1	#REZ-2013-0104
2	BILL NO. Z-13-08-20
3	ZONING MAP ORDINANCE NO. Z
4	AN ORDINANCE amending the City of Fort Wayne
5	Zoning Map Nos. N-10 and O-10 (Sec. 1 of Wayne Township)
6	BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
7	INDIANA:
8	SECTION 1. That the area described as follows is hereby designated an R1 (Single
9	Family Residential) District under the terms of Chapter 157 Title XV of the Code of the City
10	of Fort Wayne, Indiana:
11	Lots 1 through 10 of Pixleys Subdivision, as recorded in B5A, Page 14 in the Office of the
12	Recorder of Allen County Indiana; together with:
13	Lots 366 through 369, 372 through 375, 384 through 387, 390 through 393, 402 through 406, 420 through 426, Lot A, and Lot B of Lakeside Park Addition, as recorded in B1B,
14	Page 54 in the Office of the Recorder of Allen County, Indiana; together with:
15	Lots 28 through 33 of Lakeside Park Addition, Plat A, Amended, as recorded in B1B, Page 74 in the Office of the Recorder of Allen County, Indiana; together with:
16	Lots 683 through 706 of Lakeside Park Addition, Plat C, as recorded in B4B, Page 77 in the
17	Office of the Recorder of Allen County, Indiana.
18	and the symbols of the City of Fort Wayne Zoning Map Nos. N-10 and O-10 (Sec. 1 of
19	Wayne Township), as established by Section 157.082 of Title XV of the Code of the City of
20	Fort Wayne, Indiana is hereby changed accordingly.
21	SECTION 2. That this Ordinance shall be in full force and effect from and after its
22	passage and approval by the Mayor.
23	
24	Council Member
25	APPROVED AS TO FORM AND LEGALITY:
26	
27	Carol T. Helton, City Attorney
28	

## City of Fort Wayne Common Council **DIGEST SHEET**

## **Department of Planning Services**

Title of Ordinance: Zoning Map Amendment

Case Number: REZ-2013-0104
Bill Number: Z-13-08-20
Council District: 2 - Russ Jehl

Introduction Date: August 27, 2013

Plan Commission

Public Hearing Date: September 9, 2013

Next Council Action: Ordinance will return to Council after recommendation by the

Plan Commission

Synopsis of Ordinance: To rezone approximately 15 acres of property from R2-Attached Single

Family and Two-Family Residential and R3-Multiple Family Residential to

R1-Single Family Residential

Location: Within the Northside Neighborhood, bounded approximately by Elmwood

Avenue and Tennessee Venue on the north, California Avenue on the east,

Lake Avenue on the south and Tecumseh Street on the West.

Reason for Request: This petition is a Residential Downzoning, a tool of the planning department

to allow neighborhood associations to downzone large areas to a lower, less

intensive zoning district.

Applicant: Northside Neighborhood Association, initiated by the Fort Wayne Plan

Commission

Property Owners: various, see file

Related Petitions: None

Effect of Passage: Property will be downzoned to R1-Single Family Residential which will help

fulfill the policies of the Comprehensive Plan, such as "In R2 and R3 zoning districts where the predominant land use is still single family residential, discourage the further subdividing of single-family homes to two-family

or multiple family structures."

Effect of Non-Passage: The property will remain zoned R2-Attached Single Family and Two Family

Residential and R3-Multiple Family Residential, allowing single-family homes to continue to be subdivided, which is in conflict with some of the policies of the Northside Community Development Action Plan, which call for "Work with City Planning to identify areas within the Northside neighborhood that would benefit from downzoning to an R1 zoning classification: Initiate a residential downzoning petition process in

accordance with Plan Commission requirements."





## **Department of Planning Services Rezoning Petition Application**

Ē	Applicant Fort Wayne Plan Commission					
Applicant	Address 200 East Berry Street	et, Suite 150				
	City Fort Wayne	State Indiana	Zip <u>4680</u>	)2		
	Telephone 260-449-7607					
Property Ownership	Property Owner Various - Se					
	Address					
	City					
	Telephone	Fax	E-mail			
Contact Person	Contact Person City of Fort Wayne Community Development					
	Address 200 East Berry Street	et, Suite 320				
	City Fort Wayne	State Indiana	Zip <u>4680</u>	2		
0 -	Telephone	Fax	E-mail			
	All staff corres	oondence will be sent only to	the designated contact	person.		
	☐ Allen County Planning Ju	risdiction 🗹 City of Fo	ort Wayne Planning	g Jurisdiction		
	Address of the property Vario			-		
	Present Zoning R2 & R3 Pro		_ Acreage to be rez	coned 215	<u></u>	
st	Proposed density			units per	acre	
Request	Township name Wayne					
<u>జ</u>	Purpose of rezoning (attach additional page if necessary)  Downzone a portion of the North Signature of the North					
	Sewer provider Fort Wayne	Water	provider Fort Wa	yne		
			irements are submitte	d with this applica	tion.	
	Applications will not be accepted u					
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ling rements	Please contact staff for applicable  Applicable filing fee  Applicable number of sur	filing fees and plan/survey subveys showing area to be re	omittal requirements.			
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