

#REZ-2026-0037

BILL NO. Z-26-08-47

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. CC19 (Sec 22 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 a R1/Single Family Residential zoning district under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

THE LANDING AT HOMESTEADS DESCRIPTION:

Part of the Southwest Quarter of the Southwest Quarter of Section 22, Township 30 North, Range 11 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the Southwest corner of said Section 22, being marked by a Type "B" Highway monument; thence North 89 degrees 38 minutes 11 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the South line of said Southwest Quarter, being within the right-of-way of Liberty Mills Road, a distance of 927.00 feet to the Southeast corner of The Homesteads, Section I, as recorded in Plat Cabinet B, page 128, in the Office of the Recorder of Allen County, Indiana; thence North 00 degrees 33 minutes 15 seconds West, on and along the East line of The Homesteads, Section I, a distance of 554.66 feet to a #5 rebar at the true point of beginning; thence North 00 degrees 33 minutes 15 seconds West, continuing on and along said East line, a distance of 764.39 feet to a #4 rebar at the Northeast corner thereof, being a point on the North line of the Southwest Quarter of said Southwest Quarter; thence North 89 degrees 40 minutes 18 seconds East, on and along said North line, a distance of 399.80 feet to an iron rail post at the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence South 00 degrees 35 minutes 12 seconds East, on and along the East line of the Southwest Quarter of said Southwest Quarter, a distance of 764.15 feet to a #5 rebar; thence South 89 degrees 38 minutes 11 seconds West and parallel with the South line of said Southwest Quarter, a distance of 400.23 feet to the true point of beginning, containing 7.018 acres of land, and subject to all easements of record.

and the symbols of the City of Fort Wayne Zoning Map No. CC19 (Sec. 22 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

1 approved by the Common Council as part of the zone map amendment, that written commitment
2 is hereby approved and is hereby incorporated by reference.
3

4 SECTION 3. That this Ordinance shall be in full force and effect from and after its passage
5 and approval by the Mayor.
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9 _____
10 Council Member
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12 APPROVED AS TO FORM AND LEGALITY:
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14 _____
15 Malak Heiny, City Attorney
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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-2026-0037
Bill Number: Z-26-08-47
Council District: 4 – Scott Myers

Introduction Date: August 25, 2026

Plan Commission
Public Hearing Date: September 14, 2026 (not heard by Council)

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

Synopsis of Ordinance: To rezone 7.018 acres from AR/Low Intensity Residential to R1/Single Family Residential

Location: 10600 Blk of Coneflower Dr (Section 22 of Aboite Township)

Reason for Request: To permit a 25-lot plat

Applicant: Springmill Woods Development LLC

Property Owner: Christ's Community Church

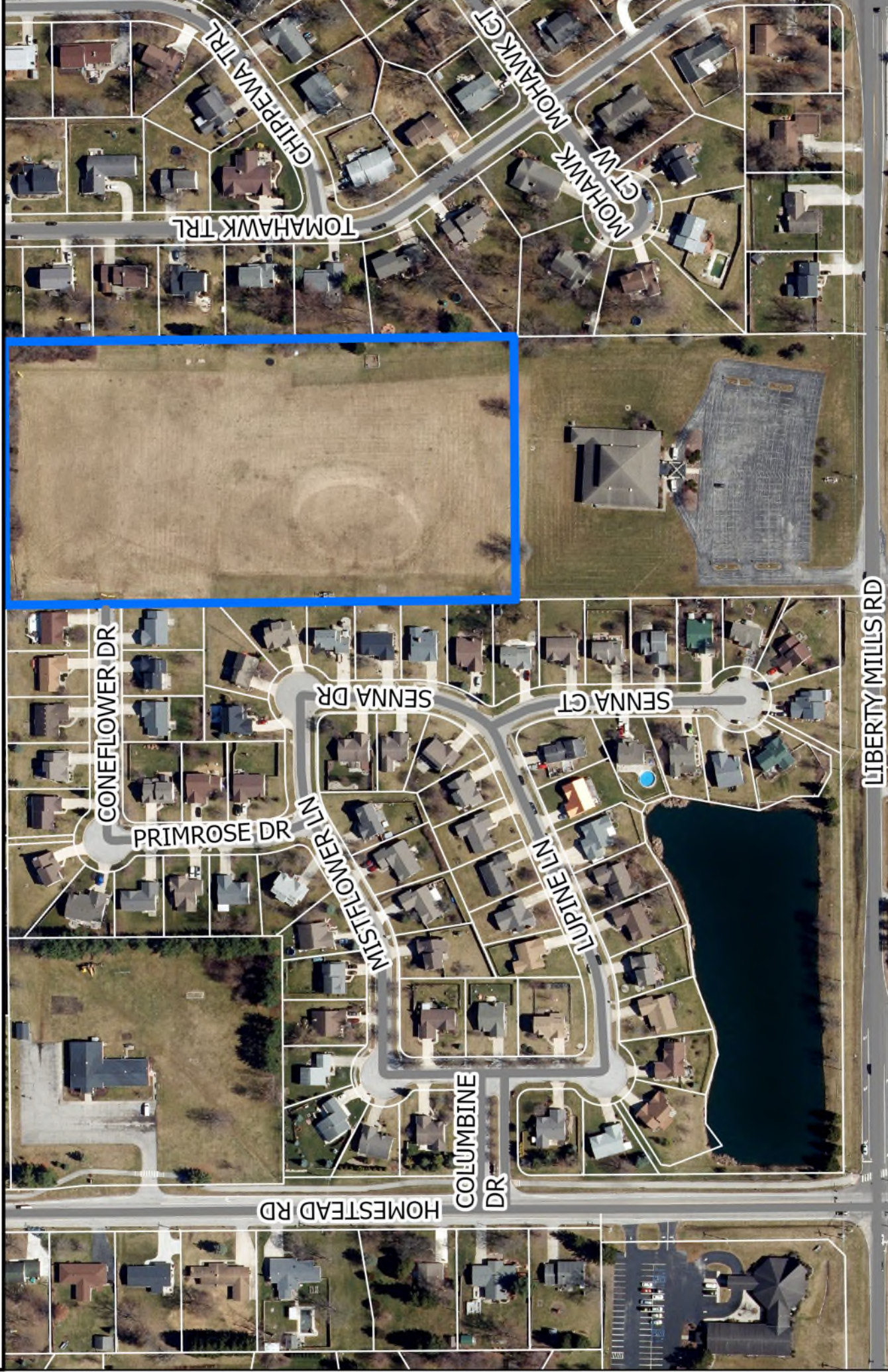
Related Petitions: Primary Plat - The Landing at Homesteads

Effect of Passage: Property will be rezoned to the R1/Single Family Residential zoning district, which would permit a 25-lot plat.

Effect of Non-Passage: Property will remain zoned AR/Low Intensity Residential, which would not permit a 25-lot plat. The site may continue with existing or non-conforming uses, and may be redeveloped with similar low intensity residential uses.



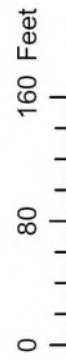
Rezoning Petition REZ-2026-0037 and Primary Plat PP-2026-0013 - The Landing at Homesteads



LIBERTY MILLS RD



Although every effort has been made to ensure the accuracy 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
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 8/10/2026

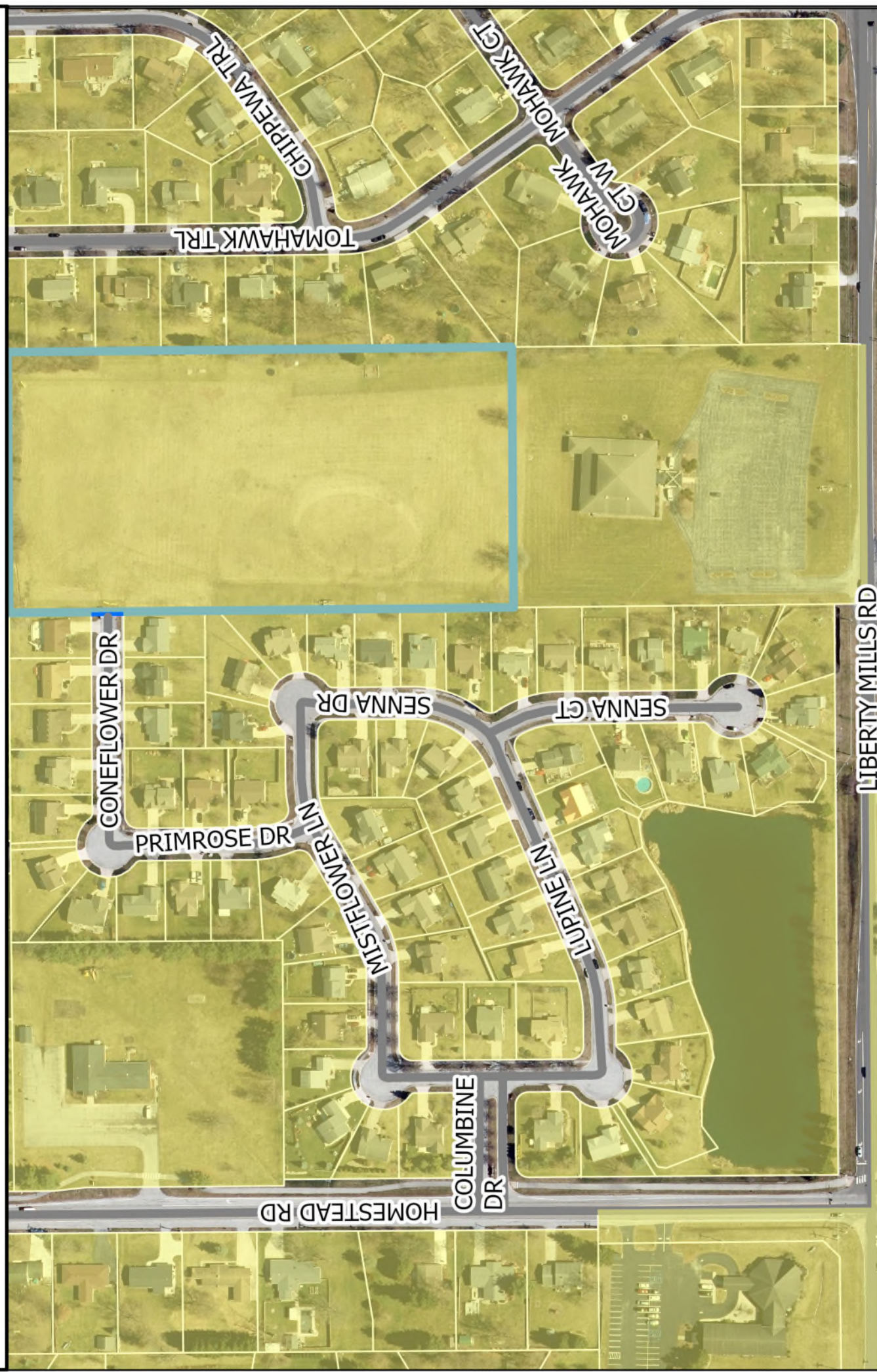


Although every accuracy standard has been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

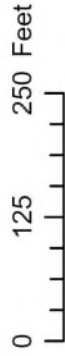
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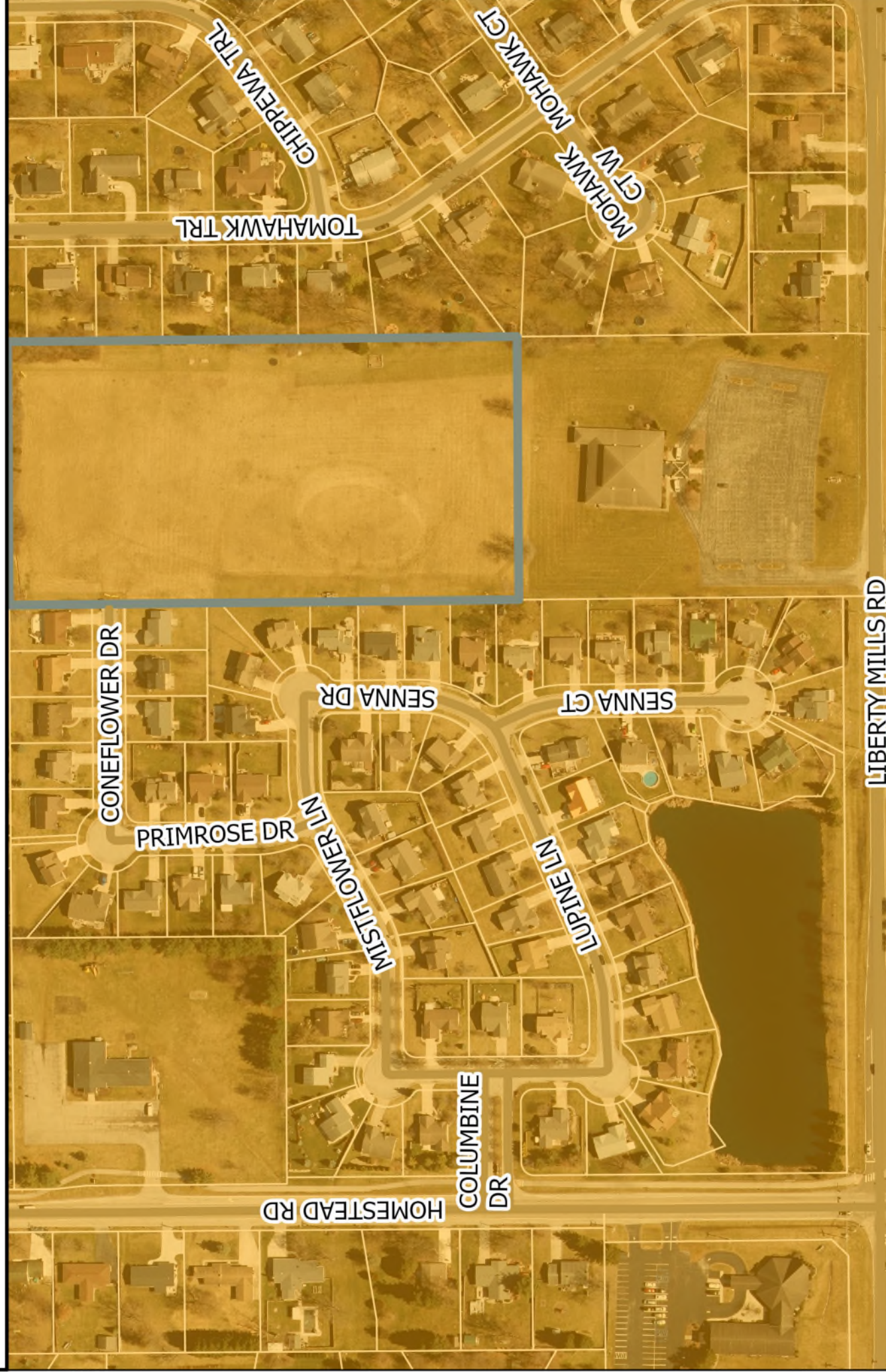


Rezoning Petition REZ-2026-0037 and Primary Plat PP-2026-0013 - The Landing at Homesteads



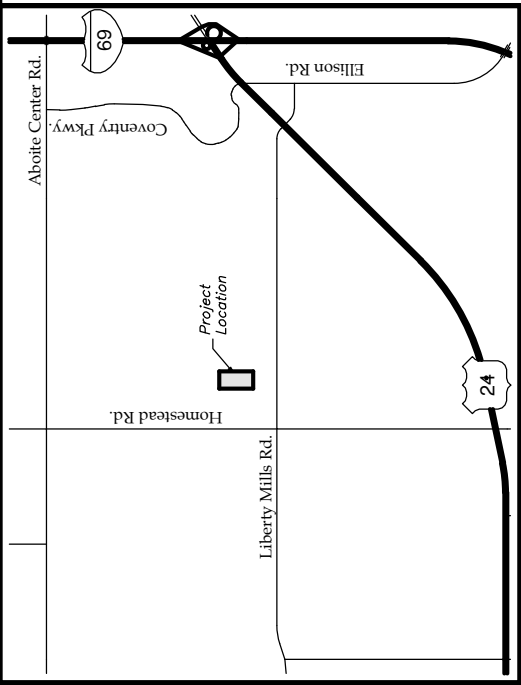
Suburban Neighborhood





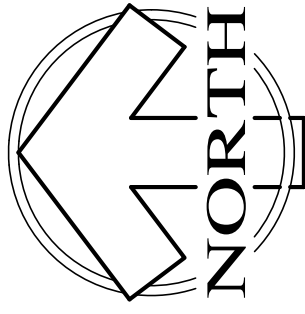
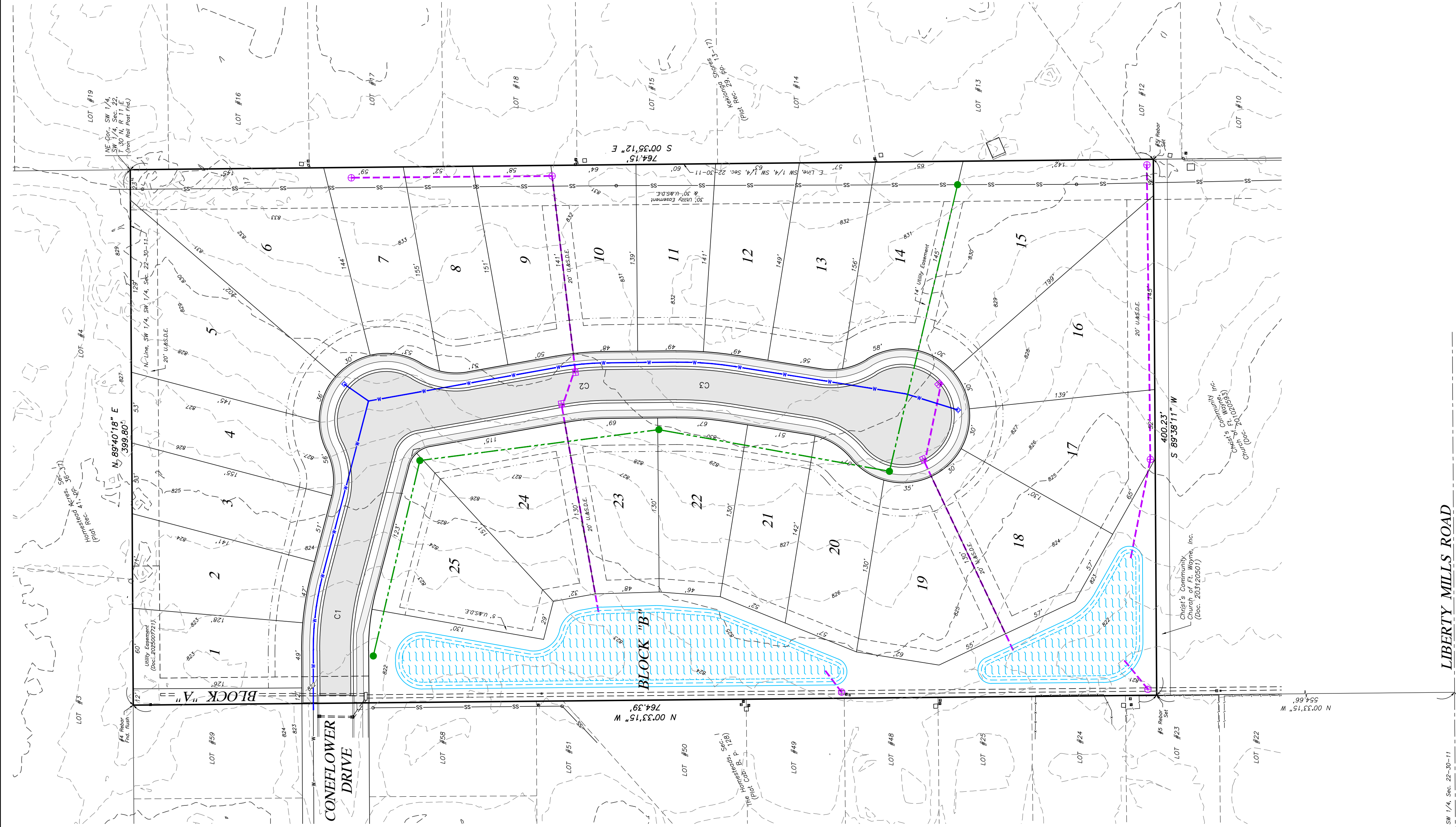
Urban Infill Area





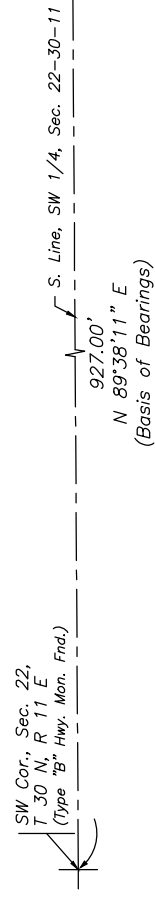
Symbol Legend

- Proposed Street Light
- Proposed Sanitary Sewer
- Proposed Storm Sewer
- Proposed Water Lines
- Existing Sanitary Sewer
- Existing Storm Sewer
- Existing Water Lines



SCALE IN FEET:
0 50 100

Original Map Scale: 1"=50'
Date: July 29, 2026



LIBERTY MILLS ROAD

THE LANDING AT HOMESTEADS

A subdivision of part of the Southwest Quarter of the Southwest Quarter of
Section 22, Township 30 North, Range 11 East, Allen County, Indiana.

Developer:
Springmill Woods Development, LLC
9430 Lima Road
Fort Wayne, IN 46804
Tel: 260/469-4433

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

THE LANDING AT HOMESTEADS DESCRIPTION:

Part of the Southwest Quarter of the Southwest Quarter of Section 22, Township 30 North, Range 11 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the Southwest corner of said Section 22, being marked by a Type "H" Highway monument; thence North 89 degrees 38 minutes 11 seconds East (GPS grid bearing and basis of all bearings in this description) on and along the South line of said Southwest Quarter, being within the right-of-way of Liberty Mills Road, a distance of 927.00 feet to the Southeast corner of The Homesteads, Section 1, as recorded in Plat Cabinet B, page 128, in the Office of the Recorder of Allen County, Indiana; thence North 00 degrees 33 minutes 15 seconds West, on and along the East line of The Homesteads, Section 1, a distance of 554.66 feet to a #5 rebar at the true point of beginning; thence North 00 degrees 33 minutes 15 seconds West, continuing on and along said East line, a distance of 764.39 feet to a #4 rebar at the Northeast corner thereof, being a point on the North line of the Southwest Quarter of said Southwest Quarter; thence North 89 degrees 40 minutes 18 seconds East, on and along said North line, a distance of 399.80 feet to an iron nail post at the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence South 00 degrees 33 minutes 12 seconds East, on and along the East line of the Southwest Quarter of said Southwest Quarter, a distance of 944.8 feet to a #4 rebar at the Northeast corner thereof, being a point on the North line of the Southwest Quarter of said Southwest Quarter; thence North 00 degrees 33 minutes 15 seconds West, continuing on and along said East line, a distance of 400.23 feet to the true point of beginning, containing 7.016 acres of land, and subject to all easements of record.

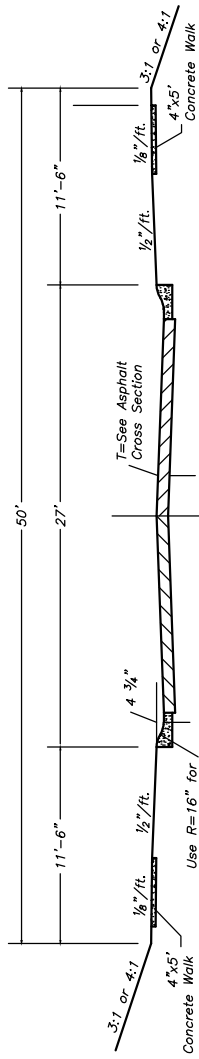
LOT AREAS:

LOT	AREA (SQ)
1	650.00
2	771.8
3	753.2
4	774.0
5	1239.5
6	1239.5
7	779.7
8	784.4
9	783.2
10	780.3
11	757.6
12	757.6
13	863.2
14	865.0
15	1523.9
16	1287.8
17	991.4
18	1050.0
19	1050.0
20	762.8
21	692.9
22	741.4
23	765.3
24	765.3
25	993.3
BLOCK A	1487
BLOCK B	3763.9

CENTERLINE CURVE TABLE

CURVE	ARC LENGTH	CHORD BEARING	DELTA ANGLE	RADIUS
C1	14.14'	N 05° 50' 00" W	93° 55' 38"	200.00'
C2	33.43'	N 05° 50' 00" W	93° 55' 38"	200.00'
C3	41.86'	N 04° 17' 29" E	93° 55' 38"	250.00'

- Notes:
- All Building lines shown herein are 25 feet.
 - All front yard easements are 20 foot Utility Easements unless noted otherwise.
 - All rear yard easements are 10 foot Utility & Surface Drainage Easements unless noted otherwise.
 - U&S.D.E. denotes Utility & Surface Drainage Easement.

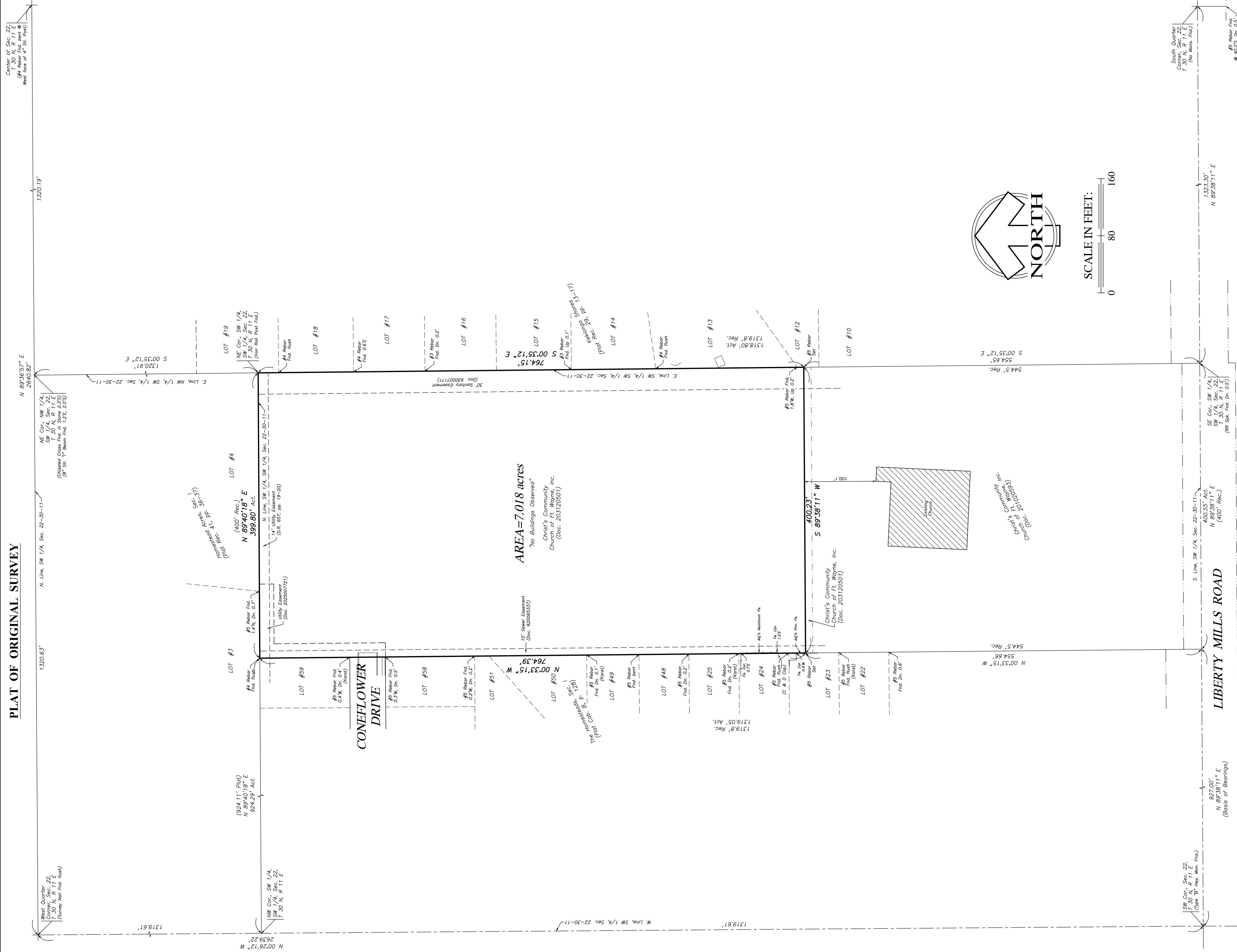


Note: All sidewalks through driveways shall be at a 1/8" per ft. cross-slope

TYPICAL STREET CROSS-SECTION

Not to Scale

PLAT OF ORIGINAL SURVEY



NEW ORIGINAL DESCRIPTION: (part of a tract described in Document Number 203120501)

Part of the Southwest Quarter of the Southwest Quarter of Section 22, Township 30 North, Range 11 East, Allen County, Indiana, based on an original survey by Joseph R. Herendeen, Indiana Professional Surveyor Number 20900190, of Sauer Land Surveying, Inc., Survey No. LAH-000, dated August 13, 2026, and being more particularly described as follows, to-wit:

Commencing at the Southwest corner of said Section 22, being marked by a Type "B" Highway monument; thence North 89 degrees 38 minutes 11 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the South line of said Southwest Quarter, being within the right-of-way of Liberty Mills Road, a distance of 927.00 feet to the Southeast corner of The Homesteads, Section 1, as recorded in Plat Cabinet B, page 128, in the Office of the Recorder of Allen County, Indiana; thence North 00 degrees 33 minutes 15 seconds West, on and along the East line of The Homesteads, Section 1, a distance of 534.66 feet to a #5 rebar at the true point of beginning; thence North 00 degrees 33 minutes 15 seconds West, continuing on and along said East line, a distance of 164.39 feet to a #5 rebar at the Northeast corner of the Southwest Quarter of said Section 22, being marked by a #5 rebar; thence South 89 degrees 50 minutes 18 seconds East, 400 feet to an iron nail post at the Northeast corner of the Southwest Quarter of said Southwest Quarter, a distance of 764.15 feet to a #5 rebar; thence South 89 degrees 38 minutes 11 seconds West and parallel with the South line of said Southwest Quarter, a distance of 400.23 feet to the true point of beginning, containing 7.018 acres of land, and subject to all easements of record.

CERTIFICATE OF SURVEY

This document is a record encumbrance survey of real estate prepared under IAC Title 865, Article 1, Rule 12 and in conformity with established practices of surveying and made in accordance with the record on file in the Office of the Recorder of Allen County, Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments either way across boundary lines unless specifically stated hereon. Corners were perpetuated as indicated.

I, Joseph R. Herendeen, affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, unless required by law. I further certify the above statements to be correct to the best of my information, knowledge, and belief.

Professional Land Surveyor

JOSEPH R. HERENDEN
NO. 20900190
STATE OF INDIANA

Surveyor's Seal

Signature of Joseph R. Herendeen

Date: 08/13/2026

SURVEYOR'S REPORT

Prepared as a part of the foregoing survey.

Address: Coneflower Drive, Fort Wayne, IN 46804

This survey is intended to create a new tax parcel lying entirely within the record boundaries of a tract of real estate described in a Corporate Deed from Classis of South Grand Rapids Reformed Church in America to Christ's Community Church of Ft. Wayne, Inc., dated November 20, 2003, and recorded in Document Number 203120501 in the Office of the Recorder of Allen County, Indiana.

In Accordance with Title 865, Article 1.1, Chapter 12, Sec. 1 et. seq. of the Indiana Administrative Code, the following observations and opinions are submitted regarding various uncertainties in (a) reference monuments, (b) lines of occupation, (c) record descriptions, and (d) those uncertainties due to random errors in measurement ("relative positional accuracy"). There may be unwritten rights associated with these uncertainties.

REFERENCES: Copies of the following documents were reviewed in completion of this survey:
-The deeds of the subject tract and the adjoining tracts, as shown on the plat of survey.
-Allen County Surveyor's Section Corner Records.
-The Plat of Kekionga Shores, Plat Record 29, pages 13-17.
-The Plat of Homestead Acres, Section 1, Plat Record 41, pages 36-37.
-The Plat of The Homesteads, Section 1, Plat Cabinet B, page 128.

(A) AVAILABILITY OF REFERENCE MONUMENTS:

The existing monuments of the Public Land Survey system were held as controlling corners and were used as the basis for this survey. The following monuments were found and their locations are indicated by the "I" symbol on the plat of survey. The following evidence regarding the true location of said corners. The corners of subject tract are marked as shown on the survey certificate in conformity with said survey monuments. Uncertainties based on existing monuments are not readily determinable due to the use of said local corners. The following monuments were accepted as the location of the Public Land Survey corners:

- The Southwest corner of Section 22.....Type "B" Highway monument found.
- The South Quarter corner of Section 22.....No monument found (see below).
- The West Quarter corner of Section 22.....County Witnessed survey nail found.
- The East Quarter corner of Section 22.....County Witnessed survey nail found.
- The SE Cor. SW 1/4, SW 1/4 of Section 22.....Undocumented iron nail spike found.
- The NE Cor., SW 1/4, SW 1/4 of Section 22.....Undocumented iron nail spike found.

The South Quarter corner of Section 22 was established at a point 40.0 feet North of a #5 rebar found on the South right-of-way line of Liberty Mills Road, conforming with a railroad spike at the Southeast corner of the Southwest Quarter of said Southwest Quarter. The lines of the Southwest Quarter were all established using the above-referenced corners and/or their above-established locations. The East line of the Southwest Quarter of said Southwest Quarter was established between the above-referenced monuments. The North line of the Southwest Quarter of said Southwest Quarter was established between the above-referenced Northeast corner of the Southwest Quarter of said Southwest Quarter and the midpoint of the West line of said Southwest Quarter. Uncertainties due to variances between monuments and record distances were determined to be 0.40 to 0.55 feet in the East-West direction and 1.00 feet in the North-South direction. Uncertainties due to variances between all found monuments and record distances were determined to be 1.8 feet in any direction.

(B) OCCUPATION AND/OR POSSESSION LINES:

Occupation and/or possession lines near the perimeter of subject tract are shown on the plat of survey with the variances from the boundary lines as established in this survey. Encroachments and/or discrepancies may be buried or otherwise obscured by natural or man-made obstructions. An aluminum fence from a West adjoining tract extends and lies from 0.7 feet to 1.0 feet East of the West line of subject tract, as shown on the Plat of Survey. Uncertainties based upon existing occupation and/or possession lines vary from the lines established in this survey by a maximum of 1.0 feet in the East-West direction.

(C) AMBIGUITY OF RECORD DESCRIPTIONS:

Upon review of the most current deeds of record, the base tract description does not contain any ambiguity with any of the adjoining's descriptions. Therefore, there are no uncertainties based upon record descriptions.

(D) RELATIVE POSITIONAL ACCURACY:

The relative positional accuracy representing the uncertainty due to random errors in measurements of the corners established in this survey is less than or equal to the specifications for a Suburban Survey (0.13 feet plus 100 ppm) as defined by IAC 865.

(E) ESTABLISHMENT OF LINES AND CORNERS:

1. The West line of subject tract was established on and along the monumented East line of The Homesteads, Section 1, Quarter.
2. The East line of subject tract was established on and along the East line of the Southwest Quarter of the Southwest Quarter.
3. The North line of subject tract was established on and along the North line of the Southwest Quarter of the Southwest Quarter.
4. The South line of subject tract was established at the direction of the client.

(F) NOTES:

1. This survey is an opinion of a licensed land surveyor of the State of Indiana as to the actual location of the lines and corners outlined in the deed description. This opinion is based on logic, relevant field and research evidence, and established surveying principles. The opinion is subject to the possibility of error in the interpretation of the deed description, and the boundaries of adjacent tracts may not be consistent with the intended location of the subject tract. As a consequence, another surveyor may arrive at a different conclusion and different location of the boundaries.
2. A survey cannot resolve uncertainties in the position of the original boundaries that exist. Only courts may establish property lines. The boundaries were established from the most current recorded descriptions. An abstract or title search may reveal the existence of matters of ownership and rights of others not otherwise apparent. The survey was prepared following receipt of the Commitment for Title Insurance by Fidelity National Title Insurance Company, Order Number 102600534, dated July 28, 2026.
3. The Flood statement herein is for informational purposes only. Accurate determination of the flood hazard status of the property can only be made by an elevation study which is beyond the scope of this survey.
4. No attempt has been made to review or come to an opinion on the title or marketability of the title. Any appearance of an opinion on title is solely for informational purposes.
5. Unplatted easements, setback lines, restrictive covenants, or land use regulations affecting the subject tract are shown only when documentation of such matters has been furnished by the client.
6. All documents of record and information from other public sources referred to in this survey are hereby incorporated as part of this survey as if fully set out.
7. No attempt has been made to determine the zoning status of the property. It is the responsibility of the parties involved in the real estate transaction to determine compliance with zoning regulations.
8. Any fence or other evidence of possession which varies from the written title lines may constitute adverse possession or prescriptive rights.
9. Subsurface and environmental conditions were not examined or considered as a part of this survey.
10. All monuments and boundary lines shown on the plat of survey are established by the client. No certification is made that the land area shown on the survey is the exact acreage owned by the client.
11. Expression of distances to hundredths of a foot and angles to seconds of arc is solely to minimize errors introduced by rounding. Neither distances nor angles can be measured to the degree of precision implied by the stated units. No dimension on the survey can be interpreted to be of greater precision than the theoretical uncertainty stated in Part (D) of the Surveyor's Report.
12. Since the last date of fieldwork of this survey, conditions beyond the knowledge or control of Sauer Land Surveying, Inc. may have altered the validity and circumstances of matters shown or noted hereon.
13. Declaration is made to original purchaser of the survey, and is not transferable to additional institutions or subsequent owners. This survey is valid only with the surveyor's original or electronic signature and seal, full payment of invoice, and complete set of printed pages of this survey.
14. No statement made by any employee or agent of Sauer Land Surveying, Inc. is valid unless written herein.

IAC 865 Survey and Surveyor's Report

Part of the Southwest Quarter of the Southwest Quarter of Section 22, Township 30 North, Range 11 East, Allen County, Indiana.

Revisions:

For: Christ's Community Church of Ft. Wayne, Inc.

By: Sauer Land Surveying, Inc.

7203 ENGLE ROAD
FORT WAYNE, IN 46804
TEL: 260/469-3300 / FAX: 260/469-3301

Drawn By: JRH

Checked By: KPITH

Scale: 1" = 80'

Job No. LAH-000

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Springmill Woods Development, LLC
Address 9430 Lima Road
City Fort Wayne State IN Zip 46818
Telephone 260-489-4433 E-mail 9430@lanciahomes.com

Contact Person
Contact Person Brian Brown
Address 10808 LaCabreah Lane
City Fort Wayne State IN Zip 46845
Telephone (260) 318-2002 E-mail brian@northeasterngroup.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 10600 Block of Coneflower Drive
Present Zoning AR Proposed Zoning R1 Acreage to be rezoned 7.018 acres
Proposed density 3.6 units per acre
Township name Aboite Township section # 22
Purpose of rezoning (attach additional page if necessary) To permit the platting of a 25 lot subdivision named The Landing at Homesteads
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.

Springmill Woods Development, LLC

(printed name of applicant)

(signature of applicant)

(date)

Marilyn Whitney, agent

(printed name of property owner)

(signature of property owner)

(date)

Rev. Michael Daling

(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.
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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;

This satisfies the requirements of the comprehensive plan since it is an infill development in a heavily developed area of Aboite Township

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

The current conditions of this site is a grass field adjacent to an existing church facility. This facility will stay in place. The current use around this site is all R1 and/or AR residential.

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

This proposal represents the highest and best use of the real estate in light of the nearby successful residential developments and the continuing demand for residential lots within the SACS district

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

The quality of homes to be constructed on this site should have no adverse affect on any surrounding homes in this area.

- (5) Responsible development and growth.

This proposal follows the continuing precedent of establishing residential zoning in areas of Aboite Township.

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*

