

#REZ-2023-0022

BILL NO. Z-23-06-04

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. N-15 (Sec. 24 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 an R3
(Multiple Family Residential) District under the terms of Chapter 157 Title XV of the Code of
the City of Fort Wayne, Indiana:

Lots Numbered One (1), Two (2), Three (3) and Four (4) in Doebrmann's Addition
to the City of Fort Wayne, Allen County, Indiana, as per plat thereof recorded in Plat
Record 12, page 36, in the Office of the Recorder of Allen County, Indiana

and the symbols of the City of Fort Wayne Zoning Map No. N-15 (Sec. 24 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.

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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
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City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2023-0022
Bill Number: Z-23-06-04
Council District: 6-Sharon Tucker

Introduction Date: June 6, 2023

Plan Commission
Public Hearing Date: June 12, 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 0.56 acres from R1/Single Family to R3/Multiple Family Residential.

Location: 4601, 4607, 4611, and 4617 Lafayette Street

Reason for Request: To allow for a 16-unit apartment building.

Applicant: Jack Dadou

Property Owner: Jack Dadou

Related Petitions: PDP-2023-0021 – Lafayette Apartments

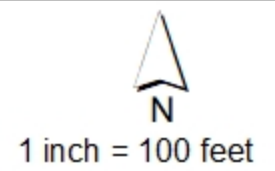
Effect of Passage: Property will be rezoned to the R3/Multiple Family Residential zoning district, which allows for single, two-family, and multiple family residential development.

Effect of Non-Passage: The property will remain zoned R1/Single Family Residential, which may redevelop with single family residential uses.



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.

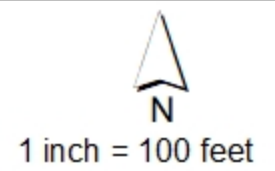
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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 5/16/2023





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Department of Planning Services
Rezoning Petition Application

Applicant	Applicant <u>Jack Dadou</u>		
	Address <u>5733 S. Anthony Blvd.</u>		
	City <u>Fort Wayne</u>	State <u>IN</u>	Zip <u>46806</u>
	Telephone <u>(248) 388-0104</u>	E-mail <u>jdvoicelink@yahoo.com</u>	

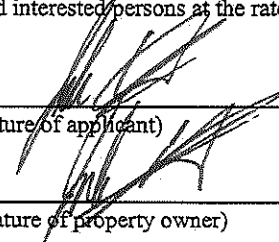
Contact Person	Contact Person <u>Derek Simon, PE (MLS Engineering, LLC)</u>		
	Address <u>10060 Bent Creek Blvd.</u>		
	City <u>Fort Wayne</u>	State <u>IN</u>	Zip <u>46825</u>
	Telephone <u>260-489-8571 x2</u>	E-mail <u>derek@mlswebsite.us</u>	

All staff correspondence will be sent only to the designated contact person.
Derek Simon: derek@mlswebsite.us Brett Miller: brett@mlswebsite.us

Request	☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction	
	Address of the property <u>4601, 4607, 4611 & 4617 Lafayette St, Fort Wayne, IN 46806</u>	
	Present Zoning <u>R1</u>	Proposed Zoning <u>R3</u>
	Acreage to be rezoned <u>0.56</u> Ac	
	Proposed density <u>16 Units / 0.56 Ac = 28.6</u> units per acre	
	Township name <u>Wayne</u>	Township section # <u>24</u>
	Purpose of rezoning (attach additional page if necessary) _____ This petition is requesting to rezone property from R1 (Single Family Residential) to <u>R3 (Multi-Family Residential).</u>	
Sewer provider <u>City of Fort Wayne</u>		Water provider <u>City of Fort Wayne</u>

Filing Requirements	<i>Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements.</i>	
	☒ Applicable filing fee	
	☒ Applicable number of surveys showing area to be rezoned (plans must be folded)	
	☒ Legal Description of parcel to be rezoned	
N/A ☐ Rezoning Questionnaire (original and 10 copies) County Rezonings 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.

<u>Jack Dadou</u> (printed name of applicant)	 (signature of applicant)	<u>5-2-23</u> (date)
<u>Jack Dadou</u> (printed name of property owner)	 (signature of property owner)	<u>5-2-23</u> (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

Received <u>May 2</u>	Receipt No. <u>143122</u>	Hearing Date <u>6-12-23</u>	Petition No. <u>RE2-2023-0022</u>
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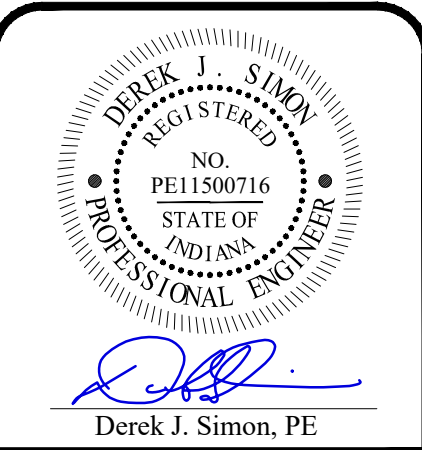


PROPOSED FEATURES LEGEND

- = BUILDING FOOTPRINT
- = ASPHALT PAVEMENT
- = CONCRETE SIDEWALK / PAVEMENT
- = DRY DETENTION POND
- = GRASS

- BUILDING SETBACK LINE
- 6' PRIVACY FENCE

- = SHADE TREE
- = LARGE SHRUB



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PREPARED FOR:
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REVISIONS:	

Lafayette Apartments
4601, 4607, 4611 & 4617 Lafayette Street
Fort Wayne, IN 46806

Primary Development Plan
Landscape Plan

Date: 05/02/2023
Design By: JJS
Checked By: DJS
Project No.: 23046905

Sheet Number
PDP-2