

#REZ-2026-0009

BILL NO. Z-26-02-11

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. DD23 (Sec. 28 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 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

Document Number 204066878:

A part of the Northeast Quarter of Section 28, Township 30 North, Range 11 East, (Aboite Township) Allen County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of the Northeast Quarter of Section 28, corner being a pin in a monument box, thence South 00 degrees 05 minutes 27 seconds West (assumed bearing) on and along the East line of said Quarter-Section a distance of 427.35 feet to the Northeast corner of the parcel now or formerly owned by Visiting Nurse Services and Hospice, Inc. as described in Document #2000-36595; thence North 89 degrees 54 minutes 33 seconds West on and along the North line of said parcel a distance of 265.43 feet to the Northwest corner of said parcel; thence continue North 89 degrees, 54 minutes, 33 seconds West a distance of 39.57 feet to an iron pin set; thence North 00 degrees, 05 minutes, 27 seconds East a distance of 427.82 feet to an iron pin set on the North line of said Section 28; thence South 89 degrees, 49 minutes, 09 seconds East on and along said North line a distance of 305.00 feet to the point of the beginning, containing 2.99 acres, more or less, and subject all easements of record.

Except therefrom

Document Number 204016051:

BEGINNING at the Northeast corner of the Northeast One-Quarter of Section 28, Township 30 North, Range 11 East, Allen County, Indiana; thence South 00 degrees 05 minutes 27 seconds East (bearing basis for description) along the East line of said Northeast One-Quarter, a distance of 427.35 feet; thence South 89 degrees 54 minutes 33 seconds West, a distance of 60.00 feet; thence North 00 degrees 05 minutes 27 seconds West, a distance of 342.53 feet; thence North 45 degrees 01 minutes 17 seconds West, a distance of 35.41 feet; thence north 89 degrees 55 minutes 07 seconds West, a distance of 215.00 feet; thence North 00 degrees 05 minutes 27 seconds West, a distance of 60.00 feet to a point on the North line of said Northeast

One-Quarter; thence South 89 degrees 55 minutes 07 seconds East, along said North line, a distance of 300.00 feet to the Point of Beginning, containing 0.926 acres of land.

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and the symbols of the City of Fort Wayne Zoning Map No. DD23 (Sec. 28 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-2026-0009
Bill Number: Z-26-02-11
Council District: 4 – Scott Myers

Introduction Date: February 24, 2026

Plan Commission
Public Hearing Date: March 9, 2026 (not heard by Council)

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

Synopsis of Ordinance: To rezone 2.99 acres from AR/Low Intensity Residential to C1/Professional Office and Personal Services

Location: 5902 Homestead Road (Section 28 of Aboite Township)

Reason for Request: To align zoning with the use and allow a building addition

Applicant: Kevin Cawood

Property Owner: Cs Realty

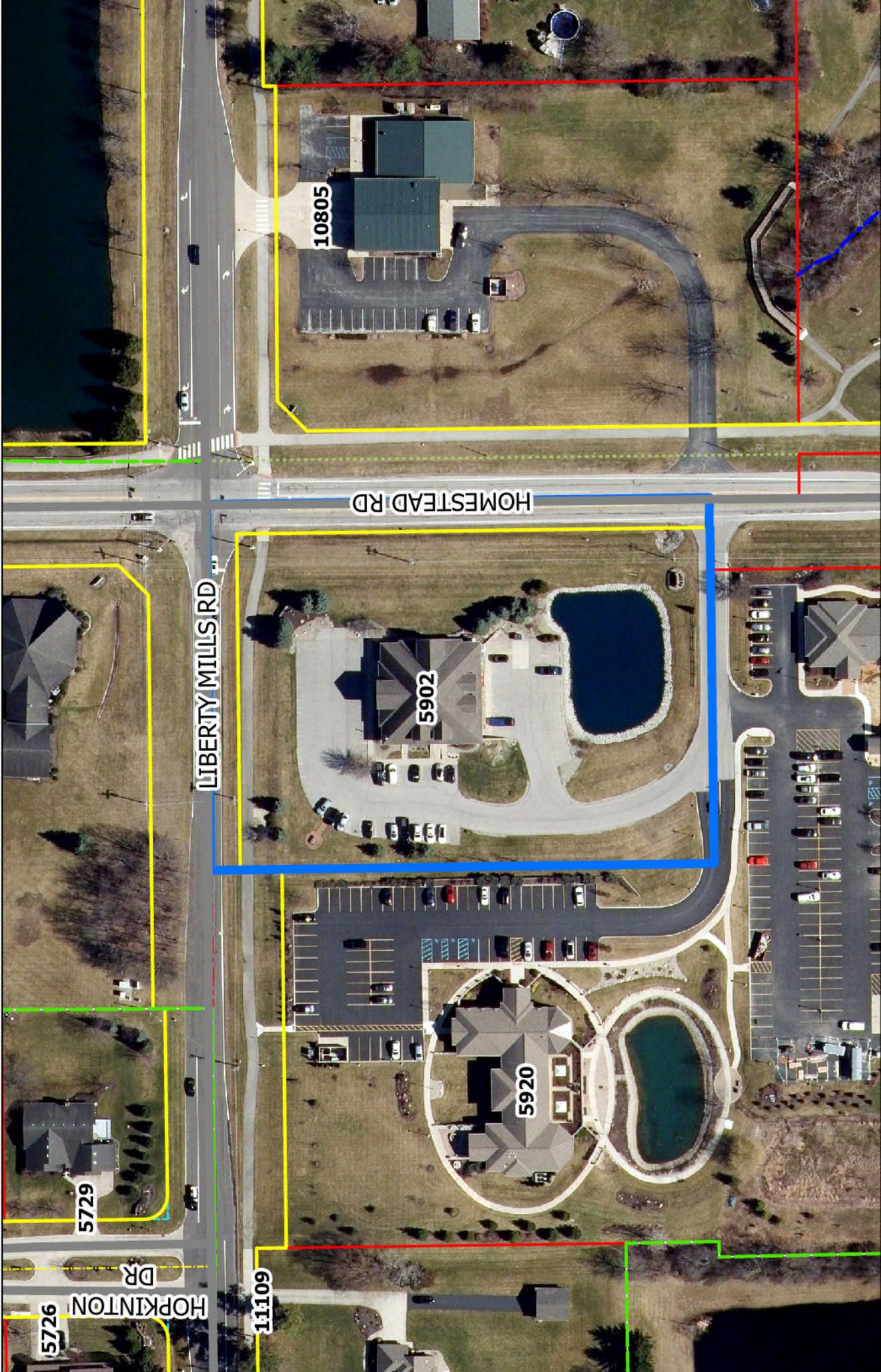
Related Petitions: Primary Development Plan – Indian Creek Veterinary Hospital

Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal Services to align the zoning with the current use and allow a building addition.

Effect of Non-Passage: Property will remain zoned AR/Low Intensity Residential, which does not permit the current use or and allow a building addition. It may be redeveloped with low intensity residential and agricultural uses.



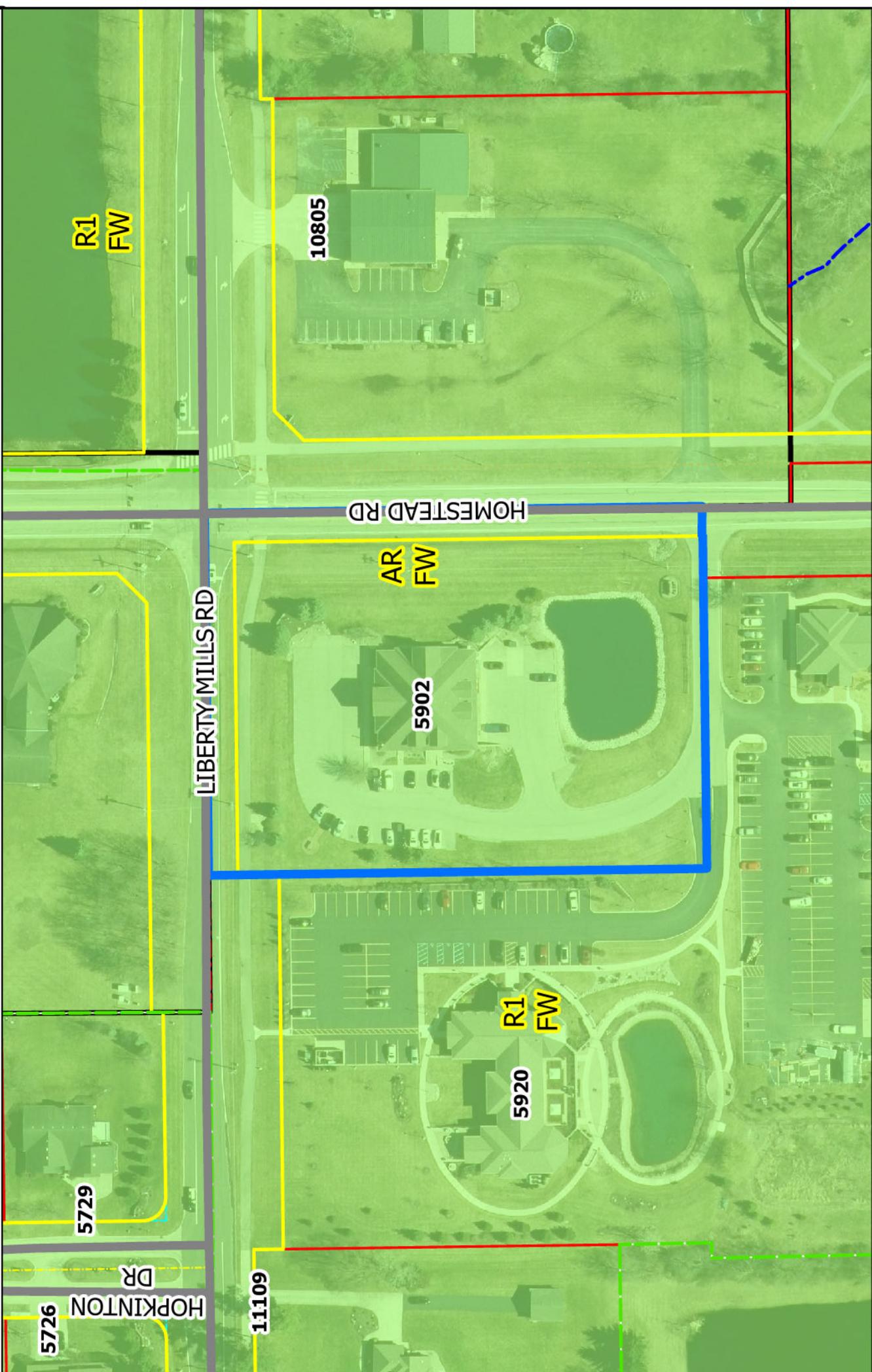
Rezoning Petition REZ-2026-0009 and Primary Development Plan PDP-2026-0005 - Indian Creek Vet Hospital



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: 2.10.2026



Rezoning Petition REZ-2026-0009 and Primary Development Plan PDP-2026-0005 - Indian Creek Vet Hospital



Although street 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
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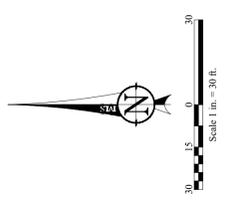


PROPOSED FEATURES LEGEND

	= BUILDING FOOTPRINT
	= CONCRETE SIDEWALK / PAVEMENT

LANDSCAPE BUFFER

	= EVERGREEN TREE
	= SHRUB



Derek J. Simon, PE
 No. 000016
 STATE OF INDIANA
 PROFESSIONAL ENGINEER

The architect, engineer, surveyor, geologist, etc., for this project, and the contractor, shall be responsible for the design, construction, and maintenance of the project. The engineer, surveyor, geologist, etc., shall be responsible for the design, construction, and maintenance of the project. The contractor shall be responsible for the design, construction, and maintenance of the project.

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Monroe Office
 221 Tower Drive
 Monroe, IN 46772
 Phone: (260) 692-6166
 www.mlseweb.com

Fort Wayne Office
 10066 Persistence Drive
 Fort Wayne, IN 46825
 Phone: (260) 489-8571

PREPARED FOR:
 CME Construction
 2488 Persistence Drive
 Fort Wayne, IN 46808
 (260) 745-0251

REVISIONS:

Indian Creek Veterinary Hospital
 Primary Development Plan
 Landscape Plan

Date: 01-30-2026
 Design By: DJS
 Checked By: DJS
 Project No.: 043.00001
 Sheet Number
PDP-2

Survey Completed By:

MLS MILLER LAND SURVEYING

Fort Wayne Office
10060 Bent Creek Blvd
Fort Wayne, IN 46825
(260) 489-8571

Corporate Office
221 Tower Drive
Morroe, IN 46772
(260) 692-6166

Professional and Professionalism: www.state.in.gov
Robert J. Pardeck, P.S. No. 152030059 Robert J. Johnson, P.S. No. 152250003

Point #	Northing	Easting	Elevation	Description
CP#501	2106270.281	43294.129	827.514	5/8" Steel Rebar w/ "Miller #0095 Control Point" id. Cap
CP#502	2106904.838	43299.381	821.046	5/8" Steel Rebar w/ "Miller #0095 Control Point" id. Cap
CP#503	2106279.968	43266.865	826.159	Nag Nail
BM#777	2105884.041	43320.609	823.366	Bornet Baton Fire Hydrant

The Above Elevations are Based on North American Vertical Datum (NAVD83)

CONTROL TABLE

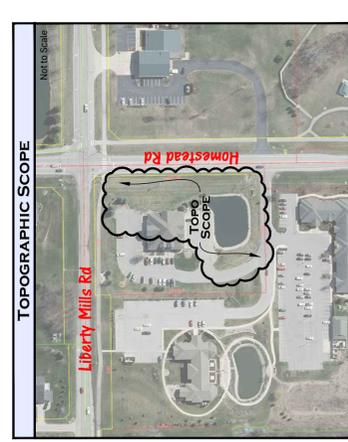
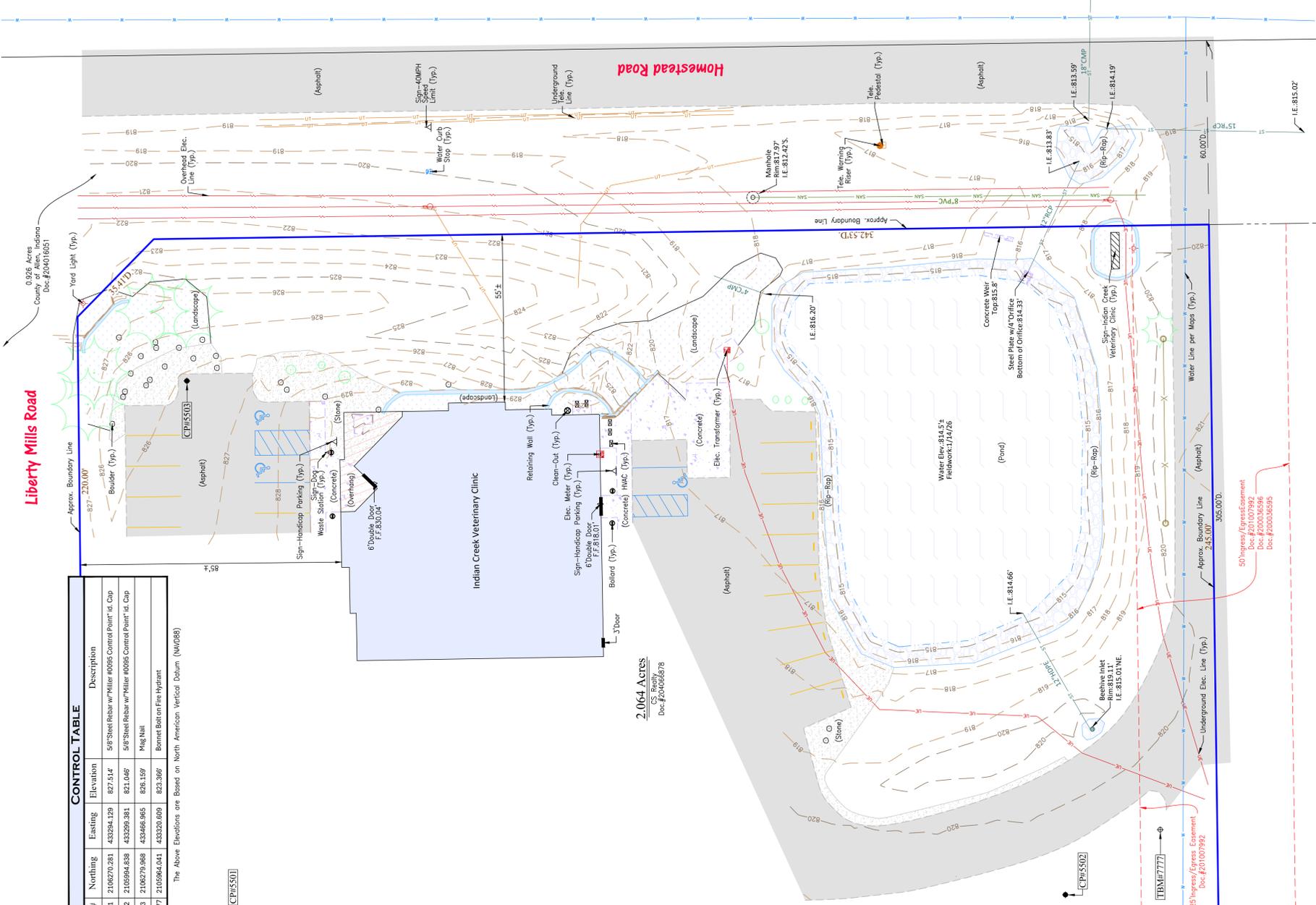
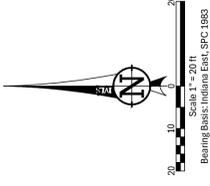
LEGAL DESCRIPTION

Document Number 204016051:
A part of the Northeast Quarter of Section 28, Township 30 North, Range 11 East, (Abote Township) Allen County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of the Northeast Quarter of Section 28, commencing at a monument iron pin, thence South 00 degrees 05 minutes 27 seconds West (assumed bearing) on and along the East line of said Quarter-Section a distance of 427.35 feet to the Northeast corner of the parcel now or formerly owned by Visiting Nurse Services and Hospice, Inc. as described in Document #2000-38595; thence North 89 degrees 54 minutes 33 seconds West on and along the North line of said parcel a distance of 265.43 feet to the Northeast corner of said parcel a distance of 188.99 feet; thence South 54 degrees 55 minutes 26 seconds West a distance of 139.15 feet to an iron pin set on the North line of said Section 28; thence South 89 degrees 49 minutes 09 seconds East on and along said North line a distance of 305.00 feet to the point of the beginning, containing 2.99 acres, more or less, and subject to all easements of record.

Except therefrom

Document Number 204016051:
BEGINNING at the Northeast corner of the Northeast One-Quarter of Section 28, Township 30 North, Range 11 East, Allen County, Indiana, thence South 00 degrees 05 minutes 27 seconds East (bearing based on description) along the East line of said Quarter-Section a distance of 427.35 feet to the Northeast corner of the parcel now or formerly owned by Visiting Nurse Services and Hospice, Inc. as described in Document #2000-38595; thence North 00 degrees 05 minutes 27 seconds West, a distance of 60.00 feet; thence North 00 degrees 05 minutes 27 seconds West, a distance of 342.53 feet; thence North 45 degrees 01 minutes 17 seconds West, a distance of 35.41 feet; thence North 89 degrees 49 minutes 09 seconds West, a distance of 215.00 feet; thence North 00 degrees 05 minutes 27 seconds West, a distance of 60.00 feet to a point on the North line of said Northeast One-Quarter; thence South 89 degrees 55 minutes 26 seconds East, along said North line, a distance of 305.00 feet to the point of beginning, containing 0.928 acres of land.



FLOOD PLAIN CERTIFICATION
This property is within "Zone X" (areas determined to be outside the 0.2% annual chance floodplain) as defined by the FIRN (Flood Insurance Rate Map) for City of Fort Wayne, Community No. 480003, Panel No. 02706, dated August 03, 2009.

NOTES

- Location and sizes of underground utilities are shown from best available record drawings and/or field markings. Utility lines shown hereon are approximate in location and intended for reference only. Call Indiana Underground Plant Protection Services (IUPPS) at 1-800-382-5544 for field marked location of utilities prior to any excavation.
- Indiana Underground Plant Protection Services (IUPPS) Locate Number For This Project: 26010803172
- Elevations are based upon a INCORS (Indiana Continuously Operating Reference Station Network) Datum = North American Vertical Datum (NAVD83).
- This survey is not and shall not be constructed to be, an ALTA/NSPS Land Title Survey, Boundary Survey, Route Survey, or Land Surveyor's Location Report of the subject tract. The contracted scope of services were limited to providing a topographic survey of the subject site for the purposes of civil engineering design and construction documents.
- The locations and dimensions of all building structures on the face of the survey (if applicable) are not intended for structural design.

Indian Creek Veterinary Clinic
5902 Homestead Rd, Fort Wayne, IN 46814
Abote Twp., Sect. 28, T30N R11E, Allen Co., IN

Topographic Survey

REVISIONS:

Date: 1/16/2026
Drawn By: JRM
CHK'd By: BRM
Project No.: 26018137
Sheet Number

C1.0

CERTIFICATION

I, Brett R. Miller certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana; that to the best of my knowledge, information and belief all information shown hereon is true and accurate:

Brett R. Miller
Brett R. Miller, P.S. 203300059
Date: January 16, 2026

SYMBOL AND LINE LEGEND

X Ground Shot	Handicap Ramp (Typ.)	Post	Temporary Bench Mark
Air Conditioning Unit	Round Inlet	Monobole	Telephone Pedestal
Beetle Inlet	Electric Meter	Sign	Water Curb Stop
Bolard	Electric Transformer	Warning Sign	Warning Riser
Boilder	May Nail	Water Valve	Water Valve
Tree	Finish Floor	Fire Hydrant	Yard Light
Iron Pin	Clean-Out	Control Point	Overhead Electric
	Underground Electric	Underground Telephone	Water Line
	Fence	Water Line	Right-of-Way Line
	Major Contour	Sanitary Line	Storm Line
	Minor Contour	Storm Line	Concrete
	Stone		
	Pavement		

LEGAL DESCRIPTION:

Document Number 204066878:

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thence North 89 degrees 54 minutes 33 seconds West on and along the North line of said parcel a distance of 265.43 feet to the Northwest corner of said parcel; thence continue North 89 degrees, 54 minutes, 33 seconds West a distance of 39.57 feet to an iron pin set; thence North 00 degrees, 05 minutes, 27 seconds East a distance of 427.82 feet to an iron pin set on the North line of said Section 28; thence South 89 degrees , 49 minutes, 09 seconds East on and along said North line a distance of 305.00 feet to the point of the beginning, containing 2.99 acres, more or less, and subject all easements of record.

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Department of Planning Services Rezoning Petition Application

Applicant
 Applicant Kevin Cawood
 Address 5902 Homestead Rd
 City Fort Wayne State IN Zip 46814
 Telephone 260-417-6486 E-mail Nufuels@aol.com

Property Ownership
 Property Owner CS REALTY
 Address 5902 Homestead Rd
 City Fort Wayne State IN Zip 46814
 Telephone 260-417-6486 E-mail Nufuels@aol.com

Contact Person
 Contact Person Derek Simon, PE (MLS Engineering LLC)
 Address 10060 Bent Creek Blvd
 City Fort Wayne State IN Zip 46825
 Telephone 260-489-8571 E-mail derek@mlswebsite.us

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 5902 Homestead Rd, Fort Wayne, IN 46814 Township and Section Aboite 28
 Present Zoning AR Proposed Zoning C1 Acreage to be rezoned 2.99
 Purpose of rezoning (attach additional page if necessary) To rezone the entire parcel from AR - Low Intensity Residential to C1 - Professional Offices and Personal Services to bring the parcel into compliance with the zoning ordinance based on the use (Veterinary Clinic).
 Sewer provider Aqua Indiana 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 \$1,250.00
 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

Kevin Cawood _____ (printed name of applicant)
 _____ (signature of applicant) 1/15/2026 (date)
 Kevin Cawood _____ (printed name of property owner)
 _____ (signature of property owner) 1/15/2026 (date)



Received	Receipt No.	Hearing Date	Petition No.
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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;

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

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

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

- (5) Responsible development and growth.

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*

