#REZ-2026-0054

BILL NO. Z-26-11-31

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. Q18 (Sec 31 of St. Joseph 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 C1/Professional Office and Personal Services zoning district under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

LEGAL DESCRIPTION

Squires Ex S67 Of W120ft Lot2 & 1/2 Vac St On N

and the symbols of the City of Fort Wayne Zoning Map No. Q18 (Sec 31 of St. Joseph 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-2026-0054
Bill Number:	Z-26-11-31
Council District:	2 – Russ Jehl

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 0.65 acres R3/Multiple Family Residential to C1/Professional Office and Personal Service
Location:	2330 Beacon St (Sec 31 of St. Joseph Township)
Reason for Request:	To align with current use
Applicant:	Eric C Jones
Property Owner:	Beacon Building LP (Estate of Gerald Wagner)

Related Petitions:	None

Effect of Passage:	Property will be rezoned to the C1/Professional Office and Personal Services zoning district, which would permit the current professional office use.
Effect of Non-Passage:	Property will remain zoned R3/Multiple Family Residential, which would not permit professional office and personal services. The site may continue with existing or non-conforming uses, and may be redeveloped with permitted multiple family residential uses.

Rezoning Petition REZ-2026-0054-2330 Beacon St



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.

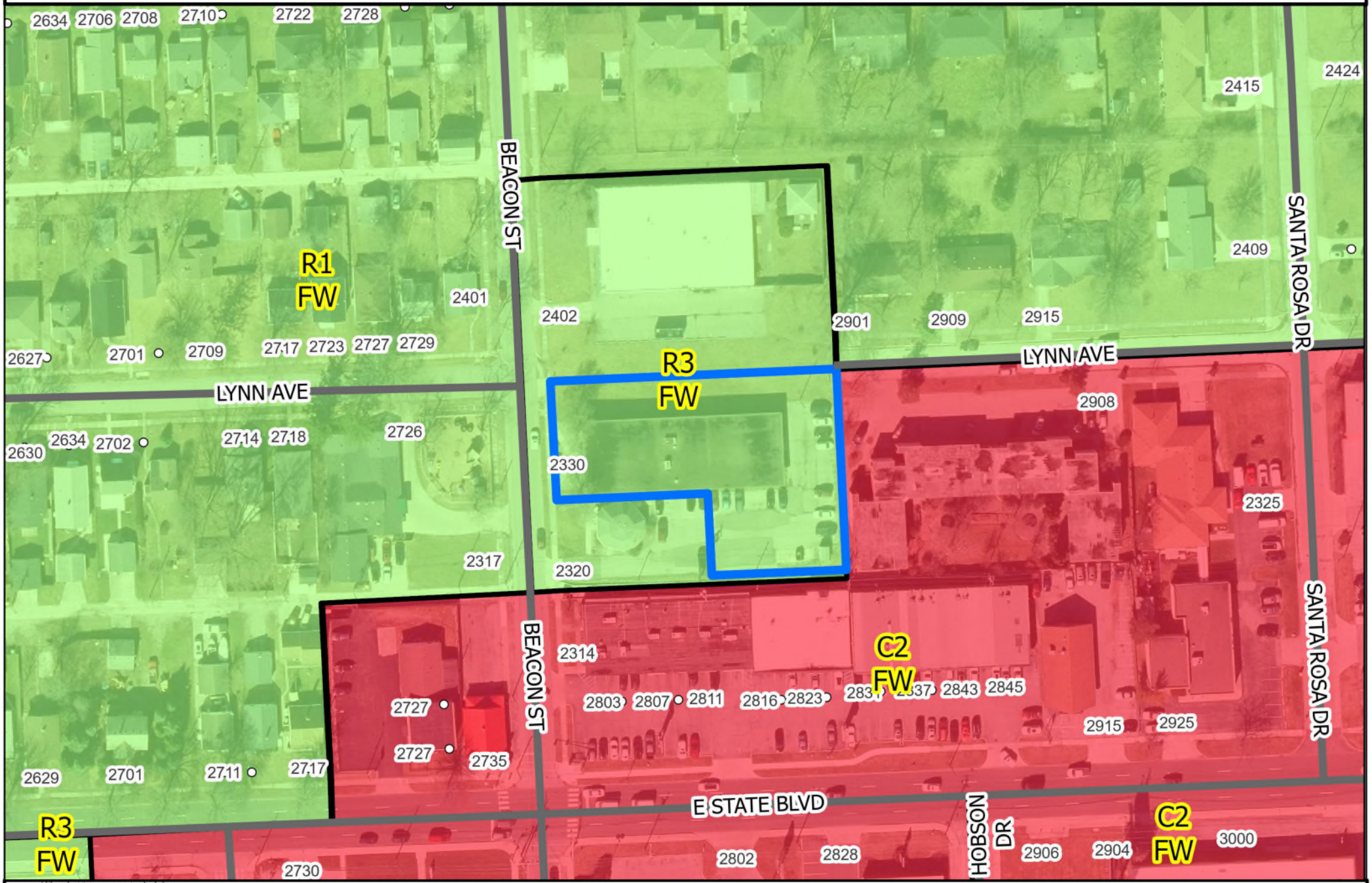
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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 11/10/2026

0 60 120 Feet

N

Rezoning Petition REZ-2026-0054-2330 Beacon St



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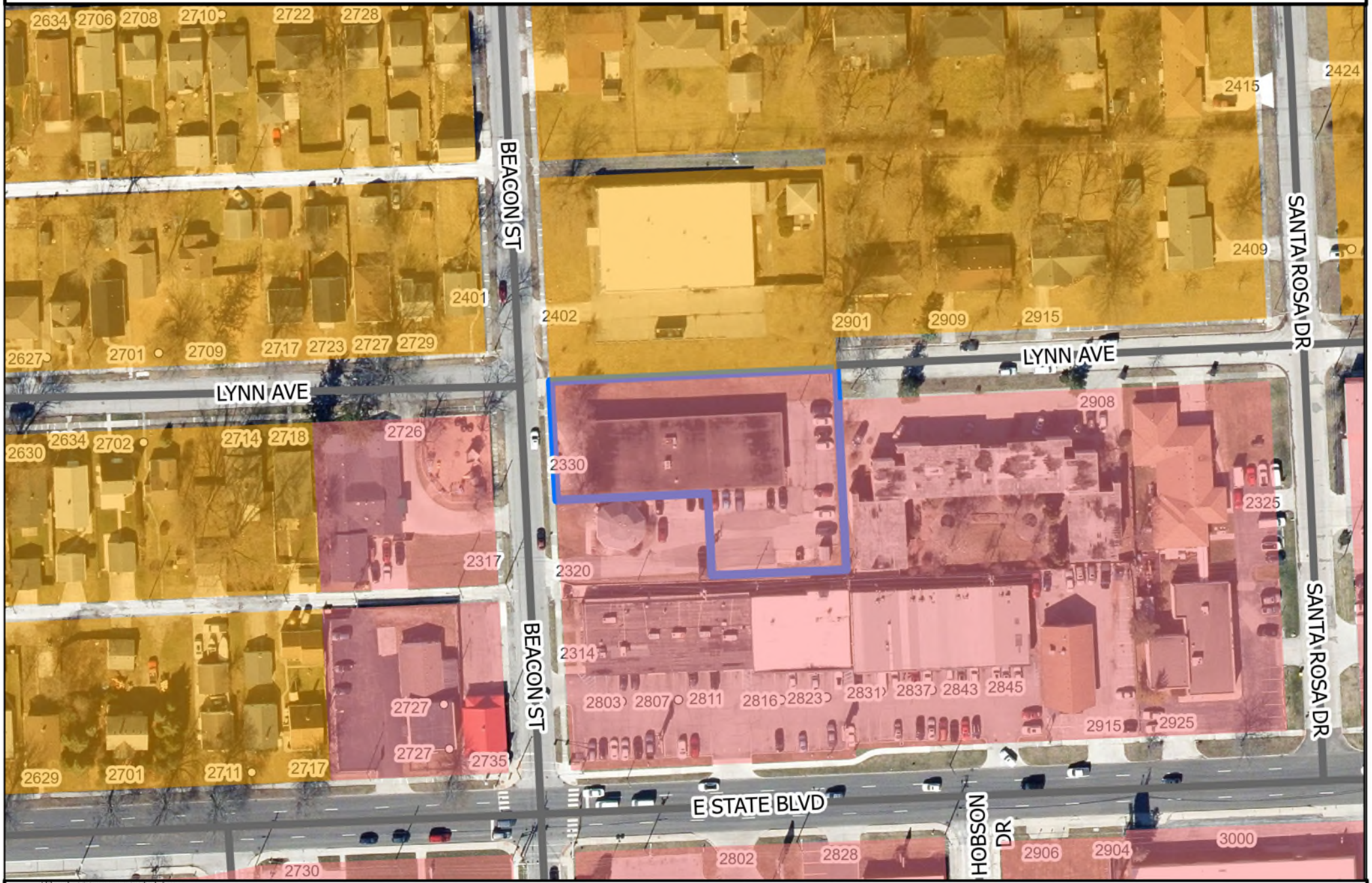
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Neighborhood Commercial

Traditional Neighborhood

N

Rezoning Petition REZ-2026-0054-2330 Beacon St



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0 60 120 Feet

Priority Investment Area

N

DPS Plan Commission
Rezoning Petition Application

Applicant

Applicant Name: Eric C Jones

Address: 6657 Ruby Springs Pkwy City: Auburn State: IN Zip: 46706

Email (type or print): ej2302@mail.com Phone: 260-438-6818

Property Ownership ☐ Same as applicant

Owner Name: Beacon Building LP (Estate of Gerald F Wagner)

Address: 2330 Beacon Street City: Fort Wayne State: IN Zip: 46805

Email (type or print): N/A Phone: N/A

Primary Contact Person ☑ Same as applicant

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

Primary Contact:

Address: City: State: Zip:

Email (type or print): Phone:

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 #: 2330 Beacon Street, Fort Wayne IN 46805

Present Zoning : R3 Proposed Zoning : C1 Acreage to be rezoned : 0.65

Purpose of rezoning (attach additional page if necessary): To bring property into compliance with the current zoning ordinance.

Township Name: Saint Joe Township Section Number: 31

Sewer Provider: City Water Provider: City

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.

Eric C Jones	Eric C Jones	11/3/2026
printed name of applicant	signature of applicant	date
Beacon Building (Estate of Gerald F Wagner)	Eric C Jones (Executor)	11/3/2026
printed name of property owner	signature of property owner	date

STAFF USE ONLY

Received	Receipt Number	Hearing Date	Petition Number
11/3	150250		REZ-2026-0054

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;

The purpose of rezoning the property from residential (R3) to commercial is to bring the property into compliance with the current zoning ordinance. The building on this property (Beacon Building) is a long-standing commercial property with eight separate, active businesses operating and serving neighboring residences while also generating tax revenues for the state of Indiana as well as Allen County and the city of Fort Wayne. This property is adjacent to other commercial property already zoned C2.

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

The property building is fully occupied and routinely maintained by staff as is the exterior of the building and the outdoors portion of the property. There are both retail and office spaces currently occupying this fully leased property.

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

As the property is already adjacent to C2 zoned property, and already operating as a long-standing commercial property leasing to businesses serving the community it is assumed that it is appropriately suitable to continue to be used commercially and accurately zoned as C1 property.

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

As this property is already operating as a long-standing commercial entity, rezoning the property to accurately reflect its C1 commercial zoning appears prudent and accurate.

(5) Responsible development and growth.

As rezoning this property will not change or alter the influence it has to the surrounding area because it has already been operating as commercial property for several years, it is believed the rezoning will only reflect compliance with current ordinance.

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*

Department of Planning Services • 200 East Berry Suite 150 • Fort Wayne, Indiana • 46802
Phone (260) 449-7607 • Fax (260) 449-7682 • www.allencounty.us • www.cityoffortwayne.org

Parcel Details

Owner Information

Deed Owner: Beacon Building LP

Mailing Address:	2330 Beacon St Fort Wayne, IN 46805

Property Address:	2330 Beacon St Fort Wayne, IN 46805
Township:	SAINT JOSEPH
Municipality:	FORT WAYNE

Click for detailed tax info

If record not found, please click here for search
https://lowtaxinfo.com/allencounty

Parcel #:	02-08-31-282-001.000-072
Tax Description:	Squires Ex S67 Of W120ft Lot2 & 1/2 Vac St On N
Legal Acres:	
Calculated SqFt:	
Property Class:	COMMERCIAL OFFICE BUILDING 1 OR 2 STORY
Subdivision:	SQUIRES ADD.
Neighborhood:	90809-072
Fire Department:	FWFD
Zoning Class:	R3
Zoning Petition Number:	
Zoning Density:	
Zoning Process:	RESIDENTIAL ZONING DISTRICTS