

1 #REZ-2025-0012

2 BILL NO. Z-25-03-13

3 ZONING MAP ORDINANCE NO. Z-_____

4 AN ORDINANCE amending the City of Fort Wayne
5 Zoning Map No. H42 (Sec. 16 of Washington Township)

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

7 SECTION 1. That the area described as follows is hereby designated a R1/Single Family
8 Residential District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne,
9 Indiana:

10
11 **LEGAL DESCRIPTION**

12 Part of the West 1/2 of the Northwest 1/4 of Section 16, Township 31 North, Range 12 East, Allen
13 County, Indiana, more particularly described as follows, to-wit: Commencing on the north line of
14 said Quarter Section, as defining the Centerline of the public road known as the Cook Road, at a
15 point situated 516.8 feet Eastward of the Northwest corner of said Section; thence running
16 Eastward on and along the line aforesaid, a distance of 150 feet; thence Southward parallel with
the Huguenard Road, a distance of 220 feet; thence Westward and parallel to the Cook Road, a
distance of 150 feet; thence Northward parallel to the Huguenard Road a distance of 220 feet to the
point of beginning of the tract herein described.

17 Subject to the Right of Way as granted to The Board of Commissioners of the County of Allen,
18 Indiana, as recorded on February 13, 2008, as Instrument Number 2008007024.

19
20 and the symbols of the City of Fort Wayne Zoning Map No. H42 (Sec. 16 of Washington
21 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort Wayne,
22 Indiana is hereby changed accordingly.

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

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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:

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-2025-0012
Bill Number: Z-25-03-13
Council District: 3 – Nathan Hartman

Introduction Date: March 25, 2025

Plan Commission
Public Hearing Date: April 14, 2025 (not heard by Council)

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

Synopsis of Ordinance: To rezone 0.56 acres from I2/General Industrial to R1/Single Family Residential

Location: 3621 W Cook Rd (Section 16 of Washington Township)

Reason for Request: To permit a single-family residential dwelling and align with surrounding residential areas.

Applicant: Haris Hrelja

Property Owner: Muris & Enisa Hrelja

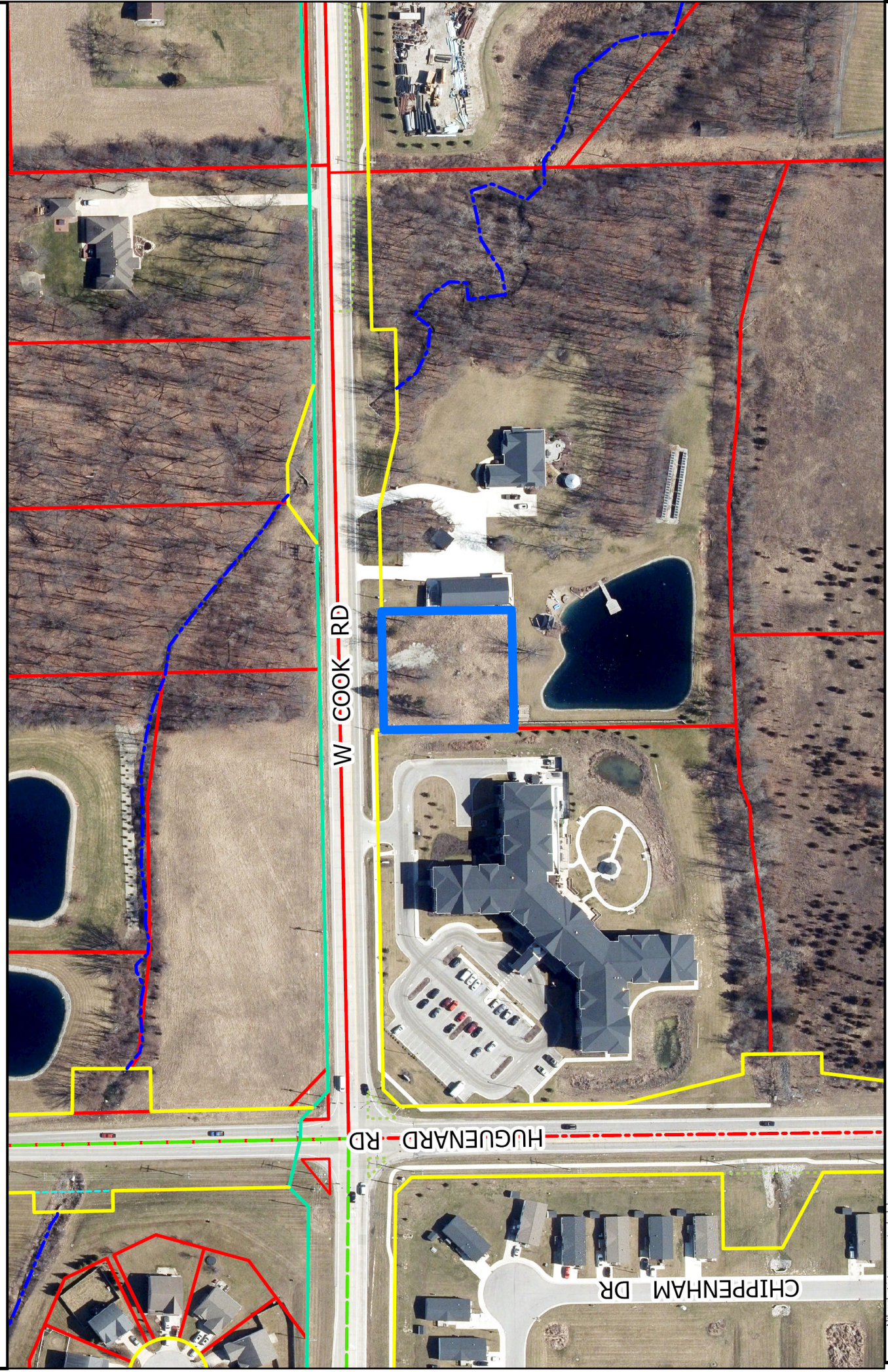
Related Petitions: None

Effect of Passage: Property will be rezoned to the R1/Single-Family Residential zoning district, which would permit a single-family residential dwelling.

Effect of Non-Passage: Property will remain zoned I2/General Industrial, which does not permit a single-family residential dwelling. The site may continue with existing or non-conforming uses, and may be redeveloped with areas for assembly, distribution, fabricating, manufacturing, and processing industries where the operation is enclosed within a building, and similar uses.



Rezoning Petition REZ-2025-0012 - 3621 W Cook Road



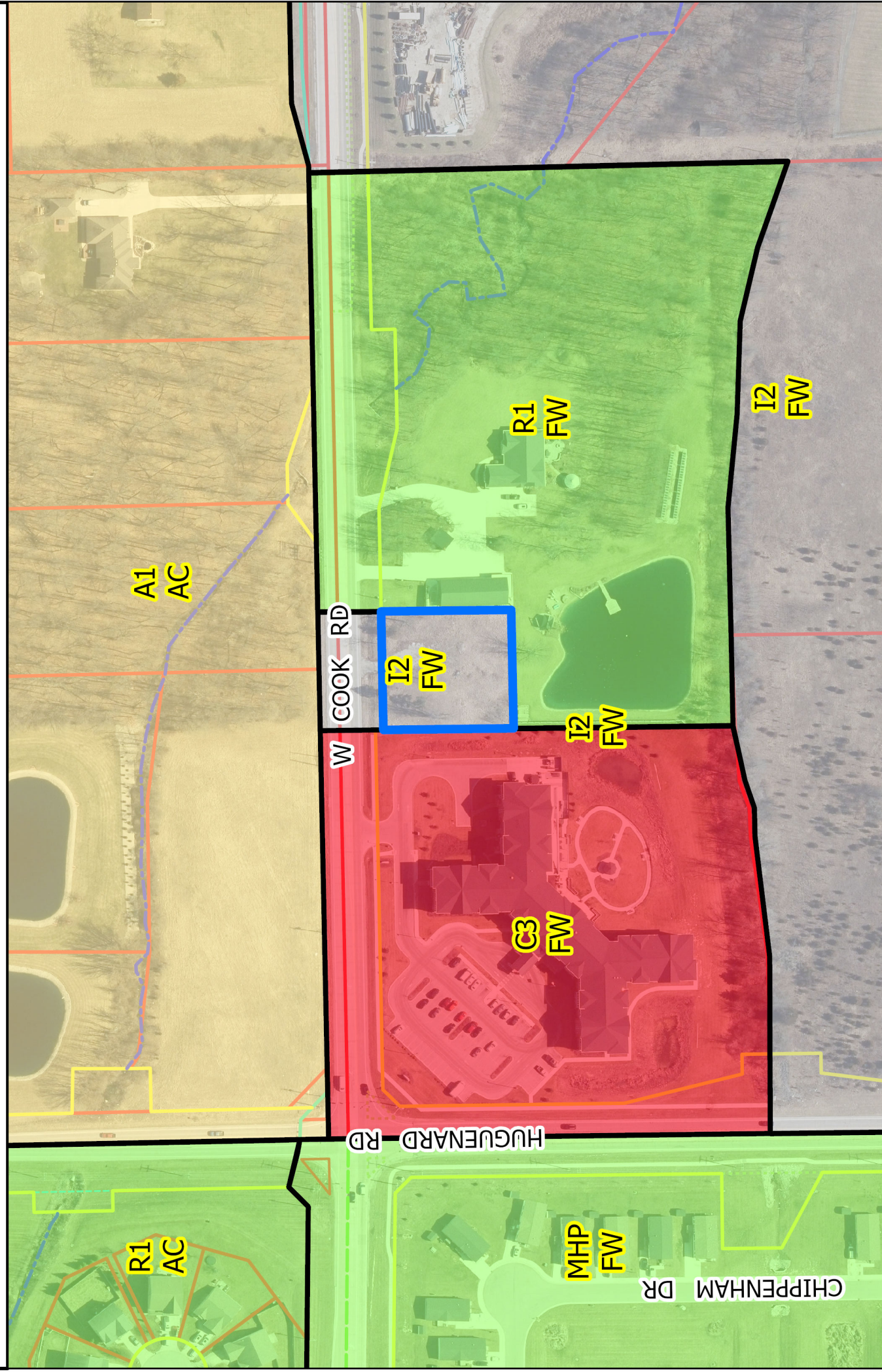
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State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 3/11/2025





Rezoning Petition REZ-2025-0012 - 3621 W Cook Road



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Department of Planning Services Rezoning Petition Application

Applicant
Applicant HARI'S HRELJA
Address 12429 MUSCOVY DR.
City FORT WAYNE State IN Zip 46845
Telephone 260.348.4099 E-mail HRELJA H82@GMAIL.COM

Property Ownership
Property Owner HRELJA MURIS & ENISA
Address 12429 MUSCOVY DR.
City FORT WAYNE State IN Zip 46845
Telephone 260.348.0149 E-mail HRELJAM@MSN.COM

Contact Person
Contact Person HARI'S HRELJA
Address 12429 MUSCOVY DR.
City FORT WAYNE State IN Zip 46845
Telephone 260.348.4099 E-mail HRELJA H@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 3621 W. COOK RD. Township and Section WASHINGTON/16
Present Zoning I2 Proposed Zoning R1 Acreage to be rezoned 0.56
Purpose of rezoning (attach additional page if necessary) THE PURPOSE OF THIS REZONING REQUEST IS TO CHANGE THE ZONING OF THE PROPERTY AT 3621 W. COOK RD. FROM TO GENERAL INDUSTRIAL TO R1 RESIDENTIAL TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY RANCH-STYLE HOME. THIS WILL BETTER ALIGN WITH THE SURROUNDING RESIDENTIAL AREA.
Sewer provider FORT WAYNE CITY UTILITIES Water provider FORT WAYNE CITY UTILITIES

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 (please complete attached document)

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

HARI'S HRELJA
(printed name of applicant)

(signature of applicant)

03.05.2025
(date)

MURIS HRELJA
(printed name of property owner)

(signature of property owner)

03.05.2025
(date)



Received	Receipt No.	Hearing Date	Petition No.
<u>3.6.25</u>	<u>147143</u>	<u>03.14.25</u>	<u>REZ-2025-0012</u>

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



March 5, 2025

To Whom It May Concern:

Response to Criteria for Plan Commission Review

1. The Comprehensive Plan:

While we understand that the Comprehensive Plan outlines specific guidelines for the growth and development of the area, we believe this project aligns with the broader goals of the plan. The proposed rezoning from I2 General Industrial to R1 Residential will allow for the development of a single-family ranch-style home and a detached garage, which is intended for our family's personal use.

We support the Comprehensive Plan's vision for thoughtful, responsible development, and we believe that this project will contribute positively to the area. By converting this parcel into a residential property, we will be improving the neighborhood's character and enhancing the overall quality of life in the surrounding area. This development will provide a well-maintained residential property in an area where residential use is already prevalent, helping to improve the community's overall appeal.

2. Current Conditions and the Character of Current Structures and Uses in the District:

The property, located at **3621 W. Cook Rd, Fort Wayne, IN 46818**, is currently zoned for I2 General Industrial use. However, the surrounding area is predominantly residential, with several single-family homes, including one next door. The proposed development—consisting of a single-family ranch-style house and a detached garage—will be in harmony with the existing residential character of the neighborhood.

Rezoning this property to R1 Residential will help create a more cohesive and attractive neighborhood. The industrial zoning is out of step with the surrounding residential development, and converting this parcel to residential use will better reflect the character of the area and enhance its livability.

3. The Most Desirable Use for Which the Land in the District is Adapted:

While the property is currently zoned for industrial use, its location within a predominantly residential area makes it more suited for residential development. The lot, which is **0.56 acres** in size, provides an ideal space for a single-family home and detached garage, structures intended to be used by our family for the long term.

Given the size of the lot and the surrounding residential environment, we believe that residential development is the most desirable and appropriate use for this property. This will help meet the needs of our family and contribute to the overall growth of the community by providing quality housing in a well-established area.

4. The Conservation of Property Values Throughout the Jurisdiction:

We believe that this rezoning and development will have a positive impact on property values in the surrounding area. The proposed single-family home and detached garage will enhance the visual appeal of the property and contribute to the overall aesthetic quality of the neighborhood.

By transitioning this parcel from industrial to residential use, we anticipate that it will help maintain and increase property values in the area. The residential development will fit seamlessly with the surrounding properties and improve the desirability of the neighborhood, making it a more attractive place for future homeowners.

5. Responsible Development and Growth:

This rezoning request supports responsible growth by making use of existing infrastructure. We will connect to Fort Wayne's water and sewer services, as well as utilities from AEP (electric) and NIPSCO (gas). The proposed single-family home and detached garage are designed to complement the existing residential neighborhood and will have minimal impact on local resources.

The size of the parcel—**0.56 acres**—is well-suited for residential use, and we believe this development represents a responsible approach to growth. It will meet the increasing demand for housing in the area while respecting the character of the existing neighborhood, ensuring that development proceeds in a sustainable and thoughtful manner.