

BILL NO. Z-26-01-23

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. N46 (Sec. 12 of Washington 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 C2/Limited

Commercial 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 SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 31 NORTH RANGE 12 EAST, ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12-31-12, BEING ALSO THE CENTERLINE OF COLDWATER ROAD, A DISTANCE OF 208.71 FEET; THENCE EAST BY AN INTERIOR ANGLE OF 90 DEGREES 05 MINUTES AND PARALLEL TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12-31-12, ON AND ALONG THE NORTH RIGHT-OF-WAY LINE WARD DRIVE, A DISTANCE OF 208.71 FEET; THENCE NORTH AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12-31-12 DISTANCE OF 208.71 FEET TO POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12-31-12; THENCE WEST ALONG SAID LINE, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING, CONTAINING 1.000 ACRES OF LAND, SUBJECT TO ROAD RIGHTS-OF-WAY AND EASEMENTS.

EXCEPTING THEREFROM;

A PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, AND BEING A PART OF THE LAND OF OR FORMERLY OWNED BY PHYLLIS E. BUSH (INSTRUMENT NO. 79-30092, OFFICE OF THE RECORDER) AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION, DESIGNATED AS POINT "452" ON SAID PLAT; THENCE NORTH 87 DEGREES 01 MINUTE 58 SECONDS EAST (ASSUMED BEARING) 12.000 METERS (39.37 FEET) ALONG THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 2 DEGREES 50 MINUTES 22 SECONDS EAST 63.615 METERS (208.71 FEET) TO THE NORTH BOUNDARY OF WARD DRIVE, DESIGNATED AS POINT "605"; THENCE SOUTH 87 DEGREES 01 MINUTE 58 SECONDS WEST 12.000 METERS (39.37 FEET) ALONG SAID NORTH BOUNDARY LINE TO THE WEST LINE OF SAID SECTION; THENCE NORTH 2 DEGREES 50 MINUTES 22 SECONDS WEST 63.615 METERS (208.71 FEET) ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.0763 HECTARES (0.189 ACRES), MORE OR LESS. THE PORTION OF THE ABOVE-DESCRIBED REAL ESTATE WHICH IS NOT ALREADY EMBRACED WITHIN PUBLIC RIGHTS OF WAY CONTAINS 0.0182 HECTARES (0.045 ACRES), MORE OR LESS.

and the symbols of the City of Fort Wayne Zoning Map No. N46 (Sec. 12 of Washington

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-2026-0007
Bill Number:	Z-26-01-23
Council District:	3 – Nathan Hartman

Introduction Date:	January 27, 2026
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Plan Commission Public Hearing Date:	February 9, 2026 (not heard by Council)
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Next Council Action:	Ordinance will return to Council after recommendation by the Plan Commission
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Synopsis of Ordinance:	To rezone 0.96 acres from R1/Single Family Residential to C2/Limited Commercial
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Location:	8126 Coldwater Road (Section 12 of Washington Township)
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Reason for Request:	To permit a coffee shop
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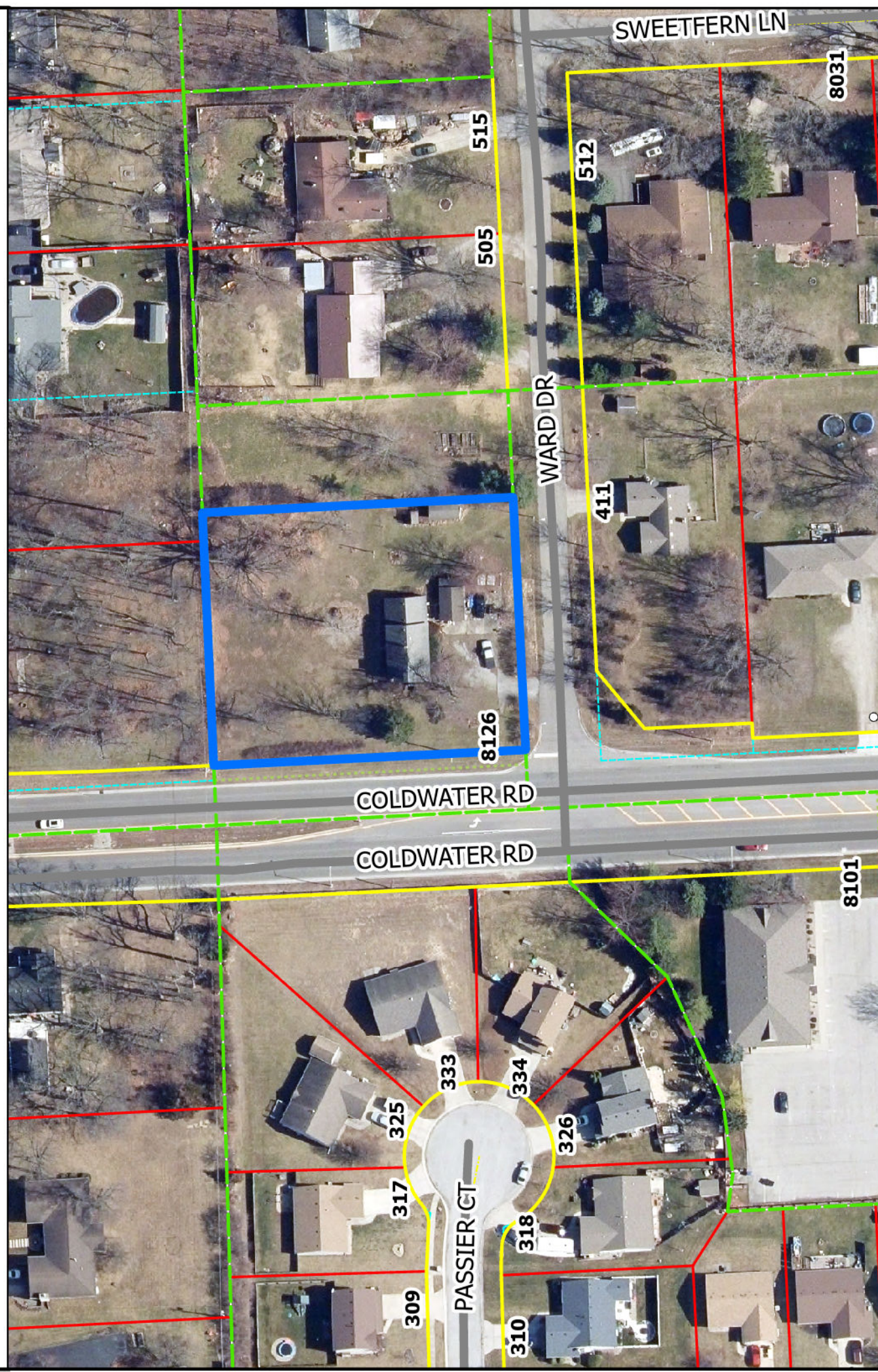
Applicant:	Adam Ross
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Property Owner:	Phyllis E Bush
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Related Petitions:	Primary Development Plan – 1818 Schoolhouse Coffee Shop
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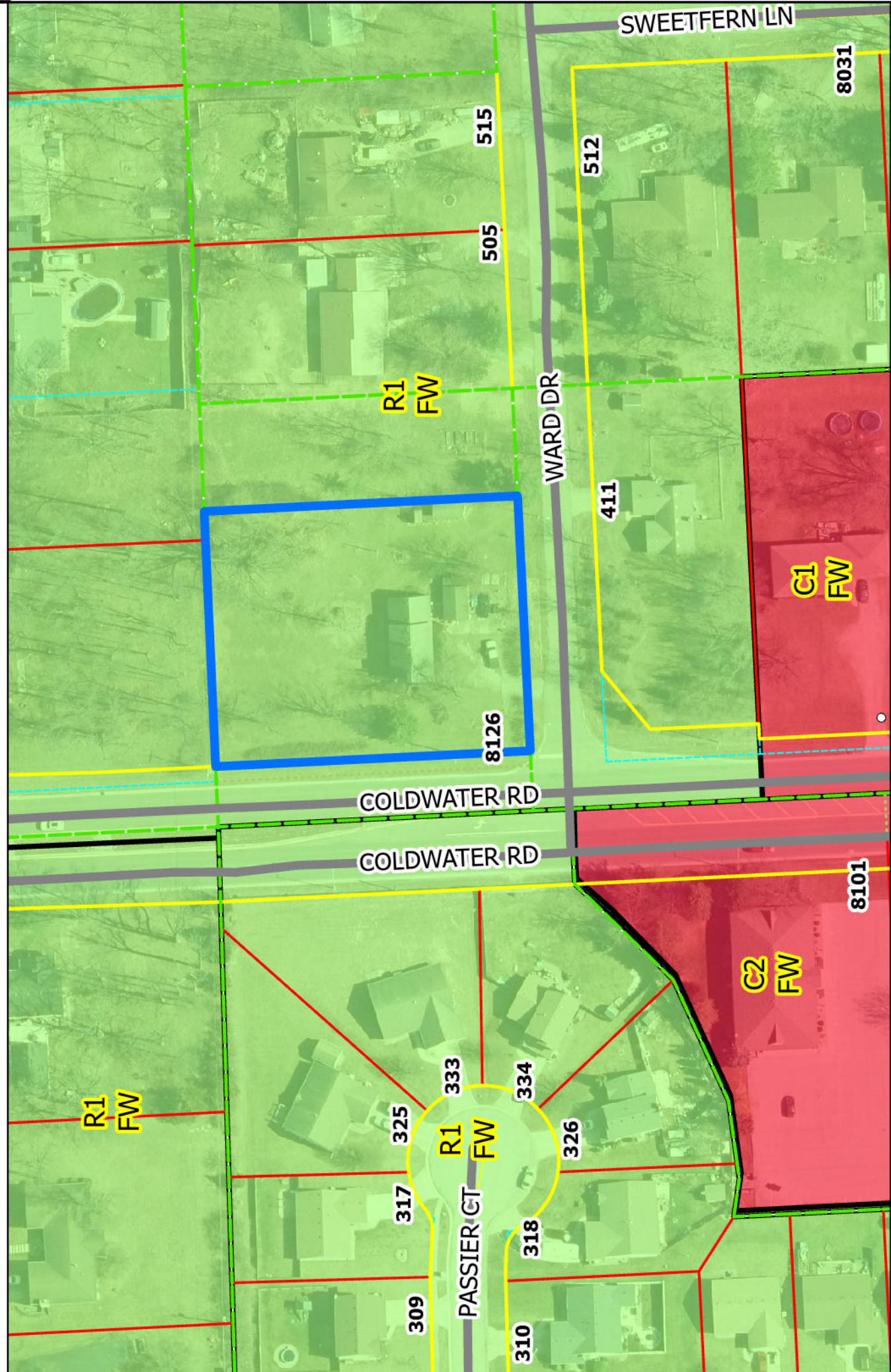
Effect of Passage:	Property will be rezoned to the C2/Limited Commercial zoning district, which would permit a coffee shop.
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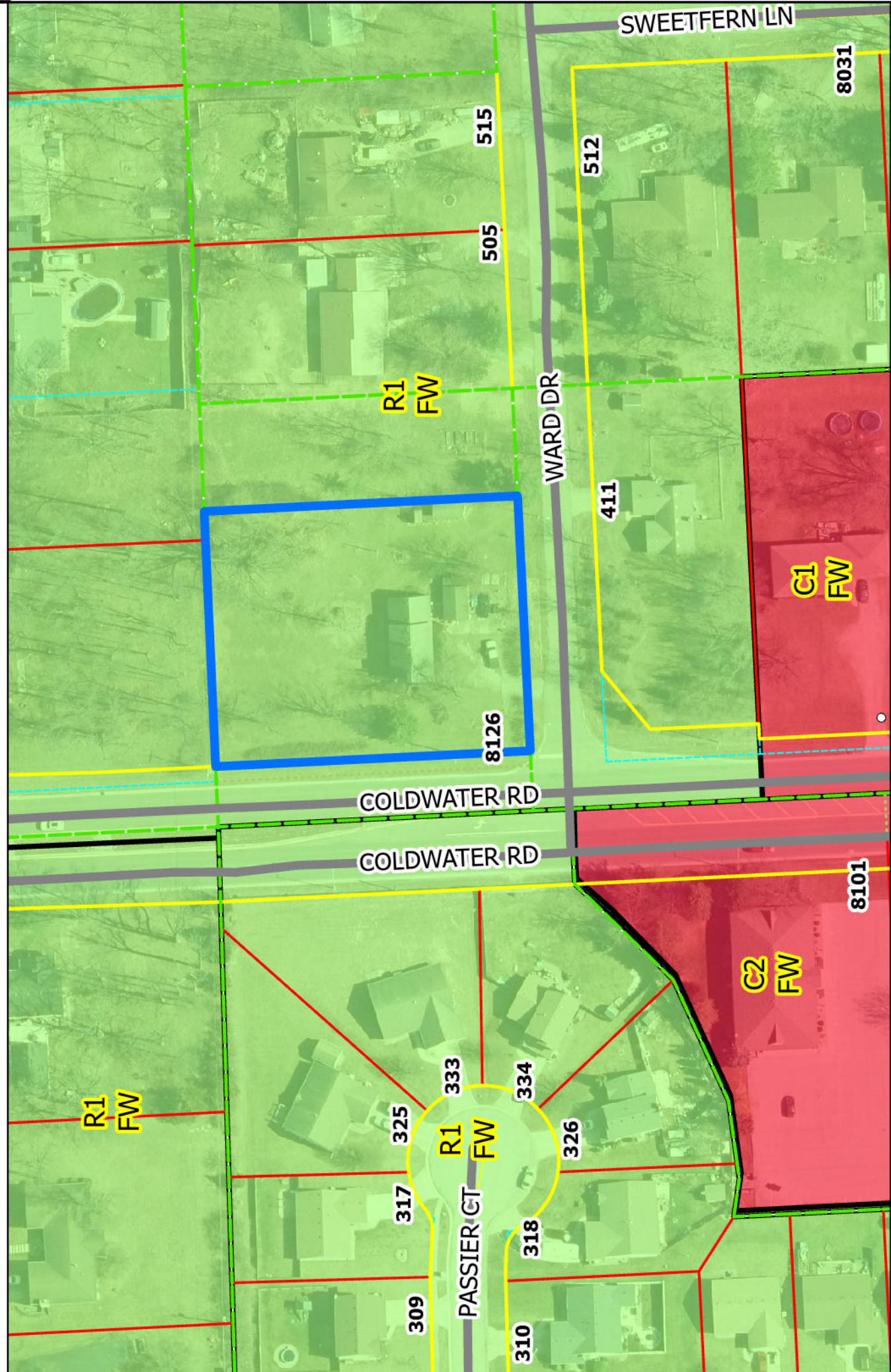
Effect of Non-Passage:	Property will remain zoned R1/Single Family Residential, which does not permit a coffee shop. The site may continue with existing uses, and may be redeveloped with single family residential and other similar uses.
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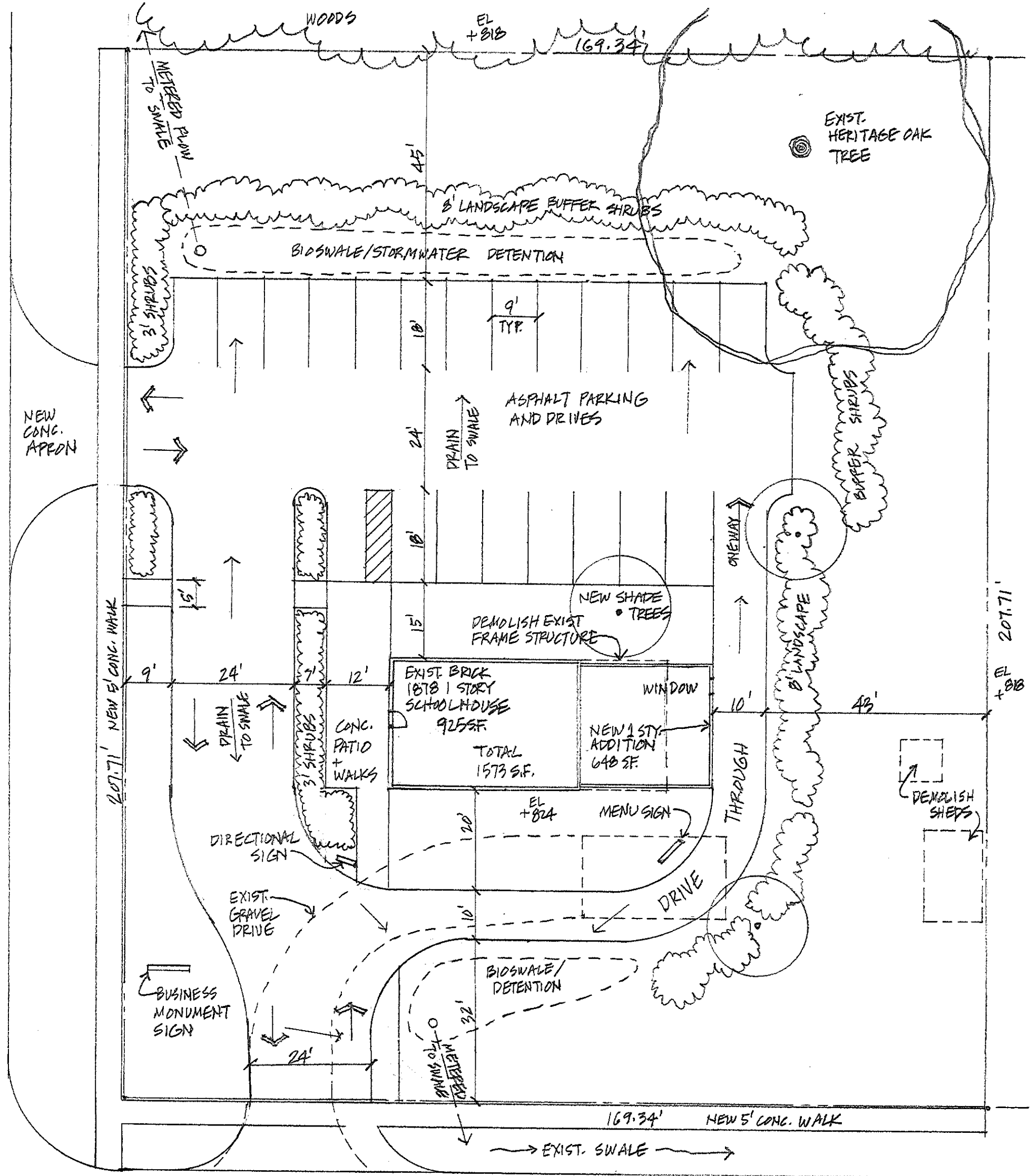
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 1/14/2026



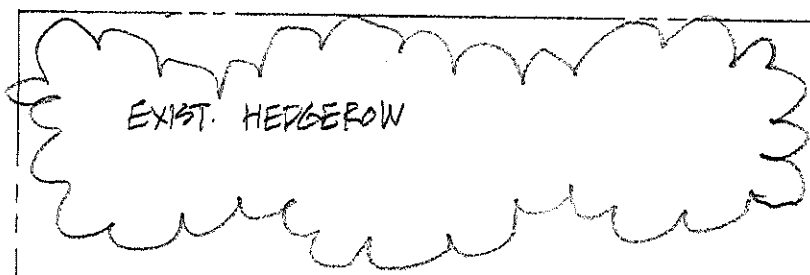


COLD WATER ROAD

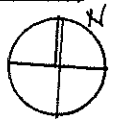


EL +826

WARD DRIVE



FEET 0 5 10 20 30 40 50 60
1" = 20'



PROPOSED SITE PLAN 8126 N. COLDWATER RD. FORT WAYNE, IN 46825

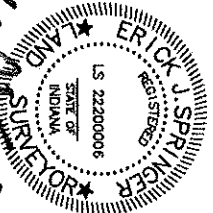
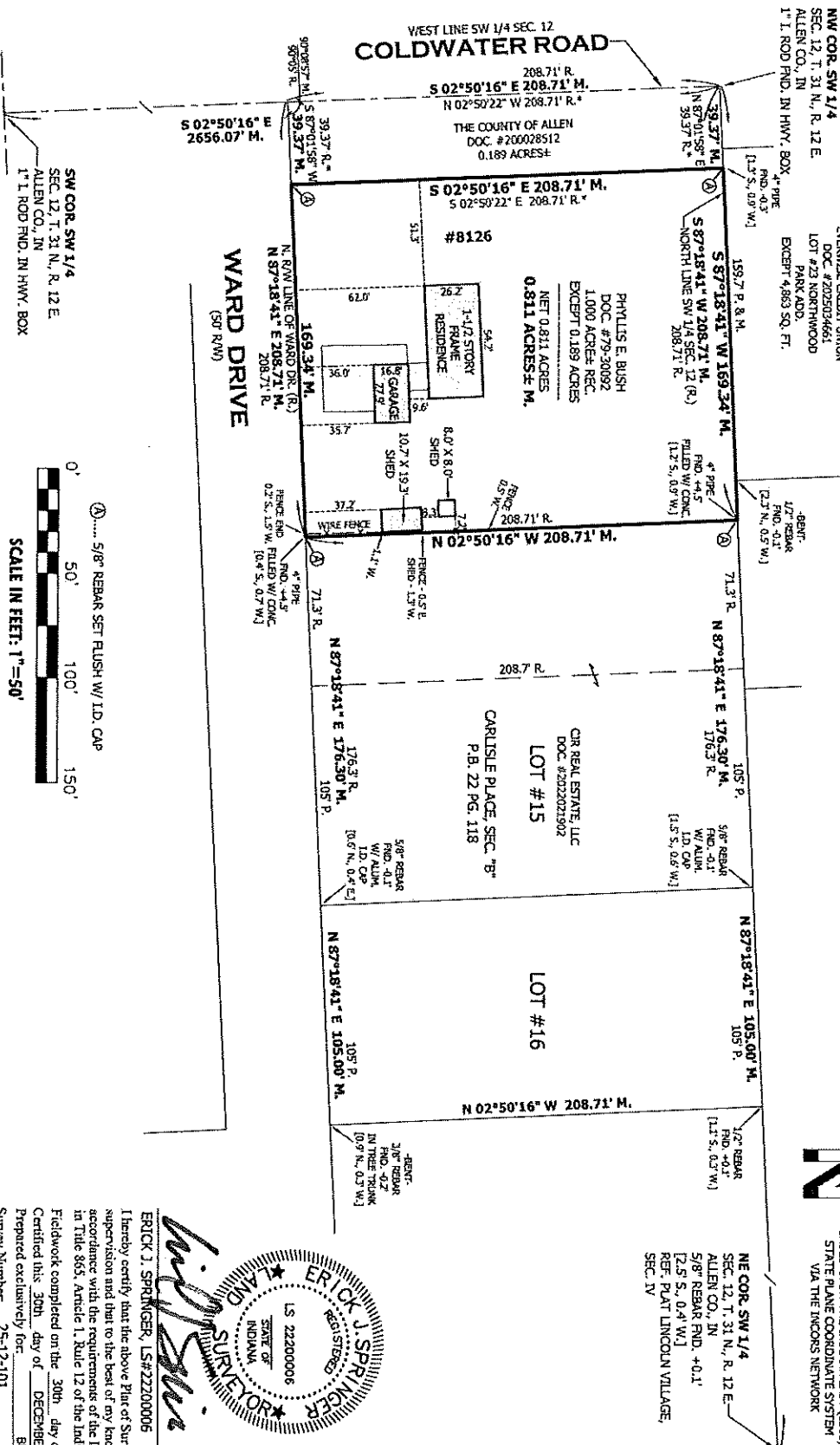
1.5.2026

THOMAS CAIN LANDSCAPE ARCHITECTURE 1301 W. JEFFERSON BL. FORT WAYNE, IN 46802 260 426-7075 +cainres@gmail.com
Thomas Cain P.L.A.
IND. REG. LAB0050212

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



ALL SHOWN MEASURED BEARINGS ARE BASED UPON THE INDIANA EAST (2011) STATE PLANE COORDINATE SYSTEM VIA THE INCONS NETWORK



ERICK J. SPRINGER, LS#22200006
I hereby certify that the above Plat of Survey was prepared under my direct supervision and that to the best of my knowledge and belief was executed in accordance with the requirements of the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code.
Fieldwork completed on the 30th day of DECEMBER, 2025.
Certified this 30th day of DECEMBER, 2025.
Prepared exclusively for: BUSH / KOSS
Survey Number: 25-12-101



ANDERSON SURVEYING, INC.
Registered Professional Engineers and Land Surveyors
Indiana Land Surveying Firm Identification Number: 29A
1324 Henry Avenue
Fort Wayne, IN 46808
Phone: (260) 483-1724
Fax: (260) 482-6855
Toll Free: (888) 483-1724
1947 E. Schug Road
Columbia City, IN 46725
Phone: (260) 691-3425
Fax: (260) 482-6855



WWW.ANDERSONSURVEYING.COM

RECORDED DESCRIPTION OF REAL ESTATE:

Present Owner (s): Phyllis E. Bush

Property Address: 8126 Coldwater Rd, Fort Wayne, IN 46825

Recorder's Document #79-30092

PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 31 NORTH RANGE 12 EAST, ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

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The above described real estate is subject to the all legal rights-of-way, subject to all Regulated Drain Easements for any Regulated Drains or Tiles being on or within 75 feet of the above described parcel, subject to all other easements, restrictions and rights affecting the above-described parcel.

SURVEYOR'S REPORT

In accordance with the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12, Sections 1 through 29 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- (a) Variances in the reference monuments:
- (b) Discrepancies in record descriptions and plats:
- (c) Inconsistencies in lines of occupation and:
- (d) Random errors in measurement (Theoretical Uncertainty).

The Relative Positional Accuracy (RPA) due to random errors in measurement of the corners of the subject tract established this survey is within the specifications for a "Rural" Survey (0.26 feet plus 200 parts per million) as defined in I.A.C. 865. The purpose of this document was to perform a Retracement Survey of that real estate described in a Quit-Claim Deed conveyed to Phyllis E. Bush, recorded October 1, 1979, as Document #79-30092 in the Office of the Recorder of Allen County, Indiana, except that portion conveyed to the County of Allen, State of Indiana, as described in Recorder's document #200028512. The boundary lines of the subject tract, the exception, and other relevant lines were established as follows:

The Southwest and Northwest corners of the Southwest Quarter of Section 12 were established by found iron rods in highway boxes accepted in place as the best available evidence for the location of said corners.

Survey Number: 25-12-101

ANDERSON SURVEYING, INC.

1324 Henry Avenue Phone: (260) 483-1724
Fort Wayne, Indiana 46808 Fax: (260) 482-6855
www.AndersonSurveying.com

1947 E. Schug Road Phone: (260) 691-3425
Columbia City, Indiana 46725 Fax: (260) 482-6855
Toll Free: (888) 483-1724



WWW.ANDERSONSURVEYING.COM

SURVEYOR'S REPORT CONTINUED

The Northeast corner of the Southwest Quarter was established by a point being platted distance (75.01 feet) north of the southeast corner of Lot #233 on the monumented east line of Lots #233 & 234 in Lincoln Village, Section IV. A 5/8-inch rebar was found being 2.5 feet south and 0.4 feet west of the established corner. No modern information regarding the location of the above corners was found in the Allen County Surveyor's Office (ACSO).

The 1.00-acre parent tract was retraced by record geometry and parallelism. The excepted County of Allen parcel was retraced as being the westerly 39.37-feet of the parent tract. All as shown on the Plat of Survey.

Reference Documents this survey:

- Retracement survey by Sauer Land Surveying recorded as Document #2013033447
- Plat of Carlisle Place, Section "B"
- Plat of Northwood Park Addition
- Plat of Lincoln Village, Section IV
- Current deeds of record for the subject and adjoining tracts
- Available ACSO Section corner information
- County Tax and GIS Maps

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

DUE TO VARIANCES IN REFERENCE MONUMENTS: Up to 2.3 feet north-south and 0.6 feet east-west due to existing monumentation. Record bearing and distance differential over the RPA for this survey are noted on the Plat of Survey. All found monumentation is of unknown origin unless noted otherwise. All set rebars are 5/8 inch diameter 24 inches long with orange identification caps stamped "ANDERSON-FIRM #29A". See Plat of Survey. No dimension on this Plat of Survey can be interpreted to be of greater precision than the RPA as stated above.

DUE TO DISCREPANCIES IN THE RECORD DESCRIPTION: None noted. Meas. (M) indicates measured dimension. Plat (P) indicates platted dimension. Rec. (R) indicates recorded dimension. Calc. (C) indicates calculated dimension. See Plat of Survey.

DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: See the location of the existing fences along the east line of the subject tract as shown on the Plat of Survey. There may be unwritten rights associated with this occupation.

CONTRACT REQUIREMENTS: All surveying fees to Anderson Surveying, Inc. must be satisfied before this survey and report are valid. The commitment for title insurance was provided to this firm and referenced this survey as prepared by Fidelity National Title Company, LLC, having a Commitment Date of November 6, 2025 at 12:00 AM, and Commitment No.: 732500155. Future abstract or title searches may reveal additional information affecting this property. This survey is subject to any facts and or easements that may be disclosed by said full and accurate title search. Anderson Surveying, Inc. should be notified of any additions or revisions that may be required.

This is certified as a "Rural" Survey in accordance with the Indiana Survey Standards to the owner of record and the buyer as listed on this certificate, the title company of contract and the lender for said buyer for the exclusive use in the conveyance of the above described real estate. The attached Plat of Survey is not to be warranted or assigned to any person(s) after said conveyance is complete.

Field Survey completed the 30th day of December, 2025

Certified this 30th day of December, 2025

Prepared exclusively for: Bush / Ross

Survey Number: 25-12-101

ANDERSON SURVEYING, INC.

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Fort Wayne, Indiana 46808
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Columbia City, Indiana 46725

Phone: (260) 691-3425
Fax: (260) 482-6855
Toll Free: (888) 483-1724

Department of Planning Services Rezoning Petition Application

Applicant
Applicant Adam Ross
Address 14128 Peddlers Frd
City Fort Wayne State IN Zip
Telephone (260) 450-0949 E-mail adam@rossrestoration.com

Property Ownership
Property Owner Coleen Arribasplata
Address 4922 Galway Dr
City Fort Wayne State IN Zip 46815
Telephone 260-206-4818 E-mail carribasplata@gmail.com

Contact Person
Contact Person Adam Ross
Address 14128 Peddlers Frd
City Fort Wayne State IN Zip 46814
Telephone 260-450-0949 E-mail adam@rossrestoration.com

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

Request
☒ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property 8126 Coldwater Rd Township and Section Washington
Present Zoning Residential SFAM Proposed Zoning C1 (Coffee Business) Acreage to be rezoned .96 Acre lot
Purpose of rezoning (attach additional page if necessary) Applicant wants to turn the school house into a local coffee shop.
Sewer provider City of Fort Wayne Water provider City of Fort Wayne

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

Adam Ross
(printed name of applicant)
Coleen Arribasplata
(printed name of property owner)
Adam Ross
(signature of applicant)
Coleen Arribasplata
(signature of property owner)
Digitally signed by Adam Ross
Date: 2025.12.01 11:53:52 -05'00'
dotloop verified
12/01/25 2:52 PM EST
PXBL-YZ7P-CHVA-JNNU
12/1/2025
(date)
12/1/2025
(date)



Received	Receipt No.	Hearing Date	Petition No.
12/2/25	148688	1/12/26	REL-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; *★ Please see attached*

The proposed project aims to thoughtfully restore the historic 1878 Washington School House by converting it into a community-oriented coffee shop while preserving its architectural heritage for future generations. The plan includes rehabilitating the original structure with minimal alterations, removing three non-historic outbuildings that detract from the site's historic character, and exploring a modest rear addition to accommodate essential kitchen space without compromising the building's integrity. The design incorporates a carefully placed drive-thru, outdoor seating areas that complement the historic facade, and extensive landscaping to provide both privacy and a natural noise buffer for surrounding homes. Additional improvements include a well-designed parking lot that respects the site's historic layout and environmental context. Every aspect of this plan prioritizes preservation, ensuring that the Washington School House remains a cherished landmark while being adaptively reused in a way that serves the community.

- (2) Current conditions and the character of current structures and uses in the district; *★ Please see attached*

Original 1878 school house with 3 additional outbuildings. It is currently a 2 bedroom home with extensive damage. After inspection by a Structural Engineer it is recommended that it be completely demolished back to the original structural components and entirely rebuilt and reinforced. The outbuildings are non-salvageable and the West room addition is also non-salvageable. The foundation and brick require extensive repairs as well as the original bell tower which will be restored.

- (3) The most desirable use for which the land in the district is adapted; *★ Please see attached*

The most desirable use for which the land in this district is adapted is commercial, as the property's location along Coldwater Road aligns with the existing pattern of nearby commercial development and its associated traffic flow. The adaptive reuse of the historic Washington School House as a commercial establishment—specifically a coffee shop—represents a natural and compatible fit for the corridor. The site's visibility, accessibility, and proximity to other commercial properties make it well-suited for a low-impact commercial use, while the preservation-focused approach ensures the historic character of the property remains an asset to the community. This combination of appropriate land use, economic viability, and historic stewardship reinforces that commercial use is the most suitable and desirable designation for this parcel.

- (4) The conservation of property values throughout the jurisdiction; *★ Please see attached*

Several properties along this portion of Coldwater Road have already transitioned to commercial use, demonstrating a stable pattern of compatible development in the area. The proposed restoration and adaptive reuse of the Washington School House as a coffee shop will further support the conservation of property values by transforming an underutilized historic structure into an attractive, well-maintained community asset. The project includes extensive landscaping, thoughtful site design, and a commitment to preserving the building's historic character, all of which contribute positively to the visual appeal and economic vitality of the neighborhood. By replacing outdated outbuildings with high-quality improvements and ensuring that commercial activity is appropriately buffered from nearby homes, the proposal is expected to enhance surrounding residential values rather than diminish them.

- (5) Responsible development and growth. *★ Please see attached*

This project should help restore property values by addressing the long-term neglect and disrepair of the vacant subject property, transforming it into a vibrant and productive use. Restoring the historic Washington School House and integrating it with a modest, well-planned commercial use represents responsible development that aligns with the existing pattern of growth along Coldwater Road. The proposal emphasizes preservation, quality design, and minimal impact on surrounding residential areas through thoughtful site planning, landscaping, and buffering. By reinvesting in an aging historic structure, improving site safety and appearance, and supporting small-business activity, the project promotes sustainable, sensible growth that benefits both the neighborhood and the broader community.

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*

