



Fort Wayne Plan Commission June Staff Report

Public Hearing June 8, 2026

5:30 p.m. Room 35 of Citizens Square, 200 East Berry, Fort Wayne, Indiana

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PROPOSAL:	Rezoning Petition REZ-2026-0024 – 1626 Oxford St
APPLICANT:	Robert Taylor
REQUEST:	1626 Oxford St
LOCATION:	Downzone from C2/Limited Commercial to R1/Single Family Residential to align property with current use
LAND AREA:	0.13 acres
PRESENT ZONING:	C2/Limited Commercial
PROPOSED ZONING:	R1/Single Family Residential
ADJACENT ZONING & LAND USES:	North: R1/Single Family Residential South: R1/Single Family Residential East: R1/Single Family Residential West: C2/Limited Commercial
NEIGHBORHOOD ASSOCIATIONS:	Southeast Area Partnership, Oxford Community, Department of Neighborhoods

SITE HISTORY

- The site is part of the Garmans, Owen E & Tillie C Addition which was platted in 1920.

DISCUSSION

The applicant is petitioning to rezone the property from C2/Limited Commercial to R1/Single Family Residential to align zoning with the current use. The immediate adjacent properties to the north, south, and east are zoned R1/Single Family Residential with single family homes. To the west is C2/Limited Commercial zoning district, with an automotive repair shop across the alleyway. The applicant does not intend to change the use of the property as a single family dwelling, but would just like to rezone to make future repairs and additions or sale of the property more feasible.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

The project site is located within the Priority Investment Area.

- The following Goals and Strategies would be applicable:
LUD1 - Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas.

Overall Land Use Policies

The following Land Use Policies would be applicable and supportive of this request:

- **LUD Policy 5** – Enhance and preserve existing mixed urban commercial corridors through the application of Mixed Urban Corridor or other appropriate zoning classification

Generalized Future Land Use Map

- The project site is located within the Mixed Urban Commercial Corridor generalized land use category.
- Single-Family Detached Residential is a Primary use in this category

Land Use Related Action Steps

Staff determined the following Action Step would be applicable and supportive of this proposal:

- **HN.1.1.2** – Encourage smart growth development practices to support efficient use of land and resources

Compatibility Matrix

- This proposed rezoning to R1/Single Family Residential is encouraged in the Mixed Urban Commercial Corridor of the comprehensive plan. Both the neighborhood and street are stable and maintain residential character.

Other Applicable Plans: None

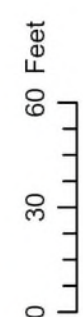
To date, staff has received no remonstrance against the proposal.

Below are 5 items the Plan Commission shall pay reasonable regard to set forth by State Code. The applicant submitted answers to the questionnaire following this report.

1. The Comprehensive Plan;
2. Current conditions and the character of current structures and uses in the district;
3. The most desirable use for which the land in the district is adapted;
4. The conservation of property values throughout the jurisdiction;
5. Responsible development and growth.



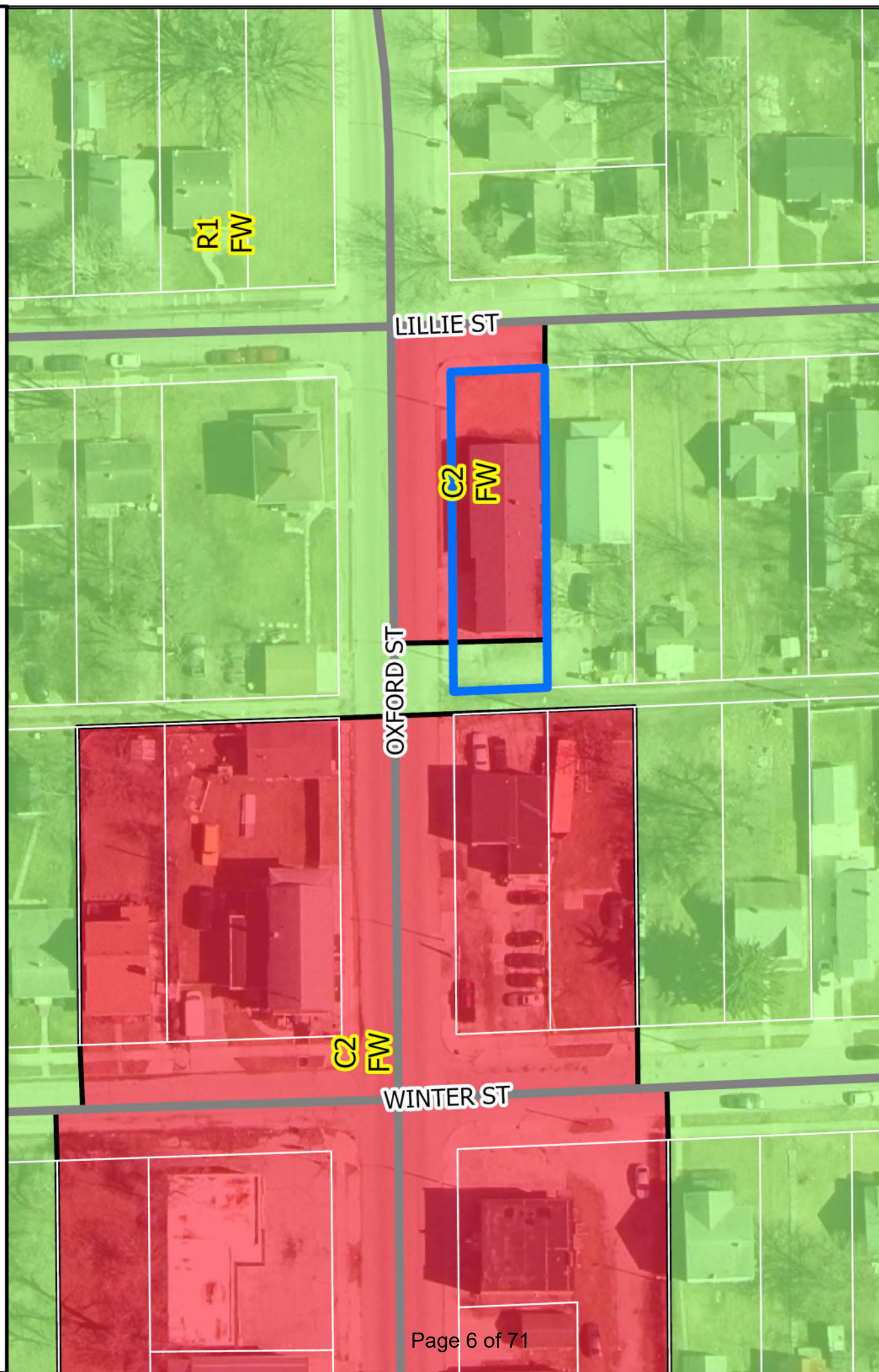
Rezoning Petition REZ-2026-0024 - 1626 Oxford St



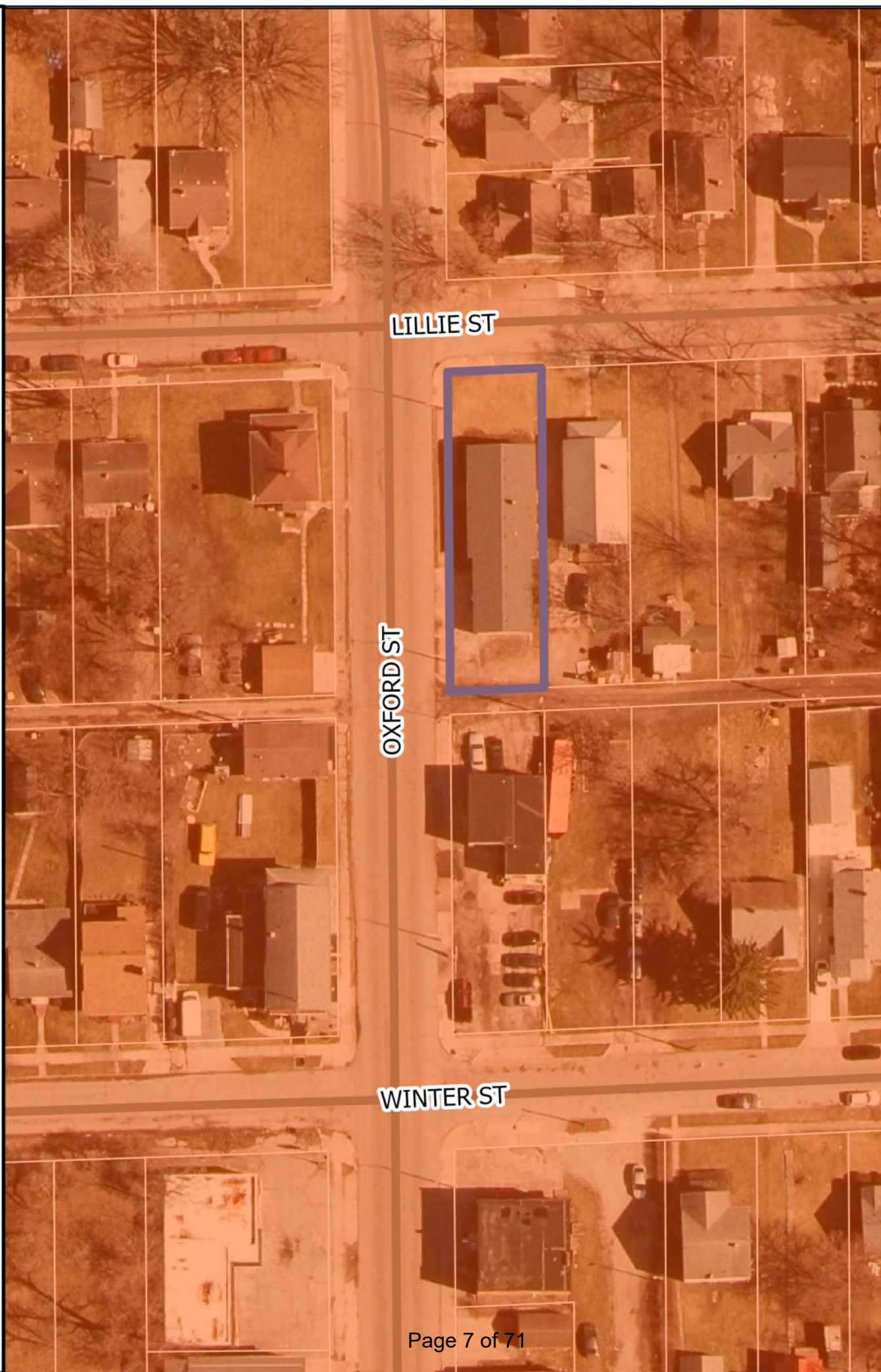
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Rezoning Petition REZ-2026-0024 - 1626 Oxford St



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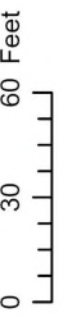
LILLIE ST

OXFORD ST

WINTER ST



Priority Investment Area



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-  Mixed Urban Commercial Corridor
-  Traditional Neighborhood



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;

Convert to residential zoning

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

Mixed zoning comm/residential

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

Goal is to keep house and zoning residential

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

To enhance property with update porch

- (5) Responsible development and growth.

Match surrounding properties!

COMPLETE FILING TO INCLUDE: Application

- ☐ 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*







Fort Wayne Plan Commission Staff Report • June 2026

PROPOSAL:	Rezoning Petition REZ-2026-0023 and Primary Development Plan PDP-2026-0013 – Humaidi Group LLC
APPLICANT:	Humaidi Group LLC
REQUEST:	Rezone from C2/Limited Commercial and R1/Single Family Residential to C3/General Commercial for gas station and convenience store reconstruction and site enhancements, with setback waivers.
LOCATION:	5805 and 5825 Fairfield Avenue and 430 Cox Drive
LAND AREA:	0.84 acres (0.5 acres already zoned C3)
PRESENT ZONING:	C3/General Commercial, C2/Limited Commercial and R1/Single Family Residential
PROPOSED ZONING:	C3/General Commercial
ADJACENT ZONING & LAND USES:	North: C3/General Commercial (gas station) South: R1/Single Family Residential (single- family neighborhood) East: R1/Single Family Residential (single- family neighborhood) West: R3/Multiple Family Residential (office complex)
NEIGHBORHOOD ASSOCIATIONS:	Fairfield Terrace/Belmont, Woodhurst Community, Southwest Area Partnership, Department of Neighborhoods

SITE HISTORY

- 5805 Fairfield appears to have been a service station since the mid 1980's, according to aerial photography.
- 5805 Fairfield was rezoned to C3/General Commercial with a written commitment in 2020 to permit the existing gas station.
- 5825 Fairfield had been used commercially with a 1980 Board of Zoning Appeals approval for a barber shop. The structure has been demolished.
- 5825 Fairfield was denied a rezoning to C2/Limited Commercial in 2022 for a laundromat and tenant space.
- 5825 Fairfield and 430 West Cox Drive received approval from the Board of Zoning Appeals in 2024 for a laundromat and tenant space, which has lapsed.

DISCUSSION

The site is located on the southeast corner of Paulding Road and Fairfield Avenue, and the northeast corner of Fairfield and Cox Drive. The site is comprised of three properties: the existing gas station at 5805 Fairfield, a vacant property at 5825 Fairfield, and a single family structure at 430 West Cox Drive.

The latest board approval on this site was from the Board of Zoning Appeals in 2024 to utilize 5825 Fairfield and 430 West Cox Drive to build a new laundromat and tenant space, leaving the existing gas station as is. As construction did not commence, this approval expired in 2025. The current proposal is to combine all three properties, reconstruct the convenience store with a tenant space and build a new gas canopy to face Paulding Road. All three properties are proposed to be rezoned to C3/General Commercial. There is a recorded written commitment on 5805 Fairfield from the 2020 gas station rezoning. This commitment restricts all pure C3 uses except for gas station/truck fueling station, leaving all C1 and C2 uses that are also permitted in C3. To date a new written commitment has not been submitted, but one should be required with this rezoning, that would

encompass all three properties.

The proposed plan shows a new 5,616 square foot convenience store with tenant space on the south end of the site. Two setback waivers have been requested: along Fairfield Avenue from 35 feet to 25 feet, and along the east side of the building from 25 feet to 15 feet. The east side is adjacent to a 12-foot unimproved alley, effectively equal to the ordinance requirement. The plan shows a landscape buffer within the setback, comprised of ornamental trees, evergreens and large shrubs. Lawn is shown completely around the west, south and east sides of the building; no pavement, storage or other commercial activity is proposed in these areas.

The existing convenience store with former carwash bay will be demolished. The new gas canopy is turned to the north, facing Paulding Road. Twenty-two parking spaces are shown, a significant increase over available parking on the current site. The trash dumpster is shown within the parking area, adjacent to the commercial property to the east. A 6-foot-high stockade privacy fence is proposed along the east property line to end where the building begins, overlapping with the proposed landscape buffer. There is currently City infrastructure being completed along Paulding Avenue and at the Fairfield intersection, with new traffic lanes, pavement and sidewalks. This proposal, if approved, will allow redevelopment of a site in need of updating, including investment into two underutilized and vacant properties on the edge of a neighborhood. The new access plan, in conjunction with City improvements, will shift and define access points to safe locations on the site, as approved by Board of Works, and eliminate the current open-access situation at this intersection.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

- The project site is located within the Urban Infill Area.
- The following Goal would be applicable and supportive of this request:
LUD Goal 1 – Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas

Generalized Future Land Use Map

- The project site is located within the Neighborhood Commercial generalized land use category.
- Adjacent properties are categorized as Neighborhood Commercial to the east, Mixed Residential to the west, and Traditional Neighborhood to the east and south.
- Primary Uses in the Neighborhood Commercial category include Low- to Moderate-Intensity Business, Service, and Retail, and Professional Office and Personal Services.

Compatibility Matrix

- The matrix lists C3/General Commercial as potentially compatible with the Neighborhood Commercial, Mixed Residential and Traditional Neighborhood categories. Compatibility can be increased with written commitments, enhanced landscaping, enhanced connectivity, etc.

Overall Land Use Policies

- The following Overall Land Use Policy would be applicable and supportive of this request:
LUD Policy 7 - Encourage compatible adaptive reuse of vacant, obsolete, or underutilized nonresidential buildings.

Other Applicable Plans: None

To date, Department of Planning Services has received no remonstrance against the proposal.

Below are 5 items the Plan Commission shall pay reasonable regard to set forth by State Code. The applicant submitted answers to the questionnaire following this report.

1. The Comprehensive Plan;
2. Current conditions and the character of current structures and uses in the district;
3. The most desirable use for which the land in the district is adapted;
4. The conservation of property values throughout the jurisdiction.
5. Responsible development and growth.

DEPARTMENT REVIEW:

Fire Department: Review Complete, no comments.

Stormwater Engineering: Reviewed with comments.

Water Engineering: Reviewed with comments.

Sewer Engineering: Reviewed with comments.

Traffic Engineering: Reviewed with comments. Access approved.

Park Department: Review complete, no comments.

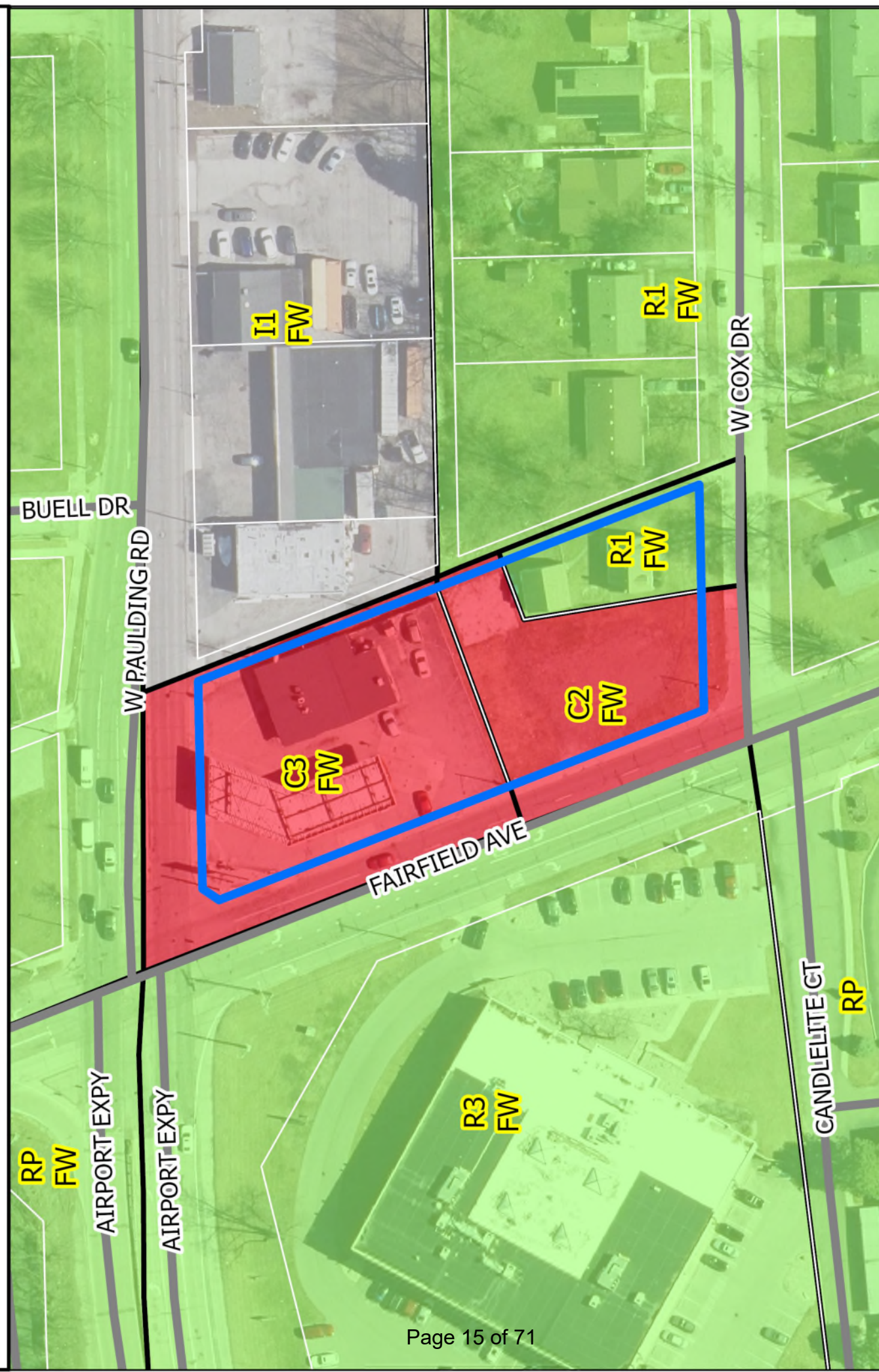
Floodplain Manager: Not Applicable.

If approved, Staff recommends including the following conditions:

1. Approval of Rezoning Petitions REZ-2026-0023 will be received by Common Council.
2. Approval will be received from all applicable reviewing agencies prior to applying for a site permit.
3. Secondary development plans will be submitted through the site plan routing review process. Applicant will contact Plan Commission staff prior to submitting for site plan routing to ensure all primary conditions have been met.
4. A new written commitment will be submitted to replace the existing commitment on 5805 Fairfield Avenue. New Commitment will encompass 5805 and 5825 Fairfield and 430 West Cox Drive. An executed, notarized written commitment will be provided to staff prior to certification of the rezoning recommendation to Common Council.
5. A landscaping plan will be shown at the secondary level showing species chosen to ensure no invasive species are chosen. The Plan Commission encourages native planting selections.
6. A new 6-foot-high privacy will be constructed along the east property line, as shown on the primary development plan. A separate fence permit will be required.
7. Signage will meet zoning ordinance requirements and will require a separate permit.
8. Lighting will use sharp (full) cut-off type fixtures as defined by the Illuminating Engineers Society of North America (IESNA). All fixtures will be downward directed at a 90-degree angle to the ground. A final site lighting plan for the overall development will be submitted and detailed cut sheets on all light fixtures will be submitted subject to staff review and approval. Any site lighting within 50 feet of a residential district shall not exceed 25 feet in height.
9. This approval by the Commission shall be valid for a period of twenty-four (24) months from the date of the approval. Applicant may request an extension of approval to the Plan Commission prior to the end of the validity period.
10. The submitted waiver for reduced buffer standards are/*are not* approved.

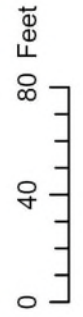
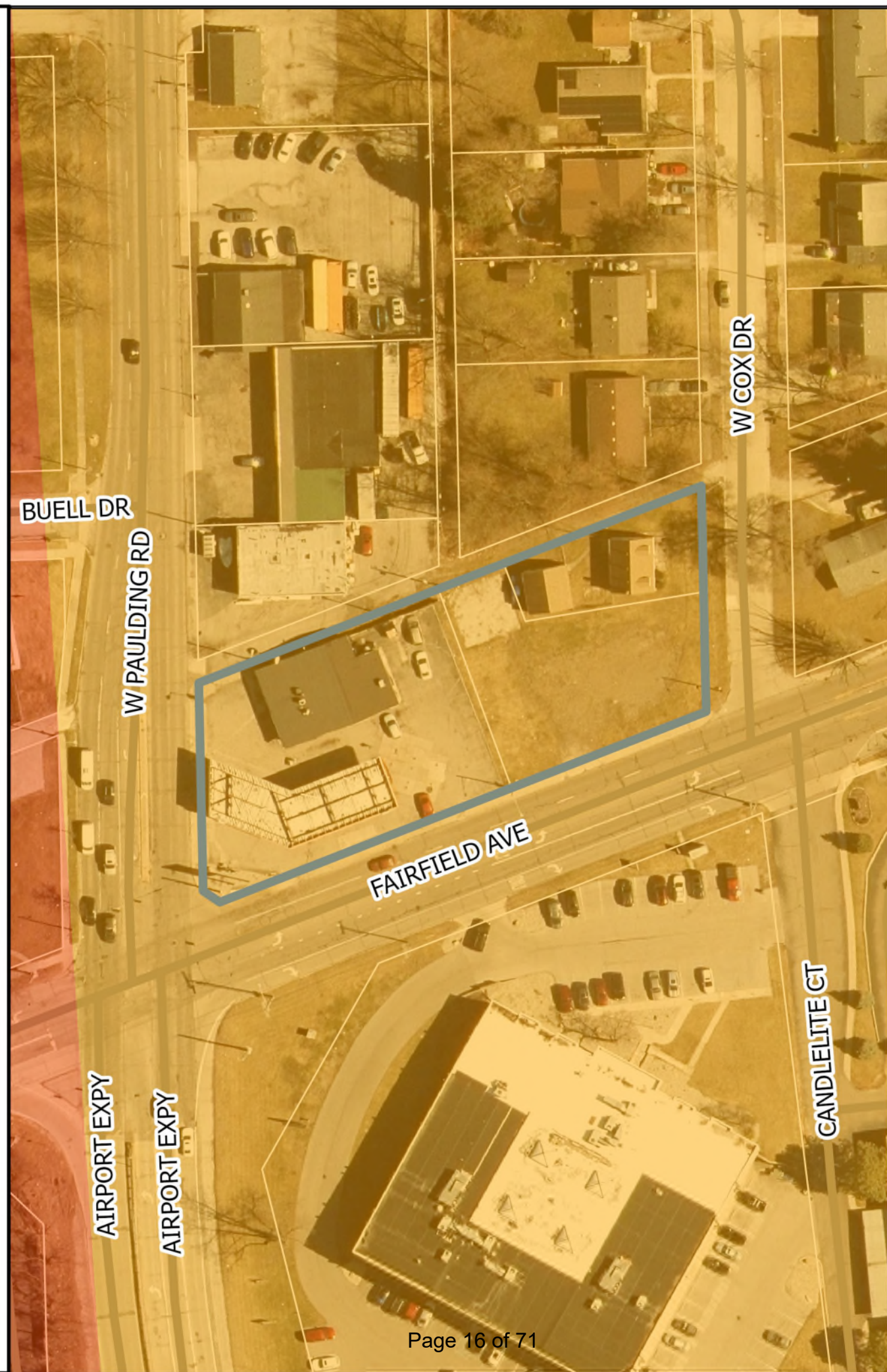


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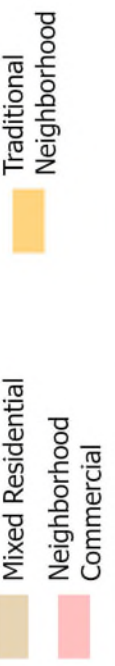
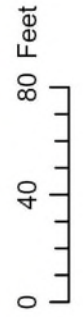
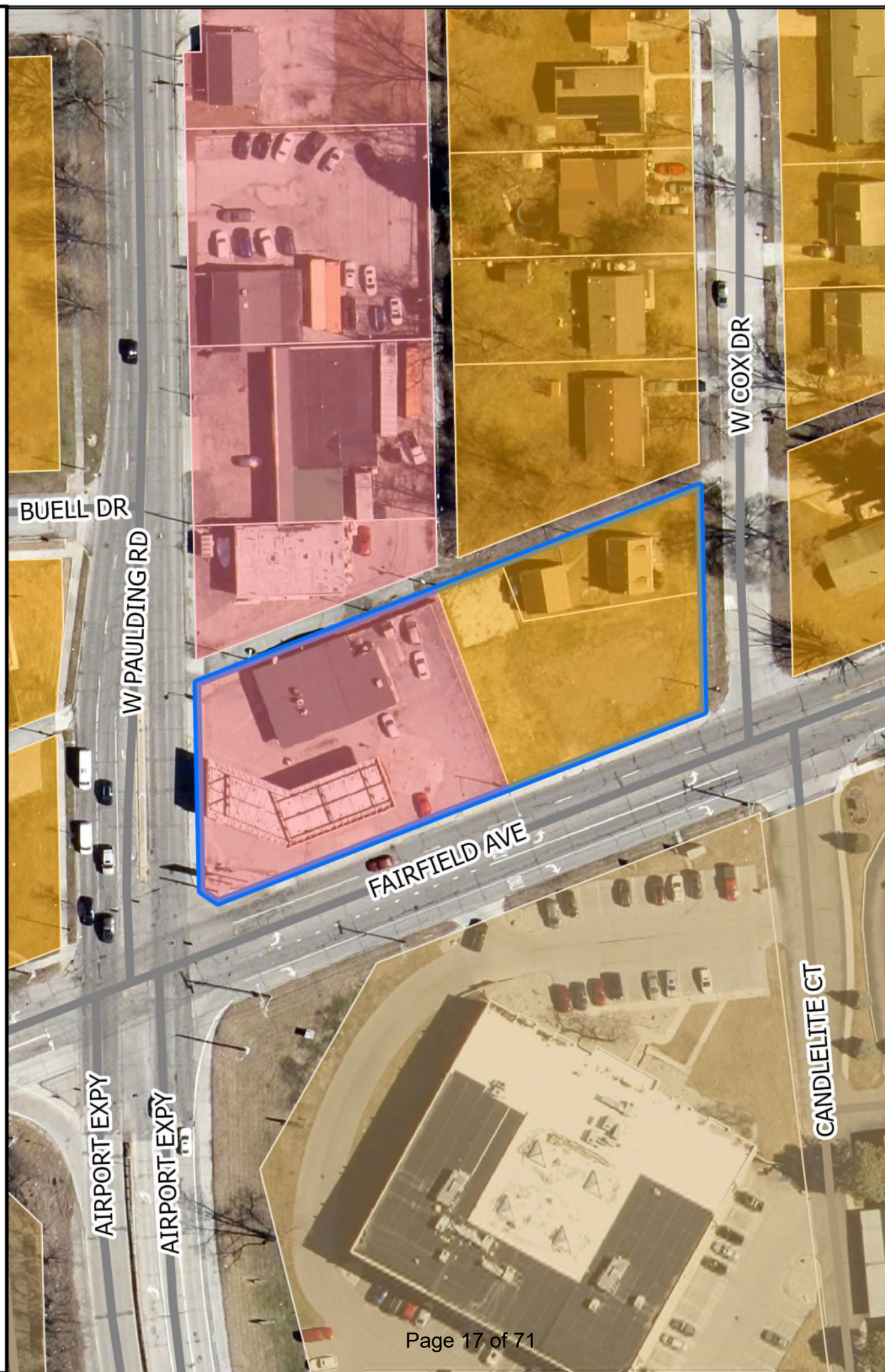


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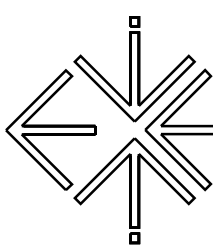
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**RETRACEMENT SURVEY
AND TOPOGRAPHIC SURVEY**
5805 & 5825 Fairfield Avenue & 430 W. Cox Drive
Fort Wayne, IN 46807
Lots #265-271 in Fairfield Terrace Addition, Section "B"
Wayne Township, Allen County, IN

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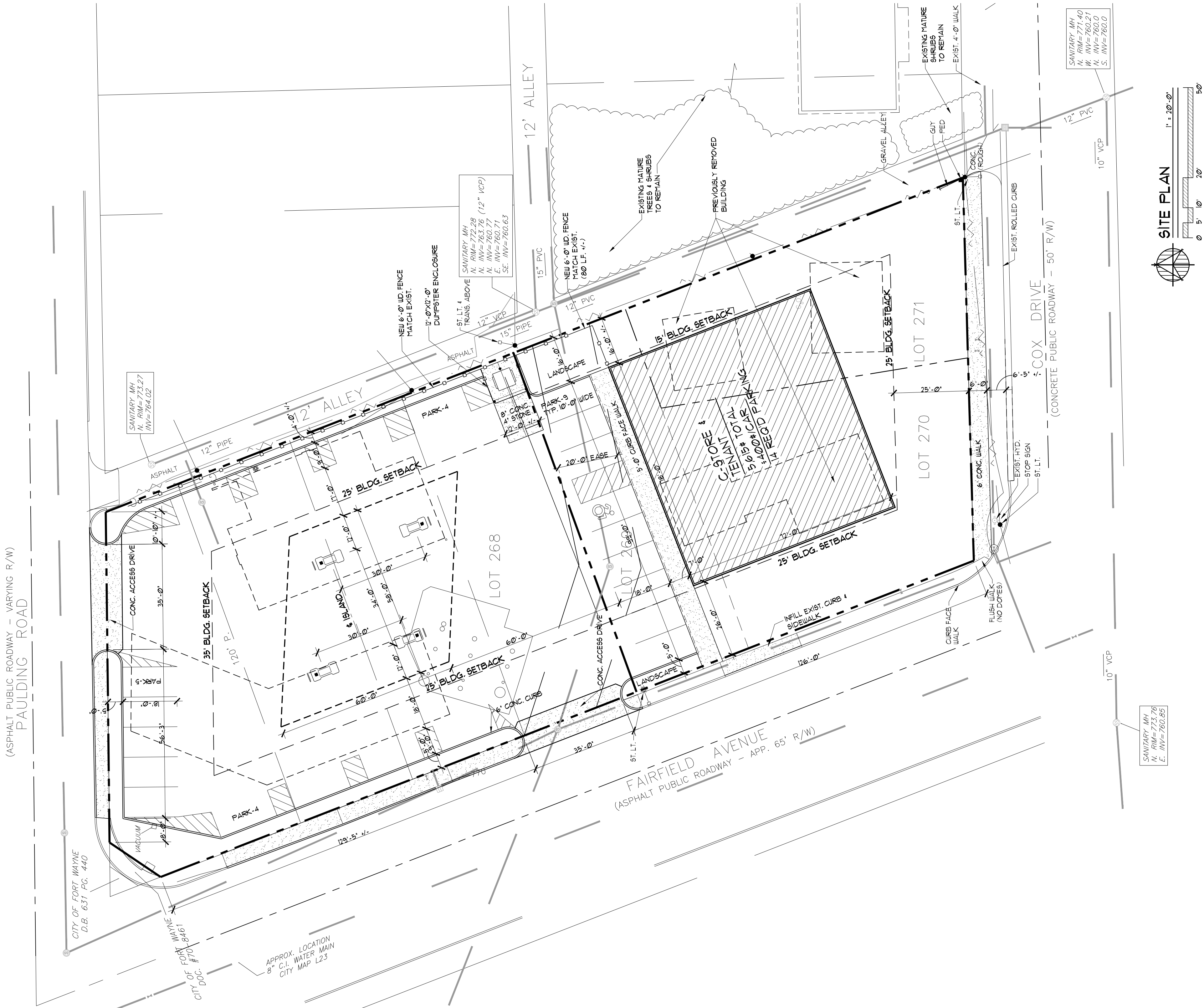
P. A. TROYER INC.
CONSTRUCTION
DEVELOPMENT
ARCHITECTURE
6625 SUNNY LANE
INDIANAPOLIS, IN 46220
PHIL@PATROYER.COM
C. 260-318-0926

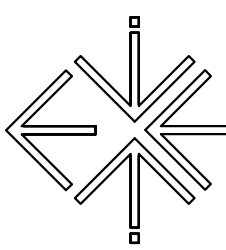


C-STORE
FAIRFIELD AVE. @ PAULING RD.
FORT WAYNE, IN 46807

1	11/14/25
2	4/15/26
3	
4	

SITE
ARCH
SITE PLAN
S1





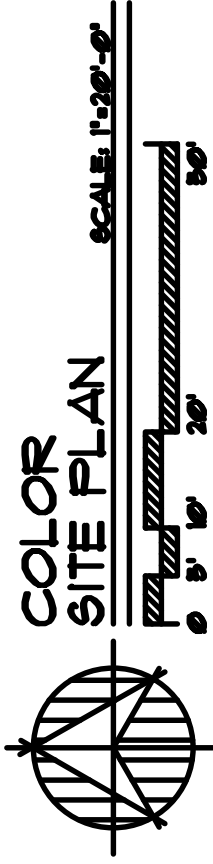
P. A. TROYER INC
ARCHITECTURE
6625 SUNNY LANE
INDIANAPOLIS, IN 46220
C. 260-318-0926
PHIL@PATROYER.COM



C-STORE
FAIRFIELD AVE. @ PAULDING RD.
FORT WAYNE, IN 46807

4/15/26

1
2
3
4







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;

Fairfield is a commercial corridor.

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

Aging structures and complex drive geometrics are in need of a facelift

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

Existing Convenience store business needs to meet current standards

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

Upgrading and expanding with new construction will provided needed updating.

- (5) Responsible development and growth.

Using existing infrastructure is economical use of property.

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*





DPS Plan Commission
Application for Waiver of Required Design Standards

Page 1 of 1

Project Name: Humaidi Group
Applicant Name: Humaidi Group LLC
Address: 5805 Fairfield Ave City: Fort Wayne State: IN Zip: 46807
Email (type or print): Humaidim@gmail.com Phone: 260 243 8343

Description of Requested Waiver(s)

Reduce front setback from 35' to 25'.
Reduce rear setback from 25' to 15'.

How will granting the waiver request(s) be in conformance with the purposes and intent of the ordinance and with the objectives and policies of the comprehensive plan?

Due to the public storm easement through the center of the site, the already small acreage does not allow the flexibility to expand building to the north.

How will failure to grant the waiver request(s) result in practical difficulties in the use of the property for the proposed development?

The intent is to construct a convenience store and small laundry facing north. All sides of the building will be architecturally detailed as 'front' (including glass). No access openings on East. Limited openings on South and West.

Ahmed Humaidi

printed name of applicant

signature of applicant

4.20.2026
4.20.2026

Date

STAFF USE ONLY

Received	Receipt Number	Hearing Date	Petition Number





Fort Wayne Plan Commission Staff Report • June 2026

PROPOSAL: Vacation Petition VPLT-2026-0009 - Slatapers Addition
APPLICANT: Maurice Smith
REQUEST: 2821 Wayne Trace
LOCATION: Vacate lots 20-28 of Slatapers Addition for an administrative lot split.
LAND AREA: 0.45 acres
PRESENT ZONING: I1/Limited Industrial
NEIGHBORHOOD ASSOCIATIONS: Southeast Area Partnership, Eastside Community, Department of Neighborhoods

SITE HISTORY

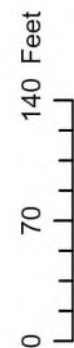
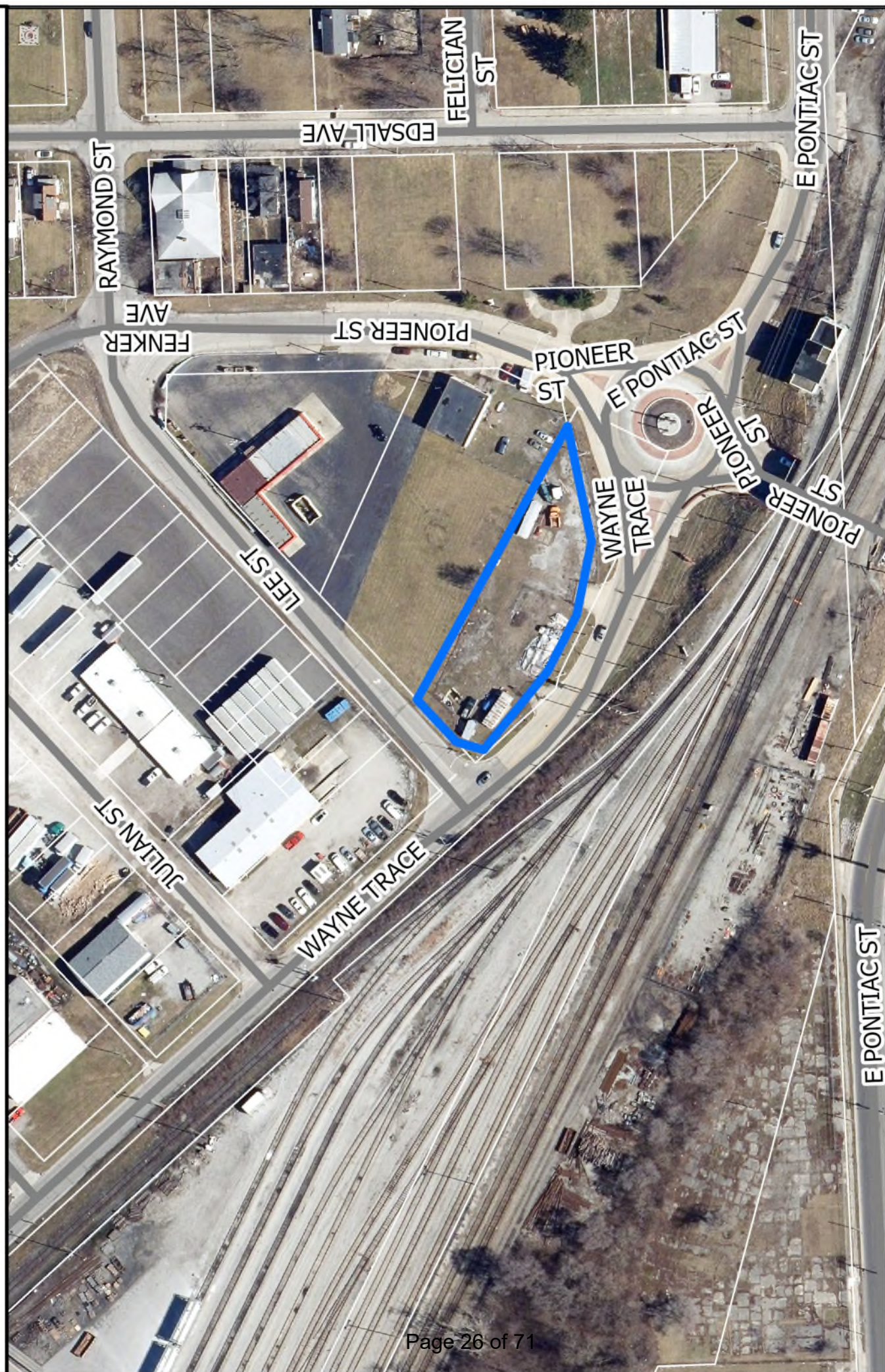
- Slatapers Addition was platted in 1836
- The combined parcel sat vacant prior to 1999
- The site operated with an automotive repair/sales use from 1999 to 2015
- Site has been primarily vacant since 2015.

DISCUSSION

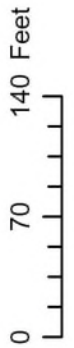
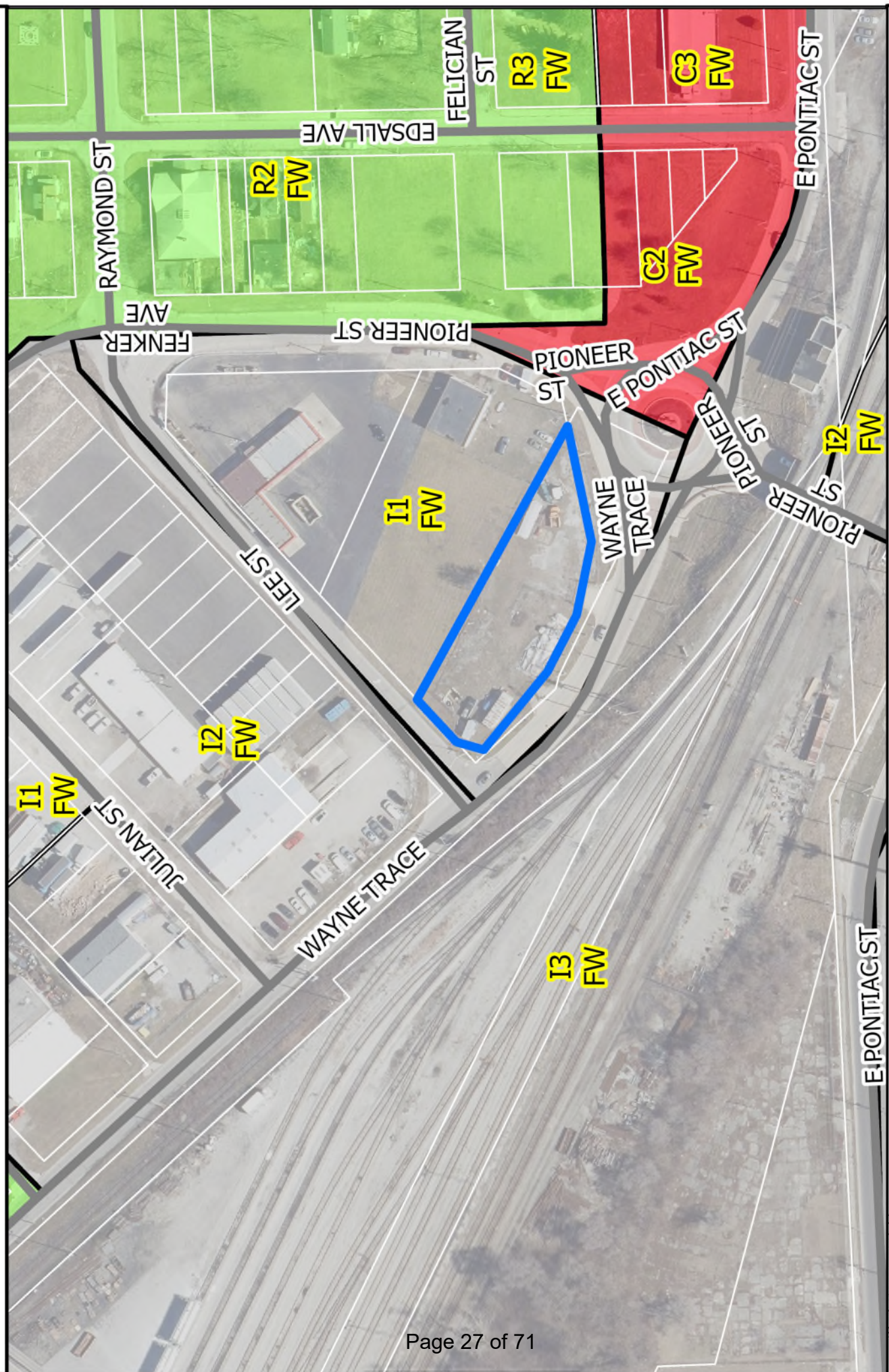
The petitioner is requesting to vacate lots 20 through 28 of the Slatapers Addition plat to conduct a new lot-split for a second buildable parcel along Wayne Trace. All of the lots are zoned I1/Limited Industrial and currently sit vacant. Any proposed split would need to meet zoning ordinance standards, and any future use would need to be permitted within the I1 zoning.

If approved by Plan Commission, staff recommends the following conditions:

1. Conditions in the platted area have changed to defeat the original purpose of the plat.
2. It is in the public interest to vacate all or part of the plat. Vacating the plat will allow for the property owner to split the lots and create another available industrial property.
3. The value of the land in the plat not owned by the petitioner will not be diminished by the vacation. This investment into the property will potentially add another business to the area and this request should not compromise the current character or condition of the area.



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Fort Wayne Plan Commission Staff Report • June 2026

PROPOSAL:	Primary Plat PP-2026-0010 – A Lot to Love: Mission Build
APPLICANT:	City of Fort Wayne Community Development Division
REQUEST:	Approve a 2-lot plat for a new zero lot line dwelling
LOCATION:	812 Baxter Street
LAND AREA:	0.25 acres
PRESENT ZONING:	R1/Single-Family Residential
NEIGHBORHOOD ASSOCIATIONS:	Pettit-Rudisill Neighborhood Association; Southeast Area Partnership, Department of Neighborhoods

SITE HISTORY

- The site has historically been used for a single family home, which has been demolished.
- Community Development Housing and Neighborhoods division purchased the property in 2016.

DISCUSSION

The City of Fort Wayne Community Development Department, in collaboration with the Mission Build organization, has applied for a primary plat amendment for Lot 14 of Wayne Wood Heights Addition. The amendment will allow the creation of an additional lot to construct two zero-lot line dwellings, under the recently approved zoning ordinance amendment for this new product type. The proposed development is being facilitated through Community Development's "A Lot to Love" program, devised to offer under-utilized properties to builders and developers to provide affordable and practical housing. This program is part of a suite of endeavors that Community Development, along with Department of Planning Services (DPS), are undertaking to fulfill the goals of the Housing Options workgroup. The developer intends to utilize an attached single-family home design from the City's forthcoming Pre-reviewed Home Catalog, also devised by Community Development, in conjunction with DPS staff.

812 Baxter is one of the first "A Lot to Love" properties that Mission Build plans to develop in a project that aims to construct homes on nine (9) City-owned lots. This property will also be reviewed by the Zoning Hearing Officer for a 1-foot reduction in the side yard setbacks. Subdivision regulations require an amendment to the plat to create the additional lot. With plat amendment and approval from the BZA for the setback variance, the applicant can apply for a single family home permit. All other zoning ordinance development standards for the lot will be met, and the appropriate zoning is in place.

To date, staff has not received any remonstrance against the proposal.

DEPARTMENT REVIEW

Fire Department: No comments received at time of notebook printing.

Stormwater Engineering: Reviewed with comments.

Water Engineering: Reviewed with comments.

Sewer Engineering: Reviewed with comments.

Transportation Engineering: Reviewed with comments.

Parks Department: Reviewed with comments.

Floodplain Manager: Not applicable.

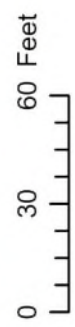
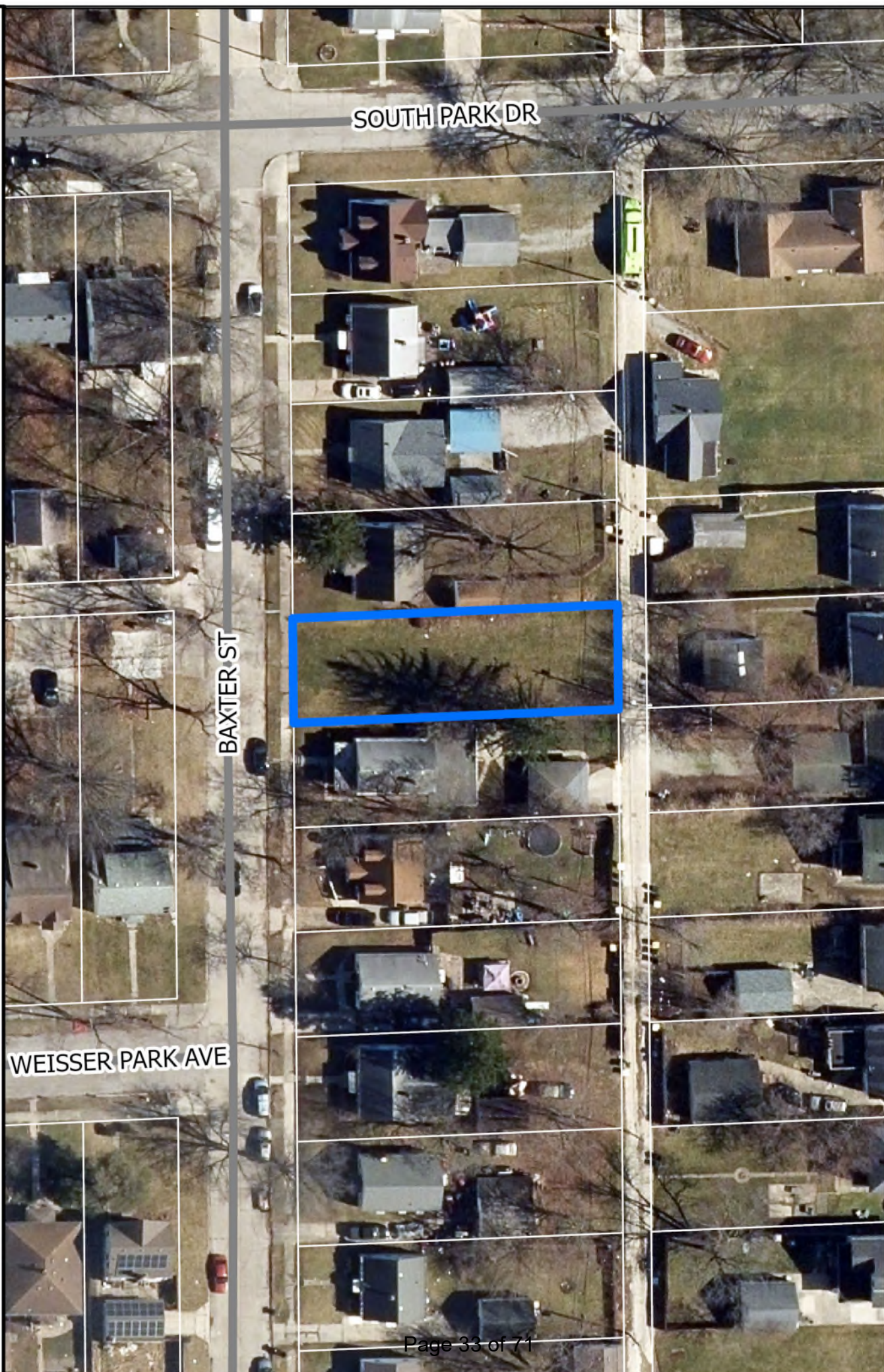
Airport Authority: Review complete, no comments.

Staff recommends that a Plan Commission approval include the following conditions:

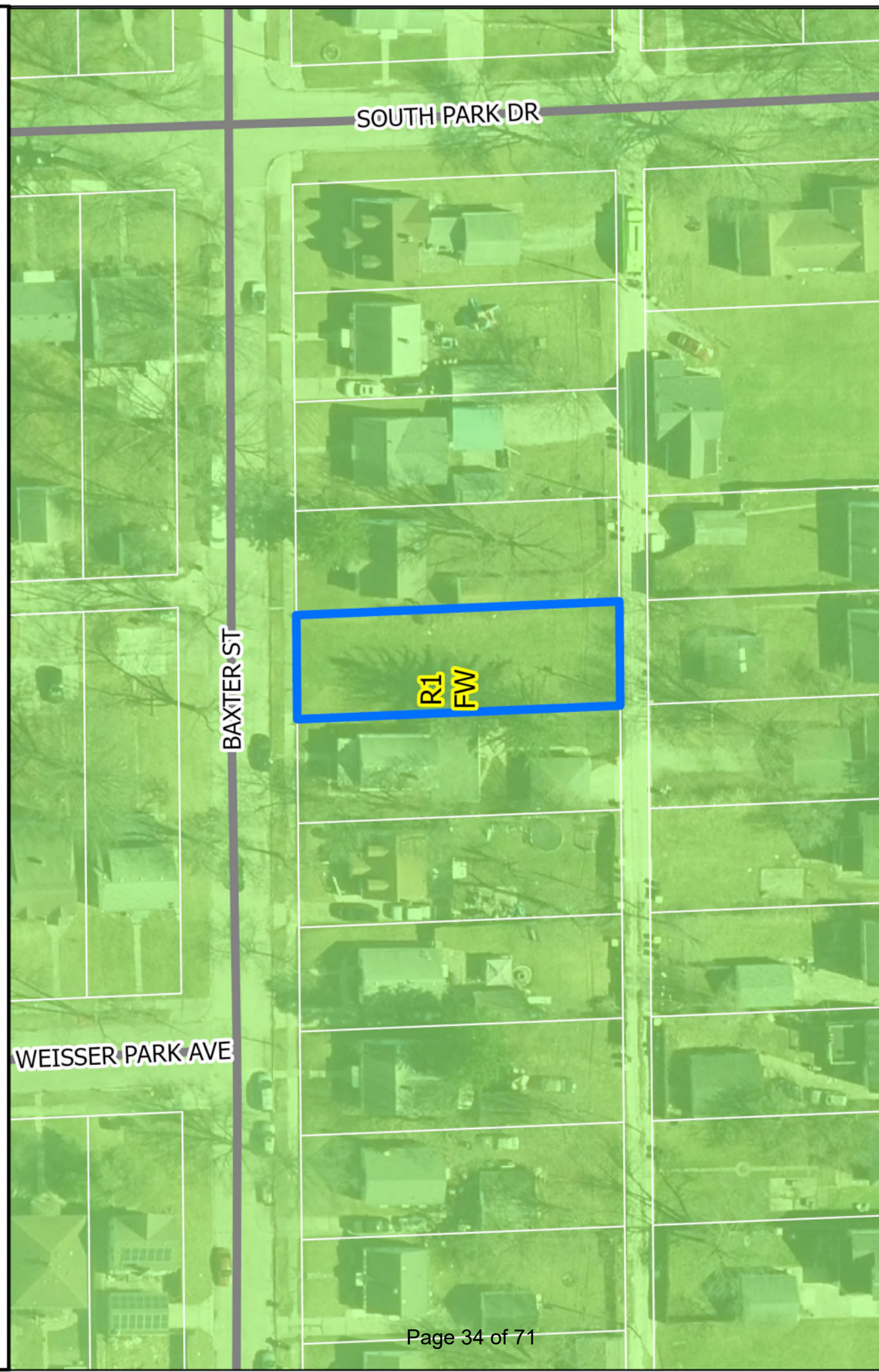
1. Plat will meet all standards for subdivision proposals in the zoning ordinance or any variances will be granted a Board of Zoning Appeals or Zoning Hearing Officer approval.
2. Approval will be received from the applicable reviewing agencies.
3. Addresses will be assigned to this development by DPS staff.
4. A secondary plat will be submitted and reviewed by the Plat Committee.



Primary Plat PP-2026-0010 - A Lot to Love: Mission Build



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Date: 5/11/2026



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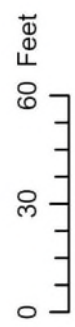
SOUTH PARK DR

BAXTER ST

WEISSER PARK AVE



Priority Investment Area



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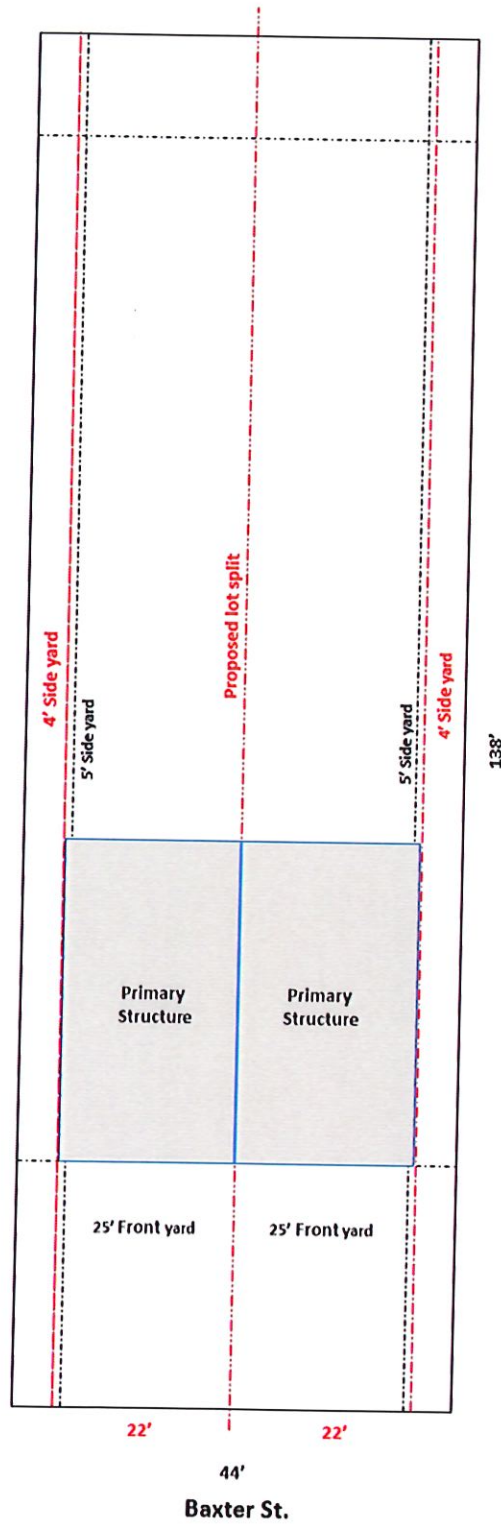
Traditional
Neighborhood



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812 Baxter St

Plat amendment application to split a lot in an R1 district.







Fort Wayne Plan Commission Staff Report • June 2026

PROPOSAL:	Rezoning Petition REZ-2026-0025 – 4036 Westbury Dr
APPLICANT:	Taylor Sorg
LOCATION:	4036 Westbury Dr. (Section 17 of Wayne Township)
REQUEST:	To rezone from R1/Single Family Residential to R2/Two-Family Residential to permit a two-family dwelling
LAND AREA:	0.36 acres
PRESENT ZONING:	R1/Single Family Residential
PROPOSED ZONING:	R2/Two Family Residential
ADJACENT ZONING & LAND USES:	North: R1/Single Family Residential (unplatted single family dwelling) South: R1/Single Family Residential (unplatted single family dwelling) East: R1/Single Family Residential (unplatted single family dwelling) West: I1/Limited Industrial (Industrial Warehouse)
NEIGHBORHOOD ASSOCIATIONS:	Southwest Area Partnership, Department of Neighborhoods

SITE HISTORY

- This lot has been vacant since the late 1930's according to historical GIS imaging.

DISCUSSION

The applicant is petitioning to rezone the 0.36 acre parcel at 4036 Westbury Drive, to develop a two-family dwelling on the vacant lot. The properties to the north, south, and east are zoned R1/Single Family Residential, with unplatted single family residences. The lot to the west is zoned I1/Limited Industrial with an industrial warehouse.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

The project site is located within the Urban Infill Area.

- The following Goals and Strategies would be applicable:
LUD1 - Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas.
LUD 1.1 -Explore new zoning classifications, updated development regulations, and other tools to encourage compatible infill development and redevelopment

Overall Land Use Policies

- The following Land Use Policies would be applicable and supportive of this request:
LUD Policy 1- Support and promote a diversity of housing types within the applicable land use categories defined in this chapter

Generalized Future Land Use Map

- The project site is located within the Suburban Neighborhood generalized land use category.
- Primary Land Uses in this category are Single-Family Detached Residential
- Some Secondary Land Uses are Civic and Cultural Facilities, Multiple-Family Residential, Parks and Open Space, Religious Institutions, and Single-Family Attached Residential
- Adjacent properties are categorized as Suburban Neighborhood and Production Center

Land Use Related Action Steps

Staff determined the following Action Step would be applicable and supportive of this proposal:

- **HN.1.1.2.** Encourage smart growth development practices to support efficient use of land and resources.

Compatibility Matrix

- This proposed rezoning to R2/Two Family Residential is considered compatible with the Suburban Neighborhood land use category.

Other Applicable Plans: None

To date, staff have received no remonstrance against the proposal.

Below are 5 items the Plan Commission shall pay reasonable regard to set forth by State Code. The applicant submitted answers to the questionnaire following this report.

1. The Comprehensive Plan;
2. Current conditions and the character of current structures and uses in the district;
3. The most desirable use for which the land in the district is adapted;
4. The conservation of property values throughout the jurisdiction;
5. Responsible development and growth.

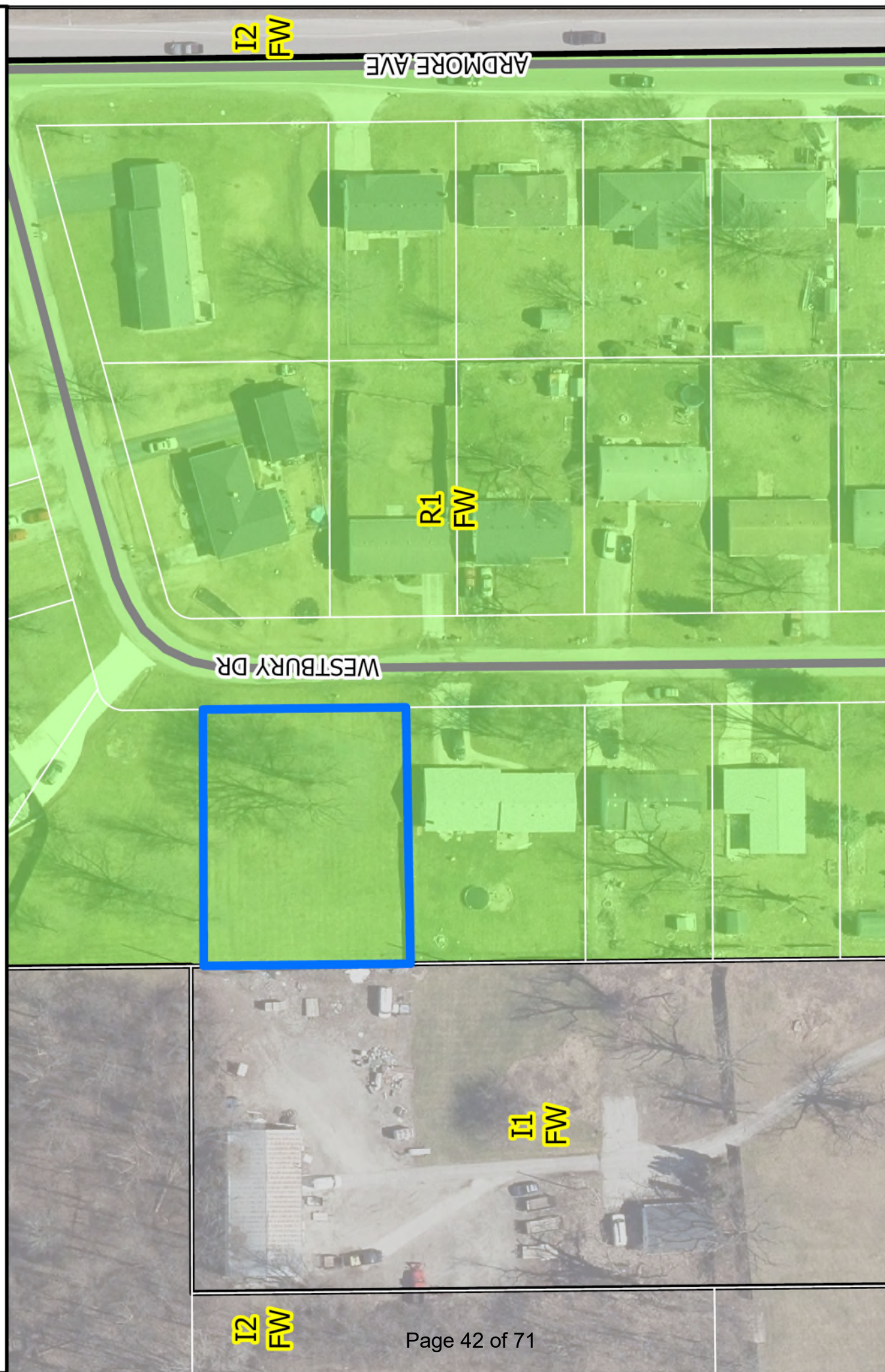


Rezoning Petition REZ-2026-0025 - 4036 Westbury Dr



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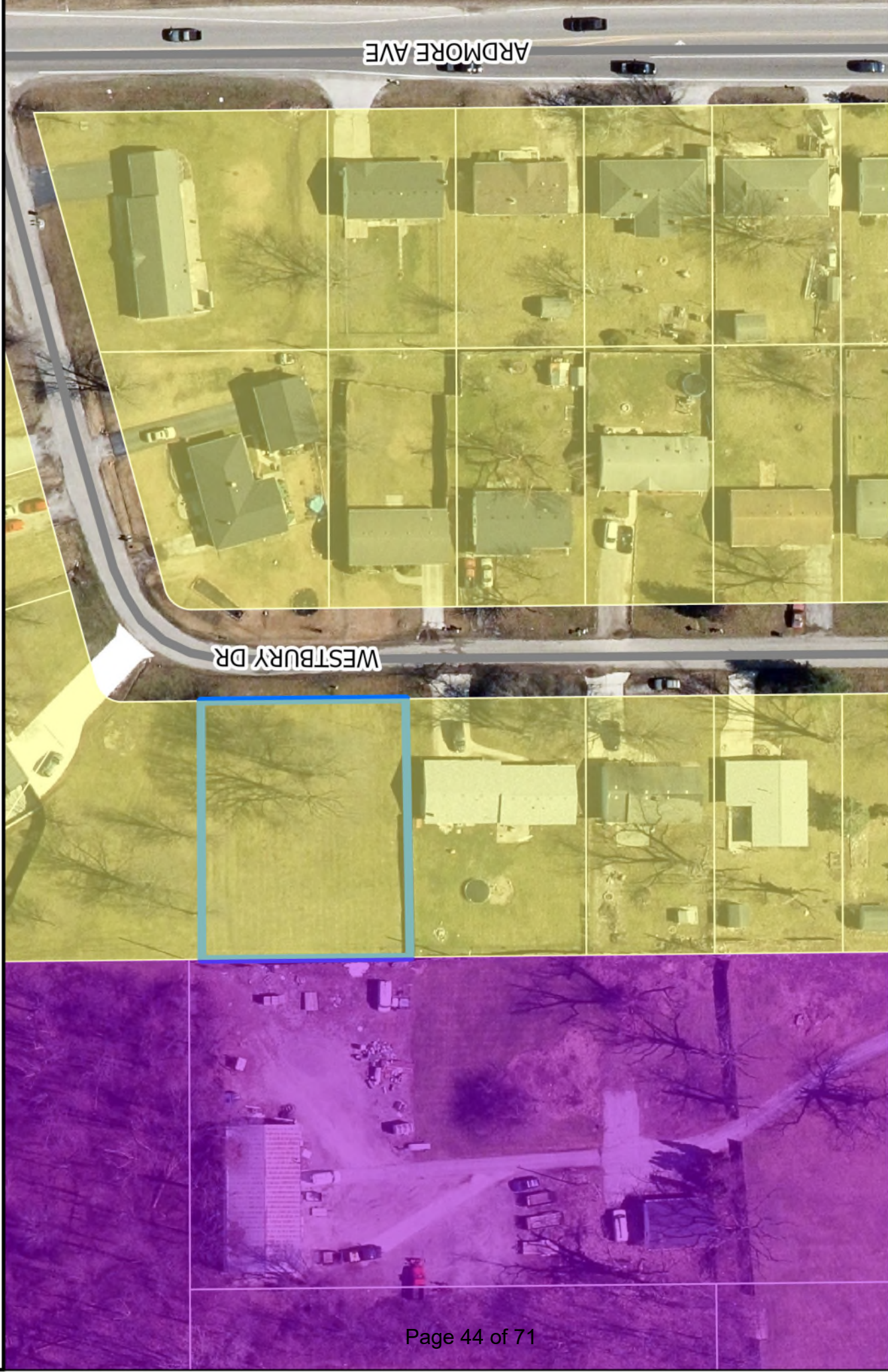
Urban Infill Area



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Rezoning Petition REZ-2026-0025 - 4036 Westbury Dr



Production Center
Suburban Neighborhood



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PLAT OF SURVEY

ABONMARCHE-DONOVAN

229 W. Berry Street, Suite 100

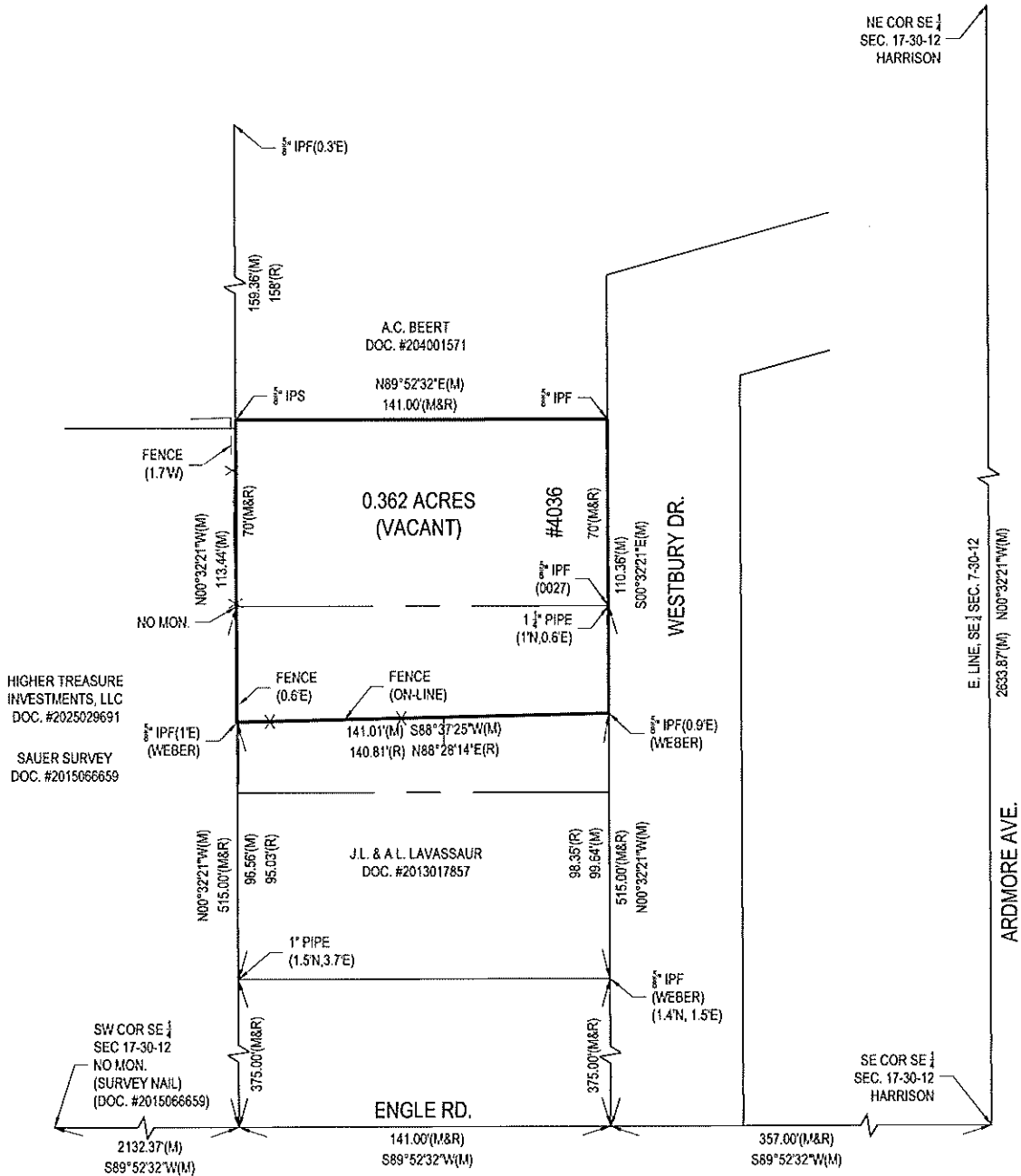
Fort Wayne, IN 46802

T 260.218.2500

abonmarche.com

KENNETH W. HARRIS PS 29500021 IN

MICHAEL W. HARRIS PS 21100018 IN



Job No.: 25-1442
Job for: 7001 ELZEY, LLC &
HIGHER TREASURE INVESTMENTS, LLC

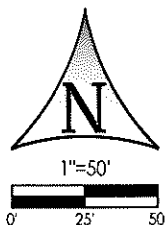
Date: 08/26/2025

LEGEND

IPF	Iron Pin (Rebar) Found
PIPE	Pipe Found
RRF	Railroad Spike Found or (S) Set
PKF	P.K. Nail Found or (S) Set
MNF	MAG Nail Found or (S) Set
MSF	MAG Spike Found or (S) Set
IPS	5/8" rebar set w/cap stamped "ABONMARCHE FIRM #0050"
C.M.	Controlling Monument
B.L.	Building Line
(M)	Measured
(R)	Recorded
(P)	Plotted
(C)	Calculated

All monuments are at grade except as noted.
All boundary line distances are recorded dimensions, except as noted.
Monuments found have no documented history except as noted.

Date of latest field work: 08/15/2025



Michael W. Harris
SHEET 1 OF 3

I hereby certify that this survey was completed under my direct supervision and to the best of knowledge and belief was executed according to the requirements set forth in 665 IAC 1-12.



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;

Actualizes planning themes Equity: Goal 1 and Sustainability Goal 1; along with Housing and Neighborhoods Goal 1.1, 1.4.2, Goal 2.1 with creation of higher density diversified housing choices (family size duplexes).

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

Neighborhood of maintained and active residential manufactured housing surrounded by I1/I2 properties located in heavy commercial/industrial corridor.

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

District is adapted to commercial/industrial use with pockets of residential neighborhoods which are desirable candidates for diversified housing infill options.

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

Purposed development likely to support the conservation of property values through adjacent new construction residential housing with valuations 10-20% greater per square foot than adjacent homes.

- (5) Responsible development and growth.

Purposed rezone allows for increased utilization of vacant lot in an area with demand for quality/diversified housing.

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*





Fort Wayne Plan Commission Staff Report • June 2026

PROPOSAL:	Rezoning Petition REZ-2026-0026 and Primary Development Plan PDP-2026-0014 – Select Neuro Transitional Center
APPLICANT:	Rehab Hospital of Fort Wayne
LOCATION:	7953 W Jefferson Blvd
REQUEST:	Rezone from AR/Low Intensity Residential to C1/Professional Office and Personal Services and approve a development plan for a medical rehabilitation center
LAND AREA:	3.02 acres
PRESENT ZONING:	AR/Low Intensity Residential
PROPOSED ZONING:	C1/Professional Office and Personal Services
ADJACENT ZONING & LAND USES:	North: C1/Professional Office and Personal Services (Hospital Campus) South: C1/Professional Office and Personal Services (Hospital Campus) East: C2/Limited Commercial (Office Building) West: C1/Professional Office and Personal Services (Hospital Campus)
NEIGHBORHOOD ASSOCIATIONS:	Southwest Area Partnership, Department of Neighborhoods

SITE HISTORY

- The site housed a church from the mid-1980s through 2021

DISCUSSION

The applicant is requesting to rezone 3.02 acres at 7953 West Jefferson Boulevard from AR/Low Intensity Residential to C1/Professional Office and Personal Services to construct a medical rehabilitation center. The properties to the north, south, and west are zoned C1/Professional Office and Personal Services and are offices a part of the Lutheran Hospital Campus. The property to the west across Jefferson Boulevard is zoned C2/Limited Commercial and is the former location of the Verizon/Frontier offices.

The proposed primary development plan shows one single-story rehabilitation center for patients recovering from procedures that may need more time/care outside of their hospital stay. This building is not for long term housing, but instead just another step in the recovery process. The plan shows the applicant intends to meet parking and landscaping standards, while also adding a new sidewalk along the west end of the property.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

The project site is located within the Urban Infill area.

- The following Goals and Strategies would be applicable:
 - LUD 1.1**-Explore new zoning classifications, updated development regulations, and other tools to encourage compatible infill development and redevelopment
 - LUD 1.2** -Explore modified development review processes to facilitate compatible infill development and redevelopment proposals

Overall Land Use Policies

- The following Land Use Policies would be applicable and supportive of this request:

Generalized Future Land Use Map

- The project site is located within the Institutional generalized land use category.
- Primary Land Uses in this category are Civic and Cultural Facilities, Hospitals and Medical Centers, Professional Office and Personal Services, Religious Institutions, and Schools.
- Some Secondary Land Uses are Business, Service and Retail, Multiple-Family Residential, Parks and Open Space
- Adjacent properties are also categorized as Institutional

Compatibility Matrix

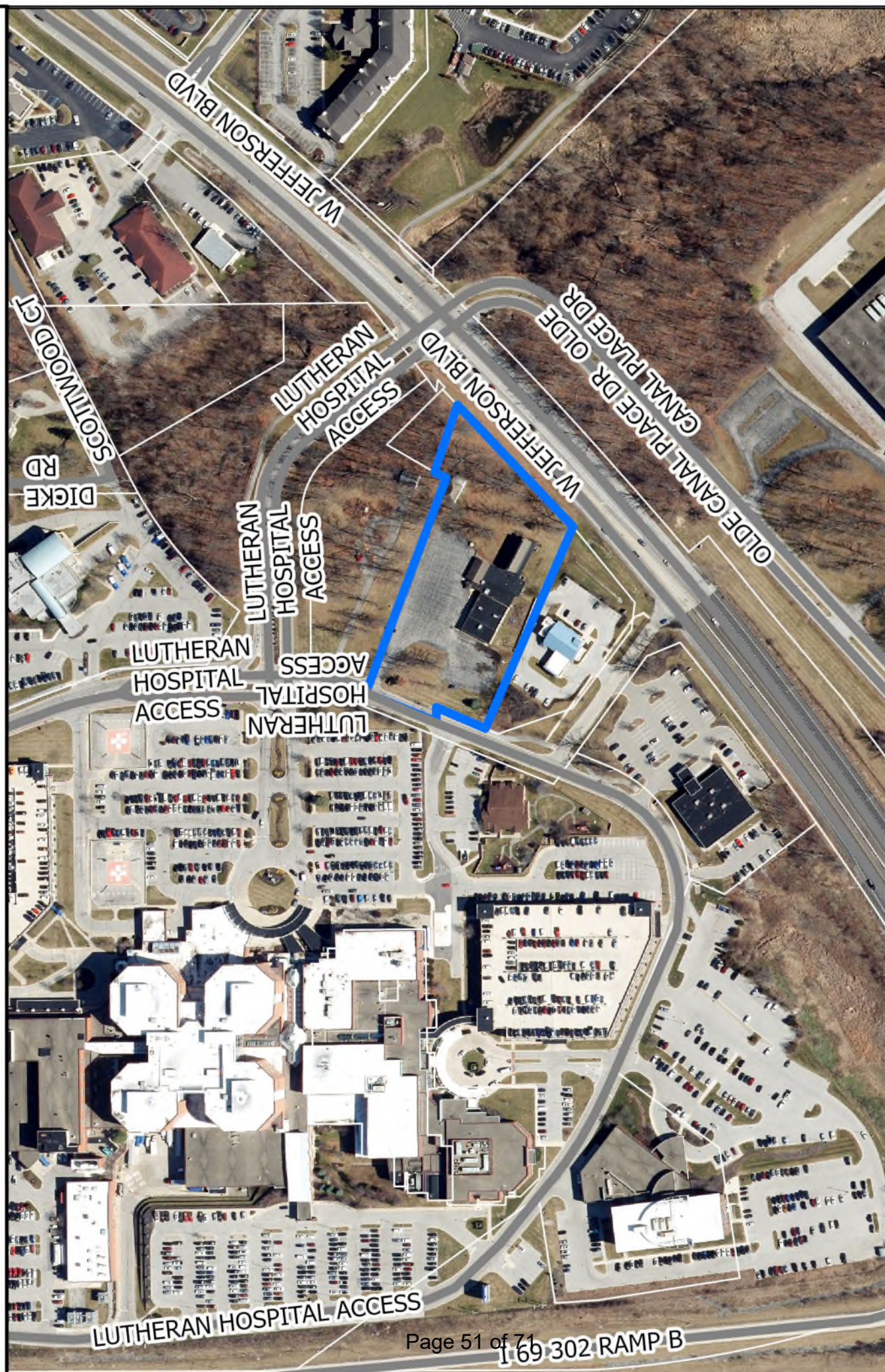
This proposed rezoning to C1/Professional Office and Personal Services is considered compatible with the Institutional land use category.

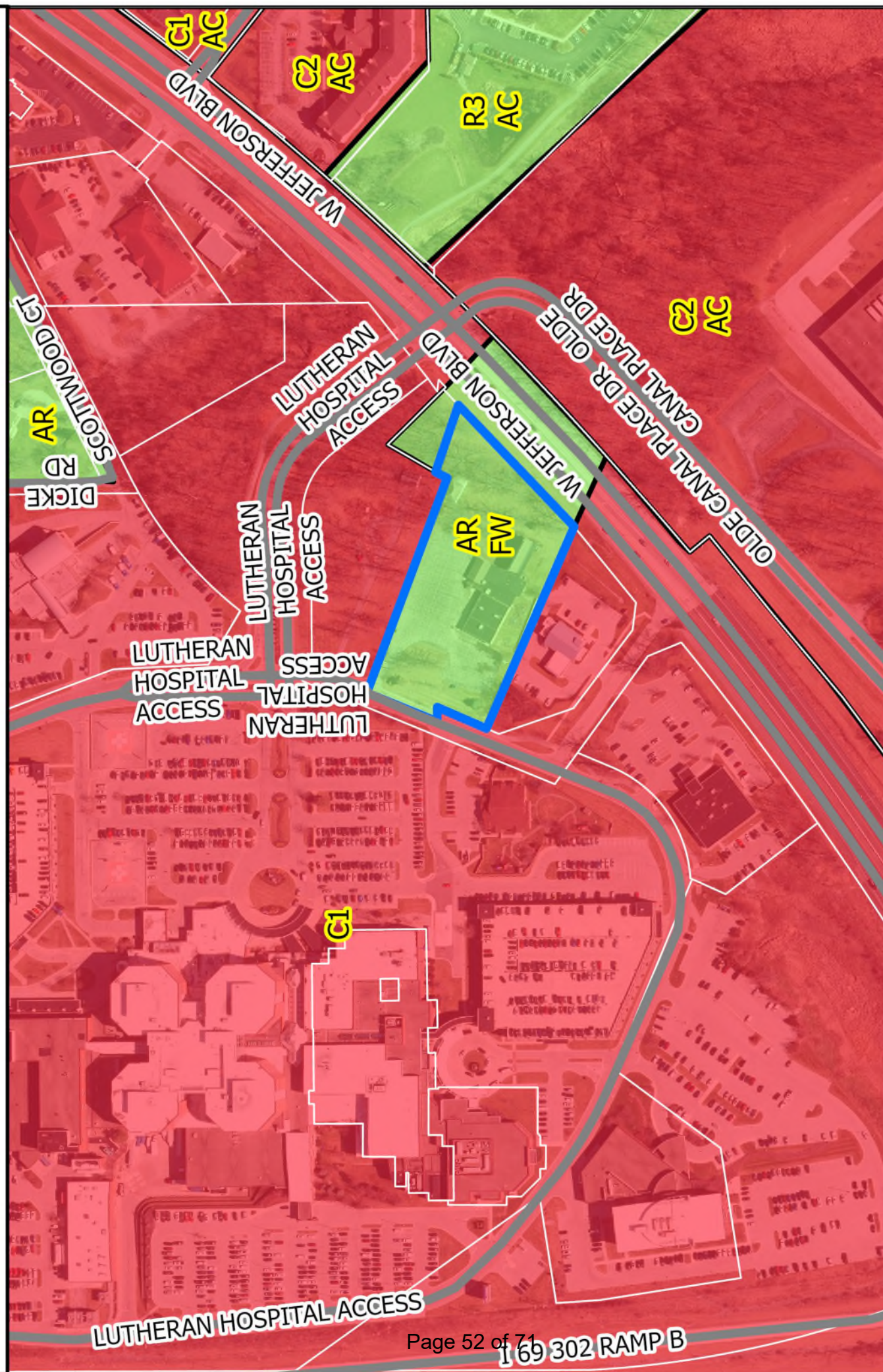
Other Applicable Plans: None

To date, staff has received no remonstrance against the proposal.

Below are 5 items the Plan Commission shall pay reasonable regard to set forth by State Code. The applicant submitted answers to the questionnaire following this report.

1. The Comprehensive Plan;
2. Current conditions and the character of current structures and uses in the district;
3. The most desirable use for which the land in the district is adapted;
4. The conservation of property values throughout the jurisdiction;
5. Responsible development and growth.



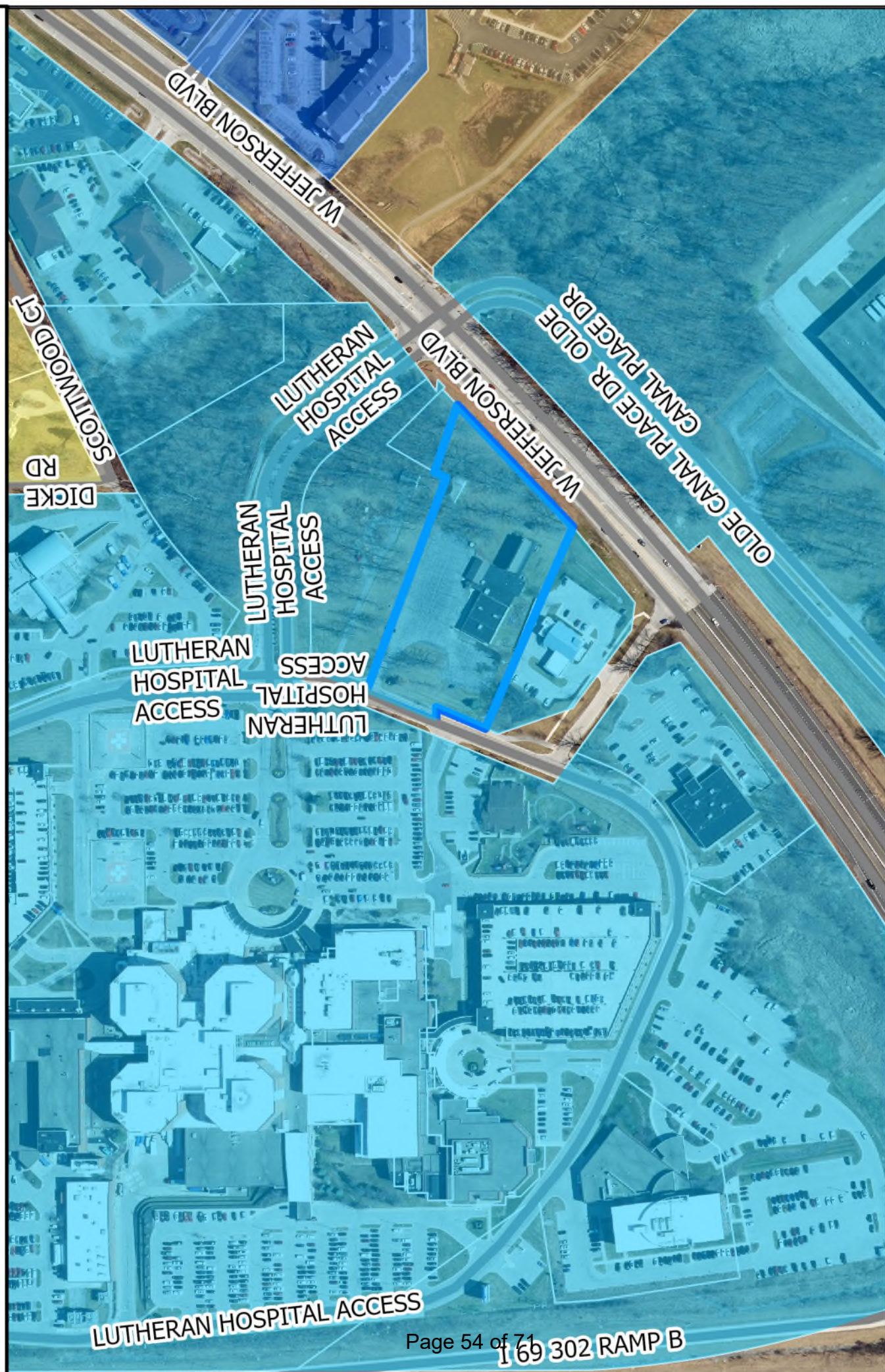




Unincorporated Development
Urban Infill Area



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Business and Office
Park
Institutional
Mixed Residential

Suburban Neighborhood
<all other values>



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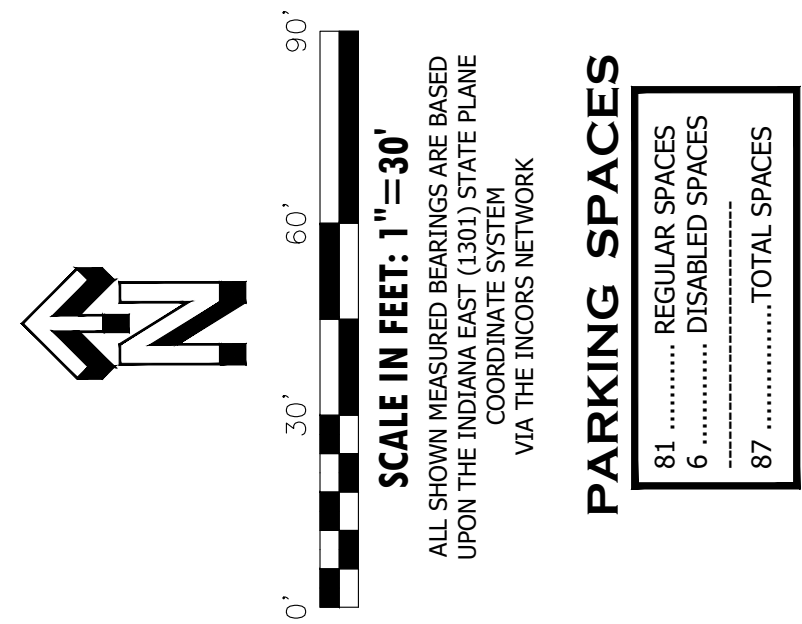
953 Scottwood Court, Fort Wayne, IN 46804
Part of Sections 23 & 24, T. 30 N., R. 11 E.
Aboite Township, Allen County, IN

SCALE: 1" = 30'	DRAWN BY: E.J.S.
ISSUE DATE: 10/28/2021	CHECKED BY: M.C.V.
SAVED FILE: \CCT1\21-10-108 7953 SCOTTWOOD CT ALTA\21-10-108 ALTA.dwg	

SURVEY NO.: 21-10-108

PAGE 1 OF 3
ALTA

Map of the Project Area in the City of Houston, Texas. The map shows the intersection of Highway 290 and Highway 101. A red shaded area labeled 'PROJECT AREA' is located near the intersection. Key landmarks include the University of Houston, Clear Lake Campus, and the Houston Community College. The map also shows the Houston River and the Houston Bayou.



81 REGULAR SPACES
6 DISABLED SPACES

87 TOTAL SPACES

THIS COMMITMENT SCHEDULE B - PART II EXCEPTIONS
This survey was completed following receipt of the Commitment for Title Insurance as prepared by First American Title Insurance Company, issued by Metropolitan Title of Indiana, LLC, having a Commitment Date of October 04, 2021 at 8:00 am, a Printed Date of October 18, 2021, and File No.: 4035-196507. A summary of Schedule B, Part II Exceptions, set forth in said commitment is as follows:

ITEM	
1	Affects subject property
2-3	Affects subject property as shown hereon
4	Not a matter of survey
5-13	Not a matter of survey
14-15	Affects subject property as shown hereon
16-17	Not a matter of survey
18	Affects subject property
19	Affects subject property as shown hereon relative existing storm sewers; others may exist that are not known or shown
20-21	Not a matter of survey
END	

AFWA UNIFORM
(COLOR CODE)

RED	ELECTRIC
YELLOW	GAS - OIL - STEAM
ORANGE	TELEPHONE / CATV
BLUE	WATER
GREEN	SEWER
PURPLE	RECLAIMED WATER
PINK	TEMPORARY SURVEY MARKINGS
WHITE	PROPOSED CONSTRUCTION

In Indiana Call **811** or
800-382-5544
Two Working Days
Before You Dig
It's the Law

A. The locations of underground utilities and features, as shown on this Survey, are based upon visible features and above-ground structures. The locations of these items may vary from locations shown herein and additional buried utilities, etc.... may be encountered. All underground utility routings are not necessarily known or shown. No excavations were made during this Survey to locate buried utilities, etc....

C. Anderson Surveying, Inc. has made no independent search or investigation for easements of record and not of record, encumbrances, restrictive covenants, land use regulations, ownership title evidence or any other facts that an accurate and current title dating back to the historical origin of the subject area may disclose.

E. This Survey is valid only if print has original seal and signature of the Indiana Registered Land Surveyor shown.

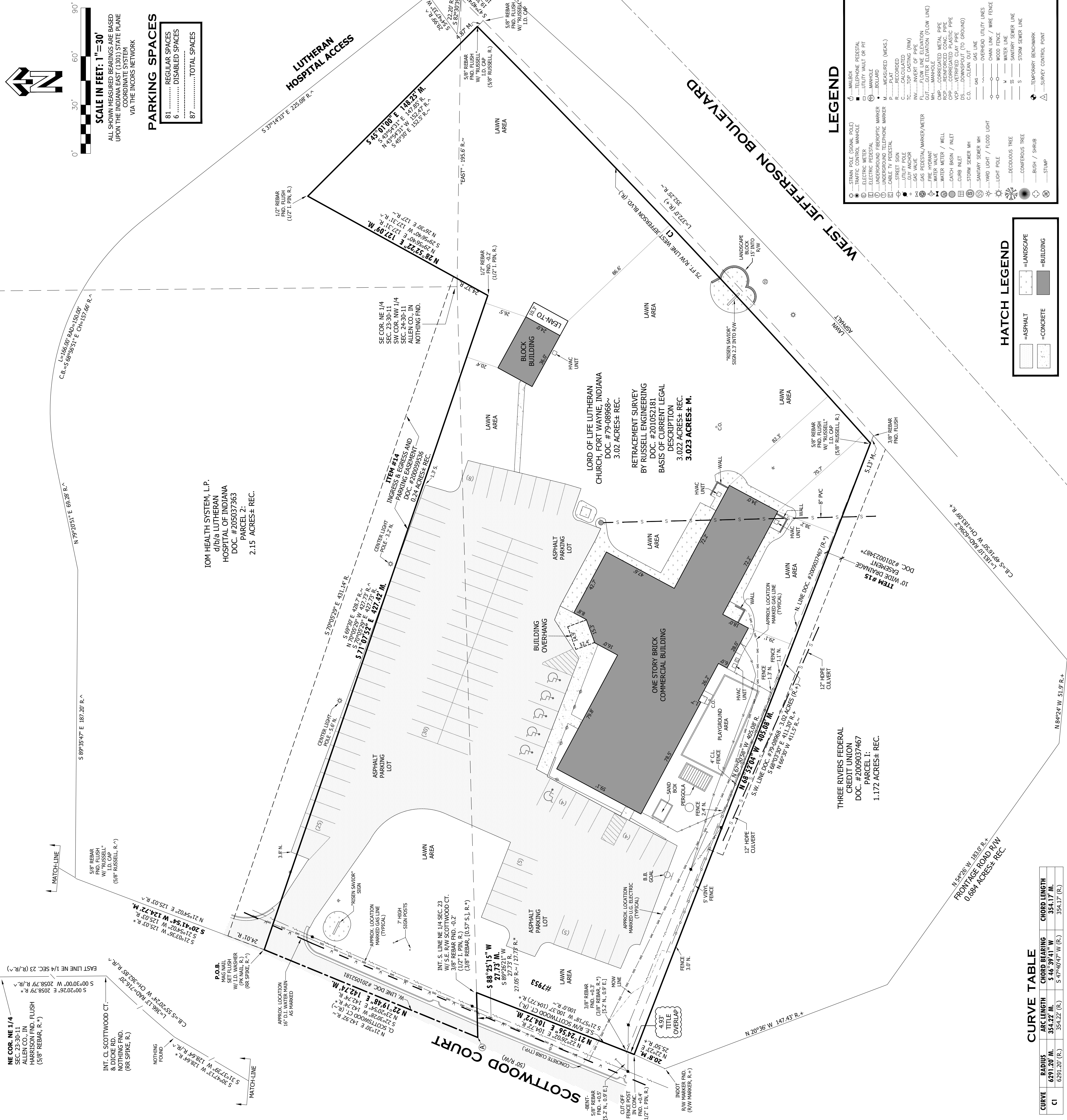
ALTA / NSPS LAND TITLE SURVEY CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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(a), and 13 of Table A thereof. The fieldwork was completed on January 11, 2021.

PROFORMA

Micheal C. Vodde, Indiana Registered Land Surveyor No. LS20100011

affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law - Micheal C. Vodde



CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	6291.20' (R.)	354.22' (M.)	S 46°39'41"
	6291.20' (R.)	354.22' (R.)	S 47°40'47" W

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 project aligns with the comprehensive plan by redeveloping an existing site, replacing a demolished building with a new Neuro Transitional Center that better meets current community needs. This is

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

The project responds to current site conditions by removing the existing structure and constructing a new, efficient facility improving access & circulation. It enhances walkability by introducing sidewalks

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

The desired use of this property is beneficial due to the proximity of Lutheran Hospital and the alignment with the end product matching the adjacent property zonings.

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

The project will adhere to all local requirements, regulations, and approval processes, ensuring consistency with the planned land use.

- (5) Responsible development and growth.

This is a single use facility with no intended growth on the same property.

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*





Fort Wayne Plan Commission Staff Report • June 2026

PROPOSAL:	Rezoning Petition REZ-2026-0027 and Primary Development Plan PDP-2026-0015 – Beacon Street Housing
APPLICANT:	Marian Development Group LLC
LOCATION:	2000 Block of Beacon Street
REQUEST:	To rezone from R1/Single-Family Residential to R3/Multiple-Family Residential to permit a workforce housing development
LAND AREA:	8.71 acres
PRESENT ZONING:	R1/Single-Family Residential
PROPOSED ZONING:	R3/Multiple-Family Residential
ADJACENT ZONING & LAND USES:	North: R3/Multiple-Family Residential and C2/Limited Commercial (apartments & counseling agency) South: C1/Professional Office and Personal Services (treatment facility) East: RP/Planned Residential (assisted living) West: R3/Multiple-Family Residential (treatment facility)
NEIGHBORHOOD ASSOCIATIONS:	Northeast Area Partnership, Community Development Department of Neighborhoods

SITE HISTORY

- The site contained a communications tower for approximately thirty years, but is currently vacant.

DISCUSSION

The applicant is requesting to rezone the parcel from R1/Single-Family Residential to R3/Multiple-Family Residential and to approve a primary development plan for a workforce housing development. The site is located on the southeast corner of Beacon Street and Forest Avenue.

The submitted development plan shows a total of eight buildings, seven which are proposed to be three stories in height, with twenty-four units each. These will be a mixture of 60 one-bedrooms, 60 two-bedrooms, and 48 three-bedroom units. The eighth building is proposed to be a one-story clubhouse. Parking is shown on both sides of the private drive, which loops around three of the proposed buildings, connecting to two access points onto Beacon Street. There is a 75-foot statutory regulated drain easement for the Baldwin Main Regulated Drain that is located on the west side of this site. The applicant will need to work with City Utilities in regard to the possible relocation of this drain, easement encroachment, etc., to allow for the location of the proposed clubhouse. Two dumpsters are shown in the back two corners and include the required fence enclosure, and sidewalks are shown along all required locations. Although not completed yet, the applicant will be submitting a landscape plan that meets the ordinance.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

- The project site is located within the Priority Investment Area. The following Goal would be applicable and supportive of this request:
- **LUD Goal 1** – Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas.

Overall Land Use Policies

- The following Land Use Policies would be applicable and supportive of this request:
LUD Policy 1: Support and promote a diversity of housing types within the applicable land use categories defined in this chapter.
LUD Policy 2: Promote complete neighborhoods through sustainable development, preservation, and growth by encouraging and enhancing mixed use neighborhood areas.

Generalized Future Land Use Map

- The project site is located within the Institutional generalized land use category.
- Adjacent properties are categorized as Institutional to the south and west, Neighborhood Commercial to the north, and Mixed Residential to the east.

Overall Land Use Related Action Steps

- **LUD Goal 1** Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas.

Compatibility Matrix

- The proposed use is permitted in R3/Multiple Family Residential which is considered compatible with the Generalized Future Land Use category of Institutional.

Other Applicable Plans: None

Below are 5 items the Plan Commission shall pay reasonable regard to set forth by State Code. The applicant submitted answers to the questionnaire following this report.

1. The Comprehensive Plan;
2. Current conditions and the character of current structures and uses in the district;
3. The most desirable use for which the land in the district is adapted;
4. The conservation of property values throughout the jurisdiction;
5. Responsible development and growth.

To date, staff have received no remonstrance against the proposal.

DEPARTMENT REVIEW:

Fire Department: No comments at time of notebook printing

Stormwater Engineering: Reviewed with comments

Water Engineering: Reviewed with comments

Sewer Engineering: Reviewed with comments

Traffic Engineering: Reviewed with comments

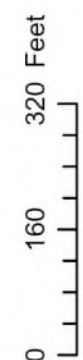
Park Department: Reviewed with comments

ACSO Regulated Drain: Reviewed with comments

Floodplain Manager: Not Applicable

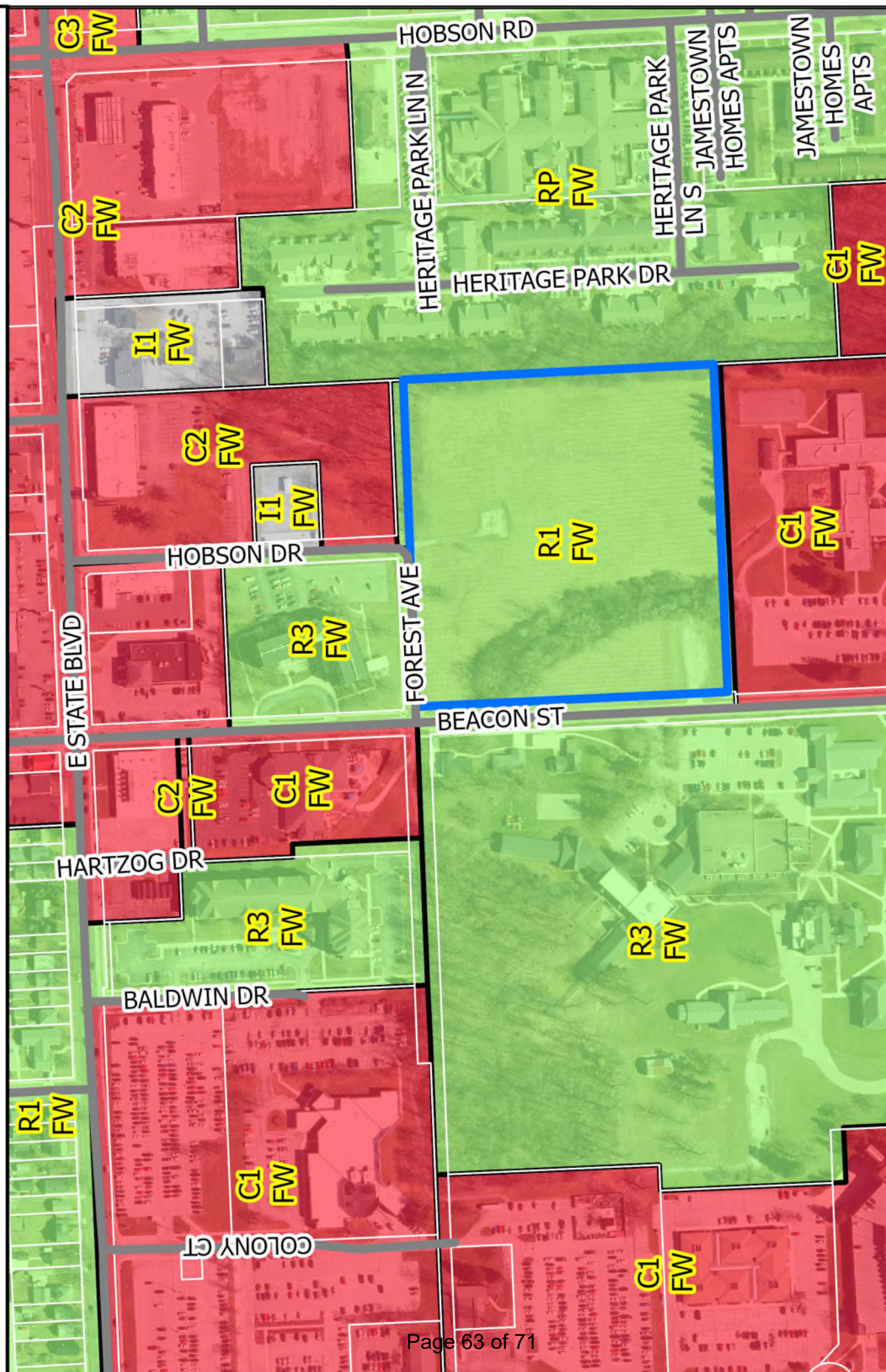
Staff recommends that a Plan Commission approval include the following conditions:

1. Approval of Rezoning Petition REZ-2026-0027 will be received by Common Council.
2. Secondary development plans will be submitted through the principal office of the Fort Wayne Plan Commission. These plans should be construction document level of detail. Applicants will contact Plan Commission staff prior to submitting for secondary to ensure all primary conditions have been met.
3. The applicant will submit a landscape plan during secondary submittal that meets the intent of the zoning ordinance. Species chosen on the landscaping plan will be included on the secondary plans to verify that planting choices are noninvasive.
4. Dumpster screening is required to be constructed with either a wood or a vinyl fence or masonry structure and will include a gate.
5. All site and building lighting will use sharp cut-off type fixtures as defined by the Illuminating Engineers Society of North America (IESNA). A photometrics plan will be submitted showing no footcandles emanating on the west side of the development site, adjacent to the Longwood subdivision.
6. Signage will meet zoning ordinance requirements.
7. Addresses will be assigned to this development by DPS staff. Street names will be reviewed and approved by Staff and E-911/Sheriff's Communications. Contact DPS Staff to request addresses and final street name approvals prior to submittal of the secondary development plan.
8. This approval by the Commission shall be valid for a period of twenty-four (24) months from the date of the approval. If secondary approval of the plat is not obtained within that twenty-four (24) month period, the primary approval of this subdivision shall be null and void, unless an extension is obtained pursuant to §157.301(C)(4)(f)(ii).



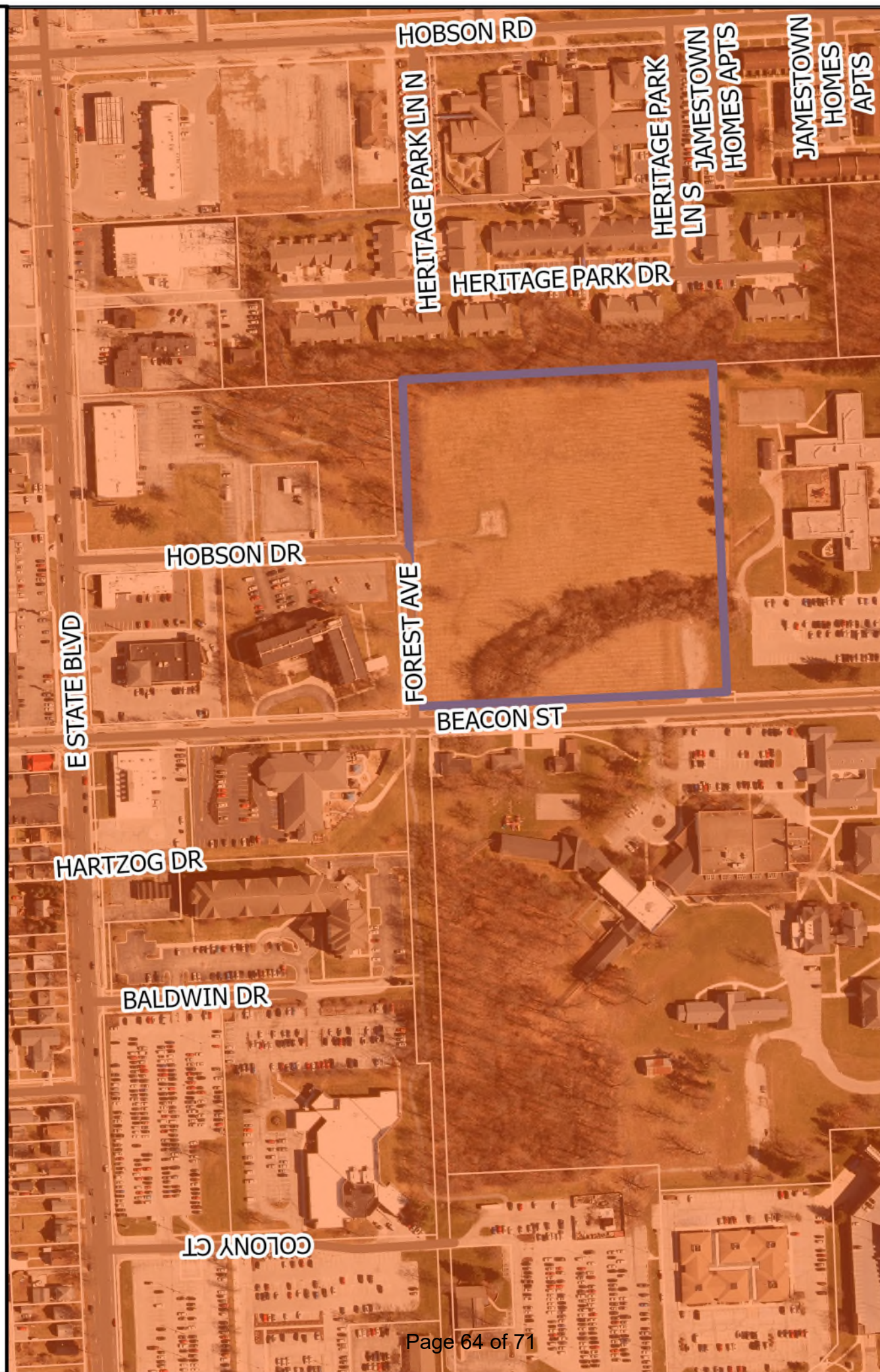
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HOBSON RD

HERITAGE PARK LN N

HERITAGE PARK

LN S JAMESTOWN

HOMES APTS

JAMESTOWN

HOMES

APTS

HERITAGE PARK DR

HOBSON DR

FOREST AVE

BEACON ST

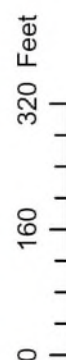
E STATE BLVD

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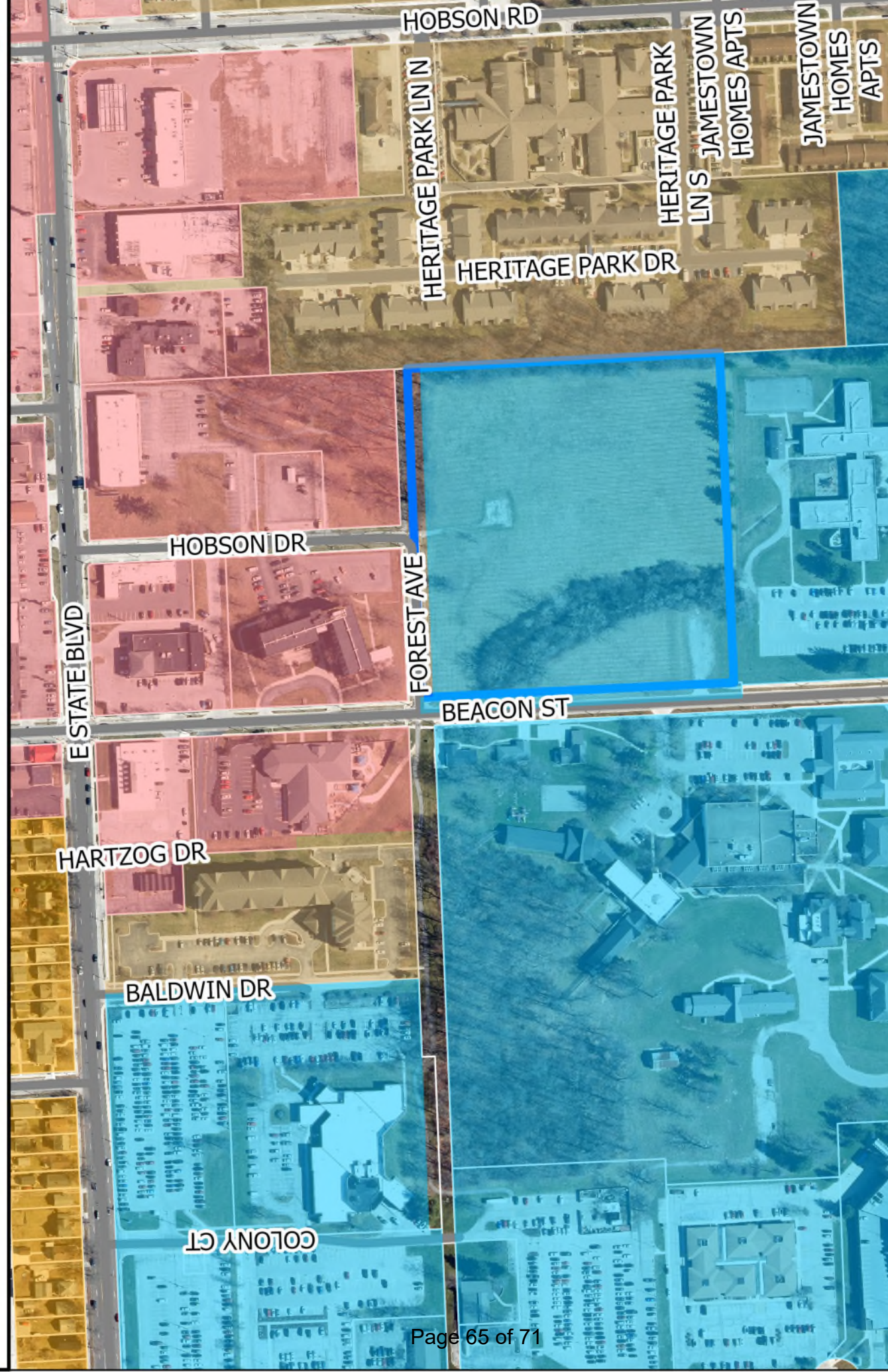
BALDWIN DR

COLONY CT

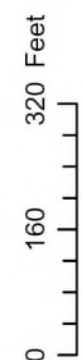
Priority Investment Area



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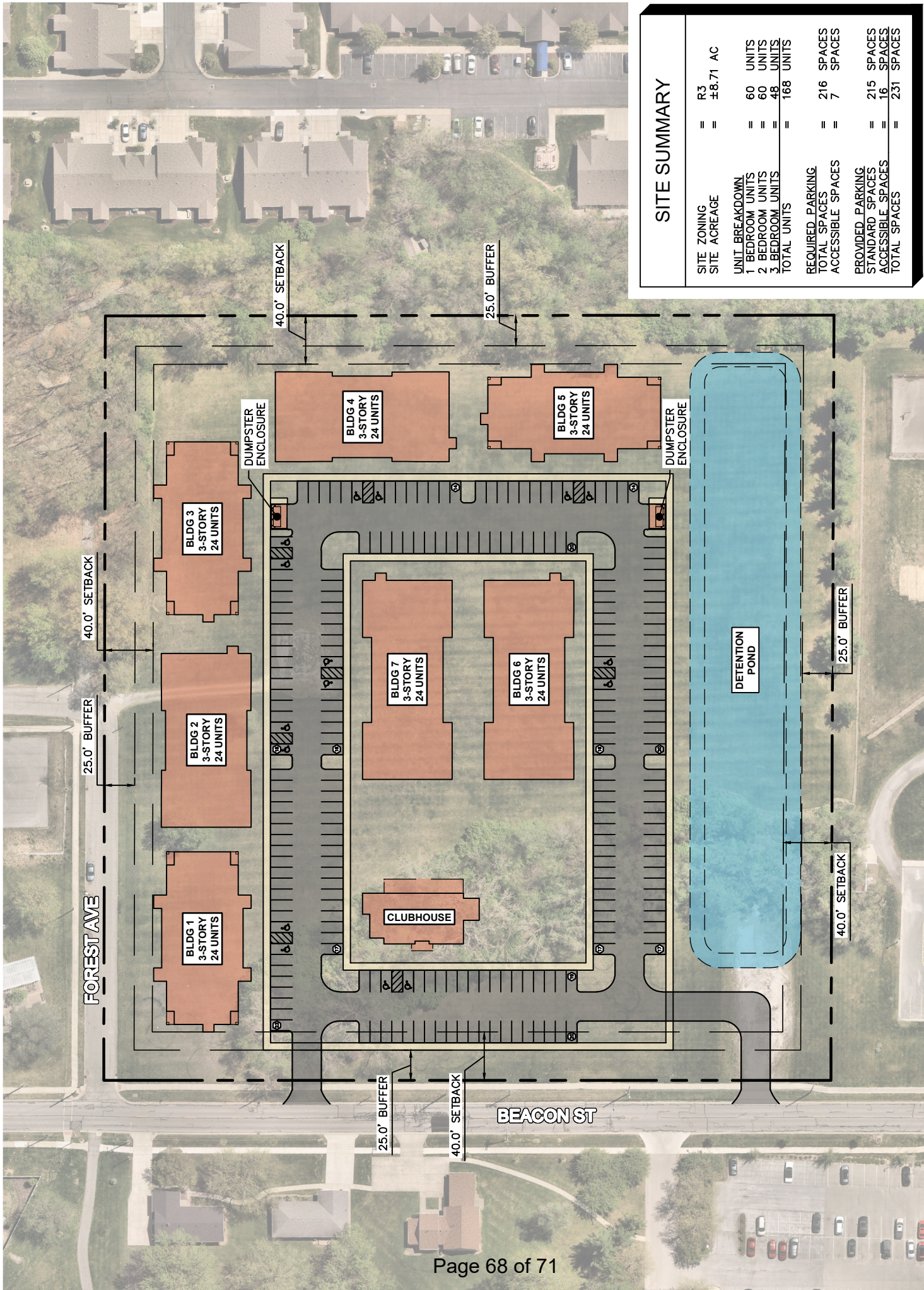


- Traditional Neighborhood
- Institutional
- Mixed Residential
- Neighborhood
- Commercial



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

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North American Datum 1983
State Plane Coordinate System, Indiana East
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SITE SUMMARY			
SITE ZONING	=	R3	
SITE ACREAGE	=	±8.71 AC	
UNIT BREAKDOWN			
1 BEDROOM UNITS	=	60 UNITS	
2 BEDROOM UNITS	=	60 UNITS	
3 BEDROOM UNITS	=	48 UNITS	
TOTAL UNITS	=	168 UNITS	
REQUIRED PARKING			
TOTAL SPACES	=	216 SPACES	
ACCESSIBLE SPACES	=	7 SPACES	
PROVIDED PARKING			
STANDARD SPACES	=	215 SPACES	
ACCESSIBLE SPACES	=	16 SPACES	
TOTAL SPACES	=	231 SPACES	

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 Exhibit B

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

See attached Exhibit B

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

See attached Exhibit B

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

See attached Exhibit B

- (5) Responsible development and growth.

See attached Exhibit B

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*



Exhibit B
Rezoning Questionnaire

The Rezoning Petition Satisfies the:

1. Comprehensive Plan:

The proposed rezoning satisfies and is consistent with the All-In Allen Comprehensive Plan. The Plan situates the subject property within a Primary Investment Area. These areas are locations where private investment should be prioritized to address market gaps and strengthen established neighborhoods. The subject property sits within the heart of the Parkview Randallia campus and is surrounded by active residential and institutional uses. It is ideally positioned to support reinvestment that builds momentum among private developers, like The Marian Development Group.

The Plan's Generalized Future Land Use Map further supports the rezoning and the proposed development. While the subject property is designated Institutional, it is bordered by Mixed Residential and Neighborhood Commercial areas, and it exists within an established residential environment. Notably, all three named use categories (Institutional, Mixed Residential, and Neighborhood Commercial) specifically identify multiple-family residential development as an appropriate and intended use in their respective areas. The proposed R3 zoning and multi-family residential development at the subject property reflect the Plan's vision for integrated residential growth adjacent to employment centers, healthcare facilities, and neighborhood amenities.

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

While currently zoned R1, the subject property is located squarely within an established multi-family and institutional corridor. The property is bordered on the north by Beacon Heights, an existing multi-family residential development; on the east by Heritage Park, a senior living community; and on the west by Crossroad Child and Family Services. Immediately south is the Parkview Behavioral Health Institute, and the broader Parkview Randallia campus defines the character of the area as a mix of residential, healthcare, and institutional uses rather than single-family development.

Surrounding zoning further confirms that the proposed R3 classification reflects existing conditions at the subject property. Properties to the east, north, and west are already zoned R3 or RP, with additional R3 zoning located just south of the subject property beyond the adjacent C1-zoned property. Multiple multi-family developments exist throughout the immediate and nearby area, and the presence of hospitals, senior living, and other residential communities has established a multi-family residential character in the area. Rezoning the subject property to R3 would bring this property's zoning into alignment with the surrounding land uses and allow for a development that fits naturally within the existing character of this portion of Fort Wayne.

3. Most desirable use for which the land in the district is adapted:

In addition to the above, the proposed development of the subject property as a multi-family, workforce housing development directly supports the City of Fort Wayne's expressed goal of expanding affordable and attainable housing options in appropriate locations. The site's close proximity to major employment centers, healthcare facilities, retail, and public amenities (including multiple parks and trails) makes it especially well positioned for this type of development. Thus, a multi-family residential development at this location will additionally grant its residents reduced transportation burdens and greater access to nearby amenities. In short, permitting R3 zoning at this location would allow the city to respond to demonstrated affordable housing needs while making efficient use of property in an area primed for continued residential growth.

4. Conservation of property values throughout the jurisdiction:

The subject property is located within an established multi-family and institutional corridor and is surrounded by apartment communities, senior living developments, and healthcare facilities. Multi-family residential development is already prevalent throughout the immediate area, and the market has long adjusted to the residential density and activity associated with these uses. As a result, any impacts typically attributed to multi-family development are already reflected in surrounding property values and land uses.

Moreover, the proposed development is a high-quality, professionally designed workforce housing community that will stand out as visually appealing and intentionally designed. As such, the development will likely enhance the character of the surrounding multi-family residential area and encourage continued investment in the broader neighborhood.

5. Responsible development and growth:

The proposed rezoning represents responsible development and growth by directing multi-family residential growth to an area already well served by infrastructure, transportation networks, and public services. The subject property is located within a developed portion of the city and is surrounded by compatible uses while simultaneously being adjacent to major employment and healthcare centers. Allowing R3 zoning at this location promotes efficient land use and is consistent with the sound principles of city planning—as evidenced by the All-In Allen Comprehensive Plan's classifications of the subject property.

This request is further supported by the experience and qualifications of the applicant. Marian Development Group is a proven multi-family developer with a track record of delivering beautifully constructed workforce and affordable housing developments. Their focus on quality construction and professional property management ensures that the proposed development will be a durable and beneficial addition to this historic Fort Wayne neighborhood. The combination of an appropriate site, a demonstrated need for these sorts of housing options, and an experienced developer results in a proposed project that epitomizes responsible development and growth.