

#REZ-2023-0004

BILL NO. Z-23-02-36

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. L-23 (Sec. 26 of Wayne 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 C2 (Limited
Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
Wayne, Indiana:

Lot Numbered 271 in Fairfield Terrace Addition, Section "B", an addition to the City
of Fort Wayne, Allen County, as recorded in Plat Book 11, pages 52-53 in the Office
of the Recorder of Allen County, Indiana.

and the symbols of the City of Fort Wayne Zoning Map No. L-23 (Sec. 26 of Wayne
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.

1
2
3 SECTION 3. That this Ordinance shall be in full force and effect from and after its
4 passage and approval by the Mayor.

5
6 _____
Council Member

7 APPROVED AS TO FORM AND LEGALITY:

8
9 _____
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-2023-0004
Bill Number: Z-23-02-36
Council District: 5-Geoff Paddock

Introduction Date: February 28, 2023

Plan Commission
Public Hearing Date: March 13, 2023 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 0.119 acres from R1/Single Family Residential to C2/Limited Commercial

Location: 5825 Fairfield Avenue

Reason for Request: To add this parcel to the proposal for a new laundromat and tenant space.

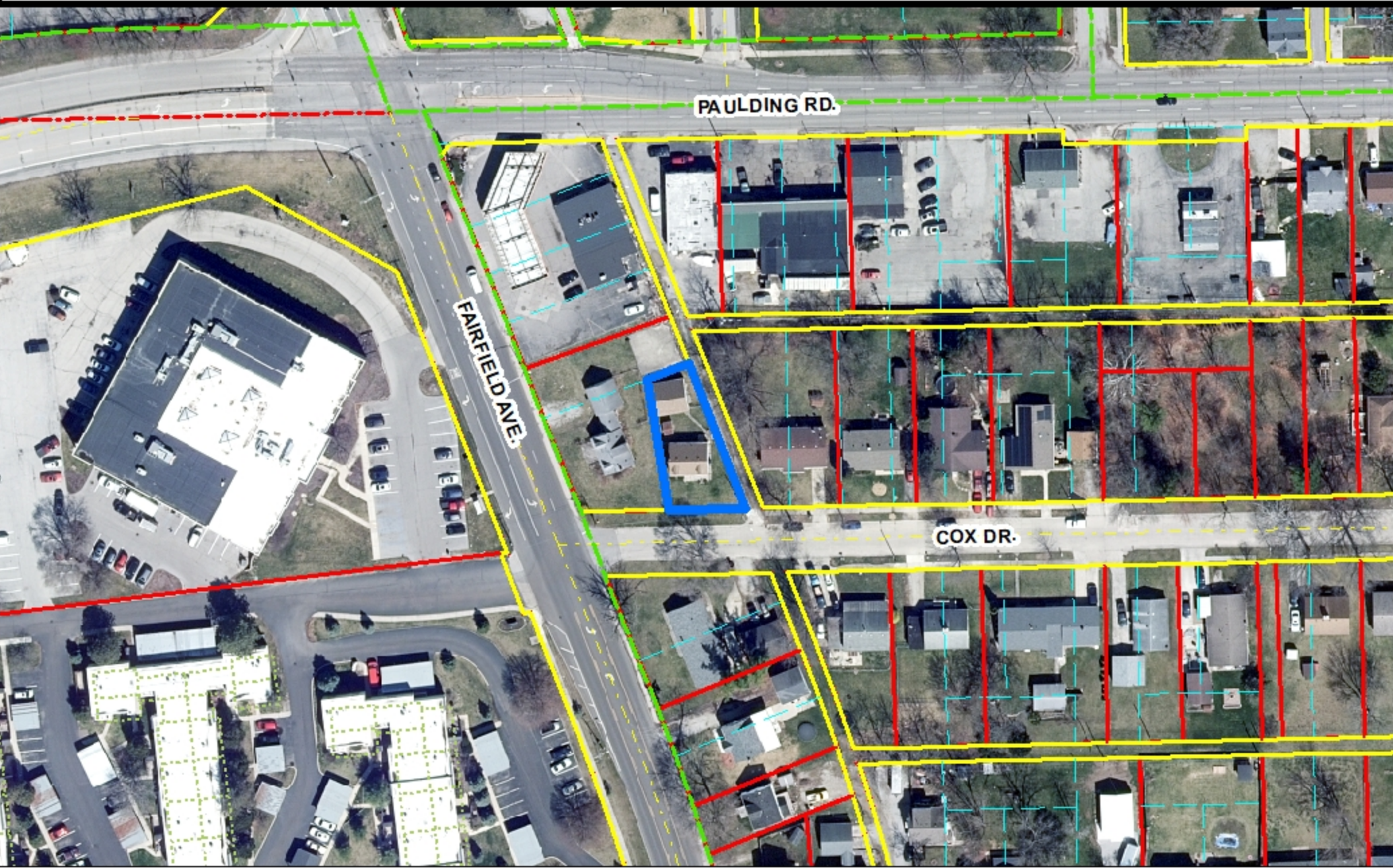
Applicant: Humaidi Group LLC

Property Owners: Humaidi Group LLC

Related Petitions: PDP-2023-0004 – Fairfield Laundromat

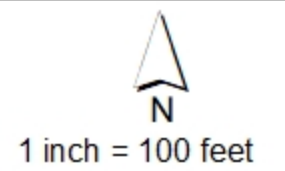
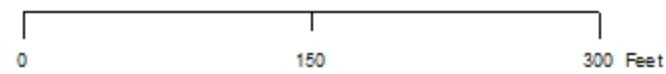
Effect of Passage: Property will be rezoned to the C2/Limited Commercial zoning district, which will allow the development of a neighborhood laundromat and tenant space.

Effect of Non-Passage: The property will remain zoned R1/Single Family Residential, which supports the existing house.



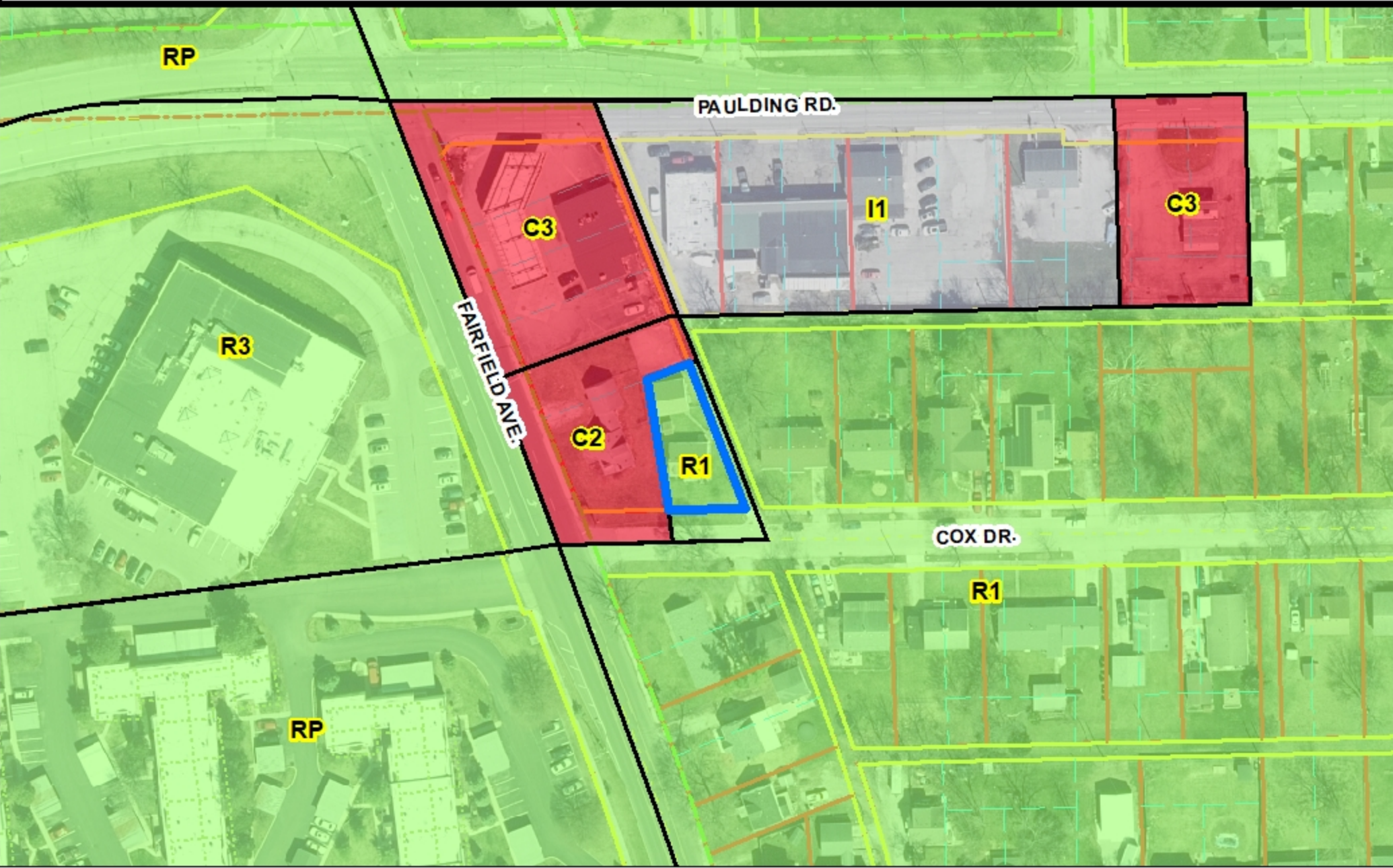
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 2/22/2023



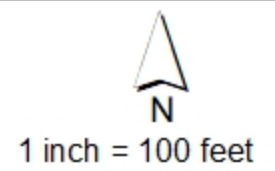
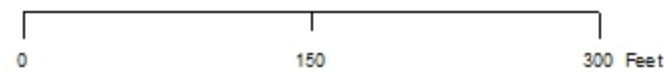


Rezoning Petition REZ-2023-0004 and Primary Development Plan PDP-2023-0004 - Fairfield Laundromat

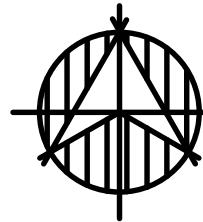


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 2/22/2023





 **COLOR
SITE PLAN** SCALE: 1"=20'-0"


LAUNDROMAT
FAIRFIELD AVE. @ PAULDING RD.
FORT WAYNE, INDIANA 46807

1/25/25

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

