





## 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;

This parcel is designated and targeted as a future complete neighborhood for development as shown on the 2023, "All in Allen" Comprehensive Plan.

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

This site is an existing farm field with small wooded areas. The adjacent uses are agricultural to the West, with residential areas to the North, South and East. All surrounding zoning is A1, except to the East where there is R1.

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

This development is highly desirable and prime for residential development with it being located in SACS district. This, along with its close proximity to Interstate 69, FWA, Amazon, and the proposed IU Health Facility.

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

This development will be all single family residential and should conserve and/or raise the values of the adjacent properties.

- (5) Responsible development and growth.

This shows responsible development and growth since this is a prime development parcel per the comprehensive plan, especially with its close proximity to FWA, Amazon, the proposed IU Health facility, and Interstate 69.

### 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  
Development Plan and Plat Application**

**Project Name** Communities of Calusa

**Applicant**

Applicant Name: Coverdale Development, LLC, c/o Jeff Thomas  
 Address: 9601 Coldwater Road City: Fort Wayne State: IN Zip: 46825  
 Email (type or print): [REDACTED]

**Property Ownership**  Same as applicant

Owner Name: Coverdale Development, LLC & Coverdale Development Holdings LLC  
 Address: 9601 Coldwater Road City: Fort Wayne State: IN Zip: 46825  
 Email (type or print): [REDACTED]

**Primary Contact Person**  Same as applicant

All staff correspondence will be sent only to the designated primary contact person  
 Primary Contact: Joseph R. Herendeen  
 Address: 7203 Engle Road City: Fort Wayne State: IN Zip: 46804  
 Email (type or print): [REDACTED]

**Architect/Engineer or Surveyor**

Arch/Eng/Surveyor: Joseph R. Herendeen Indiana Registration #: LS20900190  
 Address: 7203 Engle Road City: Fort Wayne State: IN Zip: 46804  
 Email (type or print): [REDACTED]

**Planning Jurisdiction**

- Allen County Planning Jurisdiction  Town of Grabill  Town of Monroeville  
 City of Fort Wayne  Town of Huntertown  City of Woodburn

**Requesting Approval For:**  Primary  Secondary  Amended

- Development Plan  
 Plat  
 Minor Plat

**Property Information**

Development Address or PIN#: 10500-11500 block of Coverdale Road  
 Size of Development: 220.169 ac. (number of lots) 689 (number of units) \_\_\_\_\_ (GFA – square feet)  
 Present Zoning: R1 & R3 applied for Proposed Height \_\_\_\_\_ Proposed Stories \_\_\_\_\_  
 Total Acreage of Site: 220.169 ac. Township Name: Lafayette Township Section Number: 12  
 Sewer Provider: City of Fort Wayne Water Provider: City of Fort Wayne  
 Proposed Streets:  Public and county/city maintained  Private and privately maintained

**Filing Requirements**

- Application signed by property owner(s)  
 Applicable filing fees (check payable to the Allen County Treasurer)  
 Civil and landscape plans submitted electronically  
 Boundary Survey and Legal Description submitted electronically  
 Waiver request application (if applicable)  
 Proposed restrictive covenants (if applicable)

**Acknowledgements and Signatures**

- I/We understand and agree, upon execution and submission of this application, that I/We agree to abide by all provisions of the applicable zoning ordinance to the property (unincorporated Allen County, City of Fort Wayne, Town of Grabill, Town of Huntertown, Town of Monroeville, or City of Woodburn), as well as all procedures and policies of the applicable Plan Commission.
- 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.

Jeff Thomas printed name of applicant [Signature] signature of applicant \_\_\_\_\_ date  
Jeff Thomas printed name of property owner [Signature] signature of property owner \_\_\_\_\_ date

STAFF USE ONLY			
Received	Receipt Number	Hearing Date	Petition Number
2-3-26	113420	3-12-26	PP-2026 -





Primary Plat of:

# COMMUNITIES OF CALUSA

A subdivision of part of the Northeast and  
Southeast Quarters of Section 12,  
Township 29 North, Range 11 East, Allen County, Indiana.  
Page 2 of 3

Developer:  
Coverdale Development, LLC  
9601 Coldwater Road  
Fort Wayne, IN 46825  
Tel: 260/489-2000

Surveyor:  
Spicer Land Surveying, Inc.  
7203 Engle Road  
Fort Wayne, IN 46804  
Tel: 260/469-3300

### Symbol Legend

- Elevation
- Manhole
- Fire Hydrant
- Proposed Lane
- Proposed Street Light
- Proposed Sanitary Sewer
- Proposed Storm Sewer
- Proposed Water Lines
- Existing Sanitary Sewer
- Existing Storm Sewer
- Existing Water Lines

NOTES:  
1. All Building lines shown herein are 25 feet.  
2. All front yard easements are 20 foot Utility  
Easements unless noted otherwise.  
3. All rear yard easements are 10 foot Utility & Surface  
Easements unless noted otherwise.  
4. All side yard easements are 7 foot Utility & Surface  
Drainage Easements unless noted otherwise.  
5. U&S.D.E. denotes Utility & Surface Drainage  
Easement.



SCALE IN FEET:  
0 100 200  
Original Map Scale: 1"=100'  
Date: February 2, 2026



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### Symbol Legend

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- Manhole
- Proposed Street Light
- Proposed Sanitary Sewer
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- Existing Sanitary Sewer
- Existing Storm Sewer
- Existing Water Lines

- Notes:**
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  4. All side yard encasements are 7 foot Utility & Surface Drainage Encasements unless noted otherwise.
  5. U.S.S.D.F. denotes Utility & Surface Drainage Encasement.





