

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.

27
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30

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

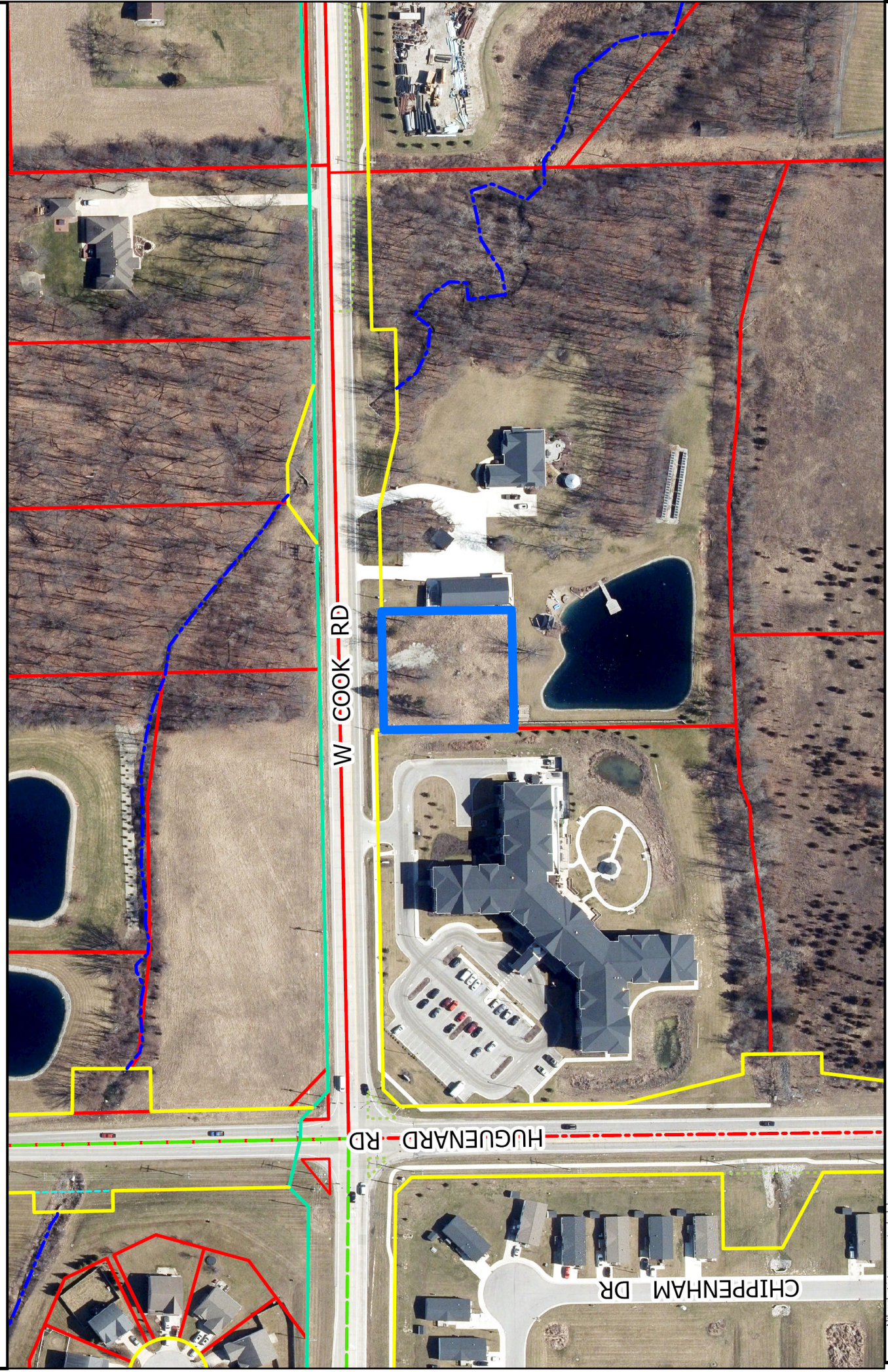
Related Petitions: None

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



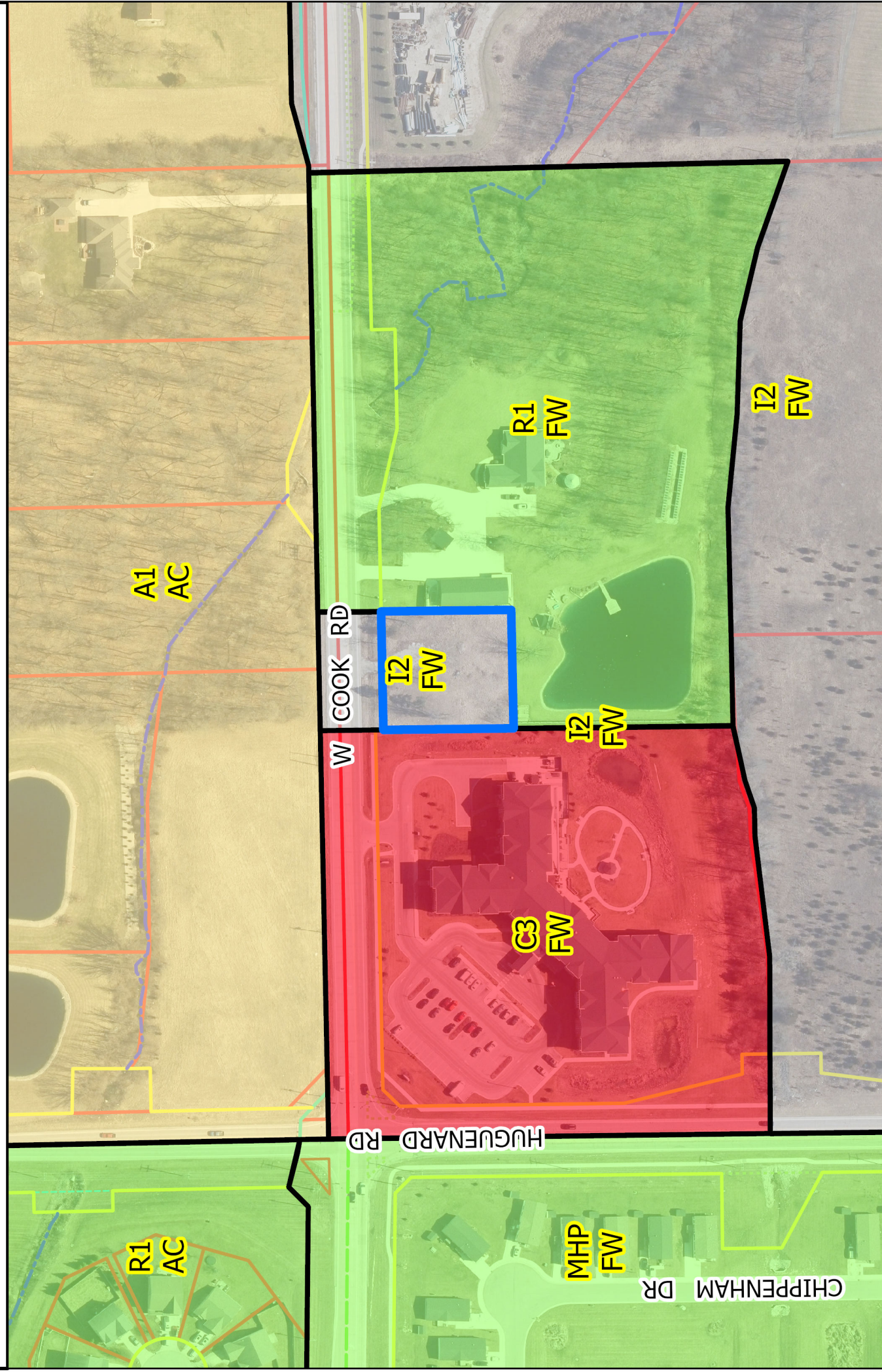
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Rezoning Petition REZ-2025-0012 - 3621 W Cook Road



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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.

FACT SHEET

Case #REZ-2025-0012 Bill # Z-25-03-13 Project Start: March 2025

PROPOSAL:	Rezoning Petition REZ-2025-0012 – 3621 W Cook Road
APPLICANT:	JRM Realty LLC
REQUEST:	To rezone from I2/General Industrial to R1/Single-Family Residential
LOCATION:	3621 W Cook Rd (Section 16 of Washington Township)
LAND AREA:	0.56 acres
PRESENT ZONING:	I2/General Industrial
PROPOSED ZONING:	R1/Single-Family Residential
COUNCIL DISTRICT:	3 – Nathan Hartman
SPONSOR:	Fort Wayne Plan Commission

April 14, 2025 Public Hearing

- No one spoke in support or with concerns.
- One letter was received in opposition.
- Karen Richards and Rachel Tobin-Smith were absent.

April 21, 2025 Business Meeting

Plan Commission Recommendation: DO PASS

A motion was made by Paul Sauerteig and seconded by Karen Rice, to return the ordinance with a Do Pass recommendation, to Common Council for their final decision.

8-0 MOTION PASSED

- Rachel Tobin-Smith was absent.

Fact Sheet Prepared by:
Karen Couture, Associate Land Use Planner
April 29, 2025

PROJECT SUMMARY

The applicant is requesting to rezone the property from I2/General Industrial to R1/Single Family Residential for construction of a new single-family home. The site is approximately 0.56 acres and has been vacant since approximately 2016, when the original single-family dwelling was removed. To the west is an assisted living facility, and to the north are a residential dwelling and a vacant parcel. To the south and east, is a larger parcel with a residential dwelling, that was developed after rezoning from I2/General Industrial to R1/Single-Family Residential in 2013.

The petitioner wishes to construct a new home on the site, returning the property to its original use as a metes and bounds parcel. After the property to the east and south was rezoned in 2013, and a new single-family residential dwelling was built, this property become an isolated area that is still zoned I2/General Industrial. The future use of this property in the current zoning district, will have limited use, as the size of the parcel will not allow for much development with Industrial uses. The Comprehensive Plan encourages development that will not adversely affect the current conditions of an area or the character of the current structures in the area. Since this is rezoning proposal only proposes to downzone the property for a single-family residence, the impact on surrounding properties would be beneficial and complimentary.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

The project site is located within the Urban Infill Area.

- The following Goals and Strategies would be applicable:
LUD1 - Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas.

Overall Land Use Policies

The following Land Use Policies would be applicable and supportive of this request:

- **LUD Policy 2** – Promote complete neighborhoods through sustainable development, preservation, and growth by encouraging and enhancing mixed use neighborhood areas.

Generalized Future Land Use Map

- The project site is located within the Mixed Residential generalized land use category.
- Single-Family Residential is one of several primary uses in this category.

Land Use Related Action Steps

Staff determined the following Action Step would be applicable and supportive of this proposal:

- **HN.1.1.2** - Promote smart growth development practices to support efficient use of land and resources.

Compatibility Matrix

- This proposed rezoning R1/Single-Family Residential is considered compatible to Mixed Residential designated land use.

Other applicable plans: none

PUBLIC HEARING SUMMARY:

Presenter: Haris Hrelja, property owner, presented the request as outlined above.

Public Comments: None

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

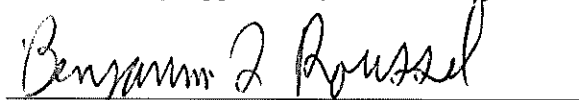
Rezoning Petition REZ-2025-0012 – 3621 W Cook Road

APPLICANT:	Select Property Management
REQUEST:	To rezone property from I2/General Industrial to R1/Single Family Residential for a single-family residence.
LOCATION:	3621 W Cook Road, 500 feet east of its intersection with Huguenard Road (Section 16 of Washington Township)
LAND AREA:	0.56 acre
PRESENT ZONING:	I2/General Industrial
PROPOSED ZONING:	R1/Single Family Residential

The Plan Commission recommends that Rezoning Petition REZ-2025-0012 be returned to Council, with a “Do Pass” recommendation after considering the following:

1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The approval of this request will improve the neighborhood's character and permit a residential property in an area where residential use is already prevalent, helping to improve the community's overall appeal.
2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. The surrounding area is predominantly residential, with several single-family homes across the road, and 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 area.
3. Approval is consistent with the preservation of property values in the area. 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 area.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. 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 is well-suited for residential use and 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.

These findings approved by the Fort Wayne Plan Commission on April 21, 2025.



Benjamin J. Roussel
Executive Director
Secretary to the Commission

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

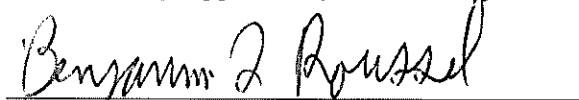
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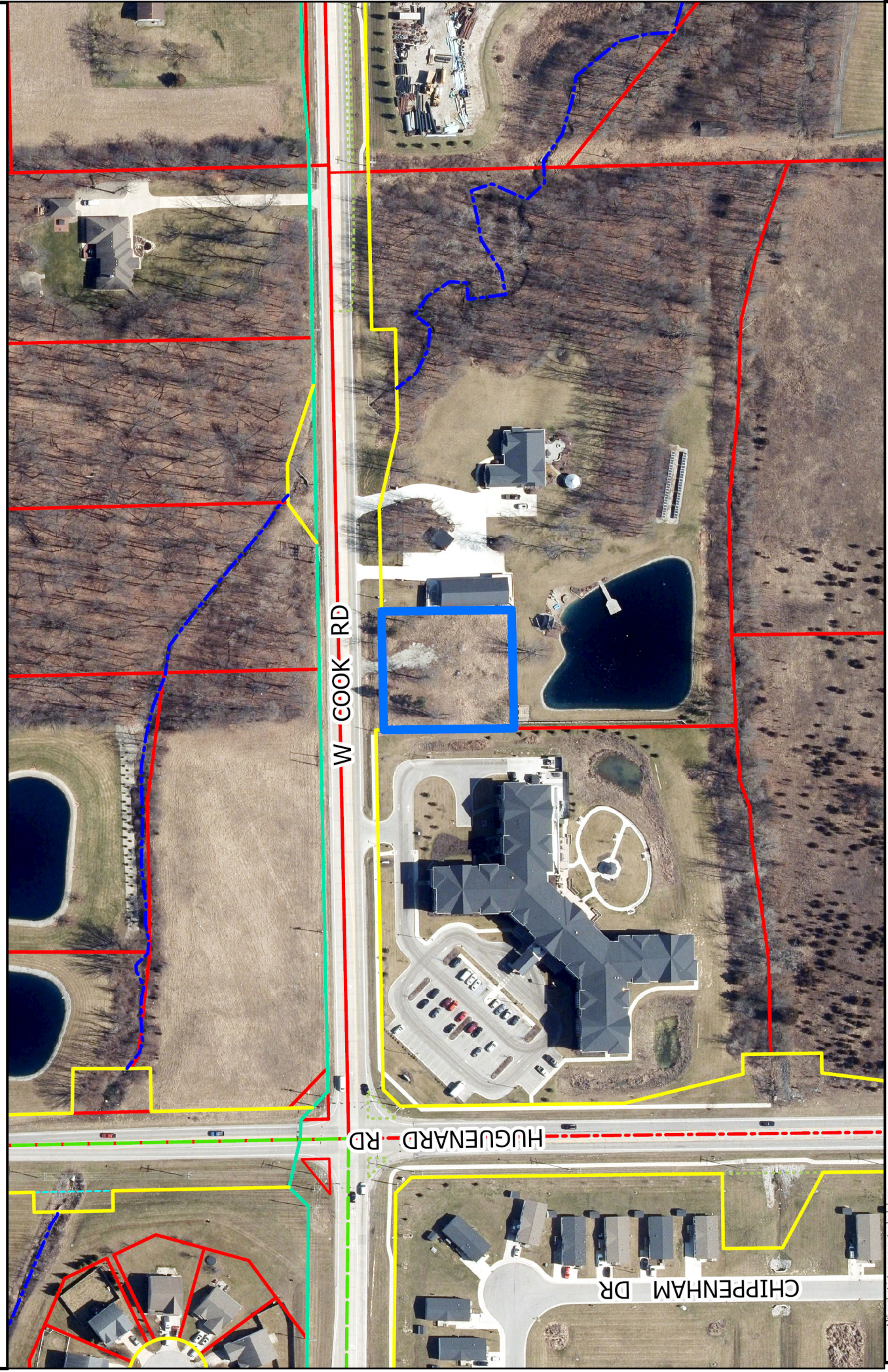
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Benjamin J. Roussel
Executive Director
Secretary to the Commission



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



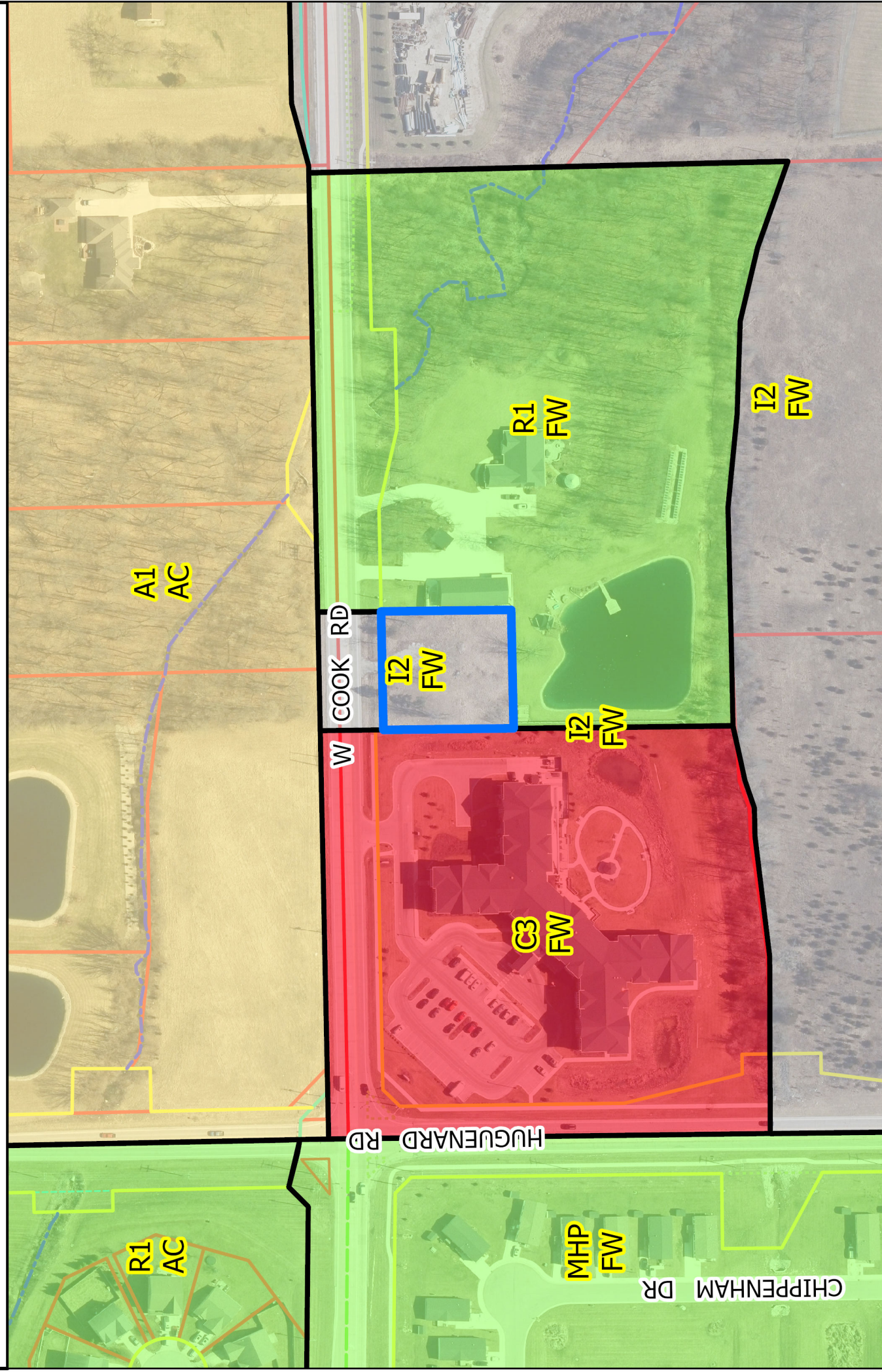
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April 11, 2025

TO: Allen County Indiana Department of Planning Services

From: John and Sherry Elward

3420 W. Cook Rd

Fort Wayne IN 46818

RE: Rezoning Petition REZ-2025-0012-3621 W. Cook Rd

Greetings to the Planning Board of Directors and all interested parties,

Please be informed we are unable to attend this hearing, but would like to voice our rejection to the rezoning of this property for several reasons.

1. This body has continually made decisions which has impacted the W. Cook and Huguenard Road corridor. These decisions have significantly increased the tax base and traffic on both roads, without any consideration or allowance for improvements. W. Cook Rd continues to deteriorate with an increase in noise levels from the offset concrete pavement.
2. If left in place the current zoning would require a sidewalk to be installed, if and when developed. However, with a change to residential, this requirement is mute, as seen with rezoning and development of 3535 W. Cook Rd in 2013. Currently, there is a hodgepodge of sidewalks along the south side of the road from Huguenard Rd, east to Chalfant Rd. which forces foot traffic onto Cook Rd. This endangers the residents of the Allen County Community Corrections Residential Services who walk along Cook Rd. from Venture Ln. to Chalfant Rd, to the corner of Ludwig Rd. to catch the Citilink bus. Although the residents are a major client of the service, the company refuses to change their route to accommodate these individuals. They must make the mile journey twice a day, in every weather condition, in order to work (release).

This board has one objective, to encourage development and increase the tax base. However, the decisions made by this board put into motion unthought of circumstances which cause future expenses to the taxpayers of the county. I respectfully request the board to mandate that the owner install the required 150 linear feet of sidewalk, in accordance with a permit issued by the City of Fort Wayne Right-of-Way department, should you approve this request. And use your individual influences to investigate and petition Citilink to change their route and improve the surface condition of Cook Rd from Lima Rd, west to Goshen Rd. (US33).

Thank you in advance for your consideration,
John and Sherry Elward