

1 #REZ-2025-0014

2 BILL NO. Z-25-04-16

3 ZONING MAP ORDINANCE NO. Z-_____

4 AN ORDINANCE amending the City of Fort Wayne
5 Zoning Map No. 003 (Sec. 12 of Wayne 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 **LEGAL DESCRIPTION**

11 The South half of Lot 28 Lillie's South of Railroad Addition to the City of Fort Wayne, Indiana

12 and the symbols of the City of Fort Wayne Zoning Map No. 003 (Sec. 12 of Wayne Township), as
13 established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is
14 hereby changed accordingly.

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

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

21 _____
22 Council Member

23 APPROVED AS TO FORM AND LEGALITY:

24 _____
25 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-2025-0014
Bill Number: Z-25-04-16
Council District: 6 – Rohli Booker

Introduction Date: April 22, 2025

Plan Commission
Public Hearing Date: May 12, 2025 (not heard by Council)

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

Synopsis of Ordinance: To rezone 0.13 acres from C2/Limited Commercial and R2/Two Family Residential to R1/Single Family Residential

Location: 2307 Winter Street (Section 12 of Wayne Township)

Reason for Request: To permit a single-family residential dwelling.

Applicant: Habitat for Humanity of Greater Fort Wayne, Inc.

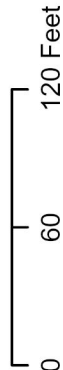
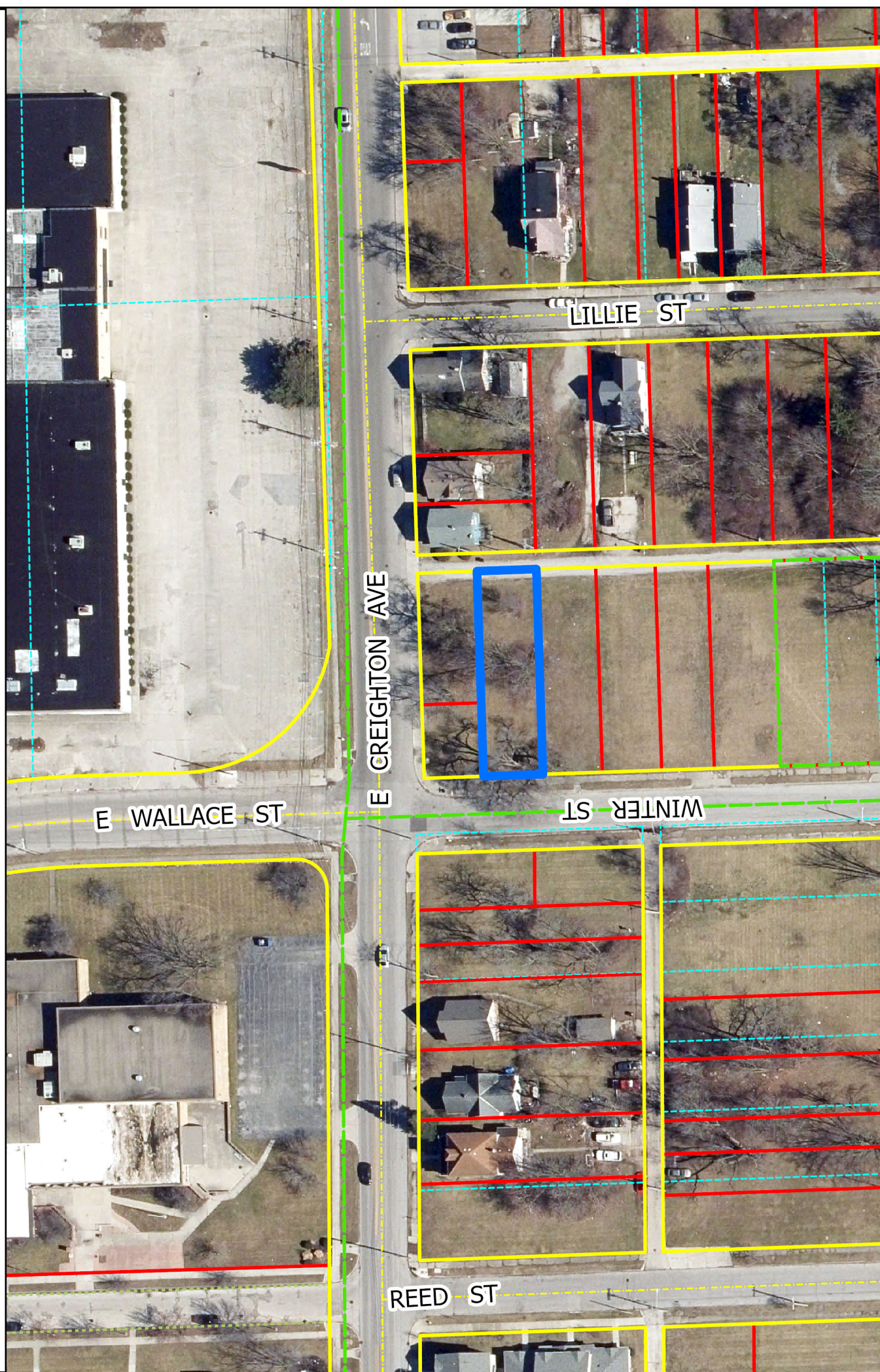
Property Owner: Habitat for Humanity of Greater Fort Wayne, Inc.

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 with split zoning C2/Limited Commercial and R2/Two Family Residential. The existing parcels are not large enough to effectively be redeveloped with either commercial or residential uses and meet zoning ordinance standards. Rezoning to one district will allow the property to be redeveloped.

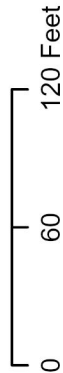
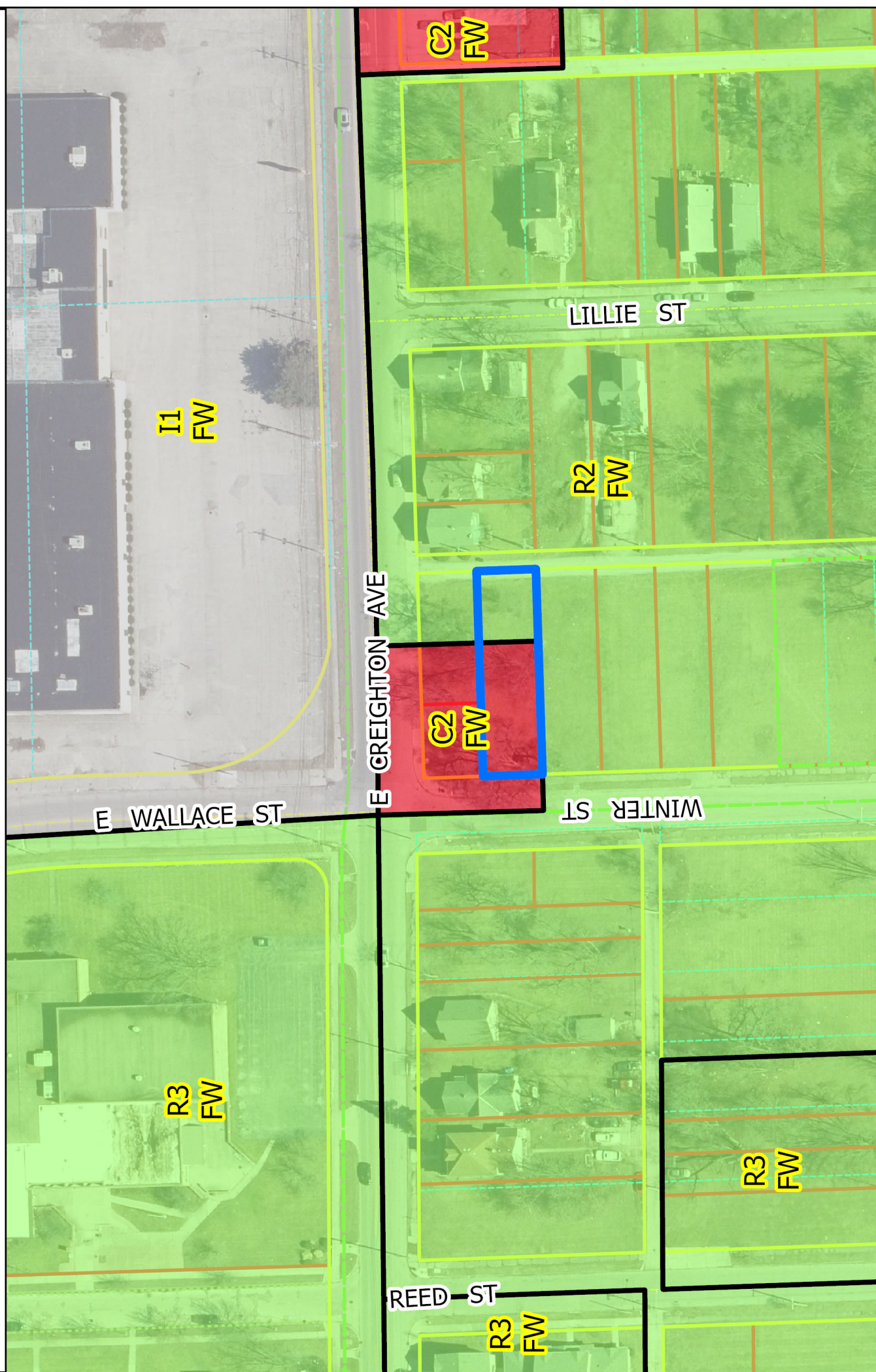
Rezoning Petition REZ-2025-0014 - 2307 Winter Street



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: 4/10/2025

Rezoning Petition REZ-2025-0014 - 2307 Winter Street



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: 4/10/2025

PLOT PLAN

ABONMARCHE-DONOVAN

229 W. Berry Street, Suite 100
Fort Wayne, IN 46802
T 260.218.2500
abonmarche.com

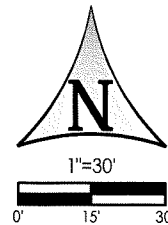
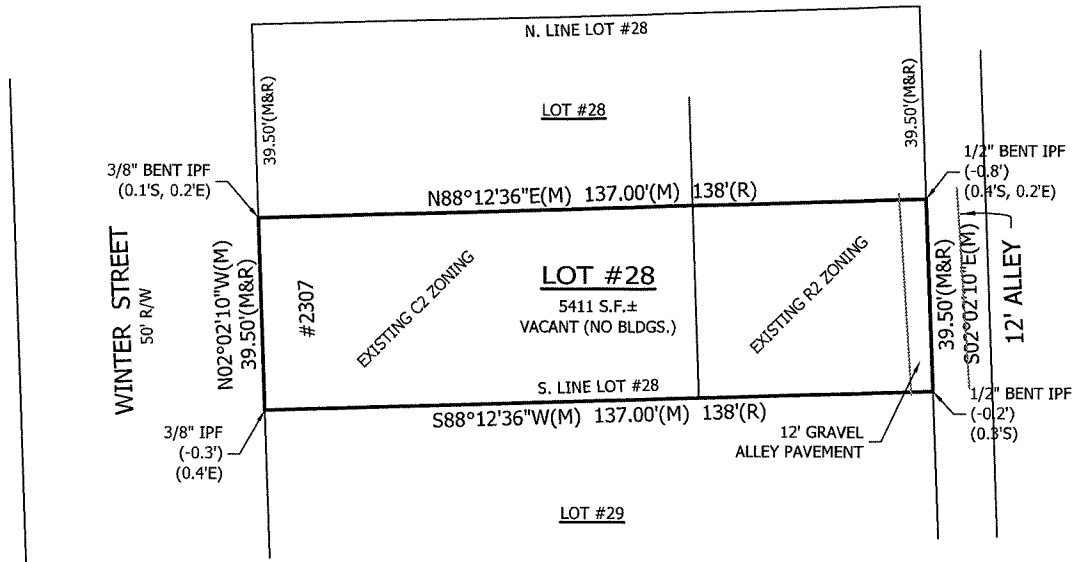
KENNETH W. HARRIS PS 29500021 IN

MICHAEL W. HARRIS PS 21100018 IN

The undersigned has made a survey of the real estate located in Allen County, Indiana, as shown and described below. The description of the real estate is as follows:

The South half of Lot 28 Lillie's South of Railroad Addition to the City of Fort Wayne, Indiana.

E. CREIGHTON AVE.



Job No.: 24-0043-13
Job for: HABITAT FOR HUMANITY

Date: 3-19-25

LEGEND

IPF	Iron Pin (Rebar) Found
PIPE	Pipe Found
RRF	Railroad Spike Found or (S) Set
PKF	P.K. Nail Found or (S) Set
MNF	MAG Nail Found or (S) Set
MSF	MAG Spike Found or (S) Set
IPS	5/8" rebar set w/cap stamped "ABONMARCHE FIRM #0050"
C.M.	Controlling Monument
B.L.	Building Line
(M)	Measured
(R)	Recorded
(P)	Platted
(C)	Calculated

All monuments are at grade except as noted.
All Boundary line distances are recorded dimensions, except as noted.
Monuments found have no documented history except as noted.

Date of latest field work: 3-03-25



I hereby certify that this survey was completed under my direct supervision and to the best of knowledge and belief was executed according to the requirements set forth in 865 IAC 1-12.

SHEET 1 OF 2

Department of Planning Services Rezoning Petition Application

Applicant
 Applicant Habitat for Humanity of Greater Fort Wayne
 Address 2020 E Washington Blvd Suite 500
 City Fort Wayne State IN Zip 46803
 Telephone 260-422-4828 E-mail info@habitatgfw.com

Property Ownership
 Property Owner Habitat for Humanity of Greater Fort Wayne
 Address 2020 E Washington Blvd Suite 500
 City Fort Wayne State IN Zip 46803
 Telephone 260-422-4828 E-mail info@habitatgfw.com

Contact Person
 Contact Person Jeff Bredemeier
 Address 2020 E Washington Blvd Suite 500
 City Fort Wayne State IN Zip 46835
 Telephone 260-452-5069 E-mail jbredemeier@habitatgfw.com

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

email receipt

Request
☒ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
 Address of the property 2307 Winter St Township and Section Wayne
 Present Zoning C2 & R2 Proposed Zoning R1 Acreage to be rezoned 0.13
 Purpose of rezoning (attach additional page if necessary) Residential parcel has split zoning. Approximately two-thirds is zoned C2 and one-third is zoned R2. Request rezoning entire parcel to R1 for construction of single-family residential home.
 Sewer provider Public Water provider Public

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

Jeff Bredemeier
 (printed name of applicant)

[Signature]
 (signature of applicant)

3/20/25
 (date)

Habitat for Humanity of Greater Fort Wayne
 (printed name of property owner)

[Signature]
 (signature of property owner)

3/20/25
 (date)



Received <u>3/20/25</u>	Receipt No. <u>147251</u>	Hearing Date <u>5/11/25</u>	Petition No. <u>REZ-2025-0014</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

5/11/25



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;

Change entire parcel to residential zoning to match surrounding area south of Creighton Ave.

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

Area primarily residential south of Creighton Ave.

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

Residential use to match adjacent parcels.

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

New residential construction on this parcel would improve are property values.

- (5) Responsible development and growth.

New residential construction on in-fill parcels will expand the positive neighborhood development.

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*

