#REZ-2026-0053

BILL NO. Z-26-11-30

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. C07 (Sec 13 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 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

LEGAL DESCRIPTION (PER DOCUMENT 205049605):
One (1) acre of land in the Northeast Quarter of Section 13, Township 30 North, Range 11 East, Allen County, Indiana and being more particularly described as follows: Commencing at the Southwest corner of the East Half of the Northeast Quarter of Section 13, Township 30 North, Range 11 East; thence North 50 feet; thence East and parallel to and 50 feet at right angles distant from the South line of the East Half of the Northeast Quarter of said Section 13, a distance of 352.6 feet to a point on the West R/W line of U.S. Highway No. 24; thence Northeasterly along the West R/W line of said Highway a distance of 650 feet to the place of beginning of the tract herein described; thence North 44 degrees 45 minutes West a distance of 290.4 feet; thence North 50 degrees 57 minutes East a distance of 150 feet; thence South 44 degrees 49 minutes East a distance of 290.4 feet to the West R/W line of said Highway; thence South 50 degrees 44 minutes West along the West R/W line of said Highway a distance of 150 feet to the place of beginning, containing one (1) acre of land more or less.
ALSO:
Part of the East half of the Northeast Quarter of Section 13, Township 30 North, Range 11 East, Allen County, Indiana and more particularly described as follows: Commencing at the Southwest corner of the East Half of the Northeast Quarter of Section 13, Township 30 North, Range 11 East, Allen County, Indiana; thence North 50 feet; thence East and parallel to and 50 feet at right angles distant from the South line of the East ½ of the NE ¼ of Section 13-30-11 a distance of 352.6 feet to a point on the West right of way line of U.S. highway #24; thence Northeasterly along the West right of way line of said highway a distance of 603.0 feet to the true point of beginning; thence continuing along the West right of way line of said highway a distance of 47.0 feet; thence North 44 degr. 45 min. West a distance of 55.0 feet; thence South 02 degr. 18 min. 50 sec. West a distance of 69.43 feet to the point of beginning, containing 0.03 acres.

LEGAL DESCRIPTION (PER DOCUMENT 205049606):
Part of the east half of the northeast quarter of Section 13, Township 30 North, Range 11 East lying west of the west right-of-way line of U.S. Highway Number 24 and East of the Moorman Ditch, described as follows: Commencing at the southwest corner of the east half of the northeast quarter of Section 13, Township 30 North, Range 11 East; thence North 50 feet; thence east and parallel to and 50 feet at right angles distant from the south line of the east half

of the northeast quarter of said section 13, a distance of 352.6 feet to a point on the west right-of-way line of U.S. Highway Number 24, said point being the place of beginning; thence northeasterly along the west right-of-way line of said highway a distance of 603.0 feet; thence north 02 degrees 18 minutes 50 seconds east a distance of 69.43 feet; thence north 44 degrees 45 minutes west a distance of 469.7 feet; thence south 0 degrees 49 minutes west a distance of 370 feet; thence south 04 degrees 03 minutes west a distance of 225.85 feet; thence south 32 degrees 59 minutes west a distance of 180.75 feet; thence south 21 degrees 47 minutes west a distance of 77 feet; thence north 88 degrees 13 minutes east a distance of 43.6 feet to the point of beginning containing 2.97 acres of land more or less.

and the symbols of the City of Fort Wayne Zoning Map No. C07 (Sec 13 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-2026-0053
Bill Number:	Z-26-11-30
Council District:	4 – Dr. Scott Myers

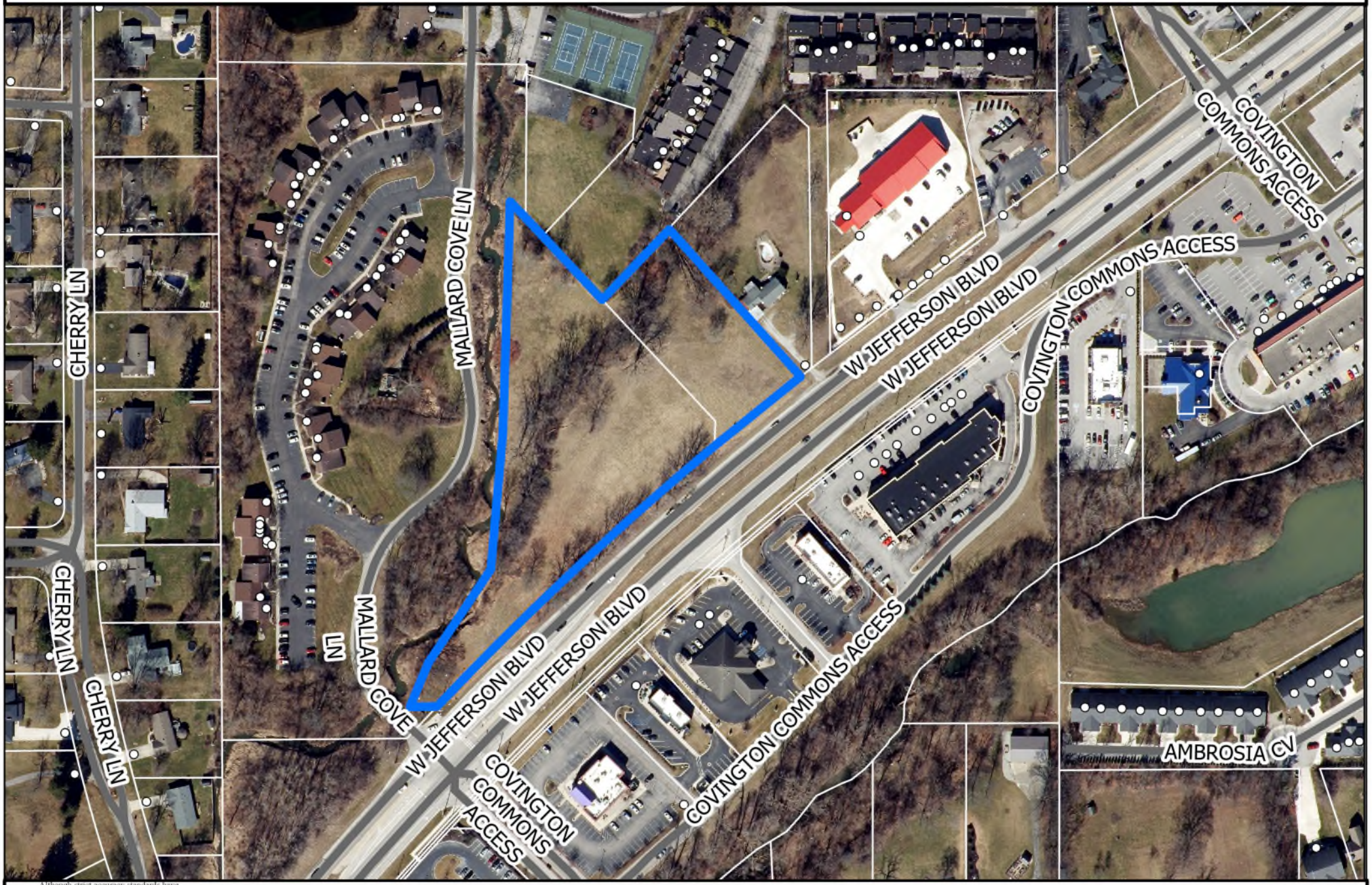
Introduction Date:	November 24, 2026
Plan Commission Public Hearing Date:	December 7, 2026 (not heard by Council)
Next Council Action:	Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance:	To rezone 2.97 acres R1/Single Family Residential to C2/Limited Commercial
Location:	6722-6830 W Jefferson Blvd (Sec 13 of Aboite Township)
Reason for Request:	To permit a two-building commercial development
Applicant:	Innovation Real Estate LLC
Property Owner:	Beck Mark A Trs

Related Petitions:	Primary Development Plan PDP-2026-0030

Effect of Passage:	Property will be rezoned to the C2/Limited Commercial zoning district, which would permit a two-building commercial development.
Effect of Non-Passage:	Property will remain zoned R1/Single Family Residential, which would not permit a commercial development. The site may continue with existing or non-conforming uses, and may be redeveloped with permitted single family residential dwellings.

Rezoning Petition REZ-2026-0053 and Primary Development Plan PDP-2026-0030 - 6722 W Jefferson Blvd

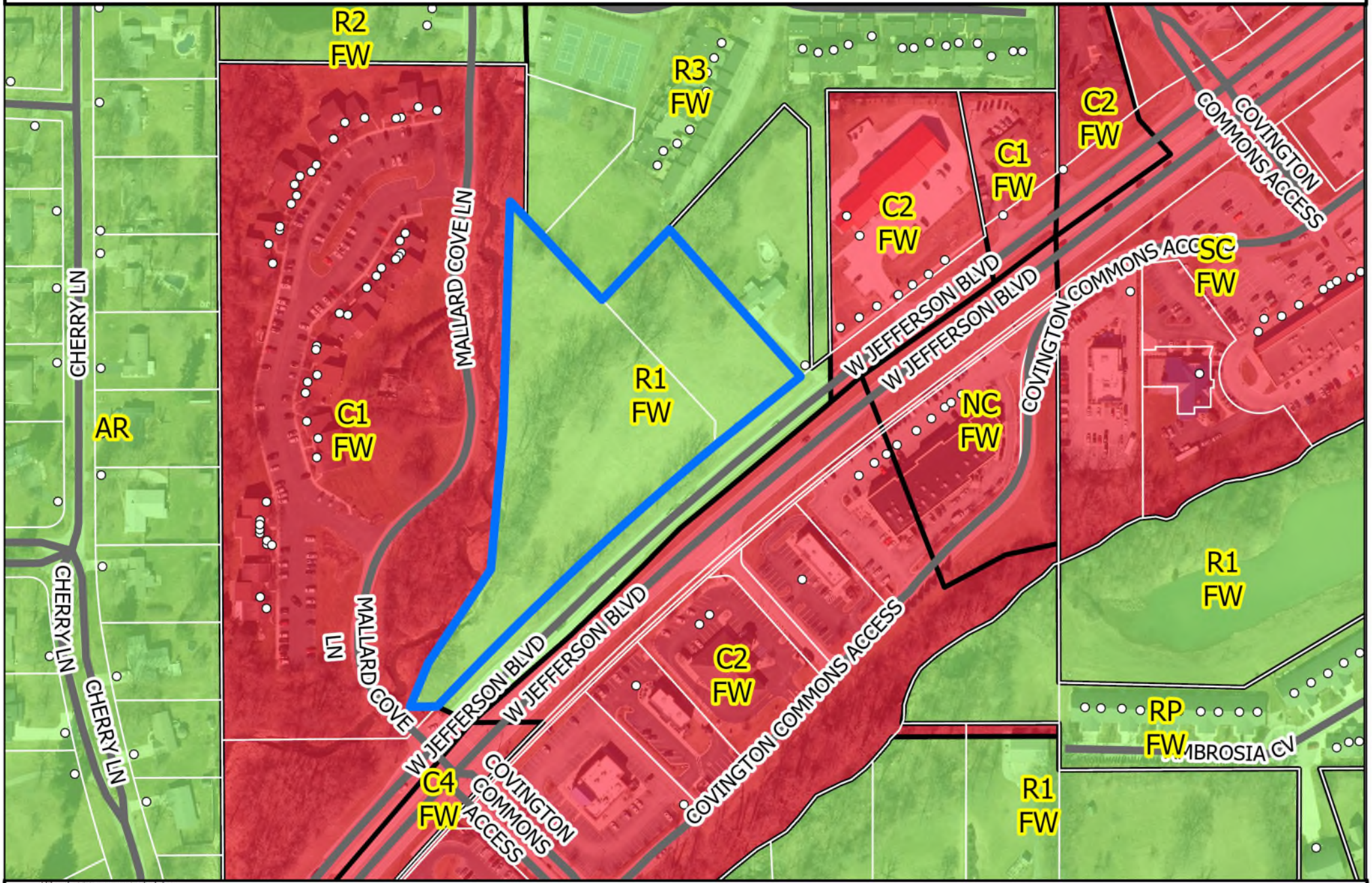


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 11/10/2026

0 130 260 Feet

N

Rezoning Petition REZ-2026-0053 and Primary Development Plan PDP-2026-0030 - 6722 W Jefferson Blvd

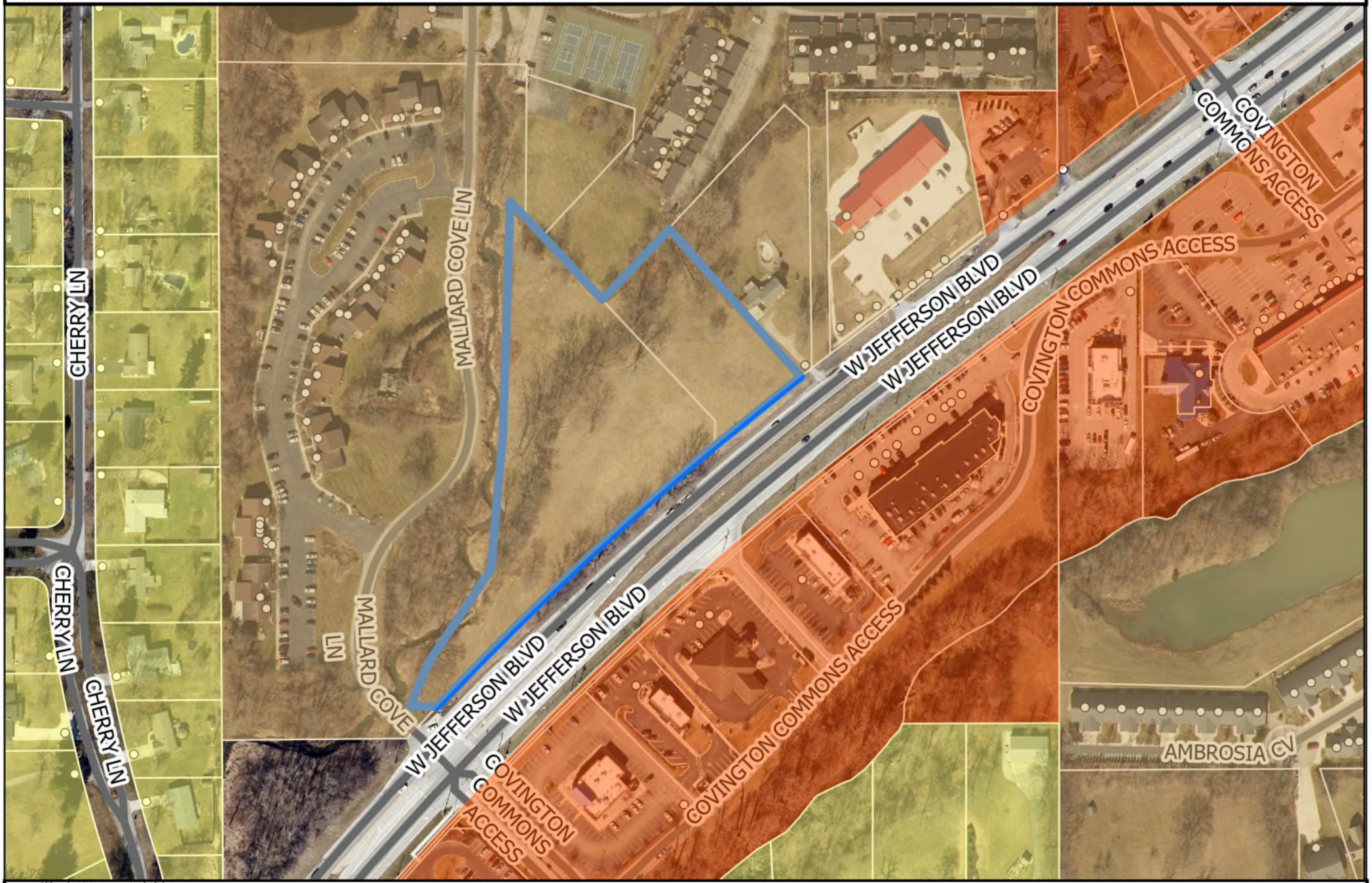


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 11/10/2026

0 130 260 Feet

N

Rezoning Petition REZ-2026-0053 and Primary Development Plan PDP-2026-0030 - 6722 W Jefferson Blvd



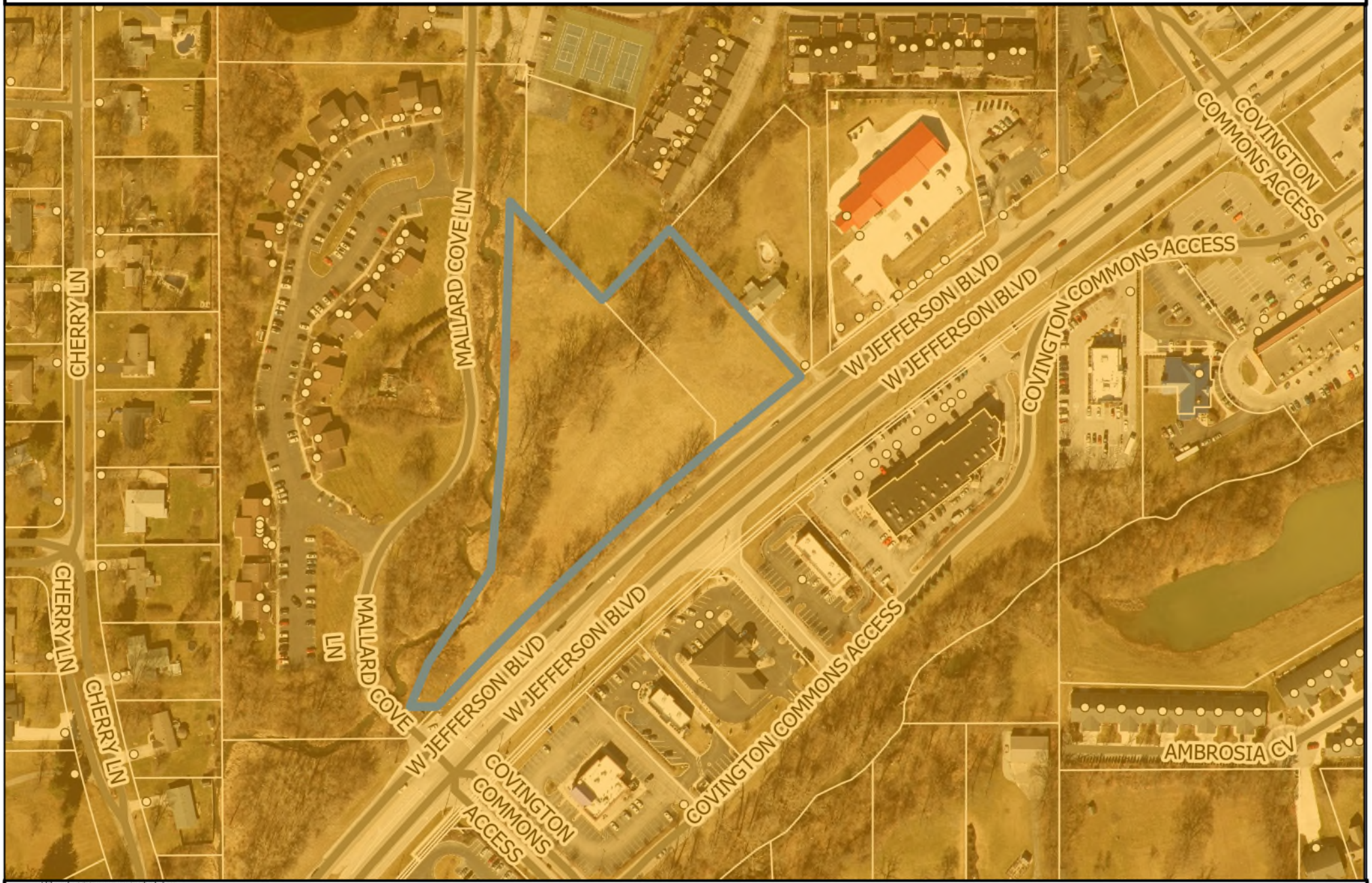
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 11/10/2026

0 130 260 Feet

- Community Commercial
- Mixed Residential
- Suburban Neighborhood

N

Rezoning Petition REZ-2026-0053 and Primary Development Plan PDP-2026-0030 - 6722 W Jefferson Blvd



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: 11/10/2026

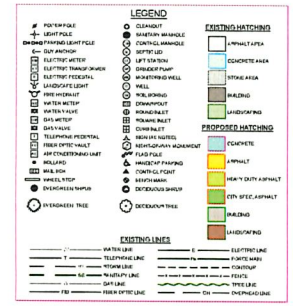
0 130 260 Feet

Urban Infill Area

N



Vicinity Map (n.t.s.)





NOT FOR CONSTRUCTION

T-E INCORPORATED
8620 Bluffton Road
Fort Wayne, IN 46809
Phone (260) 489-5541
FAX (260) 489-5174
Email TE@t-einc.com
Surveying • Engineering • Asphalt • Utilities • Site Development

This example, design, plan and drawing is and at all times shall remain the property of T-E INCORPORATED and was created, developed and prepared for use in connection with the project shown and no part thereof shall be used, loaned or copied in any form whatsoever without the written permission of T-E INCORPORATED

Date	No	Remarks	By

6722 West Jefferson Blvd Plaza

Preliminary Site Plan

Address: 6722 West Jefferson Blvd, Fort Wayne, Indiana 46804
Attn: Daniel Gibson
Mailing Address: 137 W Berry St #200
Fort Wayne, IN 46802

Date:	10-30-26
Drawn By:	PJA
Checked By:	AJC
Job No.:	26099
Scale:	as shown
Sheet No.:	C1.0

Plat of Survey

TRACT 1 - LEGAL DESCRIPTION (PER DOCUMENT 205049605):

One (1) acre of land in the Northeast Quarter of Section 13, Township 30 North, Range 11 East, Allen County, Indiana and being more particularly described as follows: Commencing at the Southwest corner of the East Half of the Northeast Quarter of Section 13, Township 30 North, Range 11 East; thence North 50 feet; thence East and parallel to and 50 feet at right angles distant from the South line of the East Half of the Northeast Quarter of said Section 13, a distance of 352.6 feet to a point on the West R/W line of U.S. Highway No. 24; thence Northeasterly along the West R/W line of said Highway a distance of 650 feet to the place of beginning of the tract herein described; thence North 44 degrees 45 minutes West a distance of 290.4 feet; thence North 50 degrees 57 minutes East a distance of 150 feet; thence South 44 degrees 49 minutes East a distance of 290.4 feet to the West R/W line of said Highway; thence South 50 degrees 44 minutes West along the West R/W line of said Highway a distance of 150 feet to the place of beginning, containing one (1) acre of land more or less.

ALSO:

Part of the East half of the Northeast Quarter of Section 13, Township 30 North, Range 11 East, Allen County, Indiana and more particularly described as follows: Commencing at the Southwest corner of the East Half of the Northeast Quarter of Section 13, Township 30 North, Range 11 East, Allen County, Indiana; thence North 50 feet; thence East and parallel to and 50 feet at right angles distant from the South line of the East ½ of the NE ¼ of Section 13-30-11 a distance of 352.6 feet to a point on the West right of way line of U.S. highway #24; thence Northeasterly along the West right of way line of said highway a distance of 603.0 feet to the true point of beginning; thence continuing along the West right of way line of said highway a distance of 47.0 feet; thence North 44 degr. 45 min. West a distance of 55.0 feet; thence South 02 degr. 18 min. 50 sec. West a distance of 69.43 feet to the point of beginning, containing 0.03 acres.

TRACT 2 - LEGAL DESCRIPTION (PER DOCUMENT 205049606):

Part of the east half of the northeast quarter of Section 13, Township 30 North, Range 11 East lying west of the west right-of-way line of U.S. Highway Number 24 and East of the Moorman Ditch, described as follows: Commencing at the southwest corner of the east half of the northeast quarter of Section 13, Township 30 North, Range 11 East; thence North 50 feet; thence east and parallel to and 50 feet at right angles distant from the south line of the east half of the northeast quarter of said section 13, a distance of 352.6 feet to a point on the west right-of-way line of U.S. Highway Number 24, said point being the place of beginning; thence northeasterly along the west right-of-way line of said highway a distance of 603.0 feet; thence north 02 degrees 18 minutes 50 seconds east a distance of 69.43 feet; thence north 44 degrees 45 minutes west a distance of 469.7 feet; thence south 0 degrees 49 minutes west a distance of 370 feet; thence south 04 degrees 03 minutes west a distance of 225.85 feet; thence south 32 degrees 59 minutes west a distance of 180.75 feet; thence south 21 degrees 47 minutes west a distance of 77 feet; thence north 88 degrees 13 minutes east a distance of 43.6 feet to the point of beginning containing 3.97 acres of land more or less.

Station		Offset		
Plan	Measured	Plan	Measured	Δ
1001+25.00	100125.00	70.0	70.0	0.0
PL	101285.47	85.0	85.1	-0.1
PL	101287.14	90.0	89.6	0.4
PL	103583.29	70.0	70.2	-0.2
PL	103592.90	85.0	85.1	-0.1
1038+00.00	103796.64	85.0	84.8	0.2
PL	104648.70	75.0	75.0	0.0
			Average =	0.0

SURVEYOR'S REPORT

The purpose of this survey was to perform a Retracement Survey of the aforesaid tracts of land.

In accordance with 865 Indiana Administrative Code (IAC) 1-12, 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) Availability and condition of reference monuments.
b) Occupation or possession lines.
c) Clarity or ambiguity of the record description used and of adjoiner's descriptions and the relationship of the lines of the subject tract with adjoiner's lines.
d) Relative Positional Accuracy (RPA); the acceptable relative positional accuracy for the various survey classifications are as follows;
(1) Urban surveys: 0.07 feet plus 50 parts per million.
(2) Suburban surveys: 0.13 feet plus 100 parts per million.
(3) Rural surveys: 0.26 feet plus 200 parts per million.

Reference Monuments

Section Corners:

1. Northeast corner 13-30-11: 1-1/4" Pinch Pipe found 0.2' deep. This monument is not County Surveyor Referenced.

2. East Quarter corner 13-30-11: Calculated Location per A&Z Engineering Route Survey recorded as Document 2025023589. This location is not County Surveyor Referenced.

3. SW corner of the E1/2 of the NE1/4 13-30-11: Calculated Location per Covington Creek Professional Village recorded as Document 790014511 and Amended Document 800008675. This location is not County Surveyor Referenced.

West Jefferson Boulevard (U.S. Highway 24):

1. Several concrete right-of-way markers were found from Station 1001+25.00 to Station 1046+48.70.
2. No centerline monumentation was found this survey.

- All other local monumentation is as shown on the Plat of Survey.

- 5/8-inch diameter rebars with identification caps stamped "T-E INC FIRM ID #0070" were set as shown on the Plat of Survey.

Theory of Location

The section lines were established between the corners listed above and are as shown on the Plat of Survey. The centerline of West Jefferson Boulevard (U.S. Highway 24) was established using several concrete right-of-way markers found to the left of the centerline between Station 1001+25.00 to Station 1046+48.70. The station and offset was held at Station 1001+25.00 and rotated to Station 1046+48.70 and the resulting offsets are as shown on the Plat of Survey.

The Southeasterly line of Tract 1 and Tract 2 was established along the Westerly right-of-way of West Jefferson Boulevard (U.S. Highway 24) as described above. The Northeasterly line of Tract 1, also being the Southwesterly line of the Pauze tract, was established between a 3/8-inch diameter rebar found near the Southwest corner and a 1/2-inch diameter rebar found at the Northwest corner of the Pauze tract. The Northwesterly line of Tract 1, was established between a 3/8-inch diameter rebar found near the Northeast corner and a 1-inch diameter pinch pipe found near the Northwest corner of Tract 1. The Southwesterly line of Tract 1, also being the Northeasterly line of Tract 2, was established between a 3/8-inch diameter rebar found near the Southeast corner of the triangular tract (0.03-acres and part of Tract 1) and a 3/8-inch diameter rebar near the Northerly most corner of Tract 2. The South line of Tract 2 was established along a line 50' parallel and equidistant to the South line of the East Half of the Northeast Quarter. The Westerly lines of Tract 2 were prorated between the Southwest corner and the Northerly most corner of Tract 2.

Occupation and Possession Lines

A paved road exists along the Southeasterly line (West Jefferson Boulevard a.k.a. U.S. Highway 24) of Tract 1 and Tract 2. Underground and overhead utilities exist along the Southeasterly line of Tract 1 and Tract 2. A woven-wire fence was observed to be within ±1.0' of the lines shared with Covington Creek Recreational Area, Inc.

Clarity or Ambiguity

No ambiguities were found this survey.

Referenced Documents:

- Survey by W. Carlisle Duell, recorded June 20, 1947 in Deed Book 17, page 56. (Tract 2)
- Route Survey by Anderson Surveying, recorded September 16, 2021 as Document 2021062178. (Covington Road Trail)
- Route Survey by A&Z Engineering, recorded June 3, 2025 as Document 2025023589. (U.S. Highway 24)

*All documents referenced above are recorded in the Office of the Recorder of Allen County, Indiana.

- Section corner cards obtained from the Allen County Surveyor's Office.

NOTES:

1. The basis of bearings this survey were established from the Indiana County Coordinate System for the County in which the survey was executed.

2. The Morman Regulated Ditch was observed within 75 feet of the tract boundaries and is as shown on the Plat of Survey. Subject to a 75' Statutory Drainage Easement measured at right angles from the top of bank and is as shown on the Plat of Survey.

3. Ownership research of the subject tract, and adjoining tracts, was obtained from current tax records on file in the offices of the County Auditor and Recorder.

4. Titan Title Services, LLC commitment 2642789, dated July 24, 2026, was provided this survey.

5. The survey shown and described is the same as the land described in the Titan Title Services, LLC commitment 2642789, dated July 24, 2026.

6. The subject tracts have direct access to West Jefferson Boulevard (U.S. Highway 24), an open public right-of-way.

7. According to the U.S. Fish and Wildlife Services National Wetlands Inventory Map, the subject property does not contain any designated wetlands. No wetland delineations were observed this survey.

8. The within tracts lie in Zone "X" and "AE" as depicted from the FIRM - Flood Insurance Rate Map for Allen County, Community Panel number 18003C0286G, revised August 3, 2009 and is subject to map scale accuracy.

9. No evidence of a cemetery was found during the process of this survey.

SCHEDULE B - SECTION 2:

- Item 10 is Right of Way for drainage, flow and maintenance of Moorman Ditch as set forth in IC 36-9-27-33. The location of the Moorman Ditch and the 75' Statutory Drainage Easement are as shown on the Plat of Survey.

- No other items appear to affect this survey.

SURVEYOR'S STATEMENT

This survey is, to the best of my knowledge, information, and belief, made according to the instructions of 865 IAC 1-12 for an URBAN retracement survey. The within survey was completed under my supervision on September 14, 2026. The within survey plat is not valid without the accompanying "Surveyor's Report" and only for the use of the person(s) who the property was "SURVEYED FOR". I affirm, under the penalties for perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Printed Name: Aaron Carl.

To: Mark A. Beck, Trustee of the Omer M. Beck Irrevocable Trust Agreement dated July 30, 2005; Innovation Real Estate, LLC, an Indiana Limited Liability Company; Titan Title Services, LLC;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11, 13, 16, 17, 19 and 20 of Table A thereof.

The field work was completed on September 9, 2026.

T-E INCORPORATED
FIRM #0070
8620 Bluffton Road
Fort Wayne, IN 46809
Ph: (260) 489-5541

BY: Aaron J. Carl
Licensed Land Surveyor
Indiana LS #20800123

AARON J. CARL
REGISTERED
No. LS20800123
STATE OF INDIANA
LAND SURVEYOR

ABBREVIATIONS:

Fnd.	Found
R/W	Right-of-way
P.O.C.	Point of Commencement
P.O.B.	Point of Beginning
r	Radius of curvature
a	Arc length
cd	Chord distance
cb	Chord bearing
P.	Plat distance &/or bearing
D.	Deed distance &/or bearing
R./Rec.	Record distance &/or bearing
M./Meas.	Measured distance &/or bearing
C./Calc.	Calculated distance &/or bearing
C.F.R.	Calculated from Record distance &/or bearing
C.F.D.	Calculated from Deed distance &/or bearing
C.F.P.	Calculated from Plat distance &/or bearing
LAR/W	Limited Access Right-of-way
INDOT	Indiana Department of Transportation
C.S.O.	County Surveyor's Office
C.R.O.	County Recorder's Office
C.H.D.	County Highway Department

■ Concrete Right-of-way Marker
● 5/8"x24" Rebar with T-E Incorporated ID Cap Stamped "T-E INC FIRM #0070"
▲ Mag Spike with T-E Incorporated ID Ring Stamped "T-E INC FIRM #0070"

T-E INCORPORATED
8620 Bluffton Road
Fort Wayne, IN 46809
Phone (260) 489-5541
FAX (260) 489-3174
Email TE@t-einc.com
Surveying * Engineering * Asphalt * Utilities * Site Development

The concepts, designs, plans, and ideas contained in this document are the sole property of T-E INCORPORATED and shall not be used in whole or part, presented for use on this specific project. None of the concepts, designs, plans, and ideas shall be used or dissemination of any data hereon may be made without the written consent of T-E INCORPORATED.

No.	Remarks	By:
1	Title Commitment & Schedule B-2	ZJE

Date: 09/22/26

ALTA/NSPS LAND TITLE SURVEY

Part of the East Half of the Northeast Quarter of Section 13 Township 30 North, Range 11 East, Aboit Civil Township, Allen County, Indiana

Mark A. Beck
6722 & 6830 West Jefferson Boulevard
Fort Wayne, IN 46804

Date: 09-14-2026
Drawn By: ZJE
Checked By: AJC
Job No.: 26099
Scale: as shown
Sheet No.: 1 of 2

TABLE A ITEMS - 2026 ALTA/NSPS LAND TITLE SURVEY MINIMUM STANDARD DETAIL REQUIREMENTS

1. Monuments with no relationship to the height or depth (above/below ground) as shown on the within plat were found flush with the existing ground. Monuments set this survey are 5/8-inch iron rebar stakes 24 inches in length or magnetic masonry nails. Identification caps and washers placed on the iron rebar stakes and magnetic masonry nails set this survey are marked "T-E INC., FIRM ID #0070". Monuments found this survey are noted as such, as shown on the plat of survey.

2. The property address of the subject parcel (or parent tract, if an original survey) was found to be:
Tract 1 6722 West Jefferson Boulevard
Fort Wayne, IN 46804
Tract 2 6830 West Jefferson Boulevard
Fort Wayne, IN 46804

3. The within tract lies in Zones "X" as depicted from the FIRM - Flood Insurance Rate Map for Allen County, Community Panel number 18003C0286G, revision date August 3, 2009 and is subject to map scale accuracy

4. The gross land area of the subject parcel determined this survey was found to be:
Tract 1 1.024 acres, more or less
Tract 2 3.380 acres, more or less

5. Vertical relief based on a ground survey, shown at 1 foot contour intervals is shown on the plat of survey, utilizing the following originating benchmark: U.S.G.S. Disk Waynedale RM 2, Elevation = 793.92 (NAVD 88)

7. (a) The exterior dimensions of all buildings at ground level, are shown on the plat of survey.
(b) The square footage of:
(1) the exterior footprint of all buildings at ground level, is shown on the plat of survey.
(c) The measured height of all buildings above grade at the specified location, is shown on the plat of survey.

8. Substantial features observed in the process of conducting the survey (in addition to the improvements and features required under Section 5 of the 2026 ALTA/NSPS Land Title Survey Minimum Standard Detail Requirements) such as parking lots, billboards, signs, swimming pools, landscaped areas, etc., are as shown on the plat of survey.

9. The striping, number and type (e.g. handicapped, motorcycle, regular, etc.) of parking spaces in parking areas, lots and structures, are as shown on the topography detail.

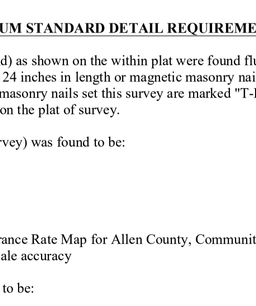
11. Location of utilities (representative examples of which are listed below) existing on or serving the surveyed property as determined by:
(a) Evidence from plans obtained from utility companies or provided by client are shown on the topography detail.
(b) Markings by the utility locate companies are shown on the topography detail.

Note to the client, insurer, and lender - With regard to Table A, item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

13. Names of adjoining owners of platted lands according to current public records, are shown on the plat of survey.

16. No evidence of current earth moving work, building construction or building additions was observed during the course of gathering field data for this survey, however this surveyor and this firm may not be recognized by the State of Indiana as qualified to make such observations and/or conclusions.

17. Proposed changes in street right of way lines, if any, are shown on the plat of survey. No evidence of recent street or sidewalk construction or repairs was observed during the course of gathering field data for this survey, however this surveyor and this firm may not be recognized by the State of Indiana as qualified to make such observations and/or conclusions.



Symbols & Lines Legend

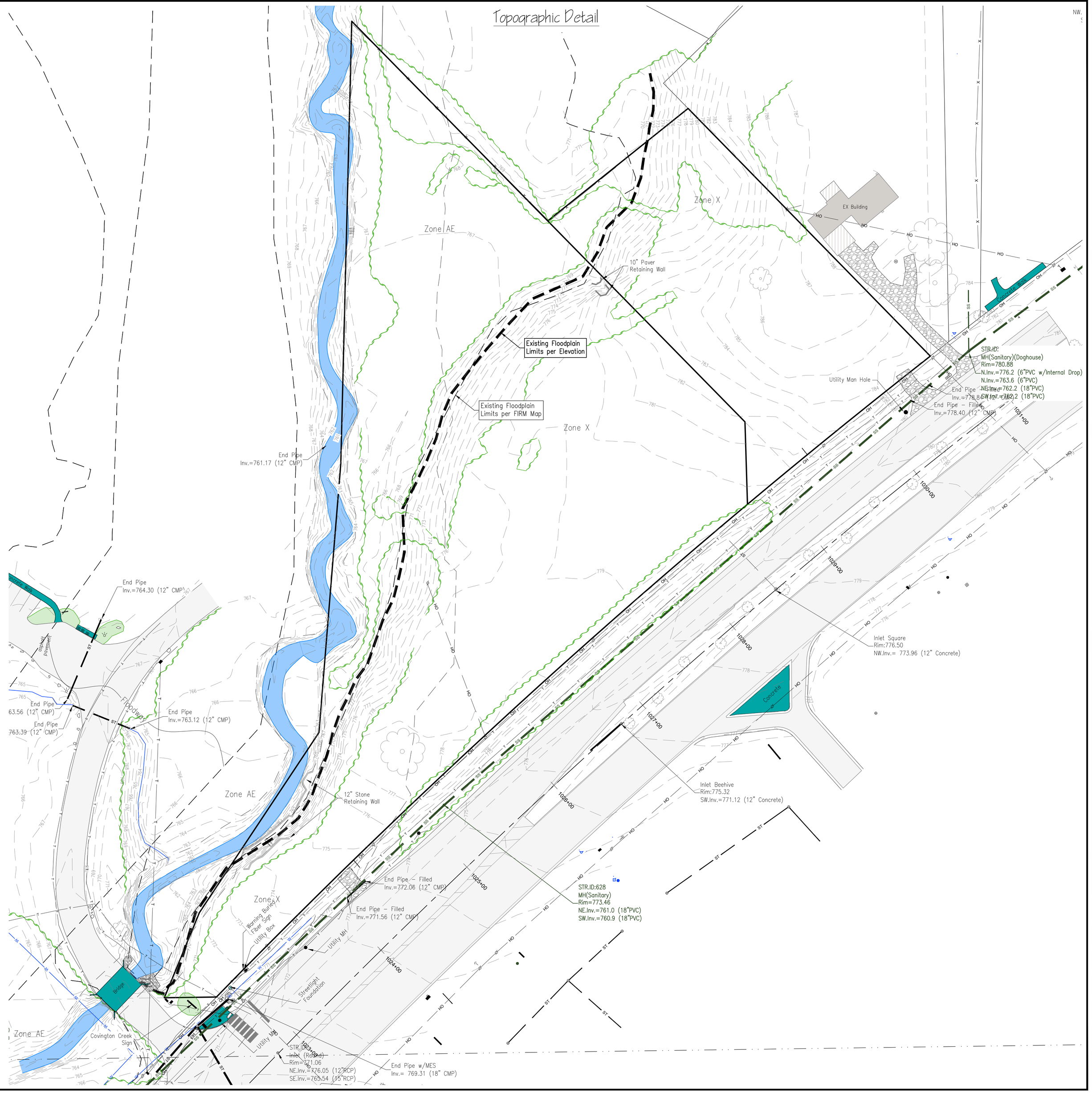
POWER POLE
LIGHT POLE
PARKING LIGHT POLE
GUY ANCHOR
ELECTRIC METER
ELECTRIC TRANSFORMER
ELECTRIC PEDESTAL
LANDSCAPE LIGHT
FIRE HYDRANT
WATER METER
WATER VALVE
GAS METER
GAS VALVE
TELEPHONE PEDESTAL
TELEPHONE VAULT
AIR CONDITIONING UNIT
BOLLARD
MAIL BOX
PAPER BOX

CLEAN-OUT
SANITARY MANHOLE
CONTROL MANHOLE
SEPTIC INSPECTION PORT
SEPTIC LID
SEPTIC VENT PIPE
DOSING TANK
DISTRIBUTION BOX
LIFT STATION
GRINDER PUMP
MONITORING WELL
WELL
SOIL BORING
DOWNSPOUT
ROUND INLET
SQUARE INLET
CURB INLET
SIGN (AS NOTED)
RIGHT-OF-WAY MONUMENT

FLAG POLE
HANDICAP PARKING
CONTROL POINT
BENCHMARK
EVERGREEN SHRUB
DECIDUOUS SHRUB
EVERGREEN TREE
DECIDUOUS TREE
EXISTING ELEVATION
ASPHALT AREA
CONCRETE AREA
STONE AREA

Existing Lines

W WATER LINE
T TELEPHONE LINE
ST STORM LINE
SS SANITARY LINE
G GAS LINE
FIB FIBER OPTIC LINE
E ELECTRIC LINE
FM FORCE MAIN
EXISTING CONTOUR
WIRE FENCE
TREE LINE
OH EXISTING OVERHEAD LINE



T-E INCORPORATED
8620 Bluffton Road
Fort Wayne, IN 46809
Phone (260) 489-5541
FAX (260) 489-3174
Email TE@t-einc.com
Surveying * Engineering * Asphalt * Utilities * Site Development

The concepts, designs, plans, and ideas contained in this document are the sole property of T-E INCORPORATED and were created, developed and presented for use on this specific project. None of the concepts, designs, plans or ideas contained shall be used or disseminated in any data hereon may be made without the express written consent of T-E INCORPORATED.

No.	Remarks	By:
1	Title Commitment & Schedule B-2	ZJE

Date: 09/22/26

ALTA/NSPS LAND TITLE SURVEY

Part of the East Half of the Northeast Quarter of Section 13 Township 30 North, Range 11 East, Aboit Civil Township, Allen County, Indiana

Mark A. Beck
6722 & 6830 West Jefferson Boulevard
Fort Wayne, IN 46804

Date: 09-14-2026
Drawn By: ZJE
Checked By: AJC
Job No.: 26099
Scale: as shown
Sheet No.: 2 of 2

Plat of Survey

TRACT 1 - LEGAL DESCRIPTION (PER DOCUMENT 2050490605):

One (1) acre of land in the Northeast Quarter of Section 13, Township 30 North, Range 11 East, Allen County, Indiana and being more particularly described as follows: Commencing at the Southwest corner of the East Half of the Northeast Quarter of Section 13, Township 30 North, Range 11 East; thence North 50 feet; thence East and parallel to and 50 feet at right angles distant from the South line of the East Half of the Northeast Quarter of said Section 13, a distance of 352.6 feet to a point on the West R/W line of U.S. Highway No. 24, thence Northeasterly along the West R/W line of said Highway a distance of 650 feet to the place of beginning of the tract herein described; thence North 44 degrees 45 minutes West a distance of 290.4 feet; thence North 50 degrees 57 minutes East a distance of 150 feet; thence South 44 degrees 49 minutes East a distance of 290.4 feet to the West R/W line of said Highway; thence South 50 degrees 44 minutes West along the West R/W line of said Highway a distance of 150 feet to the place of beginning, containing one (1) acre of land more or less

ALSO

Part of the East half of the Northeast Quarter of Section 13, Township 30 North, Range 11 East, Allen County, Indiana and more particularly described as follows: Commencing at the Southwest corner of the East Half of the Northeast Quarter of Section 13, Township 30 North, Range 11 East, Allen County, Indiana; thence North 50 feet; thence East and parallel to and 50 feet at right angles distant from the South line of the East ½ of the NE ¼ of Section 13-30N-11 a distance of 352.6 feet to a point on the West right of way line of U.S. highway #24; thence Northeasterly along the West right of way line of said highway a distance of 603.0 feet to the true point of beginning; thence continuing along the West right of way line of said highway a distance of 47.0 feet; thence North 44 degr. 45 min. West a distance of 53.0 feet; thence South 02 degr. 18 min. 50 sec. West a distance of 69.43 feet to the point of beginning, containing 0.03 acres

TRACT 2 - LEGAL DESCRIPTION (PER DOCUMENT 2050490606):

Part of the east half of the northeast quarter of Section 13, Township 30 North, Range 11 East lying west of the west right-of-way line of U.S. Highway Number 24 and East of the Moorman Ditch, described as follows: Commencing at the southwest corner of the east half of the northeast quarter of Section 13, Township 30 North, Range 11 East; thence North 50 feet; thence east and parallel to and 50 feet at right angles distant from the south line of the east half of the northeast quarter of said section 13, a distance of 352.6 feet to a point on the west right-of-way line of U.S. Highway Number 24, said point being the place of beginning; thence northeasterly along the west right-of-way line of said highway a distance of 603.0 feet, thence north 02 degree 18 minute 50 seconds east a distance of 69.43 feet, thence north 44 degrees 45 minute west a distance of 669.7 feet, thence south 0 degree 49 minute west a distance of 370 feet; thence south 64 degrees 03 minute west a distance of 225.85 feet; thence south 32 degrees 59 minute west a distance of 180.75 feet, thence south 21 degrees 47 minute west a distance of 77 feet; thence north 88 degrees 13 minutes east a distance of 43.6 feet to the point of beginning containing 3.97 acres of land more or less

Station		Offset		
Plan	Measured	Plan	Measured	Δ
1001+25.00	100125.00	70.0	70.0	0.0
PI	101285.47	85.0	85.1	-0.1
PI	101287.14	90.0	89.6	0.4
PI	103583.29	70.0	70.2	-0.2
PI	103592.90	85.0	85.1	-0.1
1038+00.00	103796.64	85.0	84.8	0.2
PI	104648.70	75.0	75.0	0.0
			Average Δ	0.0

SURVEYOR'S REPORT

The purpose of this survey was to perform a Retracement Survey of the aforesaid tracts of land.

In accordance with 865 Indiana Administrative Code (IAC) 1-12, 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) Availability and condition of reference monuments.
b) Occupation or possession lines.
c) Clarity or ambiguity of the record description used and of adjoiner's descriptions and the relationship of the lines of the subject tract with adjoiner's lines.
d) Relative Positional Accuracy (RPA), the acceptable relative positional accuracy for the various survey classifications are as follows:
(1) Urban surveys: 0.07 feet plus 50 parts per million.
(2) Suburban surveys: 0.13 feet plus 100 parts per million.
(3) Rural surveys: 0.26 feet plus 200 parts per million.

Reference Monuments

Section Corners:

1. *Northeast corner | S.-30.-11:* 1-1/4" Punch Pipe found 0.2' deep. This monument is not County Surveyor Referenced.
2. *East Quarter corner | S.-30.-11:* Calculated Location per AAZ Engineering Route Survey recorded as Document 2025025389. This location is not County Surveyor Referenced.
3. *SW corner of the E1/2 of the NE1/4 | S.-30.-11:* Calculated Location per Covington Creek Professional Village recorded as Document 7500145311 and Amended Document 8006048675. This location is not County Surveyor Referenced.

West Jefferson Boulevard (U.S. Highway 24):

1. Several concrete right-of-way marker were found from Station 1001+25.00 to Station 1046+48.70.
2. No centerline monumentation was found this survey.

- All other local monumentation is as shown on the Plat of Survey

- 5/8-inch diameter rebars with identification caps stamped "T-E INC FIRM ID #0070" were set as shown on the Plat of Survey.

Theory of Location

The section lines were established between the corners listed above and are as shown on the Plat of Survey. The centerline of West Jefferson Boulevard (U.S. Highway 24) was established using several concrete right-of-way markers found to the left of the centerline between Station 1001+25.00 to Station 1046+48.70. The station and offset was held at Station 1001+25.00 and rotated to Station 1046+48.70 and the resulting offsets are as shown on the Plat of Survey.

The Southeasterly line of Tract 1 and Tract 2 was established along the Westerly right-of-way of West Jefferson Boulevard (U.S. Highway 24) as described above. The Northeasterly line of Tract 1, also being the Southwesterly line of the Paone tract, was established between a 3/8-inch diameter rebar found near the Southwest corner and a 1/2-inch diameter rebar found at the Northwest corner of the Paone tract. The Northeasterly line of Tract 1, was established between a 3/8-inch diameter rebar found near the Northeast corner and a 1-inch diameter punch pipe found near the Northwest corner of Tract 1. The Southwesterly line of Tract 1, also being the Northeasterly line of Tract 2, was established between a 3/8-inch diameter rebar found near the Southeast corner of the triangular tract (0.03-acres and part of Tract 1) and a 3/8-inch diameter rebar near the Northerly most corner of Tract 2. The South line of Tract 2 was established along a line 50' parallel and equidistant to the South line of the East Half of the Northeast Quarter. The Westerly line of Tract 2 were prorated between the Southwest corner and the Northerly most corner of Tract 2

Occupation and Possession Lines

A paved road exists along the Southeasterly line (West Jefferson Boulevard a.k.a. U.S. Highway 24) of Tract 1 and Tract 2. Underground and overhead utilities exist along the Southeasterly line of Tract 1 and Tract 2. A woven-wire fence was observed to be within ±1.0' of the lines shared with Covington Creek Recreational Area, Inc.

Clarity or Ambiguity

No ambiguities were found this survey.

Referenced Documents:

- Survey by W. Carlisle Duell, recorded June 20, 1947 in Deed Book 17, page 56. (Tract 2)
- Route Survey by Anderson Surveying, recorded September 16, 2021 as Document 2021062378. (Covington Road Trail)
- Route Survey by AAZ Engineering, recorded June 3, 2025 as Document 2025025389. (U.S. Highway 24)

*All documents referenced above are recorded in the Office of the Recorder of Allen County, Indiana.

- Section corner ands obtained from the Allen County Surveyor's Office

NOTES:

1. The basis of bearings this survey were established from the Indiana County Coordinate System for the County in which the survey was executed.

2. The Morman Regulated Ditch was observed within 75 feet of the tract boundaries and is as shown on the Plat of Survey. Subject to a 75' Statutory Drainage Easement measured at right angles from the top of bank and is as shown on the Plat of Survey.

3. Ownership research of the subject tract, and adjoining tracts, was obtained from current tax records on file in the offices of the County Auditor and Recorder.

4. Titan Title Services, LLC commitment 2642789, dated July 24, 2026, was provided this survey.

5. The survey shown and described is the same as the land described in the Titan Title Services, LLC commitment 2642789, dated July 24, 2026.

6. The subject tracts have direct access to West Jefferson Boulevard (U.S. Highway 24), an open public right-of-way.

7. According to the U.S. Fish and Wildlife Services National Wetlands Inventory Map, the subject property does not contain any designated wetlands. No wetland delineations were observed this survey.

8. The within tracts lie in Zone "X" and "AE" as depicted from the FIRM - Flood Insurance Rate Map for Allen County, Community Panel number 18003C0286G, revised August 3, 2009 and is subject to map scale accuracy.

9. No evidence of a cemetery was found during the process of this survey.

SCHEDULE B - SECTION 2:

- Item 10 is Right of Way for drainage, flow and maintenance of Moorman Ditch as set forth in IC 36-9-27-33. The location of the Moorman Ditch and the 75' Statutory Drainage Easement are as shown on the Plat of Survey

- No other items appear to affect this survey.

SURVEYOR'S STATEMENT

This survey is, to the best of my knowledge, information, and belief, made according to the instructions of 865 IAC 1-12 for an URBAN retracement survey. The within survey was completed under my supervision on September 14, 2026. The within survey plat is not valid without the accompanying "Surveyor's Report" and only for the use of the person(s) who the property was "SURVEYED FOR." I affirm, under the penalties for perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Printed Name: Aaron Carl.

To: Mark A. Beck, Trustee of the Omer M. Beck Irrevocable Trust Agreement dated July 30, 2005, Innovation Real Estate, LLC, an Indiana Limited Liability Company; Titan Title Services, LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11, 13, 16, 17, 19 and 20 of Table A thereof.

The field work was completed on September 9, 2026.

T-E INCORPORATED
FIRM #0070
8620 Bluffton Road
Fort Wayne, IN 46809
Ph: (260) 489-5541

BY: Aaron J. Carl
Licensed Land Surveyor
Indiana LS #20800123

AARON J. CARL — REGISTERED — No. LS20800123 — STATE OF INDIANA — LAND SURVEYOR

Lot 8 | Lot 7 | Lot 6 | Lot 5 | Lot 4 | Lot 3 | Lot 2 | Lot 1

Briarwood Hills Addition (P.B. 20A, Pg. 42)

Rose Ann Parkway

Cherry Lane

Tract 1
Mark A. Beck
(Doc. #2050490605)
Area = ± 1.024 acres

Tract 2
Mark A. Beck
(Doc. #2050490606)
Area = ± 3.380 acres

West Jefferson Boulevard (U.S. Highway 24)

Moorman Ditch

Covington Creek Professional Village (Doc. #7500145311 Amended (Doc. #8006048675))

Covington Creek Condominium Phase 1B (Doc. #7700125015)

Covington Creek Recreational Area, Inc. (Doc. #7500117763)

Davis R. Paone (Doc. #9800093533)

MO Properties, LLC (Doc. #2025020816)

Vasil, LLC (Doc. #2025023367)

Zone X | Zone AE

Existing Floodplain Limits per Elevation

Existing Floodplain Limits per FIRM Map

75' Statutory Drainage Easement measured at Right Angles from the Top of Bank of the Moorman Regulated Drain

Top of Bank

Set 5/8" Rebar with "T-E INC" Identification Cap

Found Rebar as noted

Found Pipe as noted

Found Concrete R/W Marker as noted

Found Punch Hole as noted

Found Nail as noted

Found Mag Nail as noted

Found Railroad Spike as noted

Found Cross Cut as noted

Found Chiseled "X" as noted

Found Iron Pin as noted

Found Iron Pin & Cap as noted

Found Iron Pin & Cap "T-E INC" as noted

Found Iron Pin & Cap "T-E INC FIRM #0070" as noted

Found Iron Pin & Cap "T-E INC FIRM #0070" Bent as noted

Mag Spike with "T-E Incorporated" Washer as noted

Found Mag Spike with "T-E INC FIRM #0070" Washer as noted

Found Iron Pin & Cap "T-E INC FIRM #0070" Bent

TABLE A ITEMS - 2026 ALTA/NSPS LAND TITLE SURVEY MINIMUM STANDARD DETAIL REQUIREMENTS

1. Monuments with no relationship to the height or depth (above/below ground) as shown on the within plat were found flush with the existing ground. Monuments set the survey are 5/8-inch iron rebar stakes 24 inches in length or magnetic masonry nails identification caps and washers placed on the iron rebar stakes and magnetic masonry nails set the survey are marked "T-E INC., FIRM ID #0070". Monuments found this survey are noted as such, as shown on the plat of survey.

2. The property address of the subject parcel (or parent tract, if an original survey) was found to be:
Tract 1 6722 West Jefferson Boulevard
Fort Wayne, IN 46804
Tract 2 6830 West Jefferson Boulevard
Fort Wayne, IN 46804

3. The within tract lies in Zone "X" as depicted from the FIRM - Flood Insurance Rate Map for Allen County, Community Panel number 18003C0286G, revision date August 3, 2009 and is subject to map scale accuracy

4. The gross land area of the subject parcel determined this survey was found to be:
Tract 1 1.024 acres, more or less
Tract 2 3.380 acres, more or less

5. Vertical relief based on a ground survey, shown at 1 foot contour intervals is shown on the plat of survey, utilizing the following originating benchmark: 17 S ☐ S. Dirk Waynedale RM 2, Illiwaton = 793.92 (NAVD 88)

7. (a) The exterior dimensions of all buildings at ground level, are shown on the plat of survey.
(b) The square footage of:
(1) the exterior footprint of all buildings at ground level, is shown on the plat of survey.
(c) The measured height of all buildings above grade at the specified location, is shown on the plat of survey.

8. Substantial features observed in the process of conducting the survey (in addition to the improvements and features required under Section 5 of the 2026 ALTA/NSPS Land Title Survey Minimum Standard Detail Requirements) such as parking lots, billboards, signs, swimming pools, landscaped areas, etc., are as shown on the plat of survey.

9. The striping, number and type (e.g. handicapped, motorcycle, regular, etc.) of parking spaces in parking areas, lots and structures, are as shown on the topography detail.

11. Location of utilities (representative examples of which are listed below) existing on or serving the surveyed property as determined by:
(a) Evidence from plans obtained from utility companies or provided by client are shown on the topography detail.
(b) Markings by the utility locate companies are shown on the topography detail.

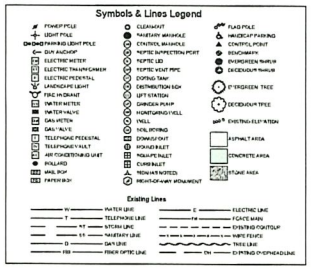
Note to the client, insurer, and lender - With regard to Table A, item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

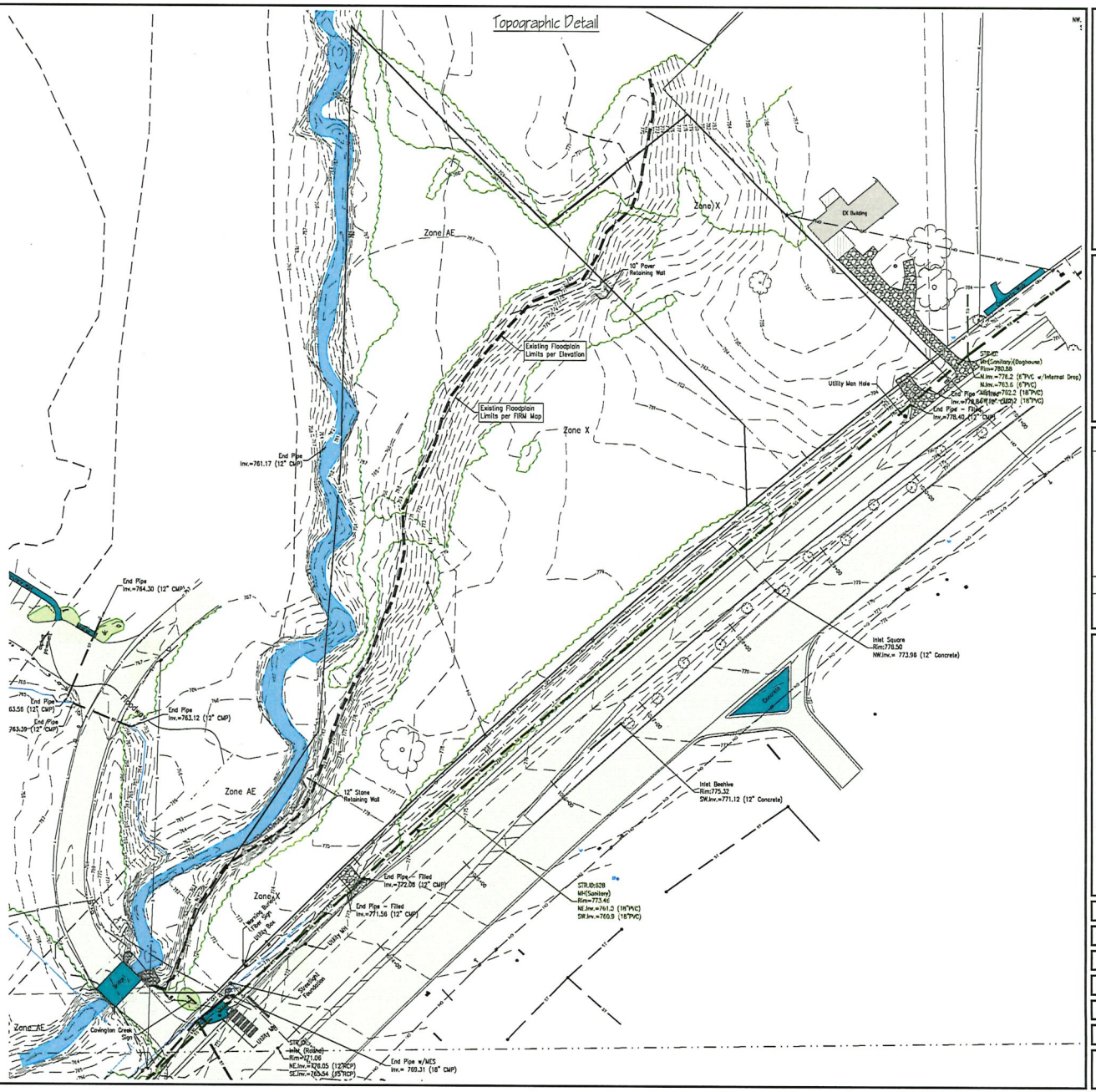
13. Names of adjoining owners of platted lands according to current public records, are shown on the plat of survey.

16. No evidence of current earth moving work, building construction or building additions was observed during the course of gathering field data for this survey, however the surveyor and this firm may not be recognized by the State of Indiana as qualified to make such observations and/or conclusions

17. Proposed changes in street right of way lines, if any, are shown on the plat of survey. No evidence of recent street or sidewalk construction or repairs was observed during the course of gathering field data for this survey, however the surveyor and this firm may not be recognized by the State of Indiana as qualified to make such observations and/or conclusions







T-E INCORPORATED
8630 Bluffton Road
Fort Wayne, IN 46809
Phone (260) 489-5541
FAX (260) 489-3174
Email TE@t-einc.com
Surveying • Engineering • Asphalt • Utilities • Site Development

The concepts, designs, plans, and specifications contained in this document are the sole property of T-E INCORPORATED and were created, developed, and prepared for use on the project described herein. They are not to be used in whole or in part for any other project without the written permission of T-E INCORPORATED.

Date	Job	Remarks	By
09/22/26	1	Title Commitment & Schedule B-2	ZJE

ALTA/NSPS LAND TITLE SURVEY

Part of the East Half of the Northeast Quarter of Section 13 Township 30 North, Range 11 East, Aboit Civil Township, Allen County, Indiana

Start A Grid
6722 & 6830 West Jefferson Boulevard
Fort Wayne, IN 46804

Date:	09-14-2026
Drawn By:	ZJE
Checked By:	AJC
Job No.:	26099
Scale:	as shown
Sheet No.:	2 of 2

DPS Plan Commission
Rezoning Petition Application

Applicant

Applicant Name: Innovation Real Estate, LLC

Address: 609 Red Bluff Drive City: Fort Wayne State: IN Zip: 46814

Email (type or print): _____ Phone: _____

Property Ownership ☐ **Same as applicant**

Owner Name: Mark A. Beck, Trustee of the Omer M. Beck Irrevocable Trust Agreement dated July 30, 2005

Address: 159 E 400 N City: Columbia City State: IN Zip: 46725

Email (type or print): _____ Phone: _____

Primary Contact Person ☐ **Same as applicant**

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

Primary Contact: Jordan S. Huttenlocker, Krieg DeVault LLP

Address: 505 E. Washington Blvd City: Fort Wayne State: IN Zip: 46802

Email (type or print): jhuttenlocker@kdlegal.com Phone: (260) 422-9454

Planning Jurisdiction

☐ Unincorporated Allen County ☐ Town of Grabill ☐ Town of Monroeville

☑ City of Fort Wayne ☐ Town of Huntertown ☐ City of Woodburn

Property Information

Development Address or PIN #: 6722-6830 W. Jefferson Blvd, Fort Wayne, IN 46804

Present Zoning : R-1 Proposed Zoning : C-2 Acreage to be rezoned : 2.97

Purpose of rezoning (attach additional page if necessary): See Exhibit A.

Township Name: Aboite Township Section Number: 13

Sewer Provider: City Utilities Water Provider: 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.

printed name of applicant	signature of applicant	date
Innovation Real Estate llc	yuan chen	11/3/2026
MARK A. BECK	mark a Beck	11/28/2026

printed name of property owner / signature of property owner / date

STAFF USE ONLY

Received	Receipt Number	Hearing Date	Petition Number
11/3/26	150252		REZ-2026-0053

1. The Comprehensive Plan;

The Applicant's proposed rezoning is consistent with the objectives of the *All in Allen Comprehensive Plan* (the "Plan"). Namely, the property is located in an Urban Infill Area according to the Future Growth and Development map incorporated into the Plan. Goal 1 of the Comprehensive Plan encourages compatible infill development and directs development to underutilized parcels already served by utilities and roadways. The property is undeveloped land located on West Jefferson Boulevard, along an otherwise established commercial corridor.

Additionally, the property is located in an area categorized as Mixed Residential in the Generalized Future Land Use Map, the goal of such designation is to include a blend of diverse housing types with supporting land uses of mixed-use buildings, restaurants, and neighborhood-oriented commercial uses. Rezoning the property to a C-2 zoning district to allow for low-intensity, neighborhood-scale retail commercial buildings fits squarely within the Plan.

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

This project is located along a commercial corridor on West Jefferson Boulevard just south of Covington Road and north of Aboite Center Road. The properties directly to the west and south are zoned C-1 and C-2, respectively. While the property directly to the east is zoned R-1, properties just east thereof are zoned C-2 and SC. The property to the north, which is occupied by Covington Creek Condominiums, is zoned R-3. The West Jefferson Boulevard corridor between Covington and Aboite Center Roads (and extending beyond these boundaries) is replete with mixed commercial and residential uses with frontage on West Jefferson Boulevard primarily commercial or trending commercial. There are also professional office spaces located just west of the property. Commercial development continues along nearby portions of West Jefferson Boulevard. As described, West Jefferson Boulevard is distinctly commercial with consistent traffic and signalized intersections.

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

The property's most desirable use is commercial. The Applicant's use is anticipated to consist of multi-tenant commercial buildings that would complement the existing commercial structures and enhance the adjacent office park and condominium neighborhood. The Applicant's intent is to remain engaged with the surrounding residential neighbors to create a commercial development that complements the surrounding neighborhood.

4. The conservation of property values throughout the jurisdiction;

The conservation of property values throughout the jurisdiction is accomplished by granting this rezoning request inasmuch as this is an established commercial corridor and

the use proposed is consistent with and complementary to existing uses in the nearby area.

Both residential and heavy industrial uses are inappropriate for this property. Significant traffic volumes and a variety of commercial and retail offerings along West Jefferson Boulevard make the existence of commercial uses desirable and convenient for the area.

5. Responsible development and growth.

This project will enhance a commercial corridor and is designed to fit squarely with the neighboring uses and businesses. The Applicant's proposed use does not impose a use that is immoral or otherwise offensive to the community as a whole, to customers of other local businesses along this corridor, or to the residential homes to the rear of the subject property. Ample parking, traffic signalization, and curb cuts necessary for safe and appropriate access either already exist or will be provided. Adequate utilities and infrastructure are readily available to the property. By preserving and installing adequate landscaping, the Applicant desires to ensure that its proposed use is respectful of all its neighbors. The existing trees to the north of the property will be kept generally intact. The project will, in fact, reutilize and reinvigorate residential real estate that is no longer appropriate in light of commercial development along this corridor.