

1 #REZ-2026-0050

2 BILL NO. Z-26-10-14

3
4 ZONING MAP ORDINANCE NO. Z-_____

5 AN ORDINANCE amending the City of Fort Wayne
6 Zoning Map No. J46 (Sec 10 of Washington Township)

7 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

8
9 SECTION 1. That the area described as follows is hereby designated a I3/Intensive
10 Industrial zoning district under the terms of Chapter 157 Title XV of the Code of the City of Fort
11 Wayne, Indiana:

12 **LEGAL DESCRIPTION**

13 Part of the Southwest Quarter of Section 10 in Township 31 North, Range 12 East of the
14 Second Principal Meridian, Washington Township in Allen County, Indiana, based on an
15 original survey by Brett R. Miller, Indiana Professional Surveyor Number 2030059 of Miller
16 Land Surveying, Inc., Survey No.26098440, dated October 2, 2026 and being more
particularly described as follows:

17 Commencing at the Southwest corner of said Southwest Quarter; thence North 90 degrees
18 00 minutes 00 seconds East (deed bearing and basis of bearings to follow), a distance of
19 157.43 feet (Deed) along the South line of said Southwest Quarter and within the right-of-
20 way of West Cook Road to a DuraNail with a "Miller Surveying Firm #0095" identification
21 ring on the Easterly right-of-way line of the Indiana Service Corporation tract described in
22 Deed Record 306, Page 229 in the Office of the Recorder of Allen County, Indiana, said
point being the **POINT OF BEGINNING** of the herein described tract; thence North 01
23 degrees 45 minutes 18 seconds West, a distance of 594.05 feet along said Easterly right-of-
24 way line to a 5/8" Steel Rebar with a "Miller Land Surveying Firm #0095" identification cap
25 on the South line of an existing 0.677 acre tract described in Document Number
26 2022046763 in the Office of said Recorder; thence South 89 degrees 56 minutes 48
27 seconds East, a distance of 210.19 feet (210.00 feet Deed) along said East line to a 5/8"
28 Steel Rebar on the East line of said 0.677 acre tract; thence North 01 degrees 45 minutes
29 18 seconds West, a distance of 140.24 feet (140.55 feet Deed) along said East line to a 5/8"
30 Steel Rebar with a "Miller Land Surveying Firm #0095" identification cap on the South line
of the plat of Graham's Wayside Addition, Section C as shown in Plat Book 22, Page 22 in
the Office of said Recorder; thence South 89 degrees 56 minutes 48 seconds East, a
distance of 355.13 feet along said South line to the East line of an existing tract described
in Document Number 2021075209 in the Office of said Recorder, referenced by a 3/4"
Steel Pipe 0.15 feet South; thence South 01 degrees 32 minutes 51 seconds East, a distance
of 733.69 feet (734.80 feet Deed) along said East line to a DuraNail with a "Miller Surveying

1 Firm #0095" identification ring on the South line of said Southwest Quarter; thence South
2 90 degrees 00 minutes 00 seconds West, a distance of 562.65 feet (Deed) along said South
3 line and within said right-of-way to the Point of Beginning. Containing 8.823 acres, more or
4 less. Subject to the right-of-way of West Cook Road and easements of record.

5 and the symbols of the City of Fort Wayne Zoning Map No. J46 (Sec 10 of Washington Township),
6 as established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana, is
7 hereby changed accordingly.
8

9
10 SECTION 2. If a written commitment is a condition of the Plan Commission's
11 recommendation for the adoption of the rezoning, or if a written commitment is modified and
12 approved by the Common Council as part of the zone map amendment, that written commitment
13 is hereby approved and is hereby incorporated by reference.
14

15 SECTION 3. That this Ordinance shall be in full force and effect from and after its passage
16 and approval by the Mayor.
17

18
19 _____
20 Council Member

21
22 APPROVED AS TO FORM AND LEGALITY:

23
24 _____
25 Malak Heiny, City Attorney
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-2026-0050
Bill Number: Z-26-10-14
Council District: 3 – Nathan Hartman

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 approximately 8.83 acres from R1/Single Family Residential to
I3/Intensive Industrial

Location: 2312 W Cook Rd (Sec 10 of Washington Township)

Reason for Request: To permit motor vehicle storage

Applicant: Clear Sky Commercial LLC

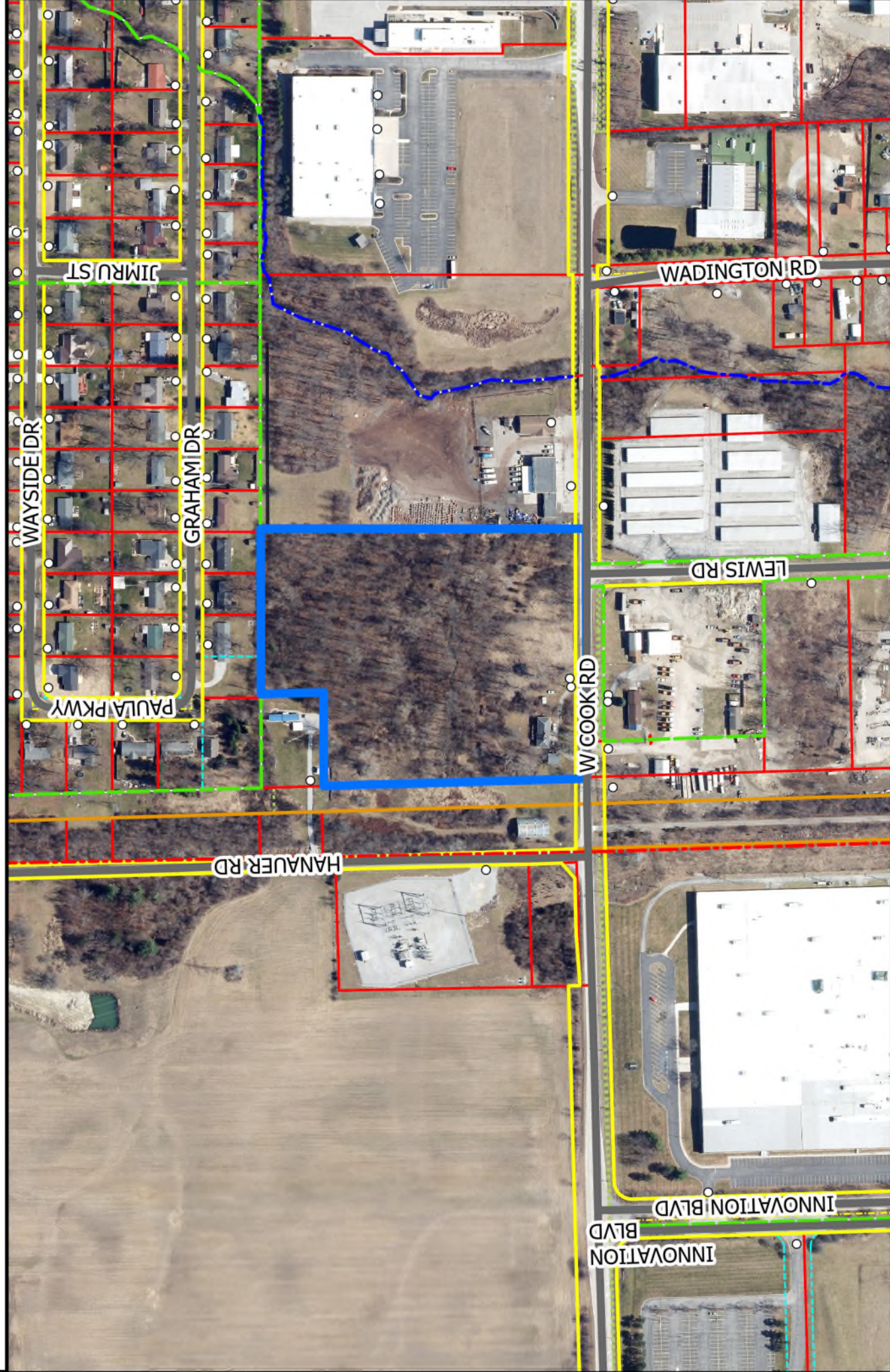
Property Owner: Tittman Phyllis & Matthew A Trustees of the Tittman Living Trust

Related Petitions: Primary Development Plan PDP-2026-0026 – W Cook Rd Development

Effect of Passage: Property will be rezoned to the I3/Intensive Industrial zoning district, which
would allow for motor vehicle storage.

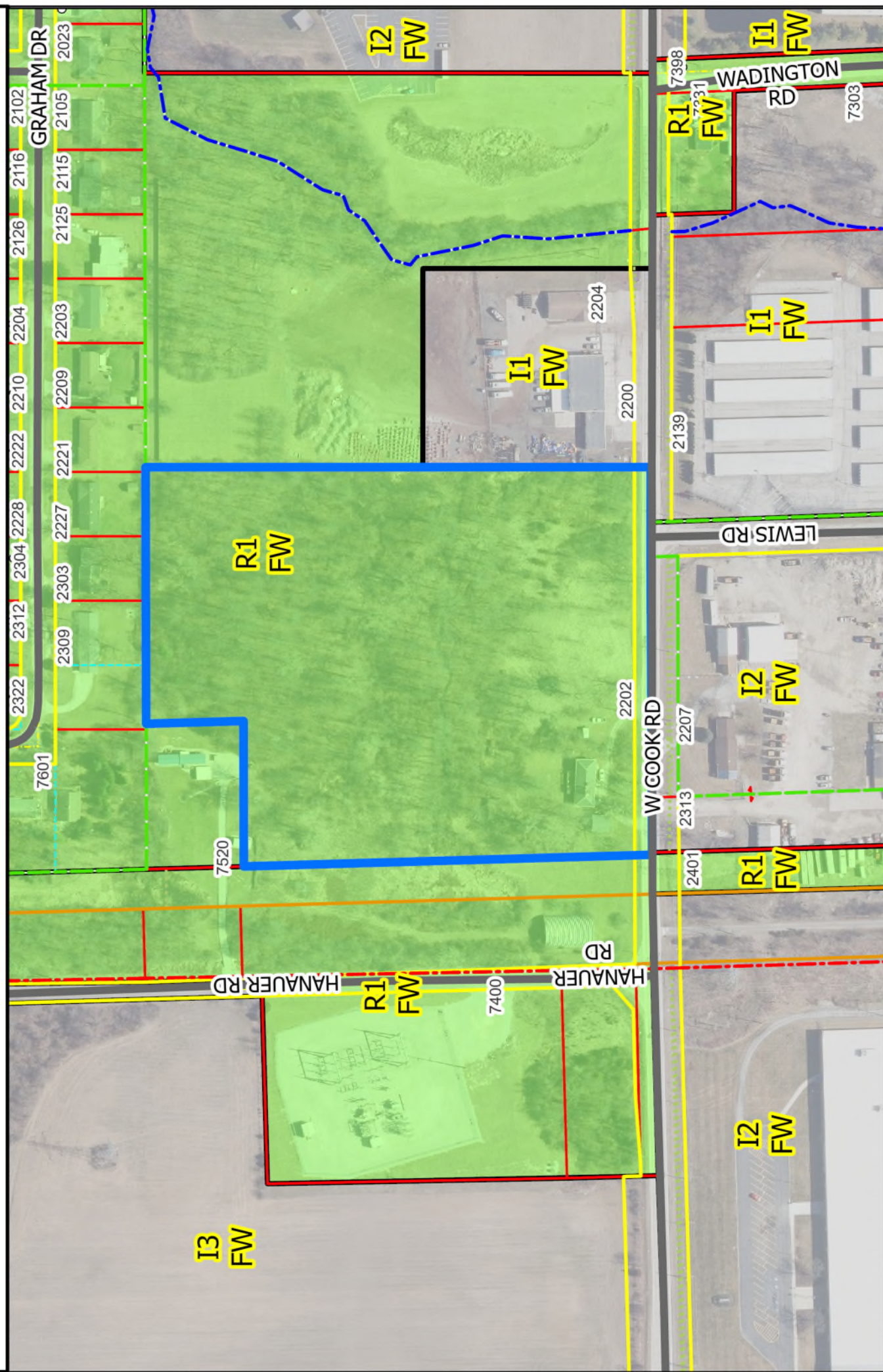
Effect of Non-Passage: Property will remain zoned R1/Single Family Residential, which would not
permit a motor vehicle storage. The site may continue with existing or non-
conforming uses, and may be redeveloped with similar single family uses.

Rezoning Petition REZ-2026-0050 and Primary Development Plan PDP-2026-0026 - W Cook Development



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: 10/14/2026



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



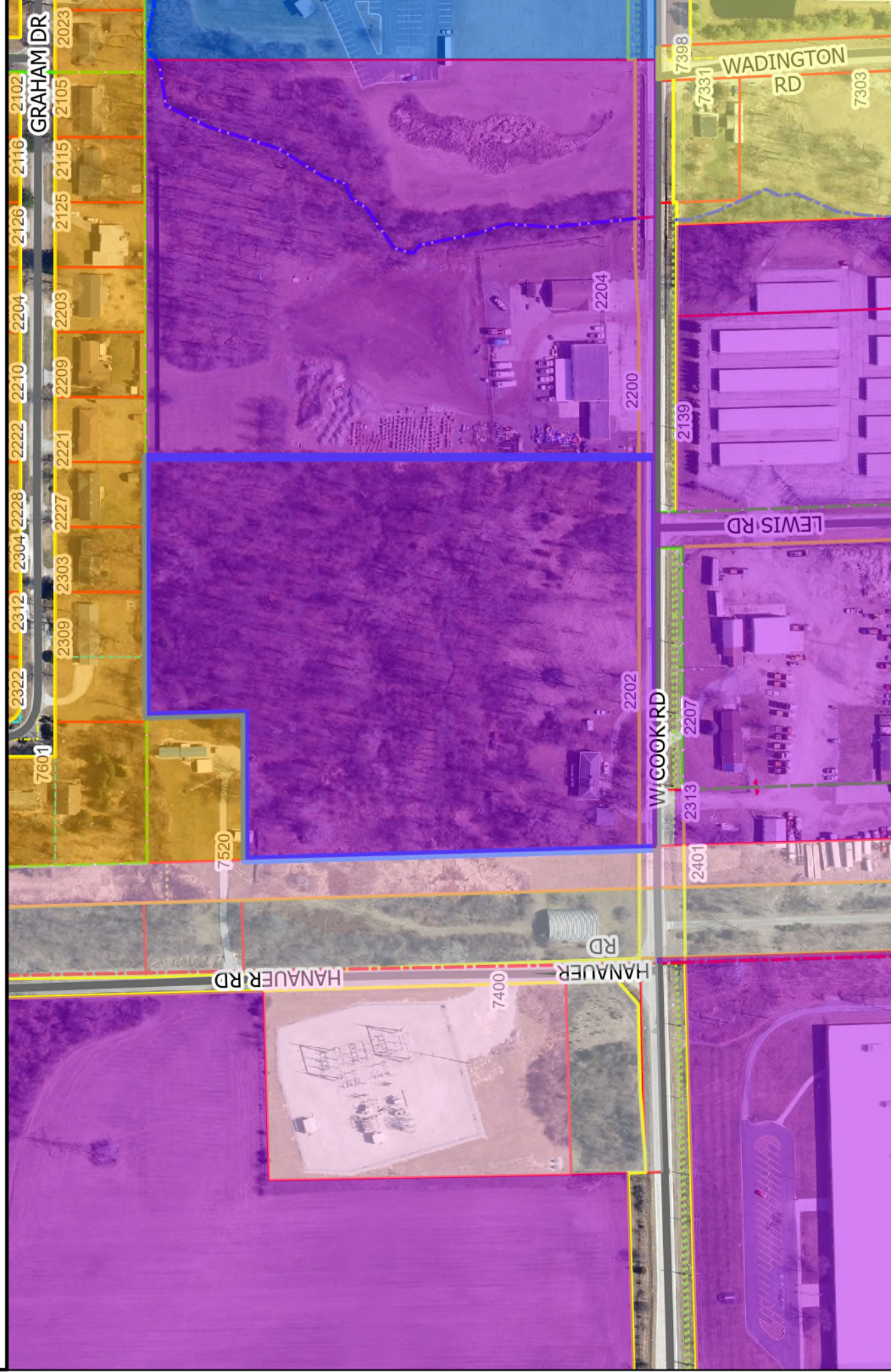
Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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

Urban Infill Area

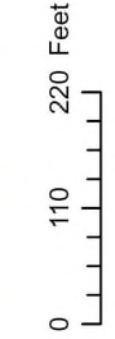


Rezoning Petition REZ-2026-0050 and Primary Development Plan PDP-2026-0026 - W Cook Development



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



Business and Office
 Park

Production Center

Suburban Neighborhood

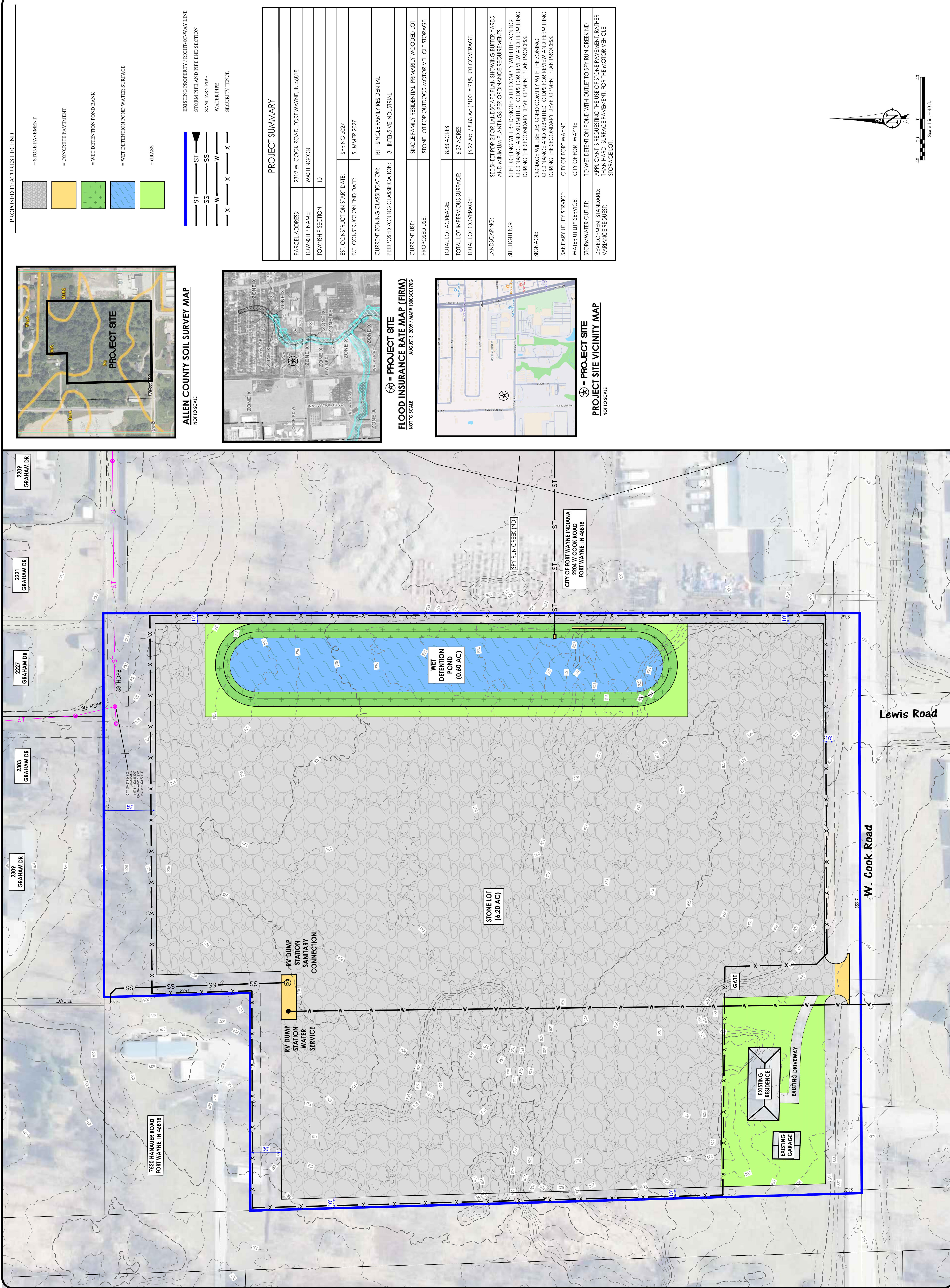
Traditional Neighborhood

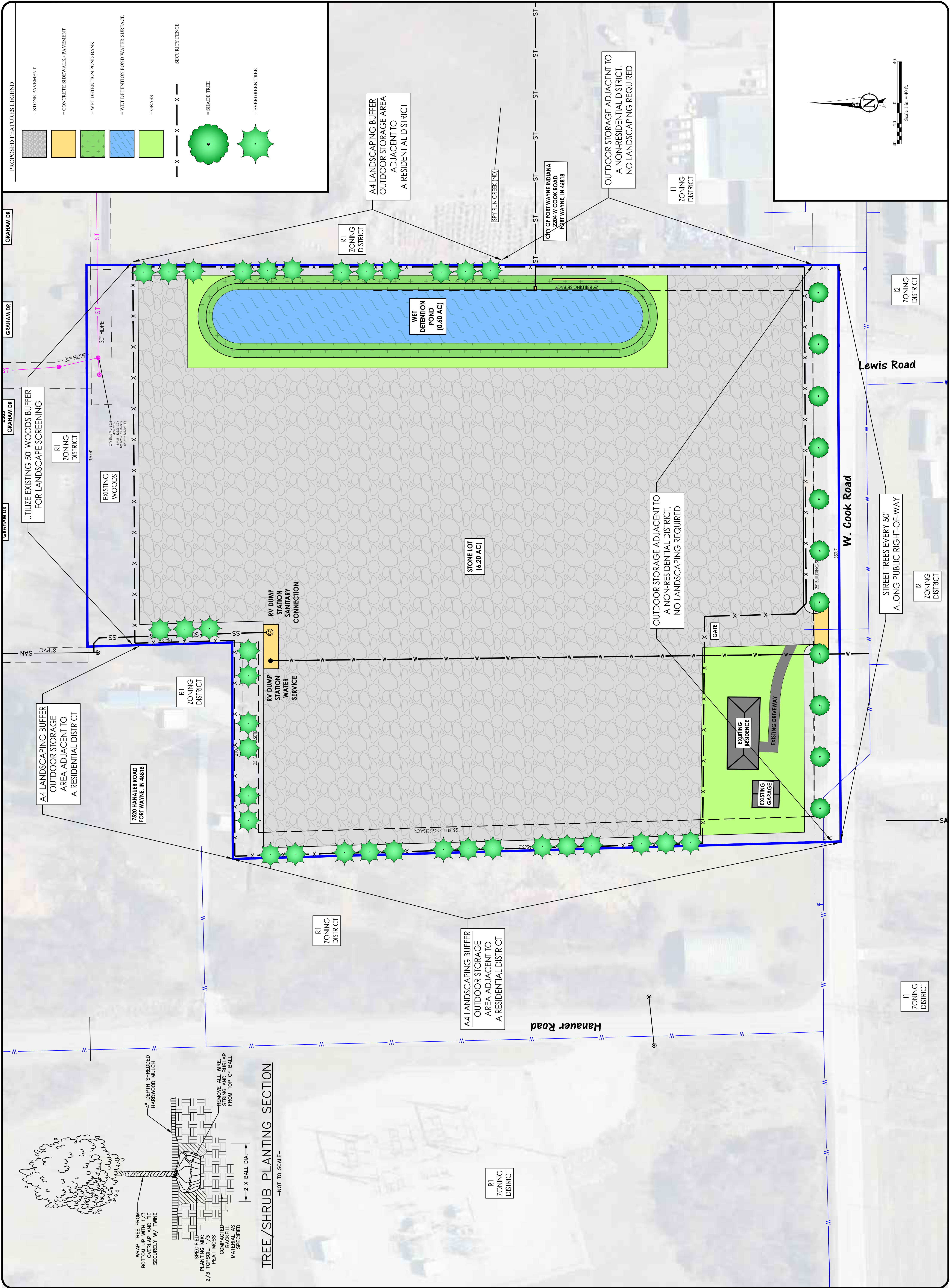
Utility

<all other values>



REVISIONS:





PROPOSED FEATURES LEGEND	
	= STONE PAVEMENT
	= CONCRETE SIDEWALK / PAVEMENT
	= WET DETENTION POND BANK
	= WET DETENTION POND WATER SURFACE
	= GRASS
	= SECURITY FENCE
	= SHADE TREE
	= EVERGREEN TREE

UTILIZE EXISTING 50' WOODS BUFFER FOR LANDSCAPE SCREENING

A4 LANDSCAPING BUFFER OUTDOOR STORAGE AREA ADJACENT TO A RESIDENTIAL DISTRICT

7520 HANAUER ROAD FORT WAYNE IN 46818

RV DUMP STATION WATER SERVICE

RV DUMP STATION SANITARY CONNECTION

WET DETENTION POND (0.60 AC)

STONE LOT (6.20 AC)

OUTDOOR STORAGE ADJACENT TO A NON-RESIDENTIAL DISTRICT, NO LANDSCAPING REQUIRED

OUTDOOR STORAGE ADJACENT TO A NON-RESIDENTIAL DISTRICT, NO LANDSCAPING REQUIRED

OUTDOOR STORAGE ADJACENT TO A NON-RESIDENTIAL DISTRICT, NO LANDSCAPING REQUIRED

STREET TREES EVERY 50' ALONG PUBLIC RIGHT-OF-WAY

SPY RUN CREEK (ND)

CITY OF FORT WAYNE INDIANA 2204 W COOK ROAD FORT WAYNE IN 46818

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

MLSEngineering
ENGINEERING YOUR TOMORROW... TODAY
221 Tower Drive
Munroe, IN 46772
Phone: (260) 692-6166
www.mlsweb site.us

Fort Wayne Office
10060 Bent Creek Boulevard
Fort Wayne, IN 46825
Phone: (260) 489-8571

PREPARED FOR:
Clear Sky Commercial, LLC
10311 Dawsons Creek Blvd,
Fort Wayne, IN 46825
Ste F
507-221-0266

REVISIONS:

W. Cook Rd Development
2312 W. Cook Road
Fort Wayne, IN 46818
Primary Development Plan
Landscape Plan

Date: 10-06-2026
Design By: BAM
Checked By: DJS
Project No.: 067.00070
Sheet Number

PDP-2

Tree/Shrub Planting Section

NOT TO SCALE

WRAP TREE FROM BOTTOM OF TRUNK WITH 1/2" OVERLAP AND TIE SECURELY W/ TWINE

4" DEPTH SHREDDED HARDWOOD MULCH

REMOVE ALL WIRE, STRING AND BURLAP FROM TOP OF BALL

SPECIFIED PLANTING MIX: 2/3 TOPSOIL, 1/3 PEAT MOSS

COMPACTED MATERIAL AS SPECIFIED

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

2" X BALL DIA

Applicant

Applicant Name: Clear Sky Commercial, LLC

Address: 10311 Dawsons Creek Blvd, Ste F City: Fort Wayne State: IN Zip: 46825

Email (type or print): tyler@clearskycommercial.com Phone: 507-221-0266

Property Ownership ☐ Same as applicant

Owner Name: Tittman Phyllis & Mathew A Trustees of the Tittman Living Trust dtd 5/13/2021

Address: 2312 W Cook Rd City: Fort Wayne State: IN Zip: 46818

Email (type or print): mat.tittman@gmail.com Phone: 260-409-1490

Primary Contact Person ☐ Same as applicant

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

Primary Contact: Derek Simon, PE (MLS Engineering LLC)

Address: 10060 Bent Creek Blvd City: Fort Wayne State: IN Zip: 46825

Email (type or print): derek@mlswebsite.us Phone: (260) 489-8571

Planning Jurisdiction

☐ Unincorporated Allen County

☐ Town of Grabill

☐ Town of Monroeville

☒ City of Fort Wayne

☐ Town of Hometown

☐ City of Woodburn

Property Information

Development Address or PIN #: 2312 W Cook Rd, Fort Wayne, IN 46818 (PID #02-07-10-354-003.000-073)

Present Zoning : R1 Proposed Zoning : I3 Acreage to be rezoned : 8.83 AC

Purpose of rezoning (attach additional page if necessary): To change the property from R1 (Single Family Residential) to I3 (Intensive Industrial) to facilitate the development of an Outdoor Motor Vehicle Storage Lot.

Township Name: Washington Township Section Number: 10

Sewer Provider: City of Fort Wayne Water Provider: City of Fort Wayne

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)

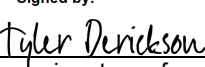
Acknowledgements and Signatures

- 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.

Tyler Derickson (Clear Sky Commercial, LLC)

printed name of applicant

Signed by:



signature of applicant

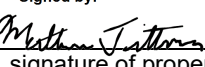
9/29/2026

date

Mathew Tittman

printed name of property owner

Signed by:



signature of property owner

9/30/2026

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;

On the Future Growth and Development map in the All in Allen Comprehensive Plan ("Comprehensive Plan") (p. 55), this area is designated as an Urban Infill Area; an area that Allen County/Fort Wayne wants to encourage development within the existing urbanized area, rather than pushing development further outward into undeveloped land. The proposed I3 zoning is compatible with several other Industrial zoned properties in the immediate area. The applicant will commit to restricting some of the more intense permitted uses in the I3 district as provided in the draft Written Commitment document.

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

This area of Allen County has seen significant industrial development since the 1980s, with similarly zoned mixed industrial developments to the east, west, and south (encompassing I1, I2, and I3). This establishes a clear trend from agricultural/residential to other forms of development in the immediate area.

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

This criterion essentially asks what the highest and best use is for a given parcel. The area has seen a lot of industrial development within a half-mile of the subject property since the late 1980s and 2000s. The highest and best use of parcels on both the north and south side of Cook Road in this area has been for industrial development.

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

The proposed development conserves property values throughout the jurisdiction by placing the property into an appropriate industrial use consistent with the surrounding land-use pattern. The development will result in improvements to the property including site access, storm water management, utilities, landscaping/screening, and other site improvements required through the development review process. These improvements will enhance the overall condition and utility of the property and contribute to maintaining the value of surrounding properties.

(5) Responsible development and growth.

The project will place currently underutilized property into productive use while providing the necessary access, storm water management, utilities, screening, and other site improvements required for development. It is also being developed within the "Urban Infill" designated area of the Comprehensive Plan and is a logical addition to the surrounding Industrial developments & zoning districts.

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)* **DRAFT**

**All documents may be digital*

