

#REZ-2025-0060

BILL NO. Z-26-01-06

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. A11 (Sec. 14 of Aboite 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 I2/General Industrial Zoning District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

Legal Description

Part of the Southeast Quarter of Section 14, Township 31 North, Range 13 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the South Quarter corner of said Section 14, being marked by a cast iron monument; thence North 00 degrees 40 minutes 15 seconds West (GPS grid bearing and basis of all bearings in this description), on and along the West line of said Southeast Quarter, a distance of 1022.53 feet to a #5 rebar; thence North 89 degrees 18 minutes 57 seconds East, on and along a line partially defined as a South line of The Lakes at Heather Ridge, as recorded in Plat Cabinet H, page 160, in the Office of said Recorder, a distance of 294.51 feet to a #5 rebar; thence South 63 degrees 45 minutes 41 seconds East, continuing on and along said South line, a distance of 195.33 feet to a #5 rebar; thence North 74 degrees 20 minutes 24 seconds East, continuing on and along said South line, a distance of 237.93 feet to the true point of beginning; thence North 74 degrees 20 minutes 24 seconds East, continuing on and along said South line, a distance of 91.72 feet to a #5 rebar; thence South 80 degrees 25 minutes 46 seconds East, continuing on and along said South line, a distance of 84.63 feet to a #5 rebar at the Southeast corner of said The Lakes at Heather Ridge, being a point on the West right-of-way line of Interstate Highway #69; thence Southerly, on and along said West right-of-way line as defined by the arc of a non-tangent circular curve to the left having a radius of 4006.53 feet, an arc distance of 677.98 feet, being subtended by a long chord having a length of 677.17 feet and a bearing of South 04 degrees 43 minutes 22 seconds West to a #5 rebar at the point of tangency; thence South 00 degrees 07 minutes 30 seconds East, continuing on and along said West right-of-way line, a distance of 199.31 feet to a #5 rebar at the point of intersection of said West right-of-way line with the North right-of-way line of Aboite Center Road; thence South 89 degrees 13 minutes 55 seconds West, on and along said North right-of-way line, a distance of 360.82 feet to a #5 rebar; thence South 62 degrees 43 minutes 41 seconds West, continuing on and along said North right-of-way line, a distance of 84.28 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 161.86 feet;

thence North 30 degrees 53 minutes 26 seconds East, a distance of 585.16 feet; thence North 06 degrees 25 minutes 30 seconds East, a distance of 48.72 feet; thence North 11 degrees 02 minutes 36 seconds East, a distance of 69.84 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 125.98 feet to the true point of beginning, containing 5.536 acres of land, and subject to all easements of record.

and the symbols of the City of Fort Wayne Zoning Map No. A11 (Sec. 14 of Aboite 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-2025-0060
Bill Number:	Z-26-01-06
Council District:	4 – Dr. Scott Myers

Introduction Date:	January 13, 2026
--------------------	------------------

Plan Commission Public Hearing Date:	January 12, 2026 (not heard by Council)
---	---

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

Synopsis of Ordinance:	To rezone 5.536 acres from AR/Low Intensity Residential to I2/General Industrial
------------------------	--

Location:	8600 Blk Aboite Center Rd (Section 14 of Aboite Township)
-----------	---

Reason for Request:	To permit a four-building commercial and storage facility
---------------------	---

Applicant:	Yellow Retirement, LLC
------------	------------------------

Property Owner:	North Eastern Development Corp
-----------------	--------------------------------

Related Petitions:	Primary Development Plan – Aboite Center Mixed Use Development
--------------------	--

Effect of Passage:	Property will be rezoned to the I2/General Industrial zoning district, which would permit a commercial and storage facility.
--------------------	--

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



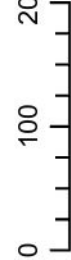
Aboite Center
Residential

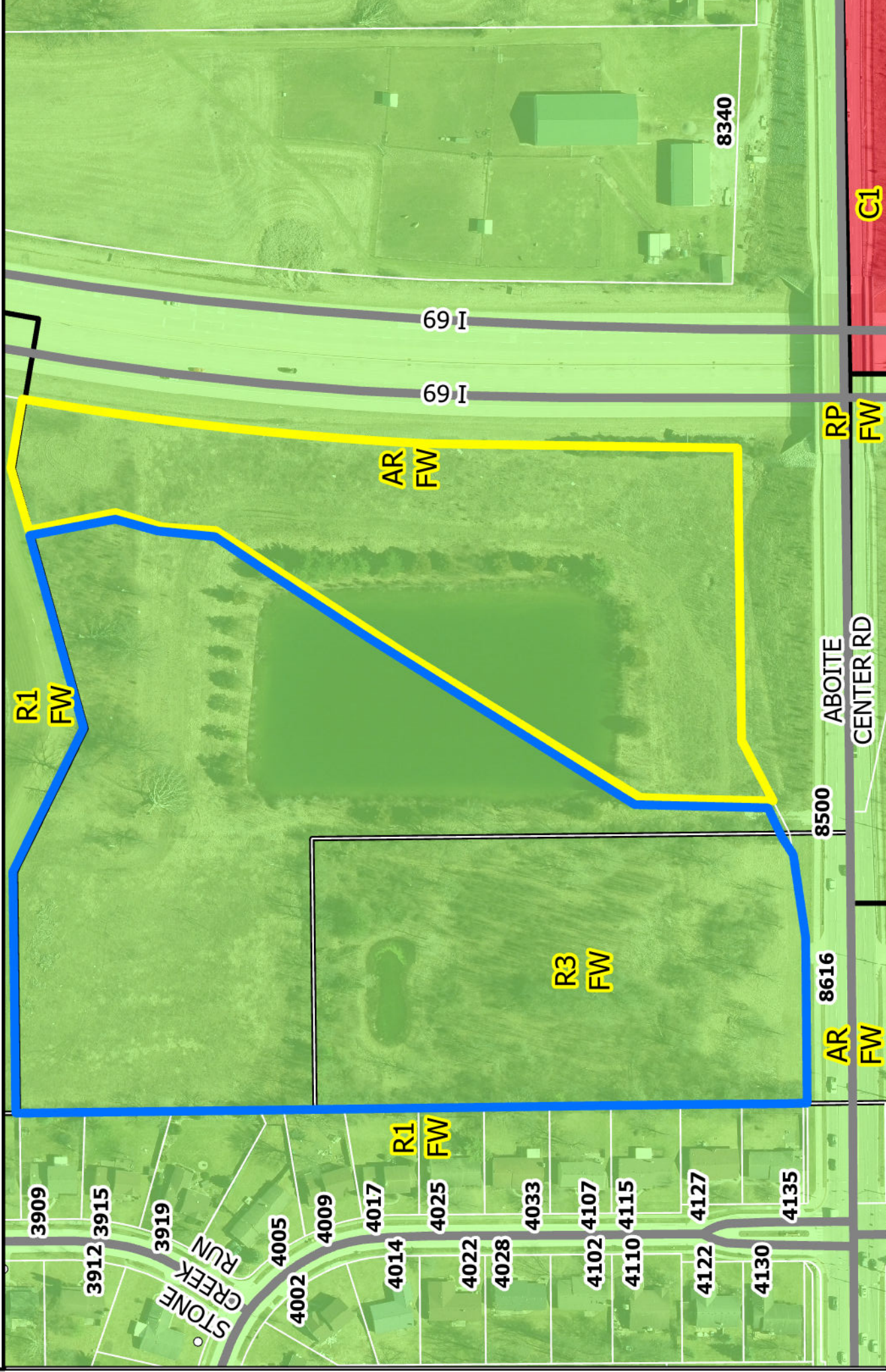


Aboite Center Industrial



0 100 200 Feet





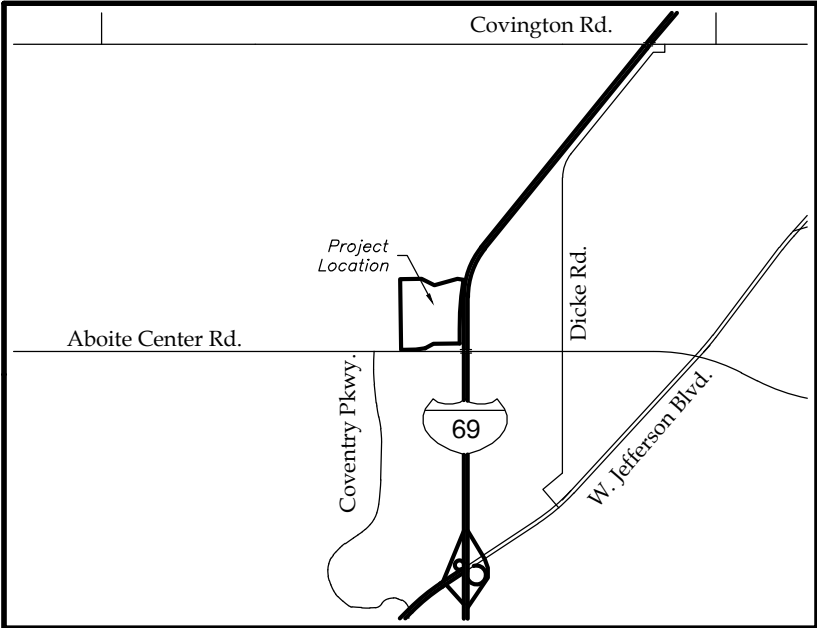
- Aboite Center Residential
- Aboite Center Industrial



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.

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

Page 12 of 25



Location Map

OVERALL PLAN DESCRIPTION:

Part of the Southeast Quarter of Section 14, Township 31 North, Range 13 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the South Quarter corner of said Section 14, being marked by a cast iron monument; thence North 00 degrees 40 minutes 15 seconds West (GPS grid bearing and basis of all bearings in this description), on and along the West line of said Southeast Quarter, a distance of 55.00 feet to a #5 rebar at the point of intersection of said West line with the North right-of-way line of Aboite Center Road as described in a deed to the Board of Commissioners of the County of Allen, State of Indiana, in Document Number 2008058909 in the Office of the Recorder of Allen County, Indiana, this being the true point of beginning; thence North 00 degrees 40 minutes 15 seconds West, continuing on and along said West line, a distance of 967.53 feet to a #5 rebar; thence North 89 degrees 18 minutes 57 seconds East, on and along a line partially defined as a South line of The Lakes at Heather Ridge, as recorded in Plat Cabinet H, page 160, in the Office of said Recorder, a distance of 294.51 feet to a #5 rebar; thence South 63 degrees 45 minutes 41 seconds East, continuing on and along said South line, a distance of 195.33 feet to a #5 rebar; thence North 74 degrees 20 minutes 24 seconds East, continuing on and along said South line, a distance of 329.65 feet to a #5 rebar; thence South 80 degrees 25 minutes 46 seconds East, continuing on and along said South line, a distance of 84.63 feet to a #5 rebar at the Southeast corner of said The Lakes at Heather Ridge, being a point on the West right-of-way line of Interstate Highway #69; thence Southerly, on and along said West right-of-way line as defined by the arc of a non-tangent circular curve to the left having a radius of 4006.53 feet, an arc distance of 677.98 feet, being subtended by a long chord having a length of 677.17 feet and a bearing of South 04 degrees 43 minutes 22 seconds West to a #5 rebar at the point of tangency; thence South 00 degrees 07 minutes 30 seconds East, continuing on and along said West right-of-way line, a distance of 199.31 feet to a #5 rebar at the point of intersection of said West right-of-way line with the North right-of-way line of Aboite Center Road; thence South 89 degrees 13 minutes 55 seconds West, on and along said North right-of-way line, a distance of 360.82 feet to a #5 rebar; thence South 62 degrees 43 minutes 41 seconds West, continuing on and along said North right-of-way line, a distance of 126.86 feet to a #5 rebar; thence South 49 degrees 49 minutes 05 seconds West, continuing on and along said North right-of-way line, a distance of 0.78 feet to a #5 rebar; thence South 81 degrees 18 minutes 13 seconds West, continuing on and along said North right-of-way line, a distance of 128.08 feet to a #5 rebar; thence South 89 degrees 17 minutes 31 seconds West, continuing on and along said North right-of-way line, a distance of 203.01 feet; thence South 89 degrees 41 minutes 58 seconds West, continuing on and along said North right-of-way line, a distance of 0.16 feet to the true point of beginning, containing 16.976 acres of land, and subject to all easements of record.

Primary Development Plan of:

ABOITE CENTER ROAD MIXED USE DEVELOPMENT

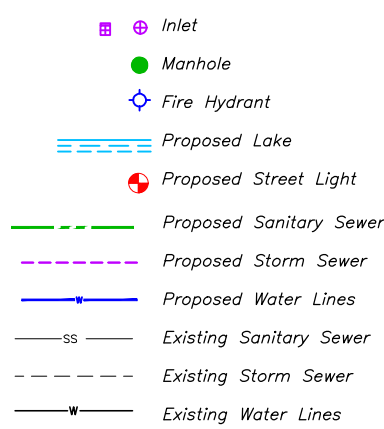
Part of the Southeast Quarter of Section 14,
Township 30 North, Range 11 East, Allen County, Indiana.

Developer:
Yellow Retirement, LLC
P.O. Box 11311
Fort Wayne, IN 46857
Tel: 260/493-3000

Surveyor:
Sauer Land Surveying, Inc.
7203 Engle Road
Fort Wayne, IN 46804
Tel: 260/469-3300



Symbol Legend

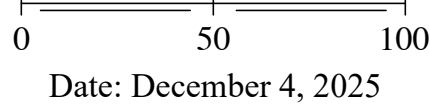


Landscape Plantings Legend

14	Colorado Spruce	2" Caliper
69	Honey Locust	2" caliper
58	Arborvitae, American	5' Height
30	Boxwood	2 @ 2 gal
69	Dwarf Fountain Grass	1 Quart
69	Assorted Perennials	



SCALE IN FEET:



Date: December 4, 2025

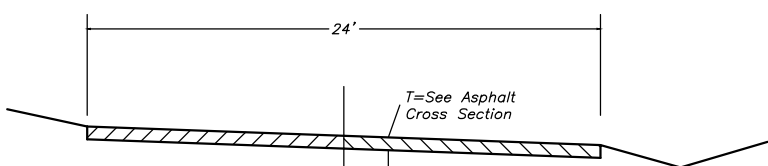
Zoning Status:
The site is currently zoned AR & R3
Proposed Zoning: R3 & I2

Residential Site Density
10.6 units / acre

Residential Building Summary
60 - 1 Story Townhomes
61 - 2 Story Townhomes

Commercial Building Summary
4 Commercial Buildings
1 Storage Unit Building

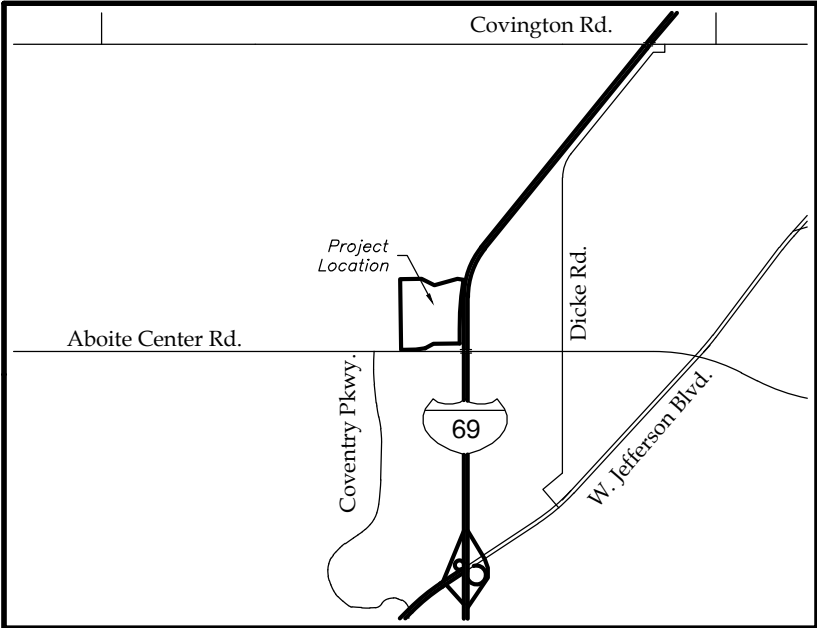
Street Summary
24' pavement width on primary roadways
12' pavement width on roadway along West line
20' radii at all intersections



Note: All sidewalks through driveways shall be at a 1/8" per ft. cross-slope

TYPICAL STREET CROSS-SECTION

Not to Scale



Location Map

OVERALL PLAN DESCRIPTION:

Part of the Southeast Quarter of Section 14, Township 31 North, Range 13 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the South Quarter corner of said Section 14, being marked by a cast iron monument; thence North 00 degrees 40 minutes 15 seconds West (GPS grid bearing and basis of all bearings in this description), on and along the West line of said Southeast Quarter, a distance of 55.00 feet to a #5 rebar at the point of intersection of said West line with the North right-of-way line of Aboite Center Road as described in a deed to the Board of Commissioners of the County of Allen, State of Indiana, in Document Number 2008058909 in the Office of the Recorder of Allen County, Indiana, this being the true point of beginning; thence North 00 degrees 40 minutes 15 seconds West, continuing on and along said West line, a distance of 967.53 feet to a #5 rebar; thence North 89 degrees 18 minutes 57 seconds East, on and along a line partially defined as a South line of The Lakes at Heather Ridge, as recorded in Plat Cabinet H, page 160, in the Office of said Recorder, a distance of 294.51 feet to a #5 rebar; thence South 63 degrees 45 minutes 41 seconds East, continuing on and along said South line, a distance of 195.33 feet to a #5 rebar; thence North 74 degrees 20 minutes 24 seconds East, continuing on and along said South line, a distance of 329.65 feet to a #5 rebar; thence South 80 degrees 25 minutes 46 seconds East, continuing on and along said South line, a distance of 84.63 feet to a #5 rebar at the Southeast corner of said The Lakes at Heather Ridge, being a point on the West right-of-way line of Interstate Highway #69; thence Southerly, on and along said West right-of-way line as defined by the arc of a non-tangent circular curve to the left having a radius of 4006.53 feet, an arc distance of 677.98 feet, being subtended by a long chord having a length of 677.17 feet and a bearing of South 04 degrees 43 minutes 22 seconds West to a #5 rebar at the point of tangency; thence South 00 degrees 07 minutes 30 seconds East, continuing on and along said West right-of-way line, a distance of 199.31 feet to a #5 rebar at the point of intersection of said West right-of-way line with the North right-of-way line of Aboite Center Road; thence South 89 degrees 13 minutes 55 seconds West, on and along said North right-of-way line, a distance of 360.82 feet to a #5 rebar; thence South 62 degrees 43 minutes 41 seconds West, continuing on and along said North right-of-way line, a distance of 126.86 feet to a #5 rebar; thence South 49 degrees 49 minutes 05 seconds West, continuing on and along said North right-of-way line, a distance of 0.78 feet to a #5 rebar; thence South 81 degrees 18 minutes 13 seconds West, continuing on and along said North right-of-way line, a distance of 128.08 feet to a #5 rebar; thence South 89 degrees 17 minutes 31 seconds West, continuing on and along said North right-of-way line, a distance of 203.01 feet; thence South 89 degrees 41 minutes 58 seconds West, continuing on and along said North right-of-way line, a distance of 0.16 feet to the true point of beginning, containing 16.976 acres of land, and subject to all easements of record.

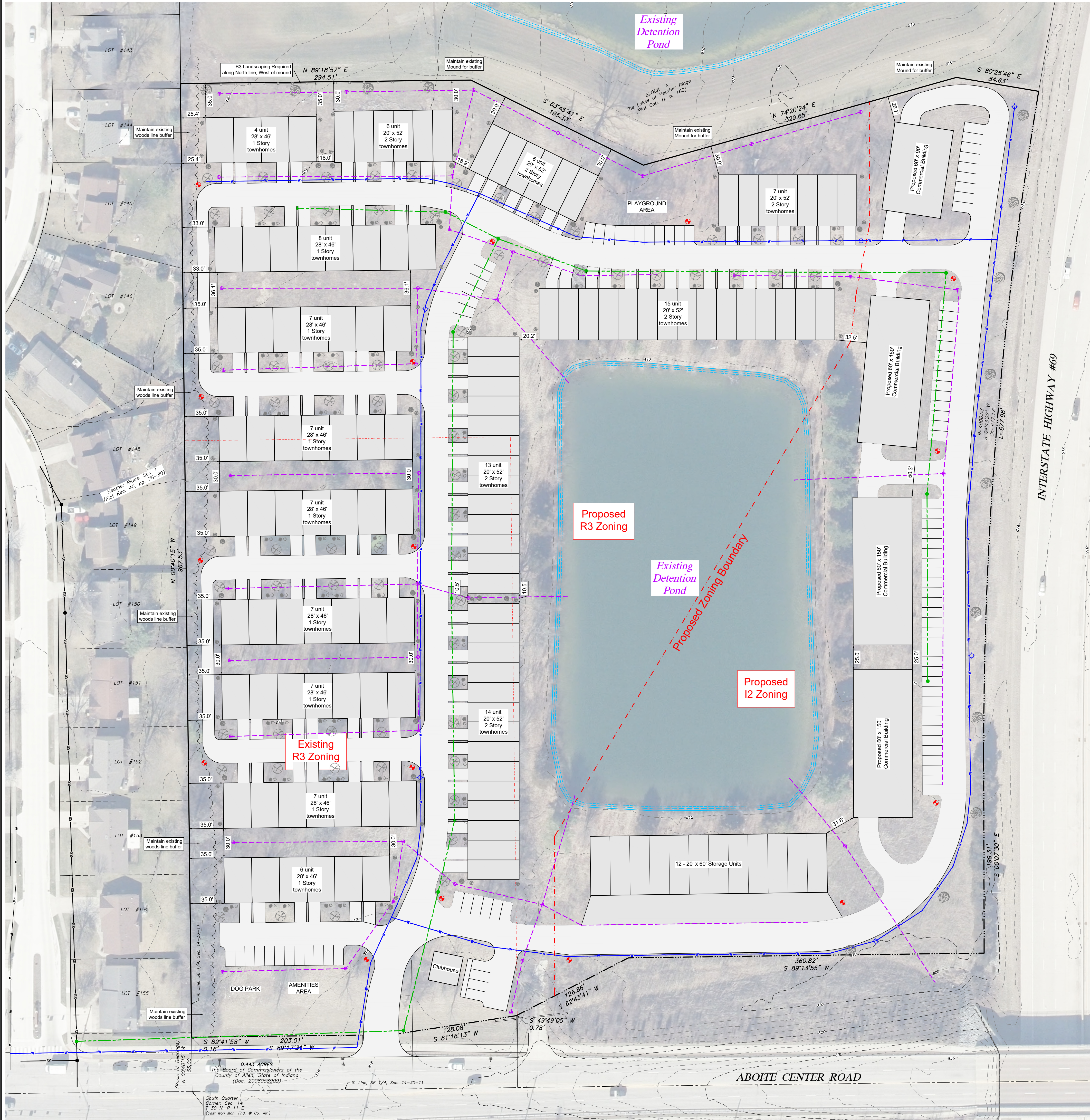
Primary Development Plan of:

ABOITE CENTER ROAD MIXED USE DEVELOPMENT

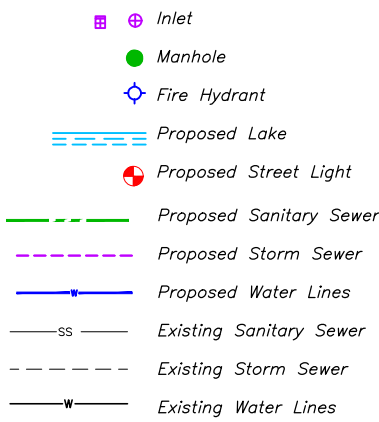
Part of the Southeast Quarter of Section 14,
Township 30 North, Range 11 East, Allen County, Indiana.

Developer:
Yellow Retirement, LLC
P.O. Box 11311
Fort Wayne, IN 46857
Tel: 260/493-3000

Surveyor:
Sauer Land Surveying, Inc.
7203 Engle Road
Fort Wayne, IN 46804
Tel: 260/469-3300



Symbol Legend

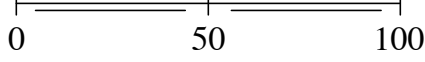


Landscape Plantings Legend

14	Colorado Spruce	2" Caliper
69	Honey Locust	2" caliper
58	Arborvitae, American	5' Height
30	Boxwood	2 @ 2 gal
69	Dwarf Fountain Grass	1 Quart
69	Assorted Perennials	



SCALE IN FEET:



Date: December 4, 2025

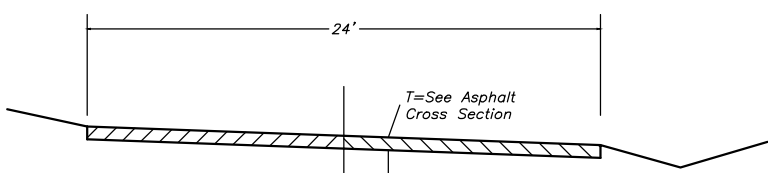
Zoning Status:
The site is currently zoned AR & R3
Proposed Zoning: R3 & I2

Residential Site Density
10.6 units / acre

Residential Building Summary
60 - 1 Story Townhomes
61 - 2 Story Townhomes

Commercial Building Summary
4 Commercial Buildings
1 Storage Unit Building

Street Summary
24' pavement width on primary roadways
12' pavement width on roadway along West line
20' radii at all intersections



Note: All sidewalks though driveways shall be at a 1/8" per ft. cross-slope

TYPICAL STREET CROSS-SECTION

Not to Scale

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Yellow Retirement, LLC
Address P.O. Box 11311
City Fort Wayne State IN Zip 46857
Telephone 260-493-3000 E-mail jrparent@yellowretirement.com

Contact Person
Contact Person J.R. Parent
Address same
City _____ State _____ Zip _____
Telephone _____ E-mail _____

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 8600 block Aboite Center Road
Present Zoning AR Proposed Zoning I2 Acreage to be rezoned 5.536 acres
Proposed density 0.9 units/acre units per acre
Township name Aboite Township section # 14
Purpose of rezoning (attach additional page if necessary) To permit development of 4 commercial buildings and enclosed storage unit facility
Sewer provider Aqua Indiana Water provider City of Fort Wayne

Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements.

- ☒ Applicable filing fee
- ☒ Applicable number of surveys showing area to be rezoned (plans must be folded)
- ☒ Legal Description of parcel to be rezoned
- ☐ Rezoning Questionnaire (original and 10 copies) County Rezoning Only

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 Allen County Plan Commission 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 I/we agree to pay Allen County the cost of notifying the required interested persons at the rate of \$0.85 per notice and a public notice fee of \$50.00 per Indiana code.

JOHN R. PARENT II John R. Parent II 12/4/25
(printed name of applicant) (signature of applicant) (date)

(printed name of property owner) (signature of property owner) (date)
Joseph L. Zehr [Signature] 12/04/25
(printed name of property owner) (signature of property owner) (date)

(printed name of property owner) (signature of property owner) (date)

Received	Receipt No.	Hearing Date	Petition No.
12/4/25	148701	1/12/26	REZ-2025-0060