

BILL NO. Z-25-11-17

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. G02 (Sec. 8 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 as 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

A part of Lagro Reserve, Township 30 North, Range 12 East, Wayne Civil Township, Allen County, Indiana, also being part of a tract of land conveyed to Paradigm Consulting GRP, LLC by Document 2017058318, also being a 0.168-acre tract of land conveyed to White House on Jefferson Blvd. & Jefferson Point Trust by Document 2013050194 and a 0.107-acre tract of land conveyed to White House on Jefferson Blvd. & Jefferson Point Trust by Document 2013050193, all documents referenced herein are recorded in the Office of the Recorder of Allen County, Indiana, and more particularly described as follows:

Commencing at the intersection of the West line of the East 6.50 chains (429.00 feet) of Lagro Reserve and the South line of Lot 17 in Edsall's Subdivision in Lagro Reserve as shown in Deed Book 30, page 160; thence South 00 degrees 22 minutes 56 seconds East (being the basis of all bearings this description), on and along said West line of the East 6.50 chains, a distance of 6.35 feet to the Point of Beginning, being marked by a mag spike with a "Bertsch-Frank and Associates" identification ring; thence continuing South 00 degrees 22 minutes 56 seconds East, on and along said West line of the East 6.50 chains, a distance of 356.13 feet to the Southeast corner of said 0.107-acre tract, being marked by a 5/8-inch diameter rebar with an identification cap stamped "T-E INC FIRM ID #0070"; thence South 65 degrees 03 minutes 16 seconds West, on and along the South line of said 0.107-acre tract and the South line of said 0.168-acre tract, a distance of 82.72 feet to the most southerly corner of said 0.168-acre tract, being marked by a 5/8-inch diameter rebar with and identification cap stamped "T-E INC FIRM ID #0070"; thence North 86 degrees 23 minutes 15 seconds West, on and along said South line of the 0.168-acre tract, a distance of 79.52 feet to the most Westerly corner of said 0.168-acre tract, also being the South line of a 0.978-acre tract of land conveyed to Bukoba, LLC by Document 2022009307, being marked by a 5/8-inch diameter rebar with an identification cap stamped "T-E INC FIRM ID #0070"; thence North 38 degrees 02 minutes 12 seconds East, on and along said South line of the 0.978-acre tract, a distance of 17.53 feet to the Southeast corner of said 0.978-acre

tract, being marked by a 5/8-inch diameter rebar with an identification cap stamped "T-E INC FIRM ID #0070"; thence North 26 degrees 39 minutes 19 seconds West, on and along the East line of said 0.978-acre tract, a distance of 208.13 feet to the South right-of-way of Jefferson Boulevard (U.S. Highway 24) and the Southwest corner of a 0.0682-acre tract of land conveyed to the City of Fort Wayne by Document 960070152, being marked by a 5/8-inch diameter rebar with a "Bertsch-Frank and Associates" identification cap; thence North 51 degrees 33 minutes 37 seconds East, on and along said South right-of-way of Jefferson Boulevard (U.S. Highway 24) and the South line of said 0.0682-acre tract, a distance of 299.47 feet to the Point of Beginning, containing 1.343 acres of land, more or less, being subject to and/or together with all easements and rights-of-way of record.

and the symbols of the City of Fort Wayne Zoning Map No. G02 (Sec. 8 of Wayne 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.

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

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-2025-0057
Bill Number: Z-25-11-17
Council District: 4 – Dr Scott Myers

Introduction Date: November 25, 2025

Plan Commission
Public Hearing Date: December 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 0.275 acres from RP/Planned Residential to C1/Professional Office
and Personal Services

Location: 3919 W Jefferson Blvd (Section 8 of Wayne Township)

Reason for Request: To expand the existing parking lot

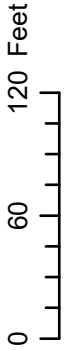
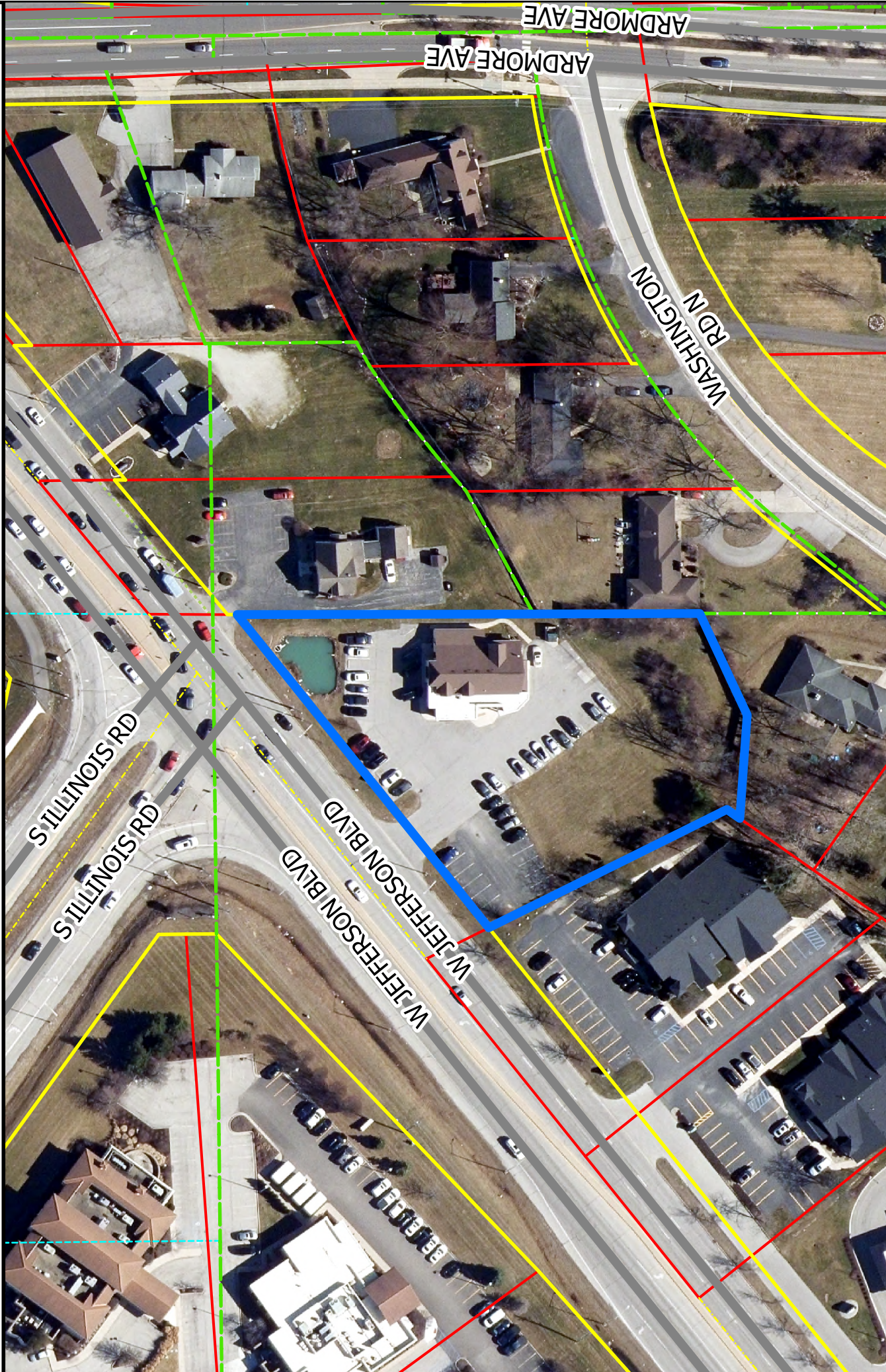
Applicant: Paradigm Consulting GRP, LLC

Property Owner: Paradigm Consulting GRP, LLC

Related Petitions: None

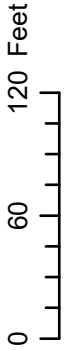
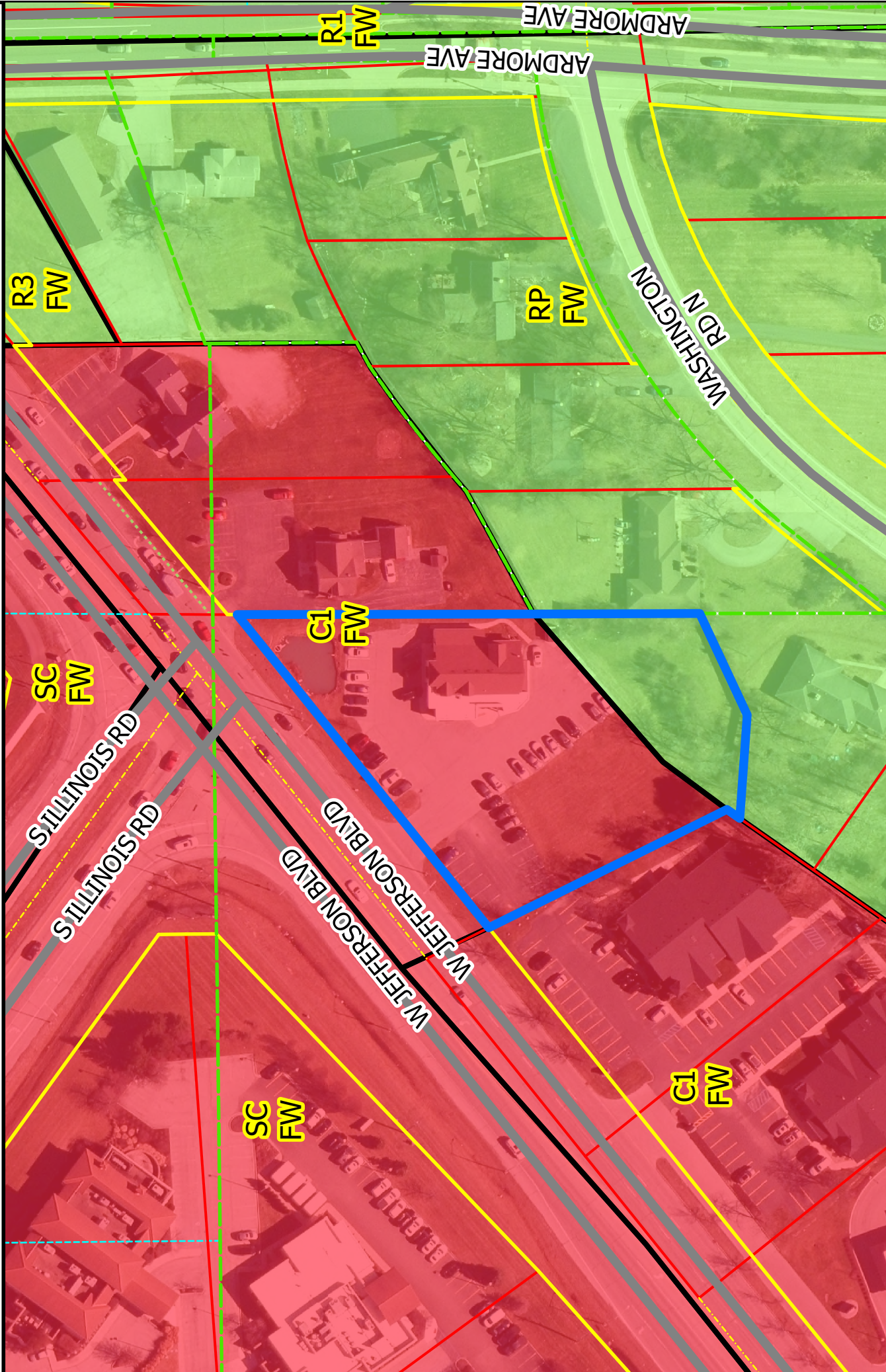
Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal Services
zoning district, which would permit expanding the existing parking lot.

Effect of Non-Passage: Property will remain zoned RP/Planned Residential, which does not permit
expanding the existing parking lot. The site may continue with existing uses,
and may be redeveloped with residential and other compatible
nonresidential uses.



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.

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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 11/13/2025



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Sheet No.:

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Drawn By:

Date:

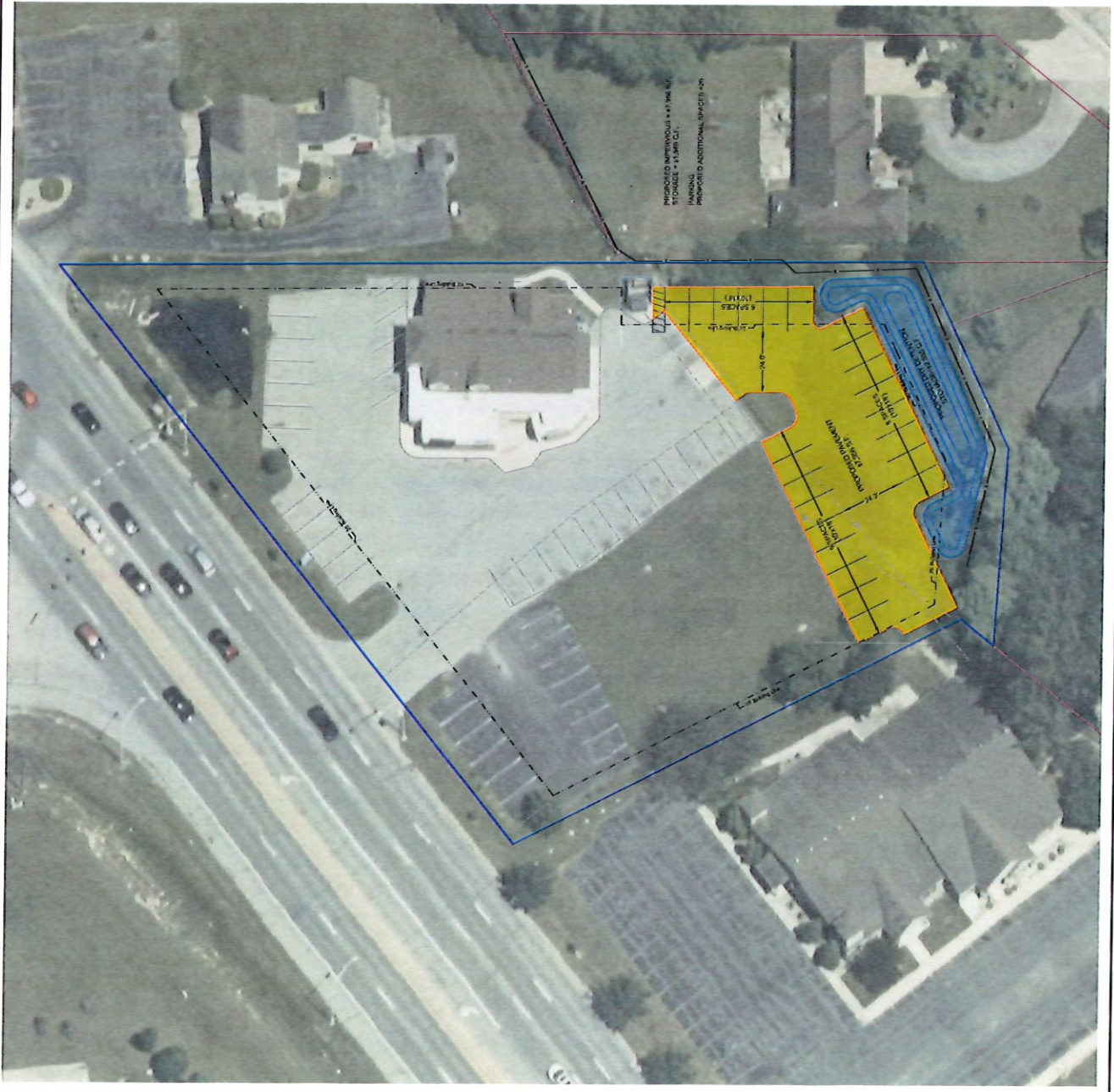
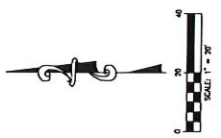
Preliminary Site Plan
 Port of the Lakes Reserve, Township 29 North, Range 12 East
 Wayne Civil Township, Allen County, Indiana
 3919 W. Jefferson Blvd. Fort Wayne, IN 46804
 Parcel Owners: Purogen Consulting GRP LLC

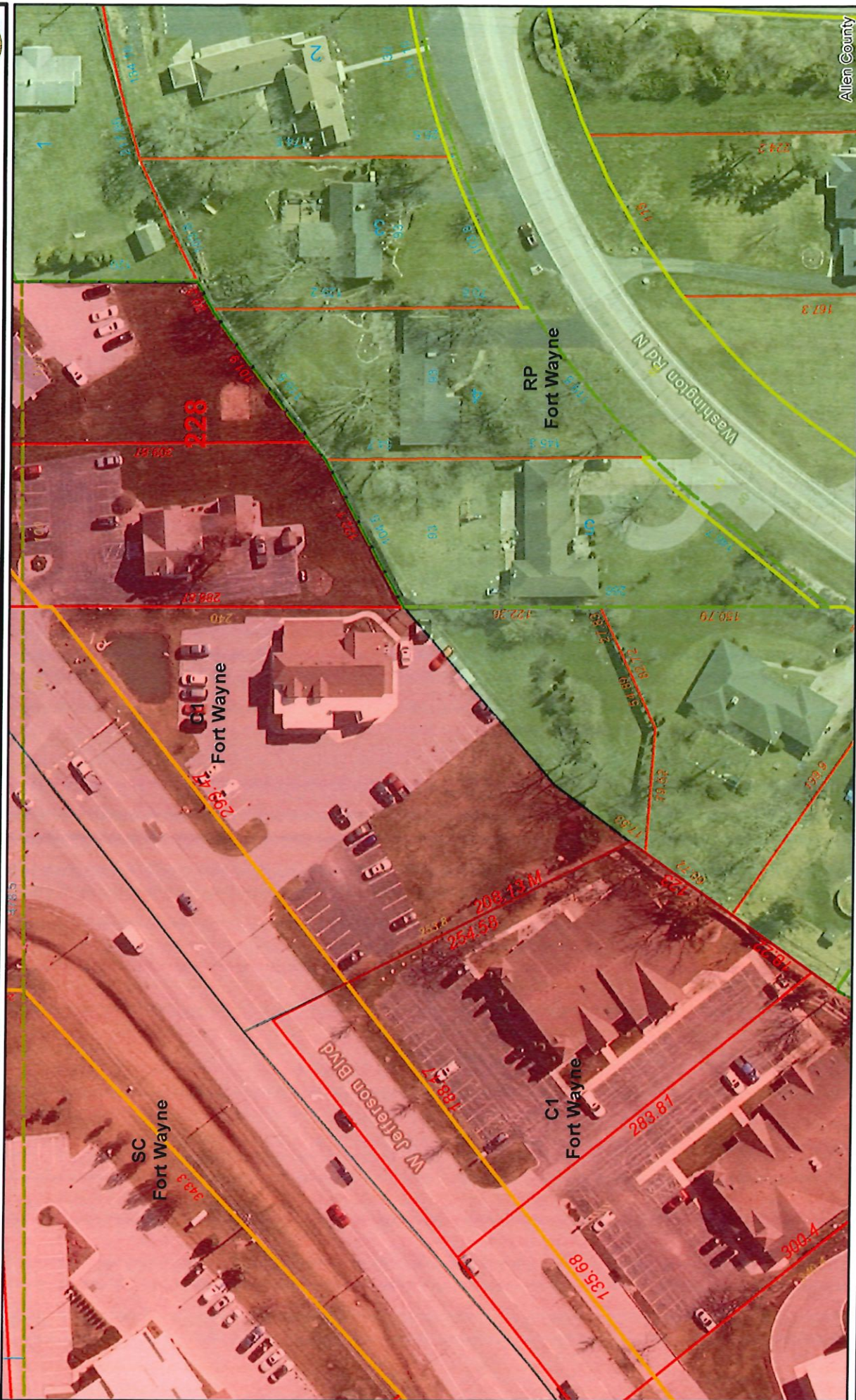
File:	No.
By:	Revised:

T-E INCORPORATED
 4820 Bluffton Road
 Fort Wayne, IN 46804
 Phone (260) 489-5541
 FAX (260) 489-5174
 Email: TEI@TEI-INC.COM

Engineering • Planning • Survey • Construction

The American Surveying and Mapping Act of 1946 (Public Law 79-246) states that the official seal of the American Society of Professional Surveyors (ASPS) is the only seal that is legal for use in the United States. The seal of the American Society of Professional Surveyors is the only seal that is legal for use in the United States. The seal of the American Society of Professional Surveyors is the only seal that is legal for use in the United States.

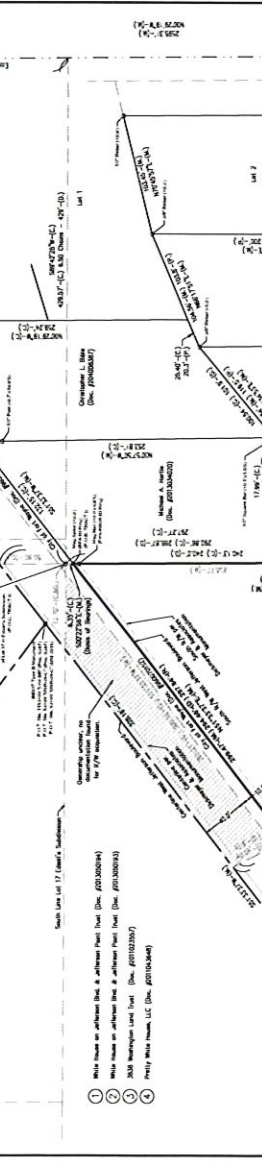
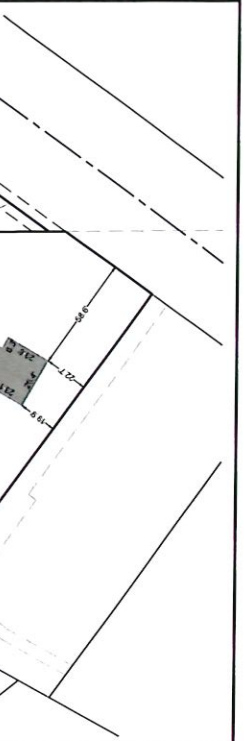
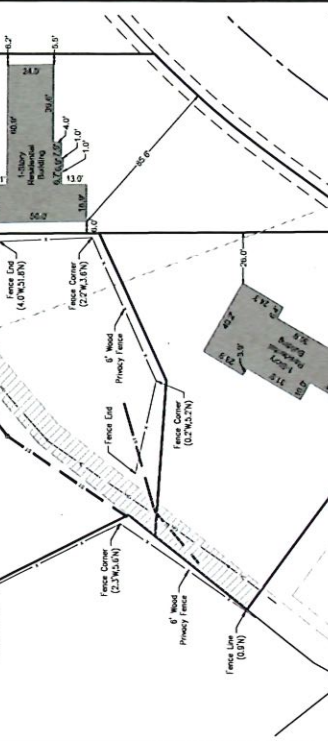
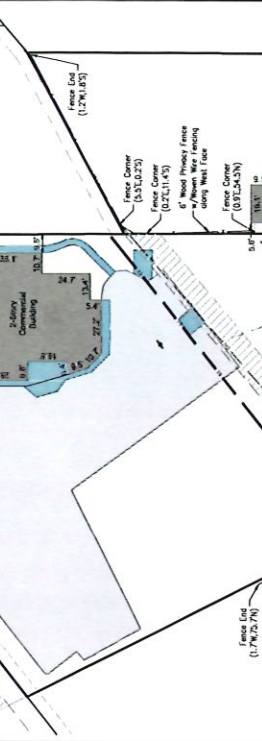
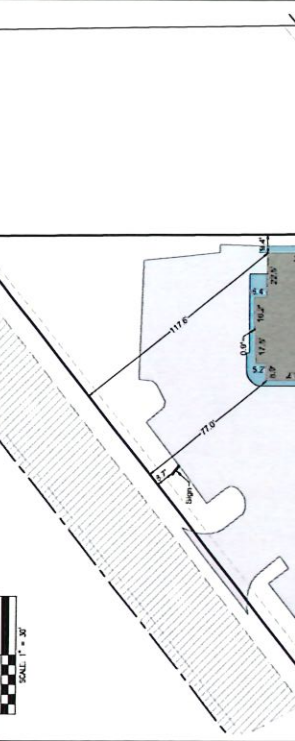






View of proposed parking lot area from 3919 West Jefferson Blvd

(existing privacy fence is behind vegetation)



Mail tax bill to:
Paradigm Consulting GRP, LLC
3919 West Jefferson Boulevard
Fort Wayne, IN 46804

Quit-Claim Deed

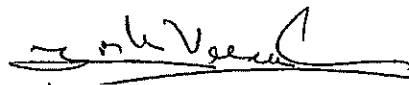
THIS INDENTURE WITNESSETH that White House on Jefferson Blvd. & Jefferson Point Trust, of Allen County, Indiana, "Grantor", quit claims and releases all rights to Paradigm Consulting GRP, LLC, an Indiana Limited Liability Company, of Allen County, Indiana, being over the age of 18 years, "Grantee", in consideration of one dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the real estate located in Allen County, Indiana and described as follows:

02-12-08-228-014.002-074

02-12-08-228-014.003-074

02-12-08-228-003.000-074

See Exhibit "A" for legal description.

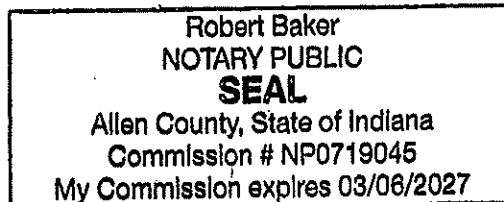


Zoila Veerula, Trustee of
White House on Jefferson Blvd. & Jefferson Point Trust

STATE OF INDIANA)

COUNTY OF Allen)


) SS:



Before me, the undersigned, a Notary Public in and for said County and State, this 23 day of

April, 2025, personally appeared Zoila Veerula, Trustee of White House on Jefferson Blvd. & Jefferson Point Trust and executed the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 03/06/2027

Signature: 

County of Residence: Allen

Print: Robert Baker

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. Zoila Veerula, Trustee of White House on Jefferson Blvd. & Jefferson Point Trust

This instrument was prepared by: Zoila Veerula, Trustee of White House on Jefferson Blvd. & Jefferson Point Trust

Exhibit "A"

This description, prepared by Aaron J. Carl, Professional Surveyor License Number LS 20800123 and employed by T-E Incorporated, was created as part of a Retracement Survey for Job No. 24123 on January 9, 2025.

A part of Lagro Reserve, Township 30 North, Range 12 East, Wayne Civil Township, Allen County, Indiana, also being part of a tract of land conveyed to Paradigm Consulting GRP, LLC by Document 2017058318, also being a 0.168-acre tract of land conveyed to White House on Jefferson Blvd. & Jefferson Point Trust by Document 2013050194 and a 0.107-acre tract of land conveyed to White House on Jefferson Blvd. & Jefferson Point Trust by Document 2013050193, all documents referenced herein are recorded in the Office of the Recorder of Allen County, Indiana, and more particularly described as follows:

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**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Paradigm Consulting GRP, LLC
Address 3919 West Jefferson Boulevard
City Fort Wayne State IN Zip 46804
Telephone (330)715-2005 E-mail zveerula@yahoo.com

Property Ownership
Property Owner Paradigm Consulting GRP, LLC
Address 3919 West Jefferson Boulevard
City Fort Wayne State IN Zip 46804
Telephone (330)715-2005 E-mail zveerula@yahoo.com

Contact Person
Contact Person Aaron J. Carl
Address 8620 Bluffton Road
City Fort Wayne State IN Zip 46809
Telephone (260)489-5541 E-mail acarl@t-einc.com

All staff correspondence will be sent only to the designated contact person.

Request
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction Lagro Reserve
Address of the property 3919 West Jefferson Boulevard Township and Section Wayne Sec. 8-30-12
Present Zoning C1 & RP Proposed Zoning C1 Acreage to be rezoned 0.275
Purpose of rezoning (attach additional page if necessary) This property is part of the Medical Practice of Giri Veerula, MD and Vindhya Veerula, MD located at 3919 West Jefferson Boulevard, Fort Wayne, and will be an addition to the existing parking lot for patients and employees.
Sewer provider Yes Water provider Yes

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

Aaron Carl
(printed name of applicant)

[Signature]
(signature of applicant)

09-02-25
(date)

Zoila Veerula
(printed name of property owner)

[Signature]
(signature of property owner)

09-02-25
(date)



Received	Receipt No.	Hearing Date	Petition No.
11-4-25	148561	12-8-25	REZ-2025

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 increase the parking lot for the needs of the medical clinic and future expansion. The employees will park in this new area so that more space is available for the medical patients to safely park in the parking lot.

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

The property currently has 2 different zonings (C1 & RP). We would like to make the single property 1 zoning. The property is already being used for medical use and will continue with the same use.

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

The most desirable use would to maintain the current medical use, as we are requesting.

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

See next page.

- (5) Responsible development and growth.

See next page.

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*



Continued

4. The conservation of property values throughout the jurisdiction;

The property values will not change for the neighborhood as this is a small adjustment in the current zoning. Any effect that this would have would be only to the 2 homes directly adjacent to the proposed parking lot. These 2 homes are owned by the same family who own the property with the proposed parking lot.

5. Responsible development and growth;

The area will be designed with all of the required screening. The use of this area for anything other than the proposed parking will be very difficult due to the existing utilities. There is currently a sanitary sewer and easement along with overhead utilities (no easement found) running through the site along the location of the property line that has been removed. The hours of operation for this site are 9am-5pm. These hours are friendly to the neighboring residential hours. The property also has an existing privacy fence and landscape screening and will have the same look to those who drive by on Washington Road North as it does now. The property owner is willing to sign a commitment for this area to only be used as parking.

FACT SHEET

Case #REZ-2025-0057 Bill # Z-25-11-17 Project Start: November 2025

PROPOSAL:	Rezoning Petition REZ-2025-0057 – Veerula Medical Practice
APPLICANT:	Paradigm Consulting GRP, LLC
REQUEST:	To rezone from RP/Planned Residential to C1/Professional Office and Personal Services to permit the existing parking lot expansion
LOCATION:	3919 W Jefferson Blvd (Section 8 of Wayne Township)
LAND AREA:	0.275 acres
PRESENT ZONING:	RP/Planned Residential
PROPOSED ZONING:	C1/Professional Office and Personal Services
COUNCIL DISTRICT:	4 – Dr. Scott Myers
SPONSOR:	Fort Wayne Plan Commission

December 8, 2025 Public Hearing

- No one spoke in support.
- One neighborhood representative spoke in opposition.
- Amos Norman and Karen Richards were absent.

December 15, 2025 Business Meeting

Plan Commission Recommendation: DO NOT PASS

A motion was made by Karen Richards and seconded by Rachel Tobin-Smith to return the ordinance with a Do Not Pass recommendation to Common Council for their final decision.

8-0 MOTION PASSED

- Paul Sauerteig was absent.

Fact Sheet Prepared by:
Michelle Wood, Senior Land Use Planner
January 8, 2026

PROJECT SUMMARY

The applicant is petitioning to rezone a portion of 3919 West Jefferson to C1/Professional Office and Personal Services to match the rest of the property and to expand the existing parking lot. Historically, the portion of the site to be rezoned was split off an unplatted lot that fronts on North Washington Road. The remaining portion of 3919 West Jefferson was zoned to C1/Professional Office and Personal Services in 2017, with prior Board of Zoning Appeals approvals for office uses since 1985. **The same request was brought to the Plan Commission in 2024. The request received an 8-0 Do Not Pass recommendation from the Plan Commission on September 16, 2024, and failed at City Council 7-0 on October 1, 2024.**

This is the site of the Veerula medical practice. The commercial site originally was limited to a parcel fronting West Jefferson Boulevard, but over the past decade, the applicant apparently split off portions of the 3922 North Washington Road residential parcel and ultimately combined them with 3919 West Jefferson. These parcels were not part of either adjacent platted subdivision, and now consist of grass and a fence along the southern property line, with no access to North Washington Road. The surrounding zoning districts include C1/Professional Office and Personal Services along the south side of West Jefferson and RP/Planned Residential adjacent to the south, southeast, and southwest. The entire site falls within the Westwood-Fairway Community Association, which was notified of the public hearing, as was Wildwood Park Community Association to the east.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

The project site is located within the Priority Investment Area.

- The following Goals and Strategies would be applicable:
LUD1 - Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas.
LUD 1.3 - Encourage compatible higher density residential and mixed-use development in infill areas that are near public transit routes, employment centers, institutions, and other amenities.

Overall Land Use Policies

The following Land Use Policies would be applicable and supportive of this request:

- **LUD Policy 1** - Support and promote a diversity of housing types within the applicable land use categories defined in the comprehensive plan.

Generalized Future Land Use Map

- The project site is located within the Neighborhood Commercial generalized land use category.
- Primary Land Uses in this category are Low to Moderate Intensity Business, Service, and Retail and Professional Office and Personal Services.
- Some Secondary Land Uses are Civic and Cultural Facilities, Multiple-Family Residential, Parks and Open Space, Religious Institutions, and Schools.
- Adjacent properties are also categorized as Neighborhood Commercial as well as Traditional Neighborhood.

Land Use Related Action Steps

Staff determined the following Action Step would be applicable and supportive of this proposal:

- **HN.1.1.2** – Encourage smart growth development practices to support efficient use of land and resources

- **HN.1.1.4** - Promote residential development with compact block structure, a mix of uses and housing types, and active transportation access to nearby jobs, recreation, fresh and nutritious food, and schools as well as connections to nearby neighborhoods.

Compatibility Matrix

- This proposed rezoning to C1/Professional Office and Personal Services is considered compatible with the Neighborhood Commercial land use category.

Other Applicable Plans: None

PUBLIC HEARING SUMMARY:

Presenter: Aaron Carl (representing the applicant) presented the request as outlined above. Mr. Carl stated that no changes have been made to the proposal since it was last presented to Plan Commission.

Public Comments:

John Hoffman (5800 N Washington Rd – speaking on behalf of Westwood-Fairway Association): Opposed – Many past issues with property owner; serious concerns over encroachment of a business into the neighborhood; concern that the splitting of the residential lot and commercial zoning will make the existing home “unsellable”, and affect value of surrounding homes.

Rebuttal: Aaron Carl stated they tried to reach out to the neighborhood several times, but received no response. Willing to have a written commitment for no structures, and will meet or exceed all landscape requirements.

FORT WAYNE PLAN COMMISSION

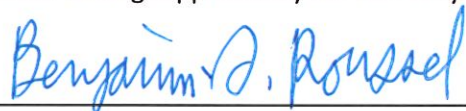
Findings of Fact • December 2025

PROPOSAL:	Rezoning Petition REZ-2025-0057 – Veerula Medical Practice
APPLICANT:	Paradigm Consulting GRP, LLC
REQUEST:	Rezone from RP to C1 to expand the existing parking lot
LOCATION:	3919 W Jefferson Blvd
LAND AREA:	0.275 acres to be rezoned (1.34 acres – overall parcel)
PRESENT ZONING:	RP - Planned Residential and C1 Professional Office and Personal Services
PROPOSED ZONING:	C1 - Professional Office and Personal Services

The Plan Commission recommends that Rezoning Petition REZ-2025-0057 be returned to Council, with a “Do Not Pass” recommendation after considering the following:

1. Approval of the rezoning request is not in substantial compliance with the City of Fort Wayne Comprehensive Plan and could establish an undesirable precedent in the area. The proposed use of a parking lot is not a primary or secondary land use within the “Suburban Neighborhood” generalized land use category. Medical office use (and associated parking) is considered a primary use within the “Mixed Suburban Commercial Corridor”, which occurs on the developed parcels along West Jefferson. Maintaining the Suburban Neighborhood land uses on the subject parcels can deter further commercial encroachment into the historic residential neighborhood.
2. Approval of the request may have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. Introducing a commercial parking lot adjacent to residential homes along North Washington Road could negatively impact the residential neighborhood that developed decades ago. The parcels were originally part of the residential homes and were split after the neighborhood developed. Altering the historical boundary of the residential zoning may have negative impacts on the existing homes in the Westwood-Fairway neighborhood.
3. Approval may be inconsistent with the preservation of property values in the area. The rezoning petition is within the Westwood-Fairway Community Association. The proposed rezoning would encroach into the historic neighborhood, increasing noise and light pollution further south than there currently is. Parcels located to the east, west, and south are all single-family residential homes zoned RP/Planned Residential. Additionally, reducing the lot size of the residential properties may have a negative impact on residential property values in the area.
4. Approval may be inconsistent with responsible development and growth principles based on existing uses and infrastructure in the area. The subject property is not vacant land, it was split from the adjacent residential lots in the North Washington Road neighborhood. Allowing further commercial encroachment into an established residential area is not responsible planning practice.

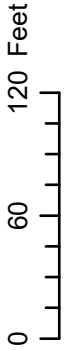
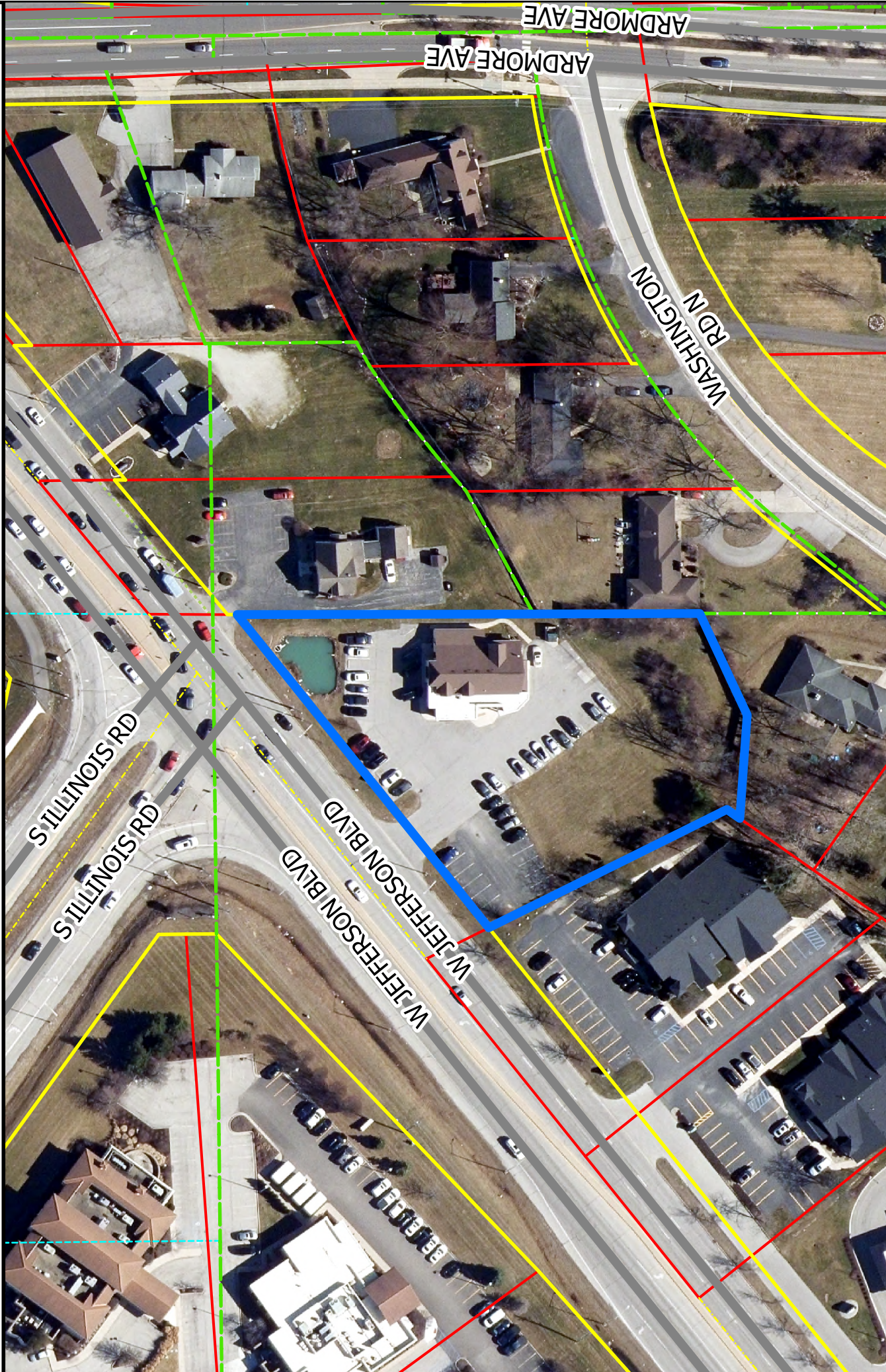
These findings approved by the Fort Wayne Plan Commission on December 15, 2025.



Benjamin J. Roussel

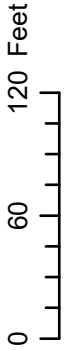
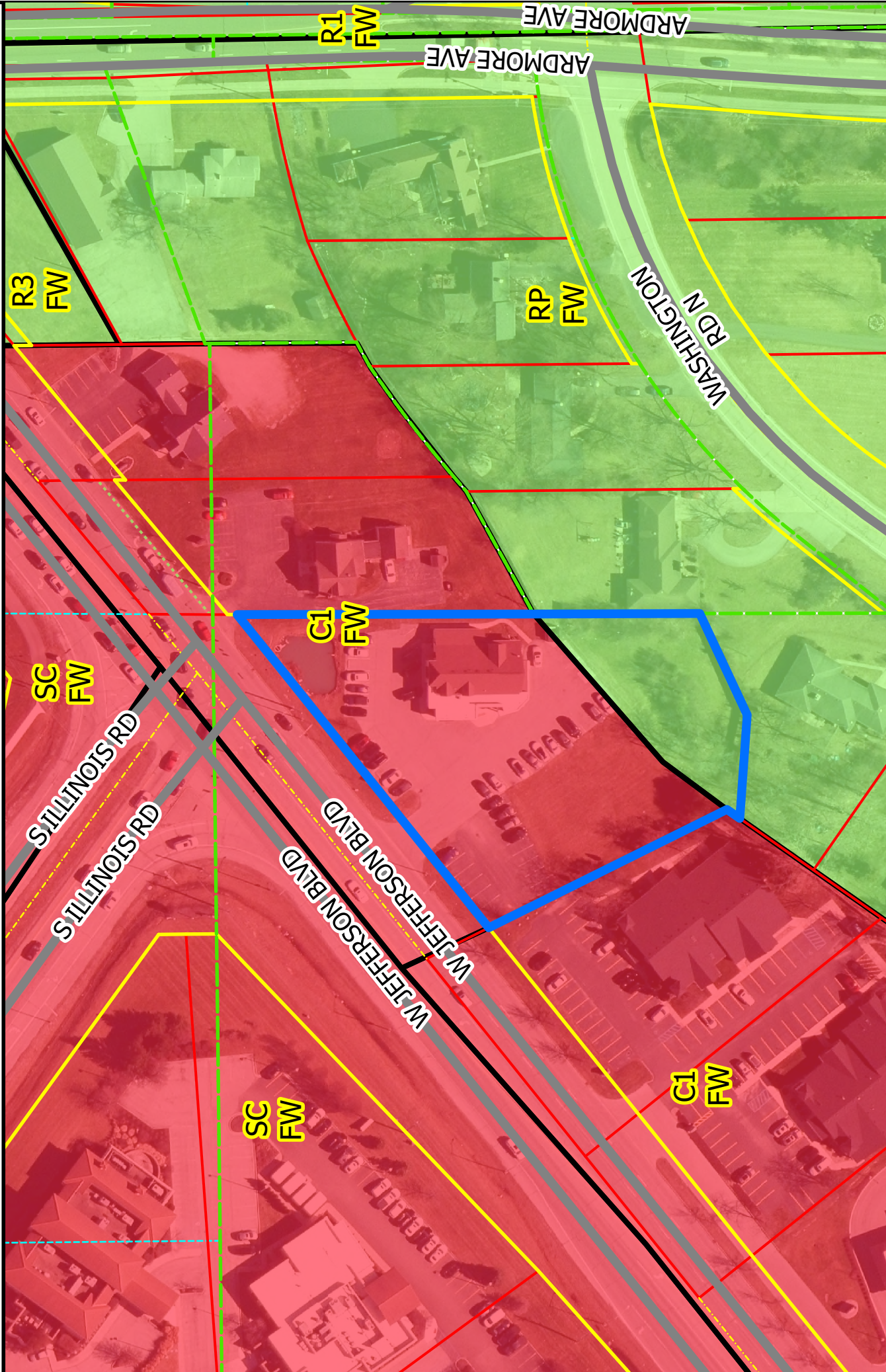
Executive Director

Secretary to the Commission



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Sheet No.:

Scale: 1"=20'

Job No.: 24123

Checked By:	AJC
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Drawn By: ZHU/SG

Date: 08-05-2024

Preliminary Site Plan

Part of the Lago Reserve, Township 29 North, Range 12 East
Wayne Civil Township, Allen County, Indiana

Paradigm Program Consulting GRP LLC

Parcel Owners Partnership Consulting GRP LLC

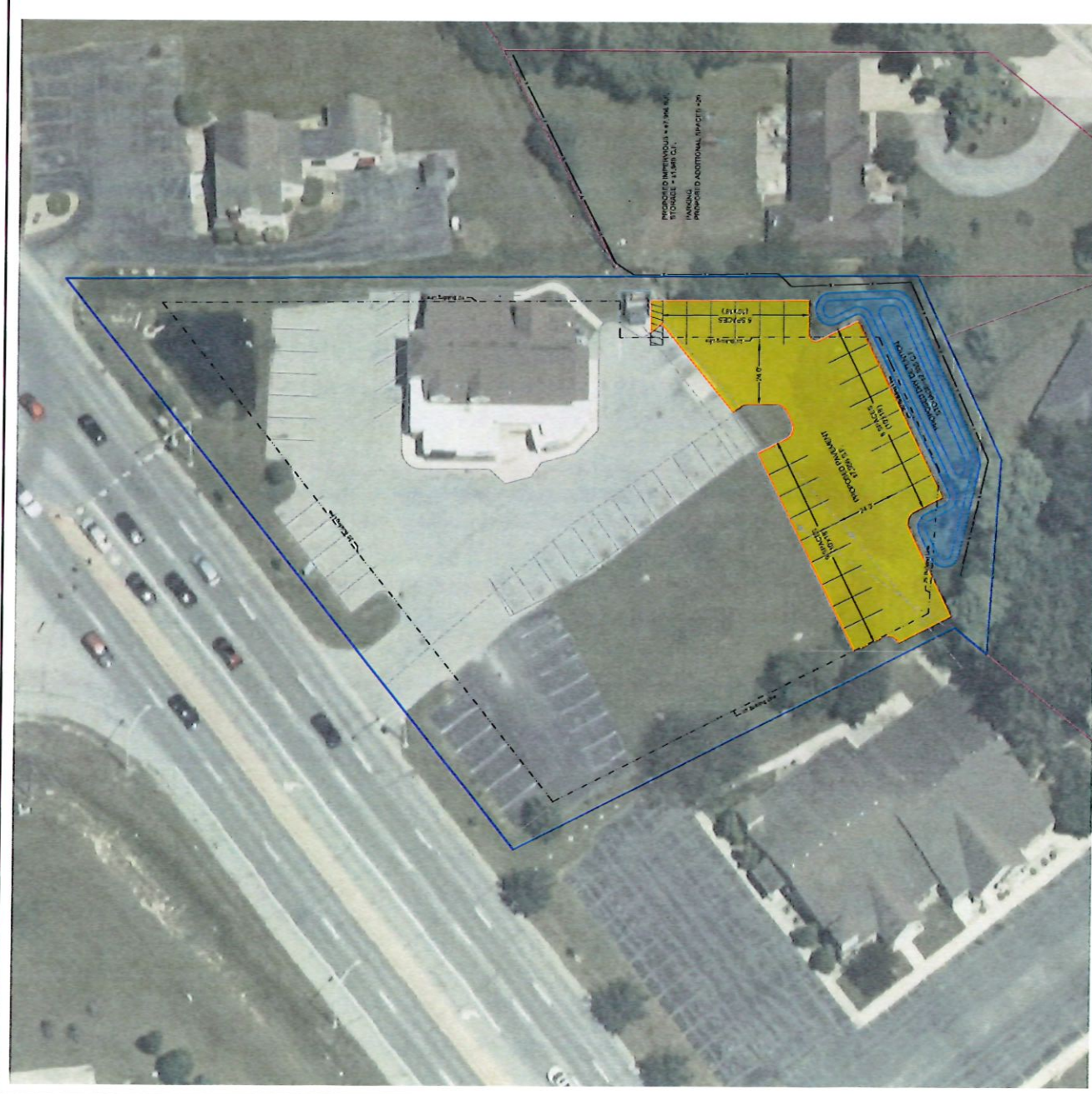
Parcel Owners: Paragon Consulting GRP LLC

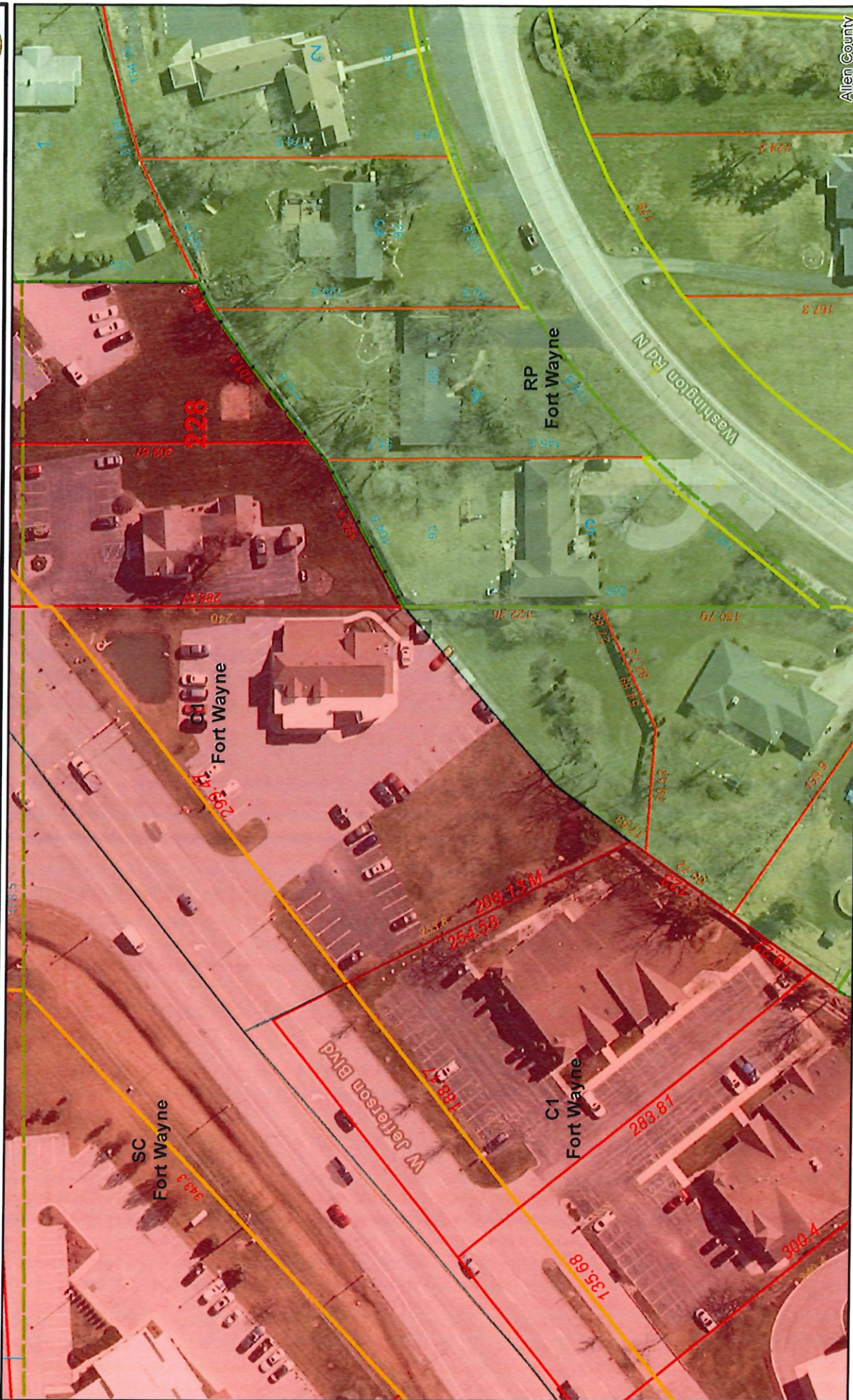
Date	No.	

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T-E INCORPORATED
8620 Bluffton Road
Fort Wayne, IN 46829
Phone (260) 489-5541
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View of proposed parking lot area from 3919 West Jefferson Blvd

(existing privacy fence is behind vegetation)

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 increase the parking lot for the needs of the medical clinic and future expansion. The employees will park in this new area so that more space is available for the medical patients to safely park in the parking lot.

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

The property currently has 2 different zonings (C1 & RP). We would like to make the single property 1 zoning. The property is already being used for medical use and will continue with the same use.

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

The most desirable use would to maintain the current medical use, as we are requesting.

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

See next page.

- (5) Responsible development and growth.

See next page.

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*



Continued

4. The conservation of property values throughout the jurisdiction;

The property values will not change for the neighborhood as this is a small adjustment in the current zoning. Any effect that this would have would be only to the 2 homes directly adjacent to the proposed parking lot. These 2 homes are owned by the same family who own the property with the proposed parking lot.

5. Responsible development and growth;

The area will be designed with all of the required screening. The use of this area for anything other than the proposed parking will be very difficult due to the existing utilities. There is currently a sanitary sewer and easement along with overhead utilities (no easement found) running through the site along the location of the property line that has been removed. The hours of operation for this site are 9am-5pm. These hours are friendly to the neighboring residential hours. The property also has an existing privacy fence and landscape screening and will have the same look to those who drive by on Washington Road North as it does now. The property owner is willing to sign a commitment for this area to only be used as parking.