1	
2	#REZ-2025-0039
3	BILL NO. Z-25-08-27
4	
5	ZONING MAP ORDINANCE NO. Z
6	AN ORDINANCE amending the City of Fort Wayne Zoning Map No. P58 (Sec 6 of St Joseph Township)
7	C 1
8	BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:
9	SECTION 1. That the area described as follows is hereby designated a C1/Professional
10	Office and Personal Services zoning district under the terms of Chapter 157 Title XV of the Code of
11	the City of Fort Wayne, Indiana:
12	
13	LEGAL DESCRIPTION
14	
15	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.
16	EXCEPTING THEREFROM THE FOLLOWING:
17	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
18	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
19	OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA. CONTAINING 3000 SQUARE FEET, MORE OR LESS.
20	
21	and the symbols of the City of Fort Wayne Zoning Map No. P58 (Sec. 6 of St Joseph Township), as
22	established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is hereby
23	changed accordingly.
24	
25	SECTION 2. If a written commitment is a condition of the Plan Commission's
26	recommendation for the adoption of the rezoning, or if a written commitment is modified and
27	approved by the Common Council as part of the zone map amendment, that written commitment is
28	hereby approved and is hereby incorporated by reference.
29	

	II
1	
2	
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:
9	
10	Malak Heiny, City Attorney
11	
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15	,
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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.



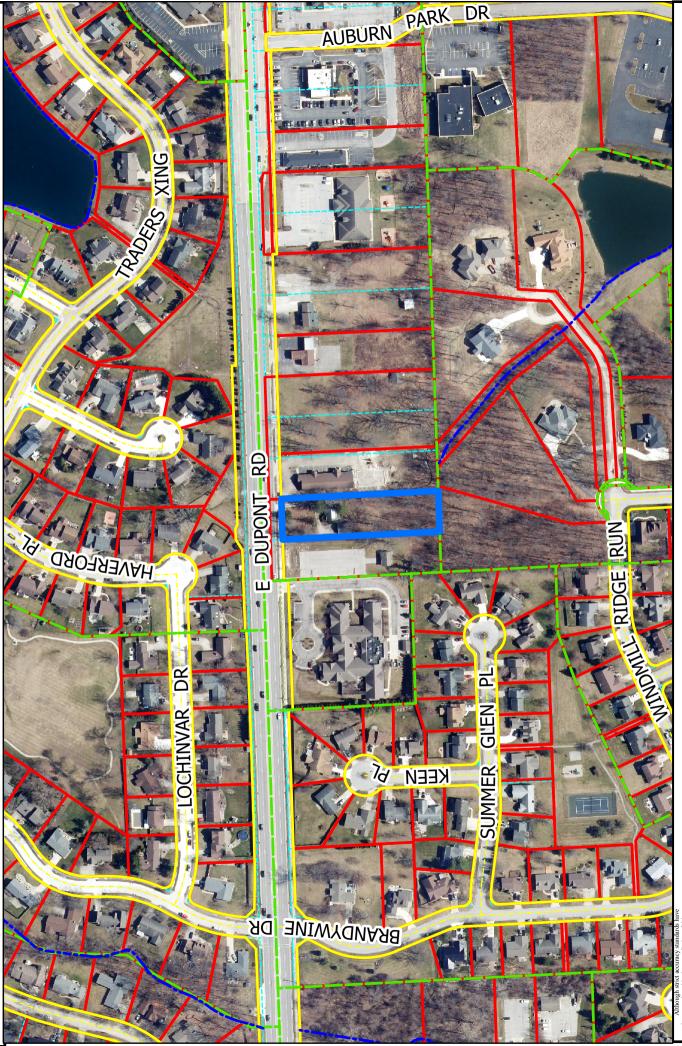


Although strice ecumpsy standards have even employed in the complation of this map, Alen County does not warrant or guarantee accuracy of the information contained herein disclaims any and all liability resulting from any error or omission in this map. North American Daman 1933.

North American Daman 1933.



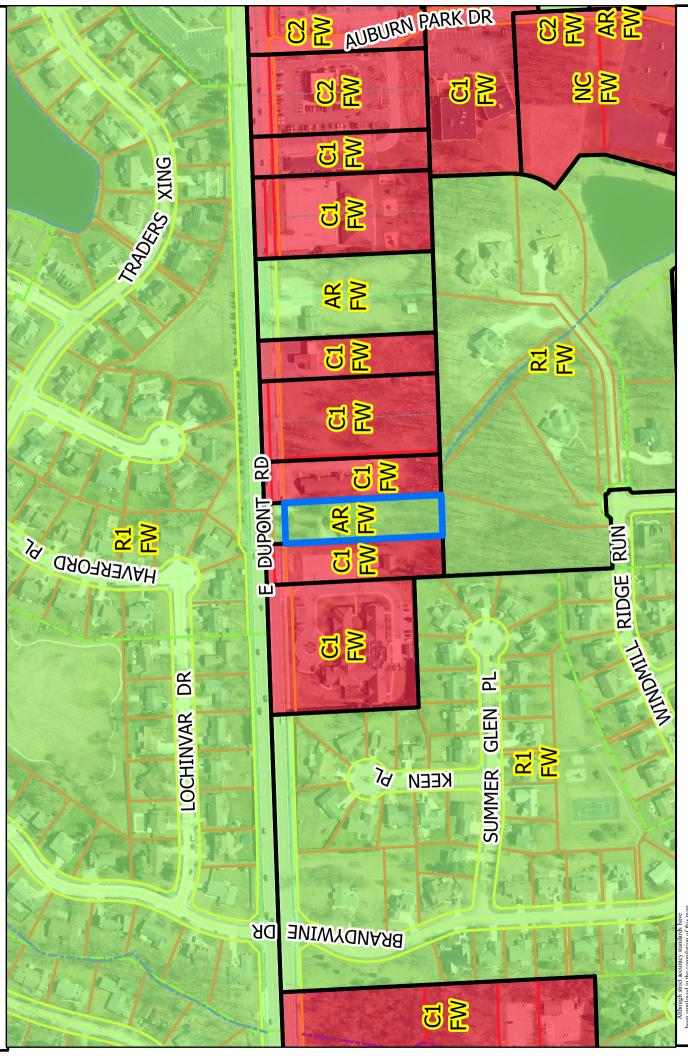




Although strict accuracy standards have been employed in the compilation of this map, the County does not warrant or guarantee he accuracy of the information contained berein and disclaims any and all liability resulting from

175 350 Feet



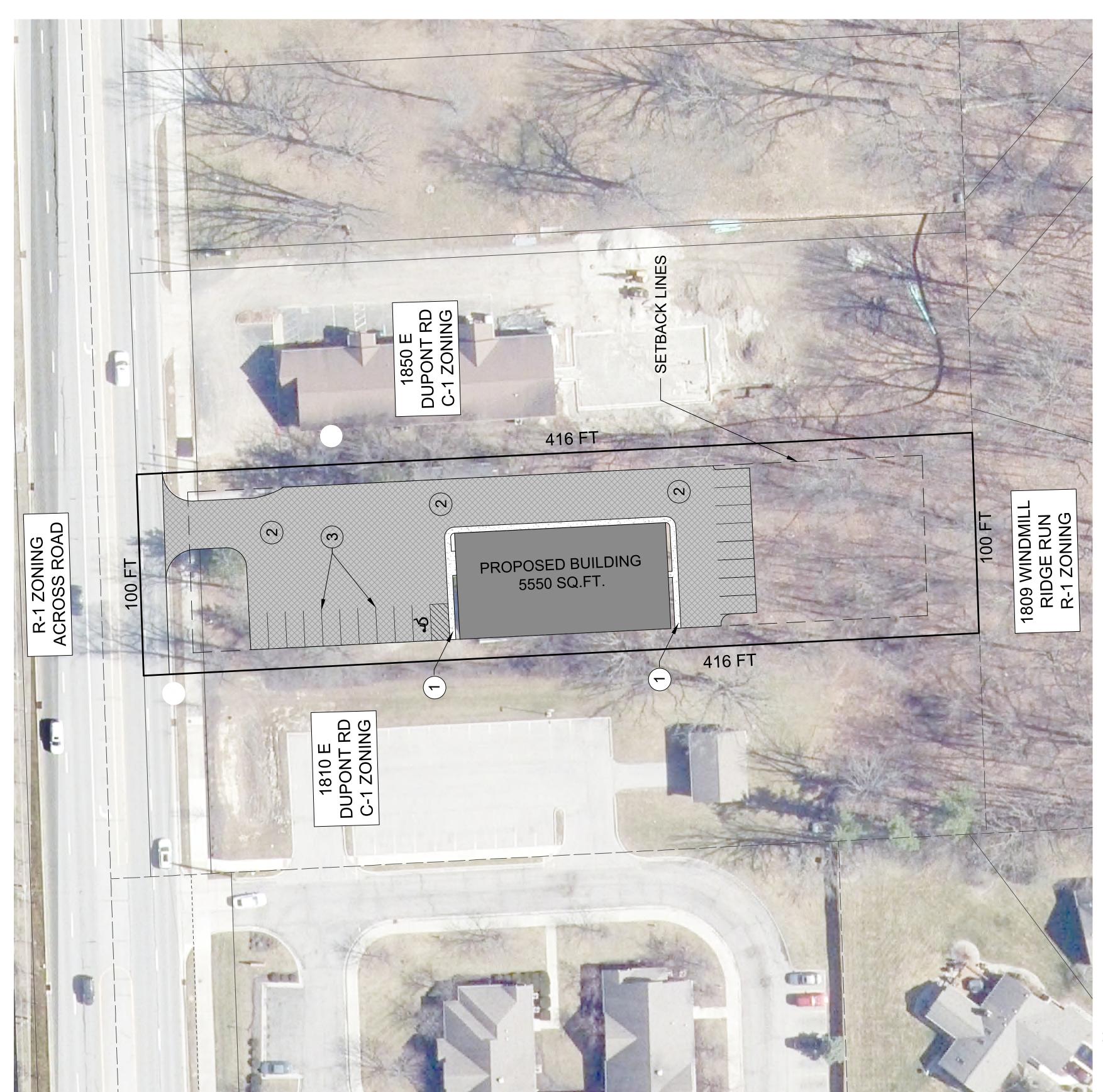


Although strict accuracy standards have been employed in the compilation of this map. Aller County does not warrant or guarantee the accuracy of the information contained herein and descinins any and all I liability resulting from

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







SITE DEVELOPMENT PLAN NOTES PROPOSED

2 C-100

NEW CONCRETE SIDEWALK

NEW ASPHALT PAVEMENT (n) NEW WHITE PAVEMENT STRIPING

(m)

DEVELOPMENT PLAN LEGEND PROPOSED SITE

ASPHALT 3 C-100

CONCRETE

BUILDING

SUMMARY OF LOCAL ZONING ORDINANCE REQUIREMENTS

4

PREVAILING ORDINANCE/ EDITION: FORT WAYNE ZONING ORDINANCE DATE EFFECTIVE 03-26-2025 C-100

PROPOSED LAND USE: PROFESSIONAL/MEDICAL OFFICE

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

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

PROPERTY LOCATION IN A FLOOD PLAIN: NO

ILDING 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. / 110 FT ACTUAL
SOUTH REAR YARD: 20 FT MIN. / 110 FT ACTUAL
EAST SIDE YARD: 10 FT MIN. / 10 FT ACTUAL BUILDING

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

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

C-100/

PROPOSED SITE DEVELOPMENT

PLAN

CONSTRUCTION S E R V I C E S

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 RENDITION. THE SCOPE, MATERIALS, COLORS AND DETAILS OF THE FINAL PRODUCT MAY VARY.

ALL CONCEPTS, IDEAS, DESIGNS, DRAWINGS, DETAILS, SPECIFICATIONS & OTHER DOCUMENTS FURNISHED BY C3 CONSTRUCTION ARE DEEMED TO BE INSTRUMENTS OF SERVICES AND C3 CONSTRUCTION SHALL RETAIN OWNERSHIP & PROPERTY INTERESTS THEREIN, INCLUDING COPYRIGHTS THEREIN, INCLUDING COPYRIGHTS THEREIN, INCLUDING COPYRIGHTS THEREIN, INCLUDING COPYRIGHTS THEREIN, INCLUDING COMPANY FOR ANY PERSON OR COMPANY FOR ANY REASON WITHOUT THEIR PRIOR WRITTEN CONSENT. OWNER SHALL BE PERMITTED TO RETAIN COPIES FOR INFORMATION AND REFERENCE.

1830 E Dupont Rd PROJECT:

1830 E Dupont Rd Fort Wayne IN, 46825

DEVELOPMENT PLAN PROPOSED SITE SHEET TITLE:

13124 LGC PROJECT NO.: DRAWN BY:

07/11/25

DATE:

SHEET:



KERNTLR

www.4site.biz x61 0869.484.005 9nodq 0099.484.092 Fort Wayne, Indiana 46825 1910 St. Joe Center Road, Suite #61 Professional Engineers & Surveyors

NOITAVONNI

EXPERIENCE,

AFTER THE ISSUE DATE OF SURVEY DOCUMENT(S). AUTOMATICALLY EXPIRES, AND 15 REVOKED, UINETY (90) DAYS A LIMITED REVOCABLE LICENSE FOR USE ONLY IN THE PROPOSED REAL ESTATE TRANSACTION, THESE CERTIFICATIONS, PARTIES OR TRANSEQUENT OWNERS AND ENTITIES, THIS LICENSE FOR USE ADDITIONALLY, THE SURVEY, CERTIFICATION AND DECLARATIONS MADE HEREON ARE LIMITED TO THE IDENTIFIED PARTIES CONTAINED WITHIN THE SURVEY CERTIFICATION, AND REPRESENT CONTAINED WITHIN THE SURVEY CERTIFICATION, AND REPRESENT

THE PLAT OF SURVEY, INCLUDING, BUT NOT LIMITED, TO PLAN NOTES, SYMBOLS, LEGENDS, REPORTS, CERTIFICATIONS AND ANY RELATED PRODUCTS, IS AN ORIGINAL CREATIVE WORK PRODUCT IS THE SOLE UNDER THE COPYRIGHT LAMS OF THE UNITED STATES OF AMERICA. THIS ORIGINAL CREATIVE MORK PRODUCT IS THE SOLE AMERICA. THIS ORIGINAL CREATIVE MORK PRODUCT IS THE SOLE OF SURVEY, OR ANY INFORMATION SHOWN HEREON, SHALL BE OF SURVEY, OR ANY INFORMATION SHOWN HEREON, SHALL BE OF SURVEY, OR ANY INFORMATION SHOWN HEREON, SHALL BE OF SURVEY, OR ANY INFORMATION SHOWN HEREON, SHALL BE OF SURVEY, OR ANY INFORMATION SHOWN HEREON, SHALL BE OF SURVEY OR ANY INFORMATION SHOWN HEREON, SHALL BE OF SURVEY OR ANY INFORMATION SHOWN HEREON, SHEWISSION OF THE PRETIES TO THIS CONTRACT FOR FORESIGHT CONSULTING, LLC.

LO OPERATIONS. THE UNDERSIGNED SURVEYOR DOES NOT AN EASEMENT FOR THE USE OF ACCESSMAY BENEFITS FOR

TITLE, OMNERSHIP AND EASEMENT REFERENCES
THE OMNERSHIP AND EASEMENT DOCUMENT REFERENCES REPRESENTED ON THIS PLAT OF SURVEY ARE BASED UPON RECORD DOCUMENT RESEARCH WITHIN THE OFFICE OF TORSTITUTE A COMPLETINE, ONNERSHIP AND EASEMENT DOCUMENT REFERENCES ARE NEITHER CERTIFIED NOR WARRANTED BY THE OFFICE OF FORESIGHT CONSULTING LLC, AND DO NOT CONSULTING LLC, AND EASEMENT ENCUMBRANCES THAT MAY EFFECT THE SUBJECT PROPERTY. THE RESEARCH PERFORMED BY FORESIGHT CONSULTING LLC, ONNERSHIP AND EASEMENT ENCUMBRANCES THAT MAY EFFECT THE SUBJECT PROPERTY. THE RESEARCH PERFORMED BY FORESIONAL SURVEYORS MITHIN THE STATE OF INDIANA, AND CONFORMS TO THE REQUIREMENTS OF INDIANA ADMINISTRATIVE COD TITLE 865, ARTICLE I, RULE IZ (COMPETENT PRACTICE OF LAND SURVEYING) SECTIONS I THROUGH 30.

VARIANCES IN DEED V.S. MEASURED DIMENSIONS

THERE MAY BE VARIANCES BETWEEN THE DEED DIMENSIONS AND THE MEASURED DIMENSIONS ALONG THE ESTABLISHED BOUNDARY LINES SHOWN ON THIS PLAT O

THERE MAY BE VARIANCES BETWEEN THE DEED DIMENSIONS AND THE MEASURED THE MAGNITUDE OF THESE VARIANCES ARE LESS THAN THE DET HER THE RELATIVE BELOW AND ARE LESS THAN THE UNCERTAINTY IDENTIFIED FOR THE REFERENCE MONUMENTATION, THE DIFFERENCES HAVE BEEN CONSIDERED INSIGNIFICANT AND OF MATHEMATICAL CLOSURE. WHEN SUCH MEASURED VARIANCES ARE CREATER THAN THE RELATIVE POSITIONAL ACCURACY AND THE UNCERTAINTY IN REFERENCE MORTHY OF DISCUSSION AND ARE ADDRESSED IN THIS REPORT.

HORIZONTAL POSITIONING METHODOLOGY THE HORIZONTAL LOCATION OF ALL FOUND AND ESTABLISHED MONUMENTS ARE BASED UPON STANDARD SURVEYING MEASUREMENT TECHNIQUI GLOBAL POSITIONING (GPS) OBSERVATIONS MITH TRIMBLE 5800 RB RECEIVERS USING THE INDIANA DEPARTMENT OF TRANSPORTATION "INCC

BASIS OF BEARING THE BASIS OF BEARING FOR THIS SURVEY IS BASED UPON INDIANA STATE PLANE COORDINATE ZONE EAST GEODETIC GRID BEARING VALUES ALIENTEN

PROFESSIONAL SURVEYOR'S REPORT: SURVEYED PROPERTY REPORT

ROADWAY RIGHT OF WAYS AND/OR EASEMENTS. ROADWAYS OR DRIVEWAYS SHOWN ON THIS PLAT OF SURVEY ARE AS FOUND ON THE GROUND DURING THE COURSE OF LAND SURVEYING FIEL REPRESENT THAT ROADWAY IS PUBLICLY MAINTAINED, THAT A DEDICATED RIGHT OF WAY EXISTS, NOR THAT THE ROADWAY HAS BENEFIT OF THE SUBJECT PARCEL.

TITLE COMMITMENT
ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO, OR OBTAINED BY, THE SURVEYOR. NEITHER A TITLE COMMITMENT, TITLE
ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO, OR OBTAINED BY, THE SURVEYOR.
PURPOSE OF COMPLETING THIS SURVEY. MATTERS DISCLOSED MITHIN A COMPLETE AND ACCURATE TITLE COMMITMENT MAY ALTER THE BOUN MAY INCLUDE ADDITIONAL EASEMENTS AND ENCUMBRANCES THAT IMPACT THE USE AND ENJOYMENT OF THE REAL ESTATE. SHOULD A TITLE OPERFORMED, THE CLIENT SHALL IMMEDIATELY NOTIFY FORESIGHT CONSULTING, LLC, AND PROVIDE THE TITLE COMMITMENT AND ASSOCIATED RELATIVE TO THE IMPACT ON THE SURVEYED PROPERTY.

FLOOD HAZARD STATEMENT THE ENTIRETY OF THE PROPERTY LIES OUTSIDE THE SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FLOOD INSURANCE RATE MAP 18003 AND IS SUBJECT TO MAP SCALING AND ACCURACY.

PURPOSE OF SURVEY THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE BOUNDARIES OF THE LANDS OF GARY AND KIM BROWN AS RECORDED IN DOCUMENT 20 COUNTY, INDIANA FOR FUTURE DEVELOPMENT.

REFERENCE INFORMATION UTILIZED THIS SURVEY

THE RECORDED DOCUMENTS FOR THE SURVEYED PROPERTY AND THE ADJOINING PARCELS WERE UTILIZED DURING THE COURSE OF THIS BOUN

THE PLAT OF REINIG'S SUBURBAN ADDITION AS RECORDED IN PLAT BOOK IT PAGE 44 WITHIN THE OFFICE OF THE RECORDER OF ALLEN

THE PLAT OF RUNNERS RIDGE SECTION I AS RECORDED IN DOCUMENT NUMBER 2022019315 WITHIN THE OFFICE OF THE RECORDER OF ALLEN

PREVIOUS BOUNDARY SURVEY BY RICHARD KARST AS RECORDED IN DOCUMENT NUMBER 204063439.

PREVIOUS SURVEY BY FORESIGHT CONSULTING, LLC AS COMMISSION NUMBER 100951, DATED JANUARY 18TH, 2011.

LIMITATIONS OF SURVEY INFORMATION AND SCOPE OF MORK
EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT OF SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTEMENTS, OTHER THAN POSSIBLE EASEMENTS, WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

BOUNDARY LINE CONFLICTS THE REPRESENTATION OF ANY POTENTIAL BOUNDARY LINE CONFLICTS SHOWN HEREON, EITHER BY LINES OF OCCUPATION, POSSESSION OR REC PROPERTY OWNERSHIP, POSSESSION OR THE ABILITY TO DISTURB EXISTING LINES OF OCCUPATION AND IMPROVEMENTS WITHIN THE AREA OF C CONSULT/RETAIN A COMPETENT REAL ESTATE ATTORNEY AND/OR TITLE COMPANY TO REVIEW THE BOUNDARY CONFLICT.

BOUNDARY RESOLUTION ~ BASIS OF THE ESTABLISHED BOUNDARY OF THE SUBJECT PARCEL.
THIS SURVEY AND ASSOCIATED REPORT ARE BASED IN PART UPON THE OPINIONS FORMED IN ACCORDANCE WITH AN INDIANA LAND SURVEYC
ACCORDANCE WITH "LAW OR A PRECEDENT" (865 IAC I-12-II(5), RULES OF THE INDIANA STATE BOARD OF REGISTRATION FOR LAND SURVEYC
TO RESOLVE BOUNDARY LINES, A SOLUTION BASED ON PRINCIPLES DERIVED FROM COMMON LAW PRECEDENT MUST BE RELIED UPON AS THE

ORD DESCRIPTION, DOES NOT INFER ANY RIGHT C ONFLICT. THE CLIENT IS STRONGLY ADVISED TO

1830 East Dupont Road, Fort Wayne, Indiana 46825

Dupont Road Development Plan

BOUNDARY 'RETRACEMENT' SURVEY FOR:

Commission Number 254100 Date

202 August 5th, Tifle

ForeSight Consulting,

Professional Surveyor's Certification

Building & Improvements Detail Legend: Symbol

TIED 5' SIDEYARD BUILDING SETBACK PLATTED 5' SIDEY ARD BULDING SETBACK (TJAH92A) RESIDENCE PLATTED 5' SIDEYARD BUILDING SETBACK PLATTED 5' SIDEYARD BUILDING SETBACK EASEMENT **(**

AVAILABILITY AND CONDITION OF REFERENCE MONUMENTSTHE BOUNDARY LINES OF THE LANDS OF GARY AND KIM BROWN AS RECORDED IN DOCUMENT 2025023905 MITHIN THE OFFICE OF RECORDER OF ALLEN COUNTY, INDIANA ARE DEPENDENT UPON THE CONTROLLING SECTION CORNERS AND SECTION LINES OF THE NORTHMEST QUARTER OF SECTION 6, TOMNSHIP 3! NORTH, RANGE 13 EAST, ST. JOSEPH TOMNSHIP, ALLEN COUNTY, INDIANA ALONG MITH TOONTROLLING CORNERS OF THE PLAT OF REINIG'S SUBURBAN ADDITION.

THE AFOREMENTIONED PLAT OF REINIG'S SUBURBAN ADDITION MAKES NO REFERENCE TO THE SIZE, TYPE, OR CHARACTER OF THE MONUMENTS IT CANNOT BE SAID MITH COMPLETE CERTAINTY THAT ANY OF THE MONUMENT FOUND THIS SURVEY ARE ORIGINAL UNDISTURBED CONTROLLING

A ONE INCH BRASS PIN WAS FOUND MARKING THE INTERSECTION OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID FRACTIONAL SECTION BEING ONE AND THE SAME AS THE SOUTHEAST CORNER OF THE SOUTHEAST CORNEHE. THE MERCORD DOCUMENTS, WAS IN GENERAL HARMONY WITH RECORD BEARINGS AND DISTANCES AND THEIR GEOMETRICAL RELATIONSHIP TO NUME ACCEPTED AS A CONTROLLING MONUMENT THIS SURVEY.

A 3/4" PIPE WAS FOUND AT THE CENTER OF FRACTIONAL SECTION 6. THE NORTH-SOUTH LOCATION OF THIS PIPE CORRELATED WELL WITH THE SOUTH LINE. THE MAFILES EAST OF THE MONUMENTED EAST LINE OF THE PLAT. THIS PLAT APPEARS TO HAVE AN ERROR IN THE DIMENSIONS FOR THE SOUTH LINE. THE MAFILES EAST OF THE DESCRIPTION OF THE PLAT CALLS THIS LINE TO BE 535.5 FEET. THIS PIPE APPEARED TO BE LONG STANDING, AND IS BELIEVED TO RE

THE FORMER LOCATION OF A SURVEY MARKER NAIL MAS ESTABLISHED AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF A 5/8" REBAR WAS FOUND AT THE APPARENT SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION I MASHINGTON TOWNSHIF HELD AS BEST AVAILABLE EVIDENCE OF THIS CORNER.

THE NORTHMEST CORNER OF SAID SECTION 6 LIES WITHIN DUPONT ROAD (STATE ROAD NUMBER I) THAT HAS BEEN RECORD TO SECTION 6 LIES WITHIN DUPONT ROAD (STATE ROAD NUMBER THAT IN ADDITION COULD BE FOUND NOR ANY REFERENCE TO THIS CORNER WITHIN THE RECORD DOCUMENTS FOR THE SUBJECTION OF THE NORTH LINE OF SECTION 6 BEING THE NORTHERN TOWNSHIP LINE FOR TOWNSHIP 31 NORTH, RANGE 13 EAST (STALSO A CORRECTION LINE IN THE ORIGINAL SURVEY OF THE STATE OF INDIANA. AS SUCH, THE ADJOINING TOWNSHIP TO THE NORTH CLOSES TOF THE LINE AND ASSOCIATED MONUMENTS HAVE BEEN INCONSISTENT IN THE PAST. COUPLE THIS FACT WITH THE RECENT RECONSTRUCTION, NOTHERE IS SOME AMBIGUITY ASSOCIATED MITH THE LOCATION OF THE NORTH LINE OF FRACTIONAL SECTION 6.

A 1/2 REBAR WAS FOUND AT THE SOUTHWEST CORNER OF LOT I IN REINIG'S ADDITION. THIS MONUMENT WAS CALLED FOR ON THE PLAT OF RUNSAME AS CALLED FOR ON THE 1987 KARST SURVEY, AND WAS HELD AS A CONTROLLING MONUMENT.

A 5/8" REBAR WITH AN ILLEGIBLE IDENTIFICATION CAP WAS FOUND AT THE SOUTHEAST CORNER OF LOT 14 REINIG'S ADDITION. THIS MONUMEN' AT SOUTHERN CORNERS OF VARIOUS LOTS OF REINIG'S ADDITION, AND WAS HELD AS A CONTROLLING MONUMENT.

5/8" REBAR MITH "TE" IDENTIFICATION CAPS WERE FOUND NEAR THE NORTHWEST AND SOUTHWEST CORNERS OF THE SUBJECT PROPERTY. THES EVIDENCE OF THESE CORNERS, AND WERE HELD AS CONTROLLING MONUMENTS IN THE EAST-MEST DIRECTION.
A | 1/2" PIPE WAS FOUND NEAR THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY. THIS MONUMENT APPEARED TO BE LONG STANDING, AND EAST-WEST DIRECTION.

A 5/8" REBAR WITH "GOU" IDENTIFICATION CAP WAS FOUND NEAR THE NORTHEAST CORNER OF THE SUBJECT PROPERTY. THIS MONUMENT COR! WAS HELD AS A CONTROLLING MONUMENT IN THIS DIRECTION.

VARIOUS OTHER MONUMENTS WERE FOUND DURING THE COURSE OF LAND SURVEYING FIELD OPERATIONS. THESE MONUMENTS WERE CONSIDERE SUBJECT PROPERTY AND ADJOINING PROPERTIES, THESE MONUMENTS HAVE BEEN LABELED ON SHEET SI.I.

DISCREPANCIES IN RECORD DESCRIPTIONS AND/OR PLATS NO SIGNIFICANT DISCREPANCIES WERE FOUND IN THE RECORD DESCRIPTIONS AND PLATS IN THE SURVEYED AREA.

DISCREPANCIES IN LINES OF OCCUPATION AND/OR POSSESSION

THERE IS A DISCREPANCY IN THE ESTABLISHED SOUTH LINE OF THE PLAT OF REINIG'S SUBURBAN ADDITION AND LONG STANDING MONUMENTS HAS BUSCREPANCY IN THE ESTABLISHED SOUTH LINE OF LOT I (FOUND THIS SURVEY) AND A 1/2" REBAR FOUND AT THE SOUTHMEST CORNER OF LOT I (FOUND THIS SURVEY) AND A 1/2" REBAR FOUND AT THE SOUTHMEST CORNER OF LOT I (FOUND THIS SURVEY) AND A 1/2" REPARS THAT MENT MANY MONUMENTS HAVE SINCE BEEN SET THAT MERE BASED UPCOLD ANGLE IRON FENCE POSTS, AN OLD I 1/2" PIPE, AN OLD BOLT, AND OLD PARTIAL FARM FIELD TYPE FENCE. IT APPEARS THAT PRIOR TO APPROXIMATELY I.3 FEET NORTH OF THE ESTABLISHED SOUTHMEST CORNER OF LOT I, AND O.4 FEET NORTH OF THE SOUTHEAST CORNER OF TO PREDATE THE KARST SURVEY, MULTIPLE SURVEYORS AND THE PLAT OF RUNNERS RIDGE ALL HELD THE KARST LINE FOR THE PAST 38 YENTHS SURVEY.

THEORY OF LOCATION
AS PREVIOUSLY STATED, THE BOUNDARY LINES OF THE LANDS OF GARY AND KIM BROWN AS RECORDED IN DOCUMENT 2025023905 MITHIN TAS PREVIOUSLY STATED, THE BOUNDARY LINES OF THE NORTHMEST QUARTER OF SECTION 6, TOWNSHIP 31 NORTH DEPENDENT UPON THE CONTROLLING SECTION CORNERS AND SECTION LINES OF THE PLAT OF REINIG'S SUBURBAN ADDITION.
INDIANA ALONG MITH THE CONTROLLING CORNERS OF THE PLAT OF REINIG'S SUBURBAN ADDITION.

: RESIDENCE ON THE SUBJECT PROPERTY CROSSES INTO THE PLATTED 5' SIDE YARD BUILDING SETBACK AS SHOWN. OTHER SIGNIFICANT DISCREPANCIES IN OCCUPATION AND/OR POSSESSION WERE FOUND ALONG THE BOUNDARY LINES OF THE SUBJECT P ERATIONS.

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34 PERRY TOWNSHIP WAS ESTABLISHED USING THE RECORD LOCATION OF THE SUR AND THE BRASS PLUG FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 34. THE NORTH LINE OF THE NORTHWEST ESTABLISHED ALONG THE SOUTHERN LINE OF SAID SOUTHEAST QUARTER OF SECTION 34.

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION I, WASHINGTON TOWNSHIP, WAS ESTABLISHED USING THE 5/8" REBAR FOUND AT THE QUARTER OF SECTION I AND THE 1/2" REBAR FOUND AT THE SOUTHWEST CORNER OF LOT I REINIG'S ADDITION, THE WEST LINE OF THE NORTHM ESTABLISHED ALONG THE EAST LINE OF SAID SECTION I.

THE NORTH QUARTER CORNER OF SECTION 6 WAS ESTABLISHED BY THE BRASS PIN FOUND AT THE INTERSECTION OF THE CENTER LINE OF AUG GEOMETRICAL RELATIONSHIP TO THE ESTABLISHED CENTER LINE OF AUBURN. THIS ESTABLISHED LOCATION OF THE NORTH QUARTER CORNER; THE CENTER OF SECTION 6 TO ESTABLISH THE MEST LINE OF THE NORTHEAST QUARTER. THE SOUTH LINE OF THE PLAT OF REINIG'S ADDITION WAS ESTABLISHED USING THE 1/2" REBAR FOUND AT THE SOUTHMEST CORNER OF LOT 1, A

THE SOUTHERN 50 FOOT RIGHT OF MAY LINE OF DUPONT ROAD WAS ESTABLISHED AS PARALLEL AND 50 FOOT EQUIDISTANT SOUTH OF THE N THE WEST LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED USING THE 5/8" REBAR WITH "TE" IDENTIFICATION CAPS FOUND NEAR THE NORT PROPERTY. THIS LINE WAS THEN EXTENDED TO THE ESTABLISHED 50 FOOT RIGHT OF WAY OF DUPONT ROAD AND TO THE PREVIOUSLY ESTAB

THE EAST LINE OF THE SUBJECT PROPERTY MAS ESTABLISHED USING THE 1 1/2" PIPE FOUND NEAR THE SOUTHEAST CORNER, AND THE 5/8" REE NORTHEAST CORNER OF THE SUBJECT PROPERTY. THIS LINE MAS THEN EXTENDED TO THE ESTABLISHED 50 FOOT RIGHT OF MAY OF DUPONT FOR REINIG'S ADDITION.

DITIONALLY, THE SURVEY, CERTIFICATION AND DECLARATIONS MADE HEREON ARE LIMITED TO THE IDENTIFIED PARTIES CONTAINED MITHIN THE SURVEY CERTIFICATION, AND REPRESENT A LIMITED YOCABLE LICENSE FOR USE ONLY IN THE PROPOSED REAL ESTATE TRANSACTION. THESE CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, PARTIES OR SUBSEQUENT OWNERS DENTIFIES. THIS LICENSE FOR USE AUTOMATICALLY EXPIRES, AND IS REVOKED, NINETY (40) DAYS AFTER THE ISSUE DATE OF SURVEY DOCUMENT(S).

COPYRIGHT, OWNERSHIP OF DOCUMENTS, AND LIMITED REYOCABLE LICENSE FOR THE USE OF THIS PLAT OF SURVEY

THE PLAT OF SURVEY, INCLUDING, BUT NOT LIMITED, TO PLAN NOTES, SYMBOLS, LEGENDS, REPORTS, CERTIFICATIONS AND ANY RELATED PROF

PREPARED BY FORESIGHT CONSULTING, LLC AND IS PROTECTED UNDER THE COPYRIGHT LAMS OF THE UNITED STATES OF AMERICA. THIS OR

OF FORESIGHT CONSULTING, LLC. NEITHER THE PLAT OF SURVEY, OR ANY INFORMATION SHOWN HEREON, SHALL BE USED BY OR DISCLOSED

PARTIES TO THIS CONTRACT AND EXPLICITLY REPRESENTED HEREON, FOR ANY USE OR PURPOSE WITHOUT THE EXPRESS WRITTEN PERMISSION

PROFESSIONAL SURVEYOR'S REPORT: GENERAL INFORMATION

(A) VARIANCES IN REFERENCE MONUMENTS:
(B) DISCREPANCIES IN RECORD DESCRIPTIONS AND/OR PLATS:
(C) INCONSISTENCIES IN LINES OF OCCUPATION AND/OR POSSESSION:
(D) RELATIVE POSITIONAL ACCURACY (RPA); THE ACCEPTABLE RELATIVE POSITIONAL ACCURACY (RPA); THE ACCEPTABLE RELATIVE NOTIFIED PLUS 50 PARTS PER MILLION.
(C) SUBURBAN SURVEYS: O.13 FEET PLUS 100 PARTS PER MILLION.
(S) RURAL SURVEYS: O.26 FEET PLUS 200 PARTS PER MILLION.

neld tnsmdolsvsd beort thoque

NOITAVONNI **EXPERIENCE**. zid.∋Jis₽.www Professional Engineers & Surveyors 1910 St. Joe Center Road, Suite #61 Suite #61 Suite #62 Suite #68 Suite ForeSight Consulting, LLC

PROJECT LOCATION

THE PLAT OF SURVEY, INCLUDING, BUT NOT LIMITED, TO PLAN NOTES, SYMBOLS, LEGENDS, REPORTS, CERTIFICATIONS AND ANY PREPARED BY FORESIGHT CONSULTING, LLC AND 15 PROTECTED PREPARED BY FORESIGHT CONSULTING, LLC. AND 15 PROTECTED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES OF AMERICA. THIS ORIGINAL CREATIVE WORK PRODUCT 15 THE SOLE OF SURVEY, OR ANY INFORMATION SHOWN HEREON, SHALL BE OCCOPPORATION BEYOND THE PROPOSED TO ANY PERSON, FIRM OR ANY PURPOSE MITHOUT THE PROPORMITIED PREPARIES TO THIS CONTRACT FOR ANY PURPOSE MITHOUT THE PRIOR WRITTEN PERMISSION OF CORPORATION BEYOND THE PROPOSED OF SURVEY CERTIFICATION, AND REPRESENT AND ENTITIES. THIS CONLY IN THE PROPOSED CONTAINED MITHIN THE SURVEY CERTIFICATION, AND REPRESENT ALONG INCOMPANION BEYONDAL LUCINOS, PARTIES OR SURVEY OR DISTINUAL INSTITUTIONS, PARTIES OR SUBSEQUENT OWNERS AND ENTITIES. THIS LICENSE FOR USE NOT THE ISSUE DATE TRANSFERS, AND IS REVOKED, NINETY (40) DAYS SUTOMATICALLY EXPIRES, AND IS REVOKED, NINETY (40) DAYS ANTOMATICALLY EXPIRES, AND IS REVOKED, NINETY (40) DAYS SUTOMATICALLY EXPIRES, AND IS REVOKED, NINETY (40) DAYS ANTOMATICALLY EXPIRES, AND IS REVOKED, NINETRY (40) DAYS ANTOMATICALLY EXPIRES, AND IS REVOKED, NINETY (40) DAYS ANTOMATICALLY ESSUE OF SURVEY DOCUMENT(S).

1830 East Dupont Road, Fort Wayne, Indiana 46825	SUC	
Dupont Road Development	Drawing Revisions	

SITE .	Draw	<

Date August 5th,

Site Location Map

General Notes:

FOR:	SURVEY	TOPOGRAPHIC	∃TI

SURV	TOPOGRAPHIC	SITE

1	Revisions	
U	Drawing	
110		

Professional Surveyor's Certification

2025023905

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

Recorded as Presented

Allen County Indiana **Recorder Nicole Keesling**

St Joseph Brown-Dunnuck

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.

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:

Notary Public

Printed: 4016 Commission No.:

Resident of Color Commission No.:

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. <u>Dennis D. Sutton</u>

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 A6845

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 Telephone 260.494.4310		Zip 46845 wn@c3builds.com	
Property Ownership	Property Owner Gary and Kim B Address 11720 Sonata Drive City Fort Wayne Telephone 260.494.4310	Brown _{State} Indiana _{E-mail} gbro	Zip 46845 wn@c3builds.com	
Contact Person	Telephone <u>260.494.4310</u>	_{State} Indiana _{E-mail} gbro	Zip 46845 wn@c3builds.com the designated contact per	son.
Rednest Rednest	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 Coperty 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 un application. Filing fee \$1000.00 Surveys showing area to be rezo Legal Description of parcel to be Rezoning Criteria (please complete)	nless the following filing oned e rezoned		
the propert Control Order procedures best of my/ CARY printed nat	stand and agree, upon execution and submis y described in this application; that I/we dinance as well as all procedures and polic and policies related to the handling and dis our knowledge; and that Brown ne of applicant) Received Received Received	agree to abide by all provi ies of the Fort Wayne and A	sions of the Allen County Zo Allen County Plan Commission that the above information is tr	ning and Subdivision as as those provisions,



8-5-25 | 148 051 | 9-8-35 | 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 properly 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 Wayner/Allen County. The proposed use of the property as a multi-tenant commercial/medical office building represents a low intensive commercial use commercial 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 undertuitized 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





FACT SHEET

Case #REZ-2025-0039 Bill # Z-25-08-27 Project Start: August 2025

APPLICANT: Gary and Kim Brown

REQUEST: To rezone from AR/Low Intensity Residential to C1/Professional Office

and Personal Services to permit a medical office building

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

LAND AREA: 0.954 acres

PRESENT ZONING: AR/Low Intensity Residential

PROPOSED ZONING: C1/Professional Office and Personal Services

COUNCIL DISTRICT: 2 – Russ Jehl

SPONSOR: Fort Wayne Plan Commission

September 8, 2025 Public Hearing

- No one spoke in support or with concerns.
- All members were present.

September 15, 2025 Business Meeting

Plan Commission Recommendation: DO PASS

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

8-0 MOTION PASSED

Amos Norman was absent.

Fact Sheet Prepared by: Karen Couture, Principal Land Use Planner September 25, 2025

PROJECT SUMMARY

DISCUSSION

The petitioner is requesting to rezone the parcel from AR/Low Intensity Residential to C1/Professional Office and Personal Services to permit a multi-tenant professional office building. The site is located on the south side of East Dupont Road, just west of Auburn Road and is part of Reinigs Suburban Addition which was platted in 1946. The properties to the north and south are subdivisions and located in an R1/Single Family Residential zoning district. To adjacent parcels to the west and east are zoned C1/Professional Office and Personal Services, with a nursing home and a real estate office respectively. The lot currently has a single-family residential dwelling and detached garage, which is proposed to be removed to allow for the new professional office building.

The submitted development plan shows a proposed 8,400 square foot multi-tenant building to be used for professional and medical offices. The parking lot and proposed building appear to meet current zoning ordinance requirements. The plan shows the required landscaping, but the applicant is proposing to use the existing trees on the south as part of the landscape buffer. The applicant will work with Traffic Engineering in regards to the access to and from Dupont Road. A dry detention basin is proposed in the southeast corner of the site.

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.

Generalized Future Land Use Map

- The project site is located within the Neighborhood Commercial generalized land use category.
- Adjacent properties are categorized as Neighborhood to the east and west. The properties to the north and south are categorized as a Suburban Neighborhood.

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 C1/Professional Office and Personal Service, which is considered compatible with Neighborhood Commercial.

Other Applicable Plans: none

PUBLIC HEARING SUMMARY:

<u>Presenter</u>: The applicant Gary Brown, presented the request as outlined above.

Public Comments: None

FORT WAYNE PLAN COMMISSION Findings of Fact • September 2025

PROPOSAL:

Rezoning Petition REZ-2025-0039 - Dupont Professional Office Building

APPLICANT:

Gary and Kim Brown

REQUEST:

To rezone property from AR/Low Intensity Residential to C1/Professional

Office

LOCATION:

1830 E Dupont Rd (Section 6 of St Joseph Township)

LAND AREA:

0.954 acres

PRESENT ZONING:

AR/Low Intensity Residential

PROPOSED ZONING:

C1/Professional Office and Personal Services

The Plan Commission recommends that Rezoning Petition REZ-2025-0039 be returned to Council, with a "Do Pass" recommendation after considering the following:

- 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 C1/Professional Office and Personal Services zoning will provide the opportunity to redevelop the site while providing additional commercial options along Dupont Road.
- 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 property is adjacent to commercial zoning to the east and west. The rezoning is consistent with existing commercial development at the intersection.
- 3. Approval is consistent with the preservation of property values in the area. This proposal will allow reinvestment into the area and is adjacent to developed commercial property. The new zoning gives the property owner flexibility to invest in the property commercially.
- 4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. This portion of Dupont Road is adjacent to commercial development to the east and west. The C1/Professional Office and Personal Services zoning district could act as a buffer between residential districts to the east and a more intense commercial zoning district to the west. The Comprehensive Plan encourages adjacent development in areas already served by infrastructure.

These findings approved by the Fort Wayne Plan Commission on September 15, 2025.

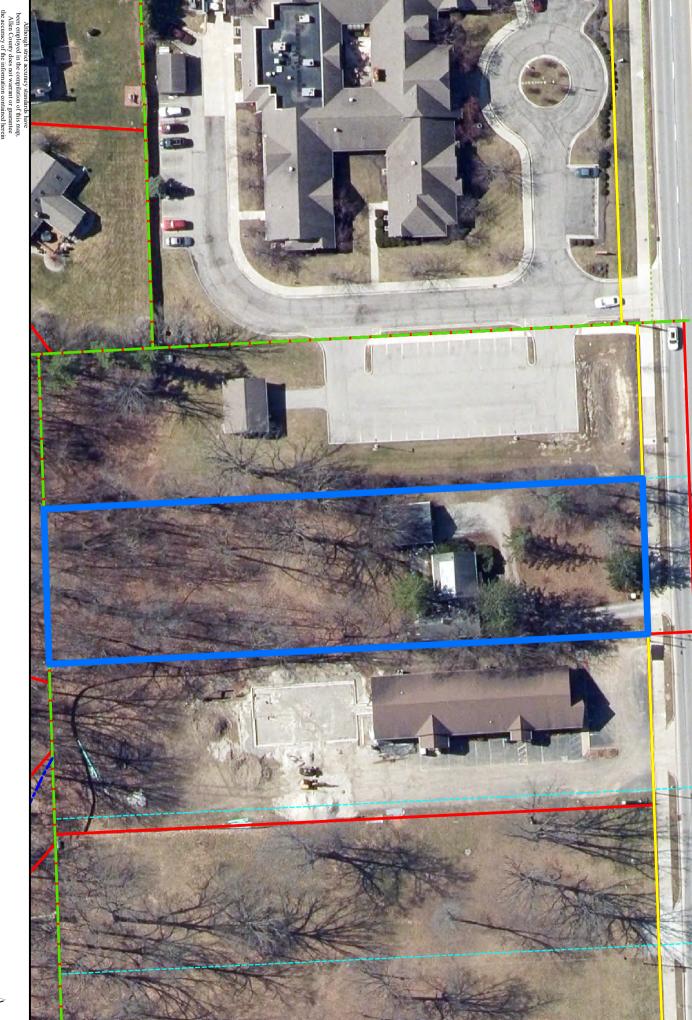
Benjamin J. Roussel Executive Director

Secretary to the Commission



REZ-2025-0039 and PDP-2025-0027 - Dupont Professional Office Building

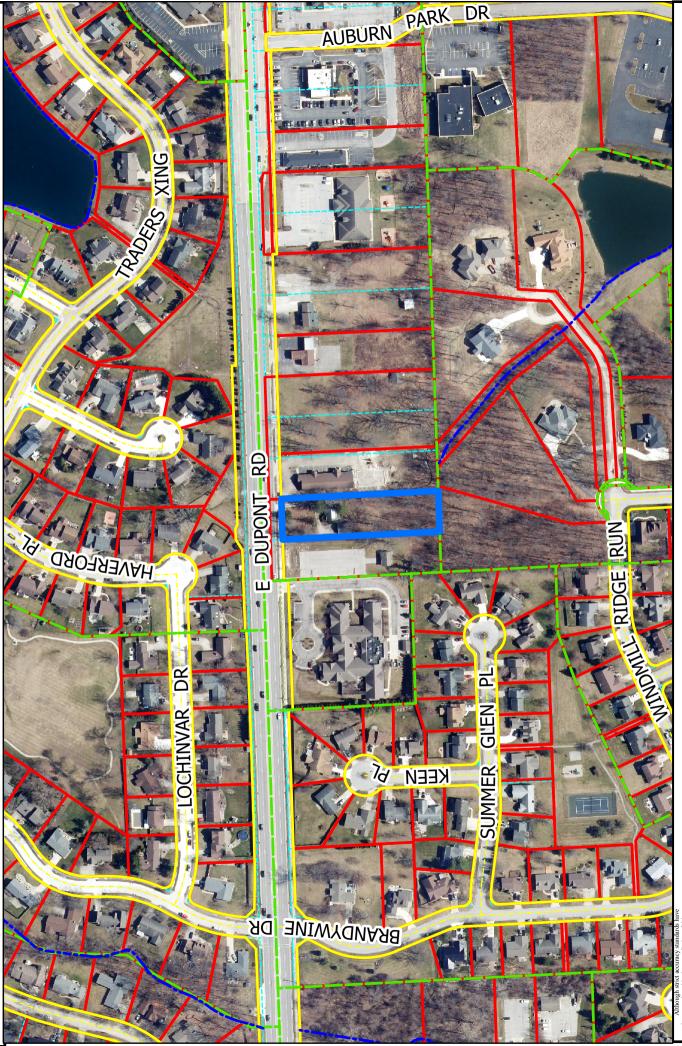




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2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 8147075

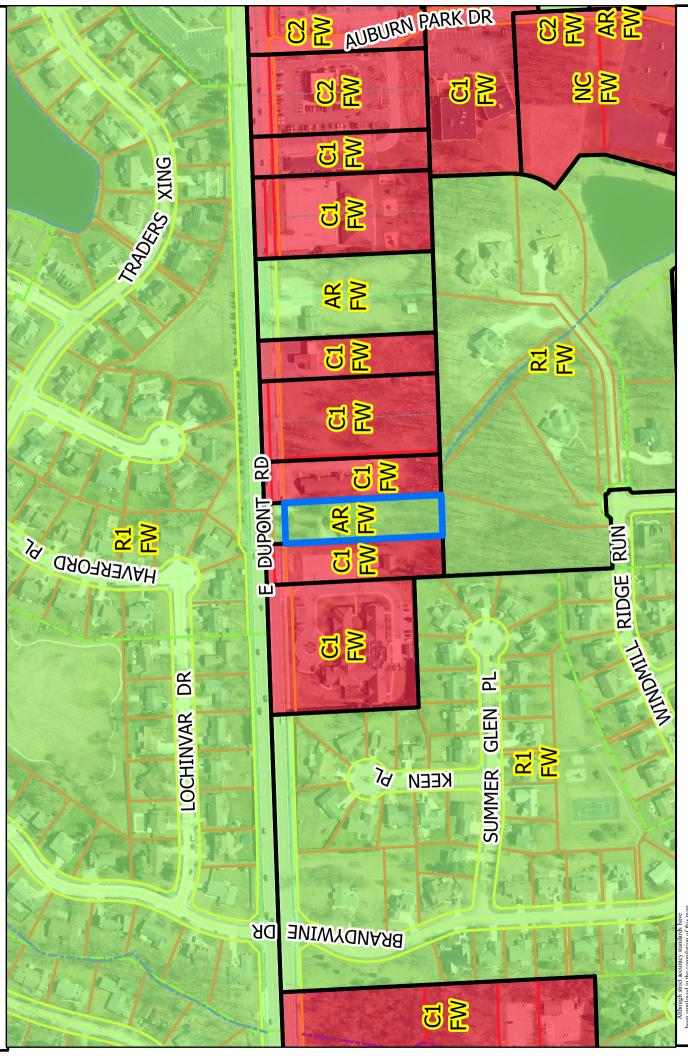




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175 350 Feet



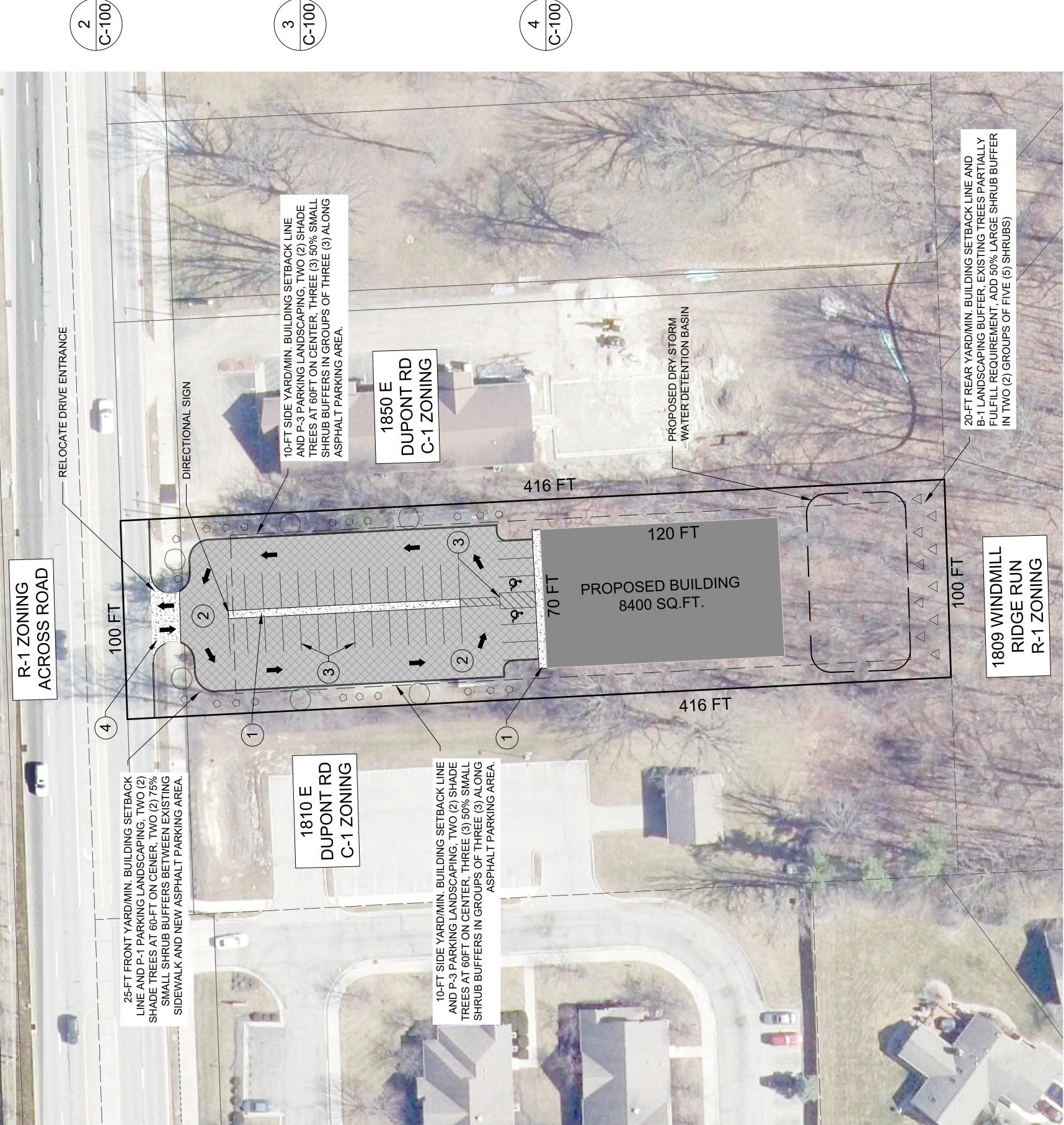


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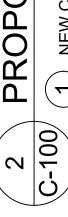








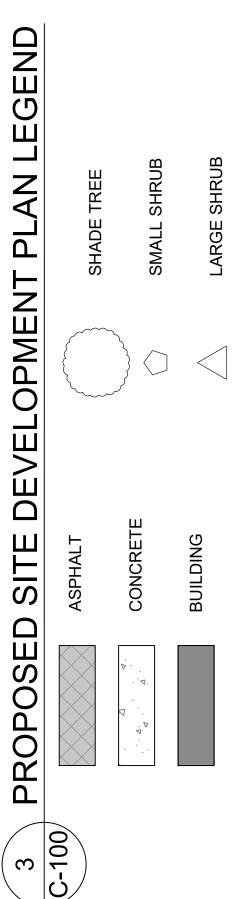
SITE DEVELOPMENT PLAN NOTES **PROPOSED**



NEW CONCRETE SIDEWALK

NEW ASPHALT PAVEMENT (\mathbf{n}) (n)

NEW WHITE PAVEMENT STRIPING NEW CONCRETE PAVEMENT 4



SUMMARY OF LOCAL ZONING ORDINANCE REQUIREMENTS

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

PROPOSED LAND USE: PROFESSIONAL/MEDICAL OFFICE

O SONING AND PERMITTED USES: C-1 PROFESSIONAL OFFICE AND EXISTING ZONING AND PERMITTED USES: R-1 SINGLE FAMILY RESIDENTIAL PERSONAL SERVICES PROPOSE

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

PROPERTY LOCATION IN A FLOOD PLAIN: NO

ILDING AREA, HEIGHT, AND LOCATION ON PROPERTY:
LOT AREA: 38,769 SQ.FT. (0.89 ACRES)
BUILDING AREA: 8400 SQ.FT. PROPOSED
BUILDING HEIGHT: 40 FT MAX., +/- 15'-0" ACTUAL
LOT WIDTH: 100 FT ACTUAL
NORTH FRONT YARD: 25 FT MIN. / 181 FT ACTUAL
SOUTH REAR YARD: 20 FT MIN. / 83 FT ACTUAL
EAST SIDE YARD: 10 FT MIN. / 10 FT ACTUAL BUILDING

WEST SIDE YARD: 10 FT MIN. / 10 FT ACTUAL

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

TOTAL SPACES: (25) REQUIRED / (32) ACTUAL

ACCESSIBLE PARKING SPACES: MIN (2) REQUIRED / (2) ACTUAL

PARKING SETBACK: 5 FT MIN. / 9.9 FT ACTUAL

EXTERIOR/PARKING LIGHTING: LED AREA LIGHTS

LANDSCAPING REQUIREMENTS: B-1 BUFFER REQUIRED FOR REAR YARD (EXISTING TREES PARTIALLY FULFILL REQUIREMENT), P-1 PARKING LANDSCAPING ADJACENT TO PUBLIC STREET FOR NORTH YARD, P-3 PARKING LANDSCAPING ADJACENT TO COMMERCIAL DISTRICT FOR SIDE YARDS.

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

CONSTRUCTION S E R V I C E S

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

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1830 E Dupont Rd PROJECT:

1830 E Dupont Rd Fort Wayne IN, 46825

DEVELOPMENT PLAN PROPOSED SITE SHEET TITLE:

12425 LGC PROJECT NO.: DRAWN BY:

08/19/25

DATE:

SHEET: