

1 **#REZ-2023-0027**

2 **BILL NO. Z-23-06-31**

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

5 **AN ORDINANCE amending the City of Fort Wayne**
6 **Zoning Map No. M-02 (Sec. 11 of Wayne Township)**

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

9 SECTION 1. That the area described as follows is hereby designated an R1 (Single
10 Family Residential) District under the terms of Chapter 157 Title XV of the Code of the City
11 of Fort Wayne, Indiana:

12 Lot 163 of Hamilton's 4th Addition, as recorded in the Office of the Recorder of Allen
13 County, Indiana, in Plat Book 69, Page 397.

14 and the symbols of the City of Fort Wayne Zoning Map No. M-02 (Sec. 11 of Wayne
15 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
16 Wayne, Indiana is hereby changed accordingly.

17
18 SECTION 2. If a written commitment is a condition of the Plan Commission's
19 recommendation for the adoption of the rezoning, or if a written commitment is modified and
20 approved by the Common Council as part of the zone map amendment, that written
21 commitment is hereby approved and is hereby incorporated by reference.

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2023-0027
Bill Number: Z-23-06-31
Council District: 6-Sharon Tucker

Introduction Date: June 27, 2023

Plan Commission
Public Hearing Date: July 10, 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 0.20 acres from I1/Limited Industrial to R1/Single Family Residential

Location: 317 East Masterson

Reason for Request: To bring existing house into compliance with the zoning ordinance.

Applicant: Alfreda Fields

Property Owner: Alfreda Fields

Related Petitions: none

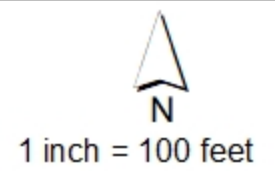
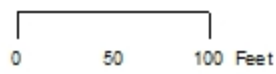
Effect of Passage: Property will be rezoned to the R1/Single Family Residential zoning district, which permits a single family home.

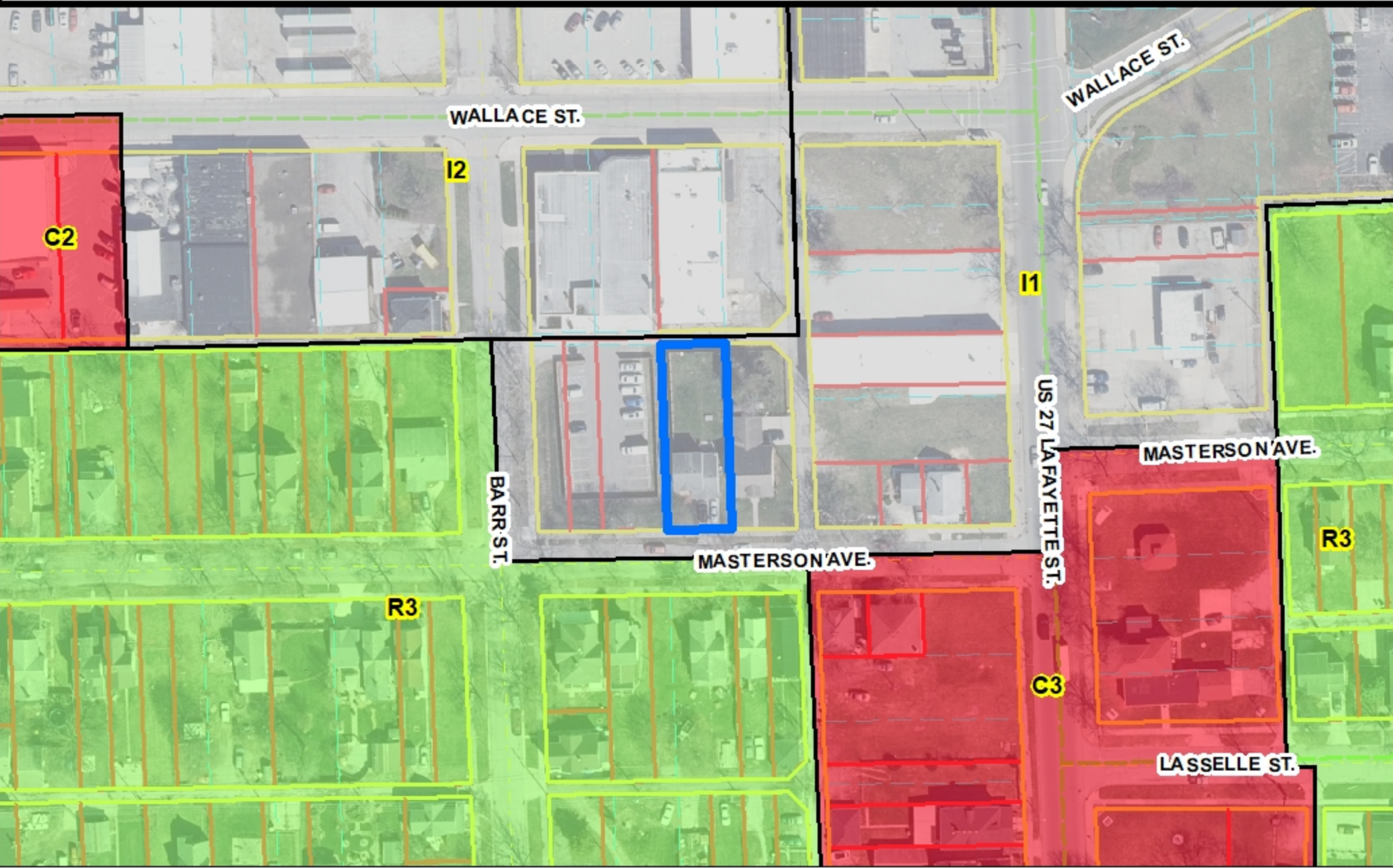
Effect of Non-Passage: The property will remain zoned I1/Limited Industrial which would not permit a new single family home. Existing home will remain non-conforming.



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.

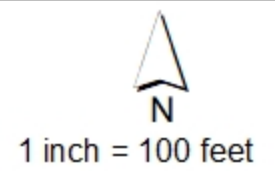
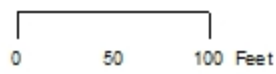
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Photos and Contours: Spring 2009
Date: 6/22/2023





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Photos and Contours: Spring 2009
Date: 6/22/2023



Department of Planning Services
Rezoning Petition Application

Applicant

Applicant Alfreda Fields (Taylor)
Address 317 E. Masterson Ave
City Ft. Wayne State IN Zip 46803
Telephone 260-449-1420 E-mail Fredaa62171@gmail.com

Property Ownership

Property Owner Alfreda Fields
Address 317 E. Masterson Ave
City Ft. Wayne State IN Zip 46803
Telephone 260-449-1420 E-mail Fredaa62171@gmail.com

Contact Person

Contact Person Alfreda Fields
Address 317 E. Masterson Ave
City Ft. Wayne State IN Zip 46803
Telephone 260-449-1420 E-mail Fredaa62171@gmail.com

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 317 E. Masterson Ave Township and Section Wayne N/S
Present Zoning _____ Proposed Zoning R1 Acreage to be rezoned about 0.18 acres
Purpose of rezoning (attach additional page if necessary) TO refinance my home for property updates and increase home value.
Sewer provider _____ Water provider Allen County

Filing Checklist

Applications will not be accepted unless the following filing requirements are submitted with this application.

- ☐ Filing fee \$1000.00
☐ Surveys showing area to be rezoned
☐ Legal Description of parcel to be rezoned
☐ Rezoning Criteria (see attached checklist)

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 Fort Wayne and Allen County Plan Commissions 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

Alfreda Fields
(printed name of applicant)

Alfreda Fields
(signature of applicant)

6/11/23
(date)

Alfreda Fields
(printed name of property owner)

Alfreda Fields
(signature of property owner)

6/11/23
(date)



Received	Receipt No.	Hearing Date	Petition No.
6-1-23	143325	7-10-23	REZ-2023-0027

Department of Planning Services • 200 East Berry Suite 150 • Fort Wayne, Indiana • 46802
Phone (260) 449-7607 • Fax (260) 449-7682 • www.allencounty.us • www.cityoffortwayne.org



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;

The Comprehensive plan is mixed residential single detached family home. I would like to refinance my property, to do so I need to rezone my property from industrial to Residential (R1)

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

There will be no changes to current use & structure.

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

The desirable use will be the existing use to conform to other properties in the area.

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

No changes to property value or jurisdiction anticipated.

- (5) Responsible development and growth.

I am trying to invest in my property to update & beautify my property in Allen County.

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



Legal Description

Rezoning Petition REZ-2023-0027 – 317 E Masterson

- Lot 163 of Hamilton's 4th Addition