGEND

- | | |
|--|----------|
| | ASPHALT |
| | CONCRETE |
| | BUILDING |

SUMMARY OF LOCAL ZONING ORDINANCE REQUIREMENTS

PREVAILING ORDINANCE/ EDITION: FORT WAYNE ZONING ORDINANCE, DATE EFFECTIVE 03-26-2025

PROPOSED LAND USE: PROFESSIONAL/MEDICAL OFFICE
EXISTING ZONING AND PERMITTED USES: R-1 SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING AND PERMITTED USES: C-1 PROFESSIONAL OFFICE AND PERSONAL SERVICES.

ADJACENT ZONING AND PERMITTED USES: R-1 TO THE NORTH AND SOUTH, AND C-1 TO THE EAST AND WEST.

PROPERTY LOCATION IN A FLOOD PLAIN: NO

BUILDING AREA, HEIGHT, AND LOCATION ON PROPERTY:

LOT AREA: 38,769 SQ.FT. (0.89 ACRES)
BUILDING AREA: 5539 SQ.FT. PROPOSED
BUILDING HEIGHT: 75 FT MAX., +/- 15'-0" ACTUAL
LOT WIDTH: 100 FT ACTUAL
NORTH FRONT YARD: 25 FT MIN. / 53.5 FT ACTUAL
SOUTH REAR YARD: 20 FT MIN. / 110 FT ACTUAL
EAST SIDE YARD: 10 FT MIN. / 10 FT ACTUAL
WEST SIDE YARD: 10 FT MIN. / 10 FT ACTUAL

PARKING REQUIREMENTS: (1/400 SQ.FT.)

TOTAL SPACES: (14) REQUIRED / (18) ACTUAL
ACCESSIBLE PARKING SPACES: MIN (1) REQUIRED / (1) ACTUAL
PARKING SETBACK: 5 FT MIN. / 10 FT ACTUAL
EXTERIOR/PARKING LIGHTING: LED AREA LIGHTS

LANDSCAPING REQUIREMENTS: B-1 BUFFER REQUIRED FOR REAR YARD (EXISTING TREES AND SHRUBS FULFILL REQUIREMENT), P-1 REQUIRED FOR FRONT YARD, AND NO REQUIREMENTS FOR SIDE YARDS



1301 Goshen Road
Fort Wayne, IN 46808
PHONE 260.490.6460
www.c3builds.com

THIS DRAWING IS A CONCEPTUAL DESIGN AND IS NOT MEANT TO BE AN EXACT REPRESENTATION OF THE FINAL PRODUCT. MATERIALS, COLORS AND DETAILS OF THE FINAL PRODUCT MAY VARY.

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PROJECT:

1830 E Dupont Rd

1830 E Dupont Rd
Fort Wayne IN, 46825

SHEET TITLE:

PROPOSED SITE
DEVELOPMENT PLAN

DRAWN BY:	LGC
PROJECT NO.:	13124
DATE:	07/11/25

SHEET:

C-100

St Joseph
Brown-Dunnuck

2025023905
RECORDED: 06/04/2025 10:51:39 AM

Recorded as Presented
Allen County Indiana
Recorder Nicole Keesling

WARRANTY DEED

THIS INDENTURE WITNESSETH, that **GREGORY H. DUNNUCK and NATALIE V. DUNNUCK**, husband and wife, each being over the age of eighteen (18) years ("Grantor"), of Allen County, in the State of Indiana, *CONVEY AND WARRANT* to **GARY L. BROWN and KIM R. BROWN**, husband and wife ("Grantee"), in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Allen County, in the State of Indiana:

See Exhibit "A" attached hereto and made a part hereof..

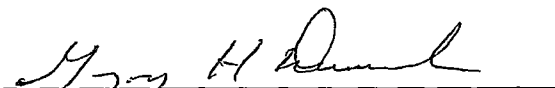
Property Address: 1830 E. Dupont Road, Fort Wayne, IN 46825

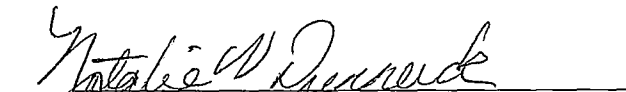
Parcel Number: 02-08-06-101-002.000-072

Subject to all real estate taxes and assessments due and payable.

Subject to all conditions, easements (visible and of record), restrictions and limitations of record, as well as all applicable zoning ordinances.

Dated this 30th day of May, 2025.


GREGORY H. DUNNUCK


NATALIE V. DUNNUCK

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 04 2025 SH

NICHOLAS D. JORDAN
ALLEN COUNTY AUDITOR

STATE OF INDIANA)
) §§:
COUNTY OF ALLEN)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **GREGORY H. DUNNUCK and NATALIE V. DUNNUCK**, and acknowledged the execution of the foregoing deed.

Witness my hand and Notarial Seal, I have hereunto subscribed my name and affixed my official seal this 30th day of May, 2025.

My Commission Expires:

9-14-2025

Commission No.: _____

Kathryn L. Walker
Notary Public
Printed: Kathryn L. Walker
Resident of Allen County, IN



KATHRYN L. WALKER, Notary Public
Allen County, State of Indiana
Commission Number NP0704937
My Commission Expires September 14, 2025

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. Dennis D. Sutton

This Instrument Prepared by: Dennis D. Sutton, Attorney at Law

Mailing address of Grantee is:

Mailing address for tax statements

under I.C. 6-1.1-22-8.1 is:

11720 Donata Drive
Fort Wayne, IN 46845

EXHIBIT "A"
Legal Description

Lot Numbered Two (2) in Reinig's Suburban Addition, a Subdivision in Allen County, Indiana, according to the plat thereof, recorded in Plat Record 17, page 44, in the Office of the Recorder of Allen County, Indiana.

EXCEPTING THEREFROM THE FOLLOWING:

The North 30 feet of Lot Number 2 in Reinig's Suburban Addition, an Addition in the North 435.6 feet of the Northwest Fractional Quarter of Section 6, Township 31 North, Range 13 East, Allen County, Indiana, the plat of which Addition is recorded in Plat Record 17, page 44, in the Office of the Recorder of Allen County, Indiana. Containing 3000 square feet, more or less.

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Gary and Kim Brown
Address 11720 Sonata Drive
City Fort Wayne State Indiana Zip 46845
Telephone 260.494.4310 E-mail gbrown@c3builds.com

Property Ownership
Property Owner Gary and Kim Brown
Address 11720 Sonata Drive
City Fort Wayne State Indiana Zip 46845
Telephone 260.494.4310 E-mail gbrown@c3builds.com

Contact Person
Contact Person Gary and Kim Brown
Address 11720 Sonata Drive
City Fort Wayne State Indiana Zip 46845
Telephone 260.494.4310 E-mail gbrown@c3builds.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 1830 East Dupont Road Township and Section St. Joseph 6
Present Zoning AR Proposed Zoning C1 Acreage to be rezoned 0.954
Purpose of rezoning (attach additional page if necessary) The purpose is to allow for the construction and development of a new multi tenant professional office building

Sewer provider City of Fort Wayne Water provider *City of Fort Wayne

*The property is currently served by a domestic water well but has access to the City of Fort Wayne Water System.

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

GARY BROWN
(printed name of applicant)

[Signature]
(signature of applicant)

B.S. 2025
(date)

GARY BROWN
(printed name of property owner)

[Signature]
(signature of property owner)

B.S. 2025
(date)



Received	Receipt No.	Hearing Date	Petition No.
8-5-25	148051	9-8-25	REZ-2025-0039

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;

Project lies within an area that has been transitioning to Commercial zoning and uses in accordance with the projected future land uses along Dupont Road according to the All In Allen Comprehensive Plan Generalized Future Land Use graphic on page 68. The proposed rezoning of the property to a C1 commercial use complies with the intent of the All in Allen 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 residential parcel situated adjacent to a major collector roadway. 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 and the comprehensive plan. Properties to the east and west are currently zoned C1 and the residential areas to the north are separated by Dupont Road. The existing residential areas south of the site are heavily buffered by existing trees and vegetation, a portion of which will remain after the proposed development of the property.

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

As previously mentioned, the property is strategically located along a major collector roadway, where factors like traffic volume, noise and light pollution make residential redevelopment less desirable. In contrast, light commercial uses are more suitable in this context, as they can capitalize on the property's easy access and high visibility and align with the All In Allen Comprehensive Plan.

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

The subject property lies between two commercial properties zoned C1 along the south side of Dupont Road. The area has seen a systematic transition from residential uses to light commercial uses with the growth in the northwest quadrant of Fort Wayne/Allen County. The proposed use of the property as a multi tenant commercial/medical office building represents a low intensive commercial use commensurate with the uses to the east and the west. The residential properties to the south will be buffered from the development with the retention of a portion of the existing vegetation, similar to the neighboring properties and minimizing the impact on the neighboring properties. The development of this property represents an reinvestment into the area that will replace a deteriorating underutilized residence, and will not cause adverse affects that will affect property value.

(5) Responsible development and growth.

Utilizing the property for light commercial 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 commercial, 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 while complying with the All In Allen Comprehensive Plan.

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*

