

#REZ-2026-0039

BILL NO. Z-26-10-12

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. CC27 (Sec 27 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 C3/General 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 $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, Township 30 North, Range 11 East, Allen County, Indiana being more particularly described as follows, to-wit:

Commencing at a point on the North line of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, Township 30 North, Range 11 East, said point being situated 610.1 feet West of the Northeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 27; thence continuing West along the North line of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 27, a distance of 114.0 feet; thence South along the East line of the West 8.98 chains of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said section 27, a distance of 773.5 feet to a point on the North R/W line of the Upper Huntington Road as presently established; thence Northeasterly along the North R/W line of said road a distance of 118.3 feet; thence North parallel to the East line of the West 8.98 chains of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said section 27, a distance of 744.5 feet to the point of beginning, containing 1.99 acres of land, more or less.

Together with:

A part of the West 8.98 chains of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, Township 30 North, Range 11 East, Allen County, Indiana, lying North of the Upper Huntington Road, being described as follows:

Commencing at a point on the East line of the West 8.98 chains of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 27, said point being situated 592.68 feet East of and 514.5 feet South of the Northwest corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said section; thence West parallel to the North line of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said section a distance of 146.0 feet; thence South parallel to the East line of the West 8.98 chains a distance of 298.0 feet to a point on the North R/W line of the Upper Huntington Road; thence Northeasterly along the North R/W line of said road a distance of 151.0 feet to a point of intersection with the East line of the

1 West 8.98 chains; thence North along the preceding line a distance of 259.0 feet to the point of
2 beginning, containing 0.93 of an acre of land more or less.

3
4 and the symbols of the City of Fort Wayne Zoning Map No. CC27 (Sec. 27 of Aboite Township), as
5 established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana, is hereby
6 changed accordingly.
7

8
9 SECTION 2. If a written commitment is a condition of the Plan Commission's
10 recommendation for the adoption of the rezoning, or if a written commitment is modified and
11 approved by the Common Council as part of the zone map amendment, that written commitment
12 is hereby approved and is hereby incorporated by reference.
13

14 SECTION 3. That this Ordinance shall be in full force and effect from and after its passage
15 and approval by the Mayor.
16

17
18
19 _____
Council Member

20
21 APPROVED AS TO FORM AND LEGALITY:
22

23 _____
24 Malak Heiny, City Attorney
25
26
27
28
29
30

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2026-0039
Bill Number: Z-26-10-12
Council District: 4 – Scott Myers

Introduction Date: October 27, 2026

Plan Commission
Public Hearing Date: November 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 2.92 acres from BTI/Business, Technology, and Industrial Park to
C3/General Commercial

Location: 10728 US Highway 24 W (Section 27 of Aboite Township)

Reason for Request: To allow limited retail associated with the existing use

Applicant: 8018 LLC

Property Owner: 8018 LLC

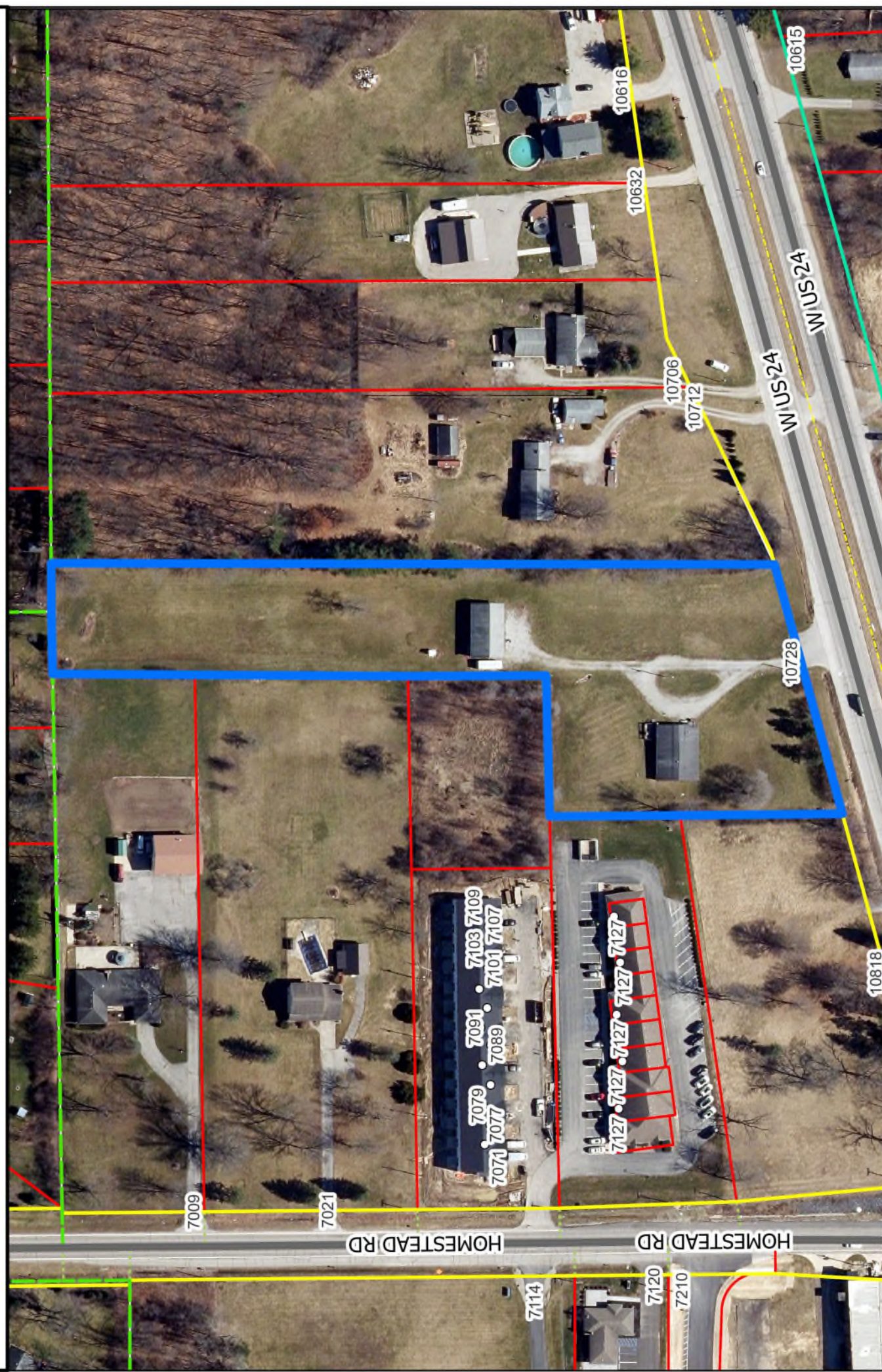
Related Petitions: Written Commitment Amendment WCA-2026-0001 – 10728 US Highway
24 W

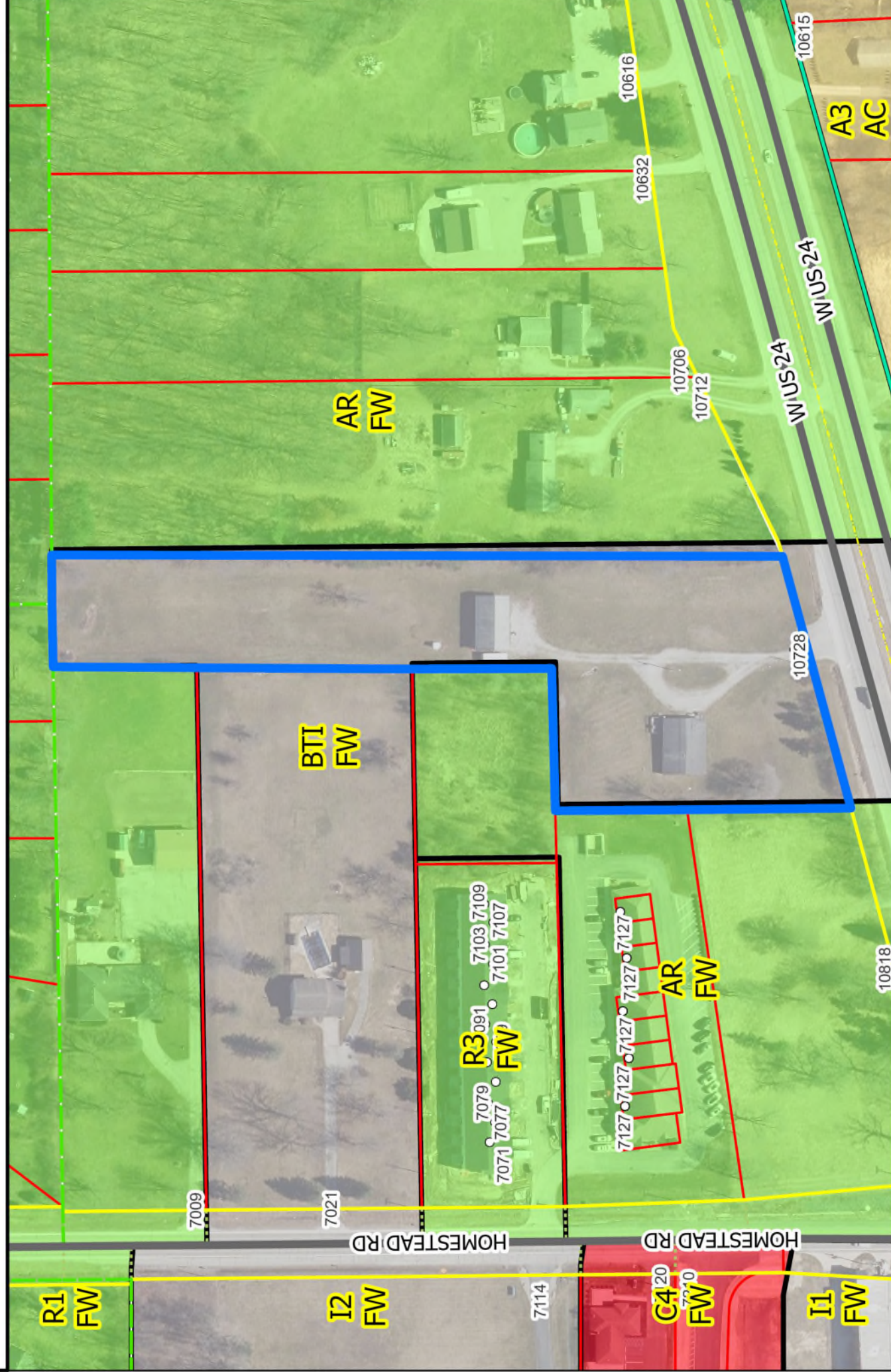
Effect of Passage: Property will be rezoned to the C3/General Commercial zoning district,
which would better align with the long-term use of the property.

Effect of Non-Passage: Property will remain zoned BTI/Business, Technology, and Industrial Park,
which would not allow limited retail associated with the existing use. The site
may continue with existing or non-conforming uses, and may be redeveloped
with similar business, technology, and industrial uses.



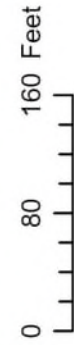
Rezoning Petition REZ-2026-0039 and Written Commitment Amendment WCA-2026-0001 - 10728 US Highway 24 W

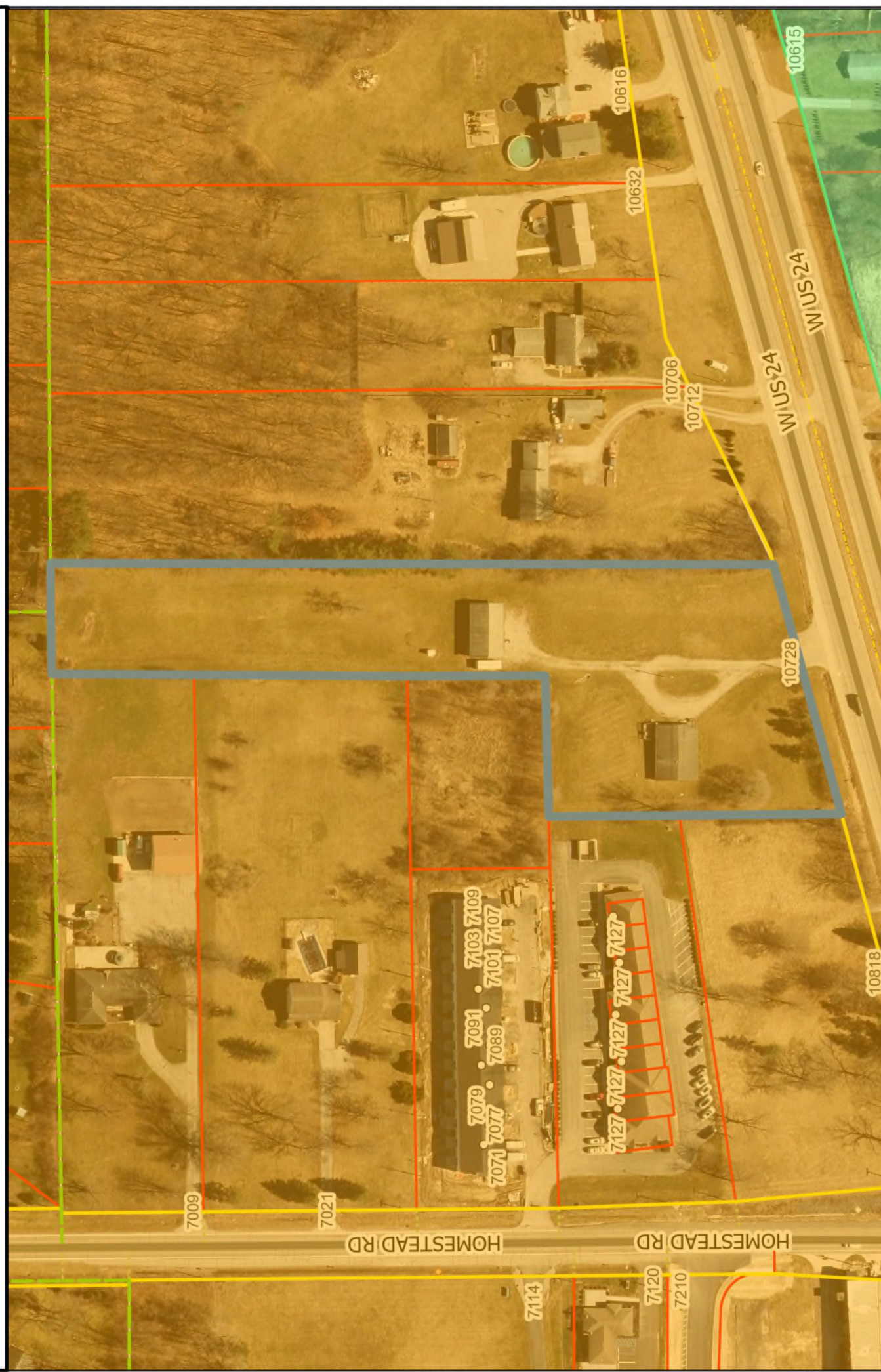




Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 10/14/2026



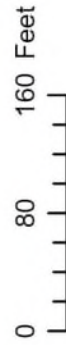


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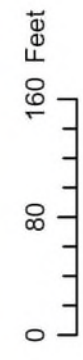
Rural and Agricultural Area

Urban Infill Area





Rural Residential
Suburban Neighborhood



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State Plane Coordinate System, Indiana East
Photos and Outcrops: Spring 2009
Date: 10/14/2026



SUPPLIER: JORDAN
GOLLOFF & JORDAN
ENGINEERS AND ARCHITECTS
1133 BROADWAY
PORT WASHINGTON, IN 46080
PH (260) 424-5362 FAX (260) 424-4616
JOB NUMBER: 20200169



- SITE / CIVIL PLAN INDEX**
- | SHEET | TITLE |
|-------|---|
| 1 | OVERALL SITE PLAN |
| 2 | W/ UTILITIES |
| 3 | DETENTION BASINS & DETENTION PROFILES & DETAILS |
| 4 | STORM SEWER PROFILES & DETAILS |
| 5 | STORM SEWER & WATER DETAILS |
| 6 | SWPPP DETAILS |
| 7 | LANDSCAPE PLAN |
| 8 | LANDSCAPE PLAN |
| 9 | LANDSCAPE PLAN |



SOUTHWEST STORAGE

PHASE 1 CONSTRUCTION PLANS
10720 US HIGHWAY 24 WEST
PORT WAYNE, INDIANA

OWNER: 8016 LLC
816 LANE 050B SNOW LAKE
PRINCETON, IN 46737

LOUGHEED & ASSOCIATES, INC.
CONSULTING ENVIRONMENTAL & CIVIL ENGINEERS
(260) 452-3665
1050 SOUTH HOLLYWOOD BLVD
PORT WAYNE, INDIANA 46084
KIMC@LOUGHEED.COM

DATE: SEPT. 13, 2020
DRAWN BY: KEM
OVERALL SITE PLAN
W/ UTILITIES
SHEET 1
SCALE: 1"=40'

STATION 1, 200, 300, 400, 500, 600, 700, 800, 900, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000, 10100, 10200, 10300, 10400, 10500, 10600, 10700, 10800, 10900, 11000, 11100, 11200, 11300, 11400, 11500, 11600, 11700, 11800, 11900, 12000, 12100, 12200, 12300, 12400, 12500, 12600, 12700, 12800, 12900, 13000, 13100, 13200, 13300, 13400, 13500, 13600, 13700, 13800, 13900, 14000, 14100, 14200, 14300, 14400, 14500, 14600, 14700, 14800, 14900, 15000, 15100, 15200, 15300, 15400, 15500, 15600, 15700, 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**DPS Plan Commission
Rezoning Petition Application**

Page 1 of 1

Applicant

Applicant Name: 8018, LLC
Address: 315 Lane 650B Snow Lake City: Fremont State: IN Zip: 46737
Email (type or print): abeckstedt@gmail.com Phone: 260-413-7125

Property Ownership

☒ Same as applicant

Owner Name: 8018, LLC
Address: 315 Lane 650B Snow Lake City: Fremont State: IN Zip: 46737
Email (type or print): abeckstedt@gmail.com Phone: 260-413-7125

Primary Contact Person

☐ Same as applicant

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

Primary Contact: Adam Beckstedt
Address: 6616 Sweet Wood Ct City: Fort Wayne State: IN Zip: 46814
Email (type or print): abeckstedt@gmail.com Phone: 260-413-7125

Planning Jurisdiction

- ☐ Unincorporated Allen County ☐ Town of Grabill ☐ Town of Monroeville
☒ City of Fort Wayne ☐ Town of Hartsville ☐ City of Woodburn

Property Information

Development Address or PIN #: 021127351006000075
Present Zoning : BTI Proposed Zoning : C3 Acreage to be rezoned : 2.92
Purpose of rezoning (attach additional page if necessary): To allow a limited retail component associated with
Township Name: Aboite Township Section Number: 0027
Sewer Provider: Aqua Water Provider: Fort Wayne City Utilities

Filing Requirements

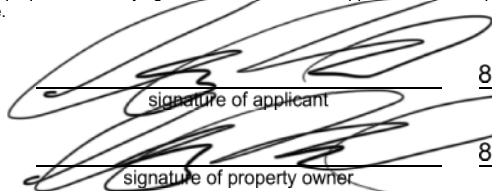
- ☐ Filing fee \$1250.00 or \$350.00 for downzoning an existing SFR use to R1 Zoning
☐ Application signed by property owner(s)
☐ Boundary/ Utility Survey showing area to be rezoned
☐ Legal Description of parcel to be rezoned (**Please provide in separate word document**)
☐ Rezoning Criteria (please complete attached document)

Acknowledgements and Signatures

- 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 applicable Zoning 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.
- In addition, I/We hereby authorize and consent to the on-site inspection and sign posting on the property subject to this zoning application by the Department of Planning Services for the purposes of verifying the information in this application and for purposes of determining compliance with the applicable zoning ordinance.

Adam Beckstedt

printed name of applicant



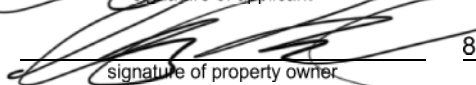
signature of applicant

8-4-2026

date

8018, LLC

printed name of property owner



signature of property owner

8-4-2026

date

STAFF USE ONLY

Received	Receipt Number	Hearing Date	Petition Number



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;

See Attached

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

See Attached

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

See Attached

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

See Attached

- (5) Responsible development and growth.

See Attached

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*



Rezoning Questionnaire

(1) The Comprehensive Plan

The requested C-3 zoning, as limited by the proposed Second Amended Written Commitment, is consistent with several objectives of the *All in Allen Comprehensive Plan*. The request would permit a limited retail component for outdoor recreation and sporting goods that complements the existing warehousing and online-sales operation, including in-person retail sales, within an already-developed warehouse and office facility. It therefore promotes additional productive use and private reinvestment in property located within the incorporated City of Fort Wayne, and already served by established roadway and utility infrastructure. This advances the Plan's preference for investment in previously developed areas that can leverage existing infrastructure rather than requiring new greenfield development or costly service extensions. (*All in Allen Comprehensive Plan*, pp. 54, 60.)

The request also satisfies the Plan's context-sensitive approach to compatibility. The Plan recognizes that compatibility depends not merely on the zoning classification, but on the proposed use's design, functionality, infrastructure access, surrounding uses, and appropriate mitigation, including use limitations, building design, landscaping and buffer yards, and traffic considerations. (*Id.* at p. 66.) Here, the proposed retail activity is directly related to goods already warehoused at the property, will use the existing building and site improvements, and will be restricted by the Second Amended Written Commitment. The property's existing setbacks, undeveloped northern area with planted evergreen trees, and mature screening along its eastern boundary further minimize impacts on nearby residential properties.

Finally, the proposal supports the Plan's economic-development goals by facilitating the expansion of an existing local business and allowing it to better serve local customers. The Plan expressly calls for support of business development and expansion (*Id.* at p. 130), coordination of economic activity with existing transportation and infrastructure capacity (*Id.* at p. 136), and a business-friendly environment that fosters entrepreneurship, innovation, and business growth (*Id.* at p. 137). The property's location at U.S. 24 and Homestead Road, together with its existing warehouse, parking, loading areas, and utilities, makes it an appropriate location for this limited, complementary retail use.

(2) Current Conditions and the Character of Current Structures and Uses in the District

The property is improved with a warehouse and office facility designed to support commercial and business operations. The surrounding area contains a mixture of commercial, business, warehouse, and industrial development served by established roadways and utilities. The existing building, site improvements, and surrounding land uses are compatible with the requested C-3 zoning designation. The proposed zoning reflects the existing character of the area while providing an appropriate classification for the business' continued growth.

(3) The Most Desirable Use for Which the Land is Adapted

The property's size, existing building design, loading areas, parking, utility availability, and direct access to U.S. 24 make it well suited for warehouse, storage, office, and associated commercial uses. The requested C-3 zoning will allow for the addition of a limited retail component associated with the existing warehouse operations. This use is well suited to the property's existing physical improvements, access, and substantial investment.

(4) The Conservation of Property Values Throughout the Jurisdiction

Approval of the requested rezoning is expected to support continued investment in the property and encourage its long-term productive use. The property, as developed, includes considerable separation and screening from neighboring residential properties, including undeveloped parcel area to the north with planted evergreen trees and mature screening along the eastern edge of the property. These existing features provide substantial visual separation and help minimize potential impacts on nearby residential properties. Maintaining a modern, occupied business facility with these existing buffers and screening contributes positively to the surrounding area and promotes stability for neighboring properties. The requested C-3 zoning is compatible with the existing development and is not anticipated to adversely affect nearby property values.

(5) Responsible Development and Growth

The requested rezoning represents responsible growth by aligning the zoning classification with an existing developed property that is already served by public infrastructure, utilities, and transportation access. The request promotes continued reinvestment in an established business property rather than encouraging development on previously undeveloped land. The proposed C-3 zoning provides an appropriate regulatory framework for the proposed retail component while remaining compatible with the surrounding area and supporting the long-term economic vitality of Allen County.