

1 **#REZ-2021-0061**

2 **BILL NO. Z-21-11-13**

3
4 **ZONING MAP ORDINANCE NO. Z-_____**

5 **AN ORDINANCE amending the City of Fort Wayne**
6 **Zoning Map No. D-07 (Sec. 18 of Wayne Township)**

7
8 **BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,**
9 **INDIANA:**

10 SECTION 1. That the area described as follows is hereby designated an RP
11 (Planned Residential) District under the terms of Chapter 157 Title XV of the Code of the
12 City of Fort Wayne, Indiana:

13 The North 291 feet of the East 208 feet of Lot Number 1 in Rousseau's Third Garden
14 Addition to the City of Fort Wayne, Allen County, Indiana, according to the plat thereof,
15 recorded in Plat Record 6, Page 65, in the Office of the Recorder of Allen County, Indiana,
16 excepting the South 95.5 feet of said North 291 feet and except the East 25 feet thereof
17 appropriated for the opening of Getz Road, reference being had to Commissioners Record 7
18 Page 241, in the Office of the Auditor of Allen County, Indiana. Also known as the North
19 195.5 feet of the East 208 feet except the East 25 feet, of Lot Number 1 in Rousseau's Third
20 Addition, as recorded in the plat thereof in the Office of the Recorder of Allen County,
21 Indiana.

22 and the symbols of the City of Fort Wayne Zoning Map No. D-07 (Sec. 18 of Wayne
23 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
24 Wayne, Indiana is hereby changed accordingly.

25 SECTION 2. If a written commitment is a condition of the Plan Commission's
26 recommendation for the adoption of the rezoning, or if a written commitment is modified and
27 approved by the Common Council as part of the zone map amendment, that written
28 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:

Carol T. Helton, City Attorney

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2021-0061
Bill Number: Z-21-11-13
Council District: 4-Jason Arp

Introduction Date: November 23, 2021

Plan Commission
Public Hearing Date: December 6, 2021 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 0.82 acres from R1/Single Family Residential to
RP/Planned Residential.

Location: 2920 Getz Road

Reason for Request: To allow for a ten-unit townhome development.

Applicant: New World Enterprise, LLC

Property Owner: New World Enterprise, LLC

Related Petitions: Primary Development Plan, Getz Road Development

Effect of Passage: Property will be rezoned to the RP/Planned Residential zoning district,
which will allow the site to be redeveloped into a multiple family
residential project.

Effect of Non-Passage: The property will remain zoned R1/Single Family Residential, and may
be used for a single family house.

Department of Planning Services
Rezoning Petition Application

REZ - 2021 - 0061

Applicant

Applicant NEW WORLD ENTERPRISE, LLC
Address 3633 HERON PRESERVE TRL
City FORT WAYNE State IN Zip 46814
Telephone 260-485-7077 Fax _____ E-mail mohsin4u@msn.com

Property
Ownership

Property Owner NEW WORLD ENTERPRISE, LLC
Address 2920 GETZ ROAD
City FORT WAYNE State IN Zip 46804
Telephone 260-452-4592 Fax _____ E-mail mohsin4u@msn.com

Contact
Person

Contact Person RAFIK ELSHERIF
Address 1220 RUSTON PASS
City FORT WAYNE State IN Zip 46825
Telephone 260-416-8600 Fax _____ E-mail relsherif@az-engineering.net

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

Request

☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property 2920 Getz Road
Present Zoning R1 Proposed Zoning RP Acreage to be rezoned 0.821
Proposed density _____ units per acre
Township name Wayne Township section # 18
Purpose of rezoning (attach additional page if necessary) DEVELOPMENT OF
TOWNHOMES, CONSISTS OF SEMI ATTACHED RESIDENTIAL
UNITS WITH GRAGE AT THE MAIN FLOOR
Sewer provider CITY OF FORT WAYNE Water provider CITY OF FORT WAYNE

Filing
Requirements

*Applications will not be accepted unless the following filing requirements are submitted with this application.
Please contact staff for applicable filing fees and plan/survey submittal requirements.*

- ☒ Applicable filing fee
☐ Applicable number of surveys showing area to be rezoned (plans must be folded)
☐ Legal Description of parcel to be rezoned
☐ Rezoning Questionnaire (original and 10 copies) County Rezoning Only

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 Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Allen County Plan Commission 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; and that I/we agree to pay Allen County the cost of notifying the required interested persons at the rate of \$0.85 per notice and a public notice fee of \$50.00 per Indiana code.

NEW WORLD ENTERPRISE, LLC
(printed name of applicant)

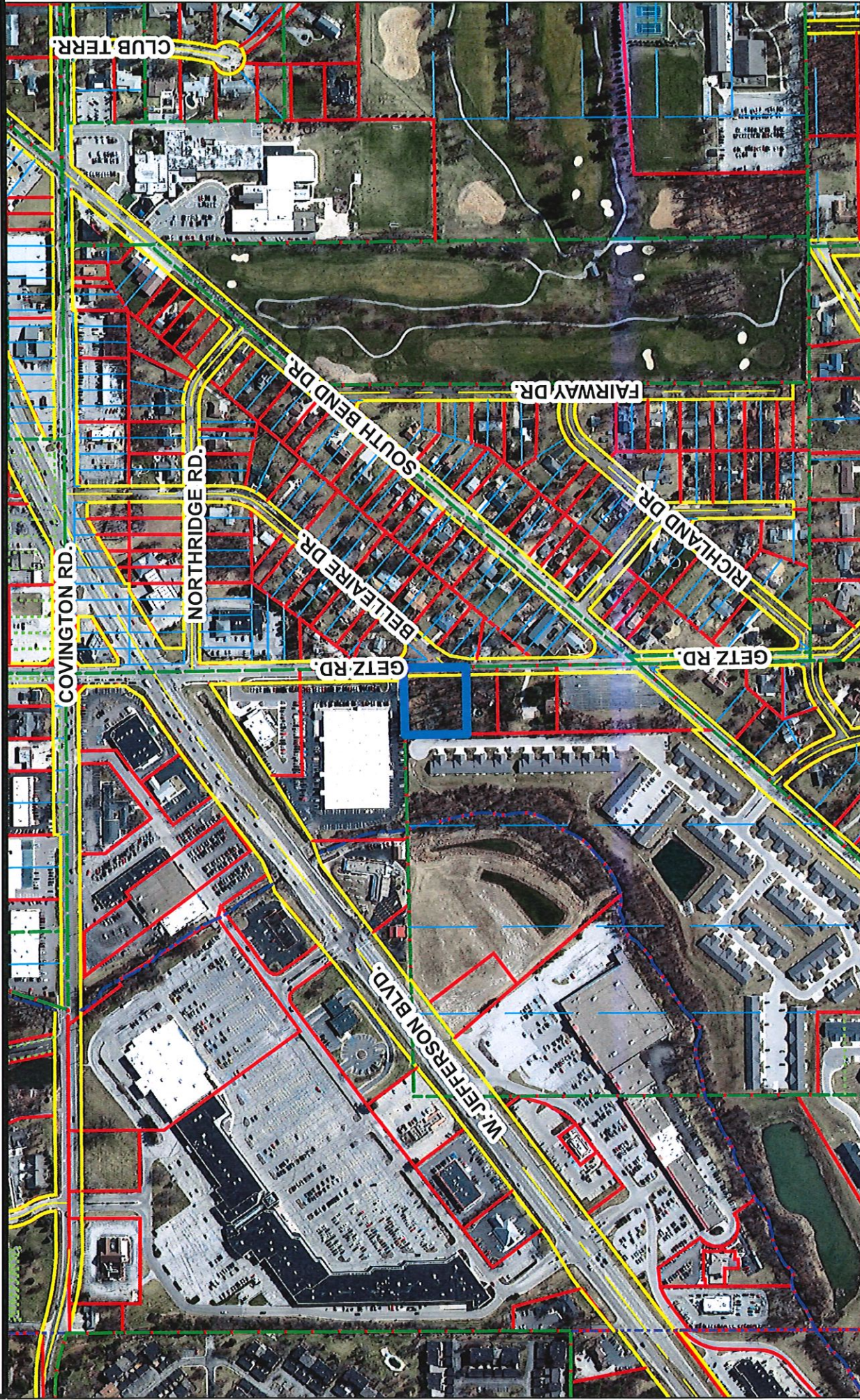
Mohsin Hasnein
(signature of applicant)

11-02-2021
(date)

NEW WORLD ENTERPRISE, LLC
(printed name of property owner)

Mohsin Hasnein
(signature of property owner)

11-02-2021
(date)



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: 11/17/2021

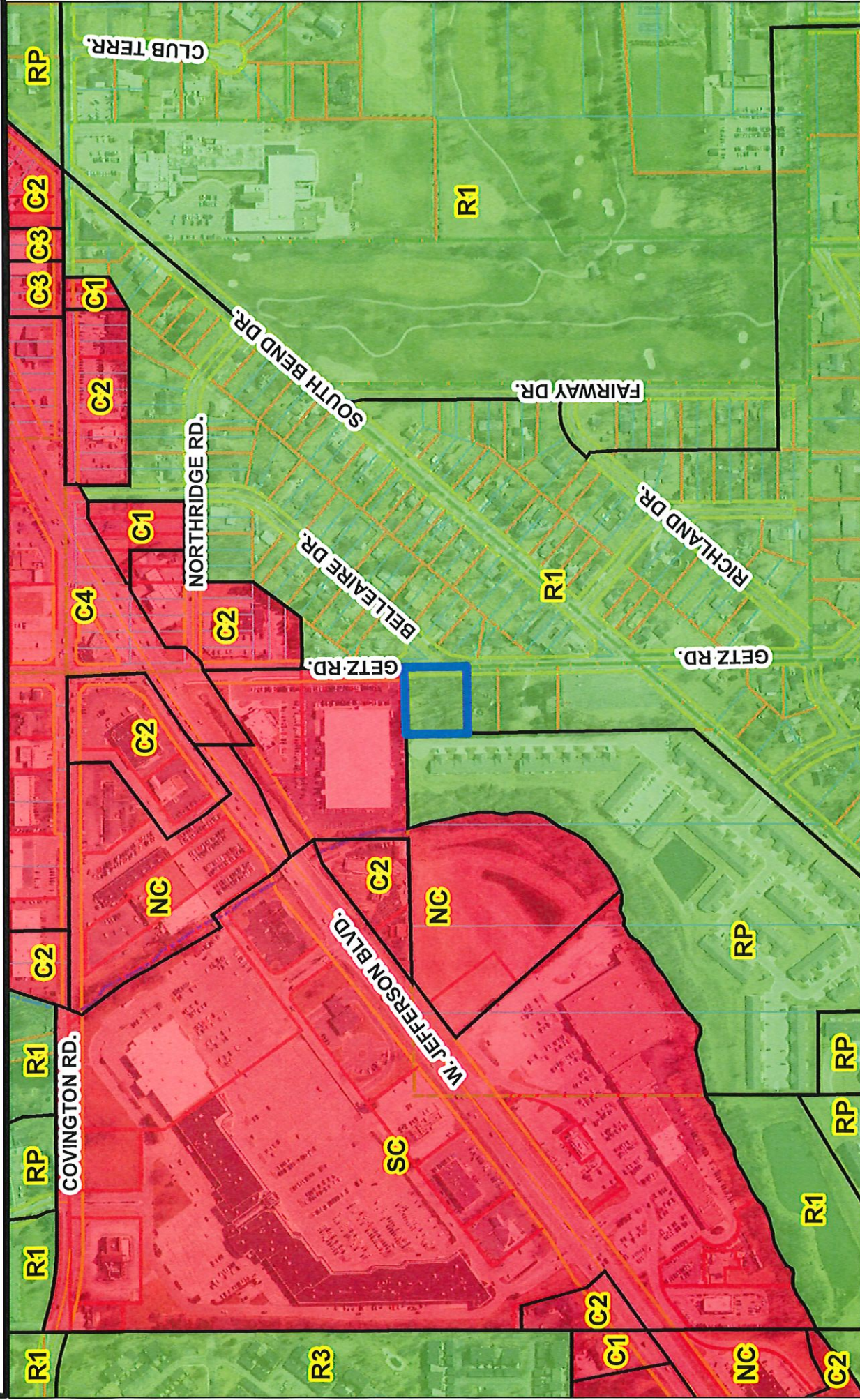
0 250 500 Feet



1 inch = 400 feet

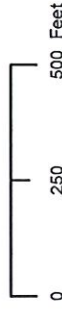


REZ-2021-0061 and PDP-2021-0044 2920 Getz Road Development



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