

1 #REZ-2025-0014

2 BILL NO. Z-25-04-16

3
4 ZONING MAP ORDINANCE NO. Z-_____

5 AN ORDINANCE amending the City of Fort Wayne
6 Zoning Map No. 003 (Sec. 12 of Wayne Township)

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

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

11 **LEGAL DESCRIPTION**

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

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

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

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

23
24 _____
25 Council Member

26 APPROVED AS TO FORM AND LEGALITY:

27
28 _____
29 Malak Heiny, City Attorney
30

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.

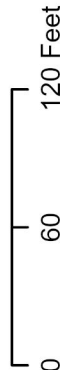
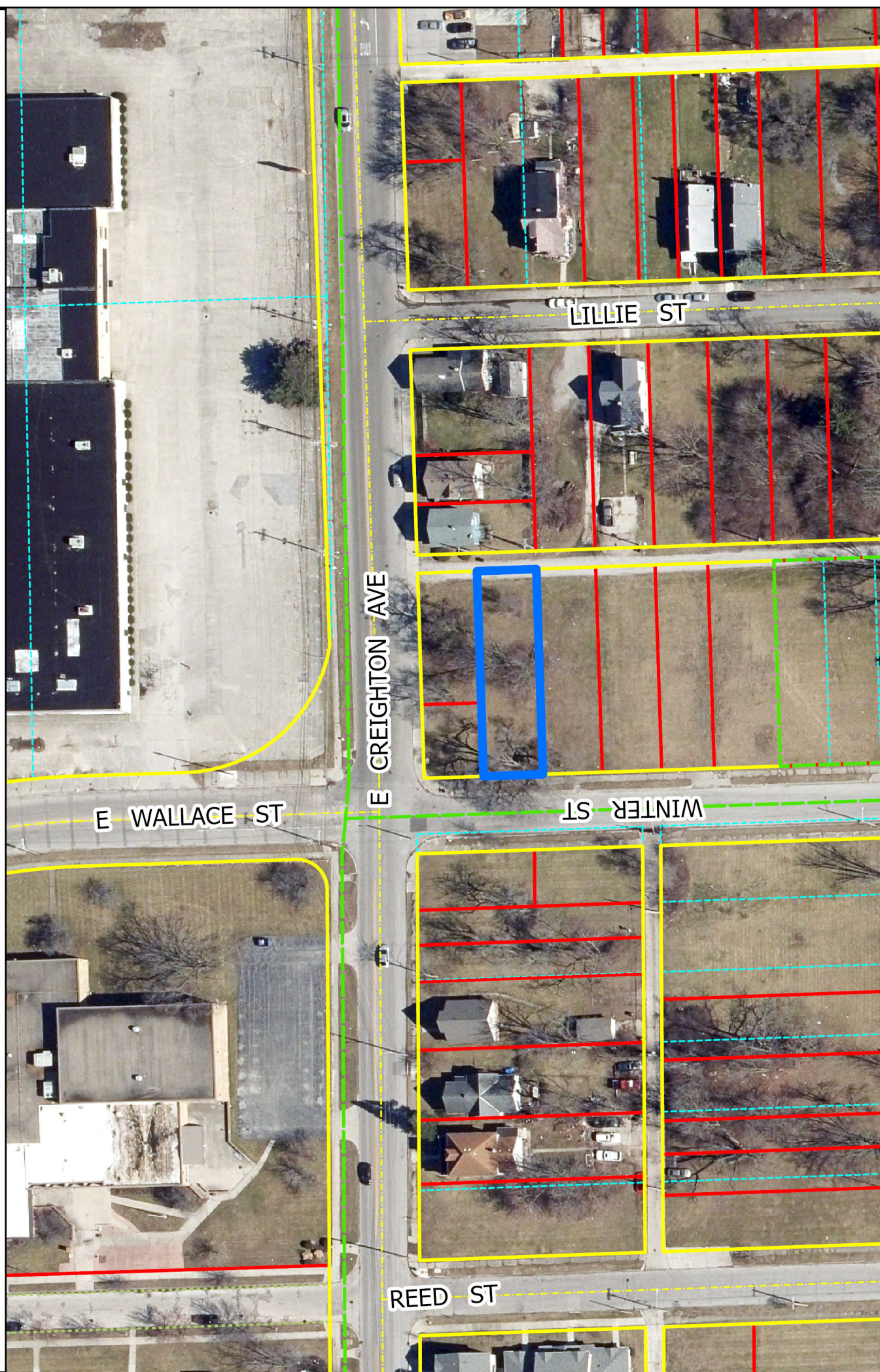
Property Owner: Habitat for Humanity of Greater Fort Wayne, Inc.

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.

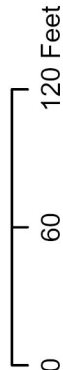
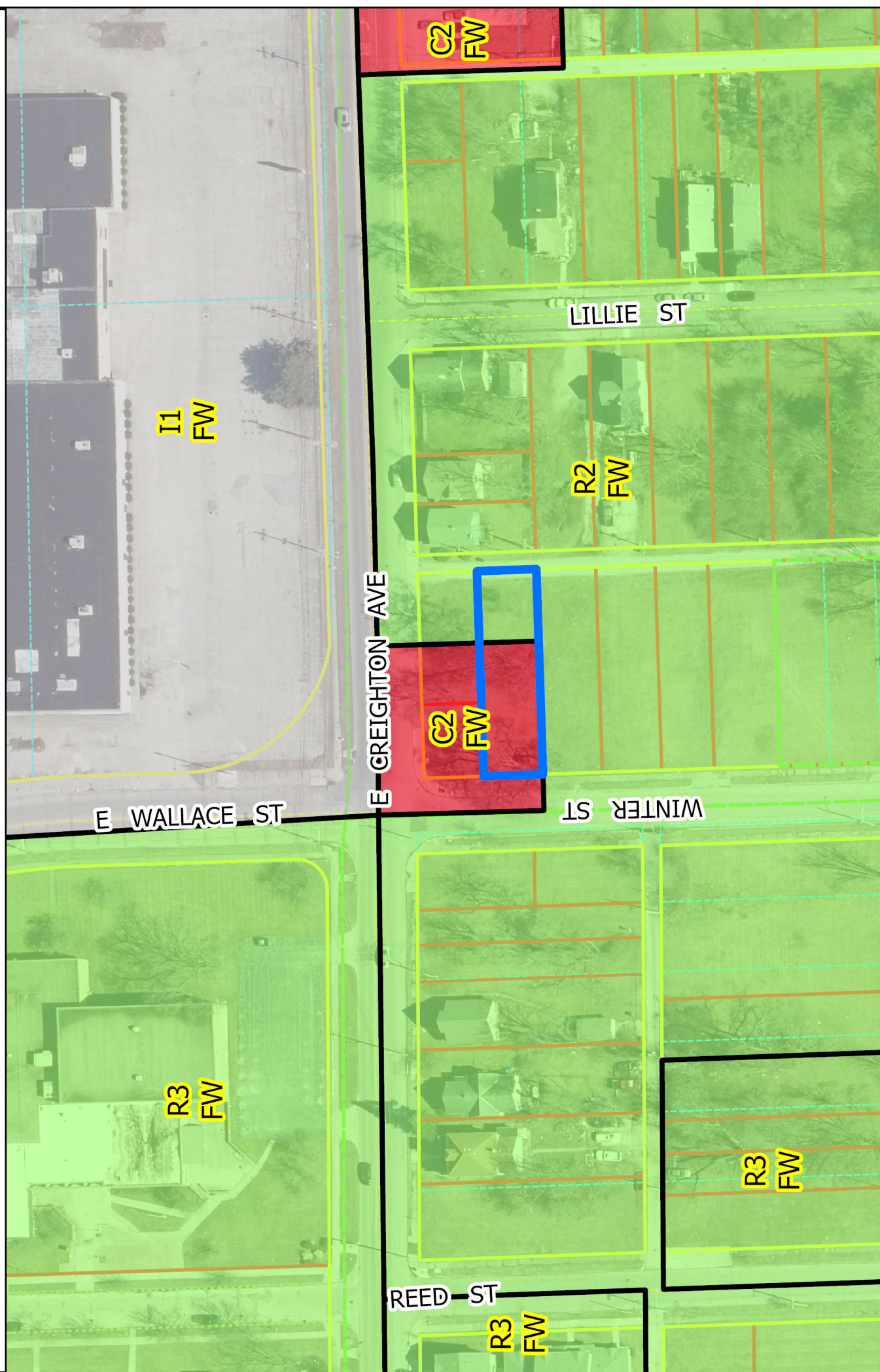
Rezoning Petition REZ-2025-0014 - 2307 Winter Street



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PLOT PLAN

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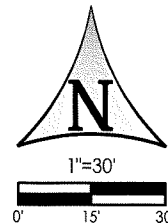
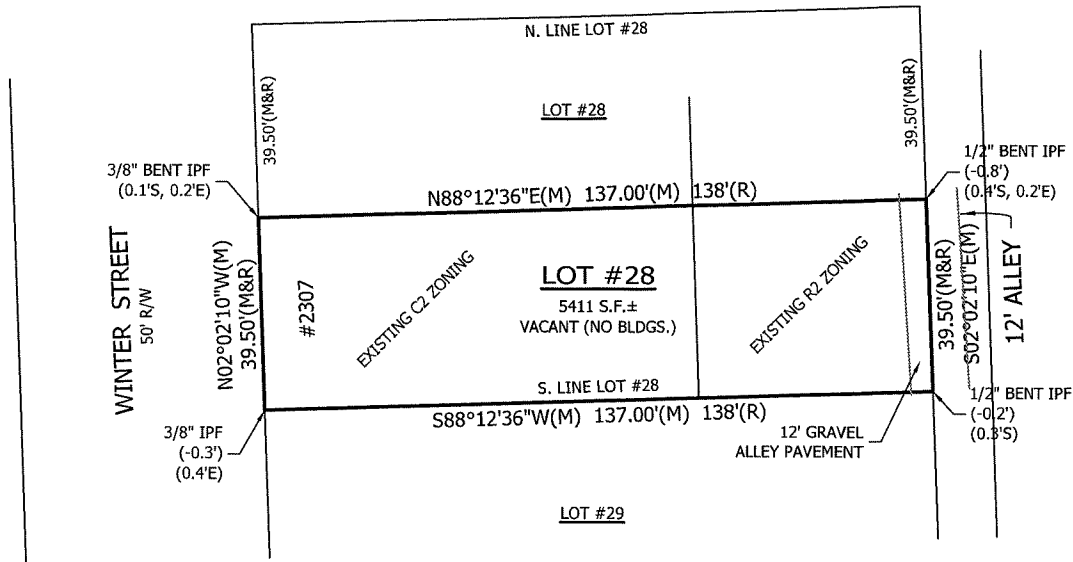
KENNETH W. HARRIS PS 29500021 IN

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>3/11/25</u>	Petition No. <u>REZ-2025-0014</u>
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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

3/11/25



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*



FACT SHEET

Case #REZ-2025-0014 Bill # Z-25-04-16 Project Start: March 2025

PROPOSAL:	Rezoning Petition REZ-2025-0014 – 2307 Winter Street
APPLICANT:	Habitat for Humanity of Greater Fort Wayne
REQUEST:	To rezone from C2/Limited Commercial and R2/Two Family Residential to R1/Single Family Residential
LOCATION:	2307 Winter Street (Section 12 of Wayne Township)
LAND AREA:	0.13 acres
PRESENT ZONING:	C2/Limited Commercial and R2/Two Family Residential
PROPOSED ZONING:	R1/Single-Family Residential
COUNCIL DISTRICT:	6 – Rohli Booker
SPONSOR:	Fort Wayne Plan Commission

May 12, 2025 Public Hearing

- No one spoke in support or with concerns.
- Amos Norman and Ryan Neumeister were absent.

May 19, 2025 Business Meeting

Plan Commission Recommendation: DO PASS

A motion was made by Patrick Zaharako and seconded by Rick Briley to return the ordinance with a Do Pass recommendation, to Common Council for their final decision.

8-0 MOTION PASSED

- Paul Sauerteig was absent.

Fact Sheet Prepared by:
Karen Couture, Associate Land Use Planner
June 2, 2025

PROJECT SUMMARY

The applicant is requesting to rezone the property from C2/Limited Commercial and R2/Two Family Residential to R1/Single Family Residential for construction of a new single-family home. This site is approximately 0.13 acres and has been historically vacant since 1938 according to DPS Imap imagery. The adjacent properties to the north, south, and west are vacant. To the east, across the alley, is a residential dwelling.

The petitioner wishes to construct a new single-family home on the site. The future use of this property in the current zoning district, will have limited use, as the split zoning limits the uses for both C2/Limited Commercial and R2/Two Family Residential, in addition to the size of the parcel. 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 Priority Investment 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 Traditional Neighborhood generalized land use category.
- Single-Family Detached Residential is the primary use in this category.

Land Use Related Action Steps

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

- **HN.1.1.4.** Promote residential development with compact block structure, a mix of uses and housing types, and active transportation access to nearby jobs, recreation, fresh and nutritious food, and schools as well as connections to nearby neighborhoods.

Compatibility Matrix

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

Other applicable plans: none

PUBLIC HEARING SUMMARY:

Presenter: Jeff Bredemeier, Habitat for Humanity, presented the request as outlined above.

Public Comments: None

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

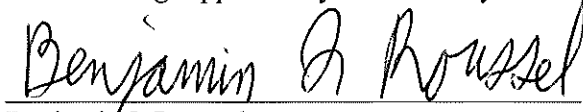
Rezoning Petition REZ-2025-0014 – 2307 Winter Street

APPLICANT:	Habitat for Humanity of Greater Fort Wayne
REQUEST:	To rezone from C2/Limited Commercial and R2/Two Family Residential to R1/Single Family Residential to permit a detached single-family dwelling
LOCATION:	2307 Winter Street (Section 12 of Wayne Township)
LAND AREA:	0.13 acres
PRESENT ZONING:	C2/Limited Commercial and R2/Two Family Residential
PROPOSED ZONING:	R1/Single-Family Residential

The Plan Commission recommends that Rezoning Petition REZ-2025-0014 be returned to Council, with a “Do Pass” recommendation after considering the following:

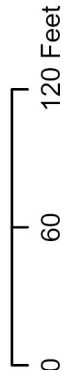
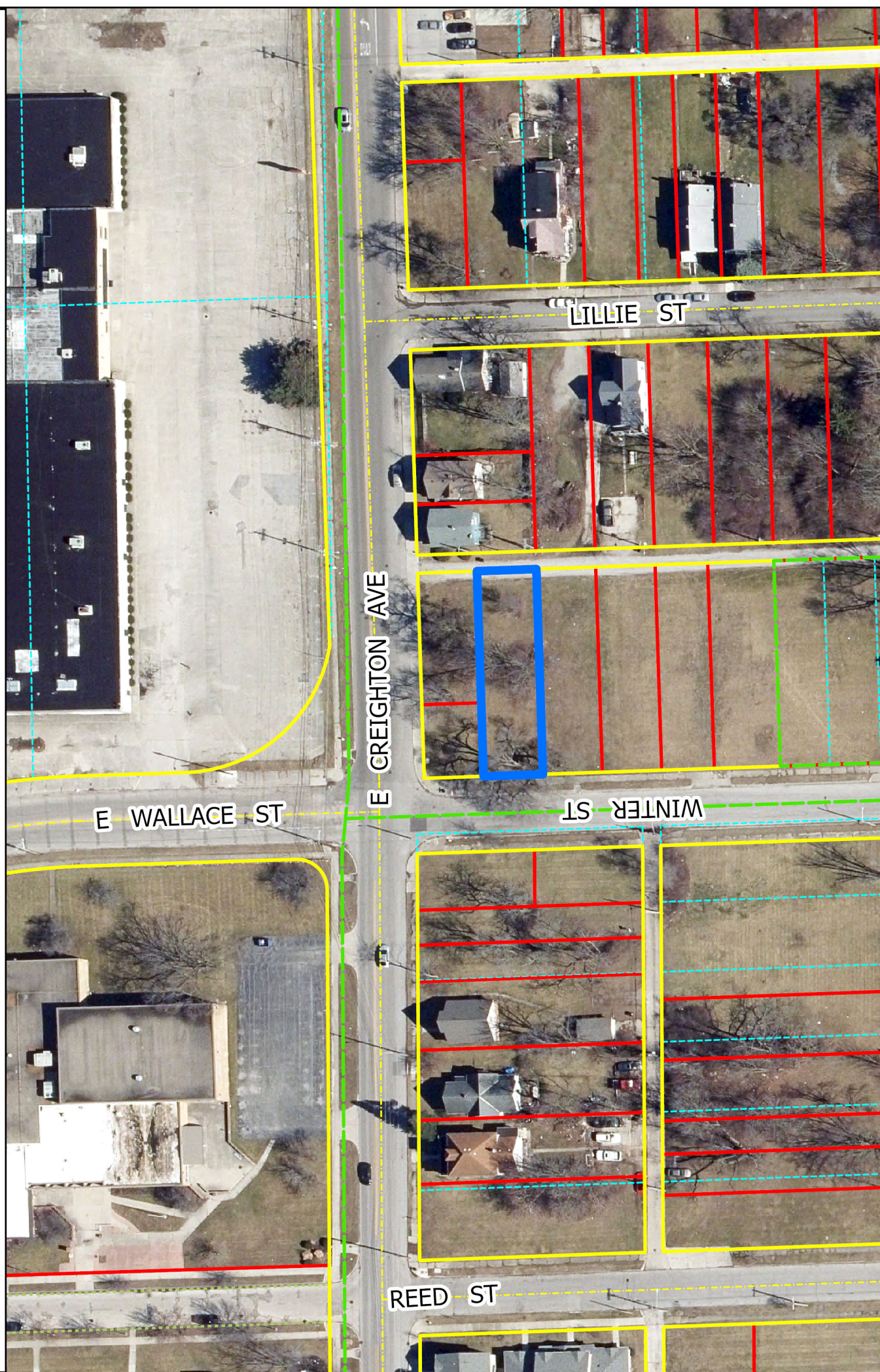
1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The approval of this request will improve the neighborhood's character and permit a residential property in an area where 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. The proposed development, consisting of a single-family dwelling, 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 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 is 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 May 19, 2025.



Benjamin J. Roussel
Executive Director
Secretary to the Commission

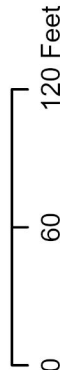
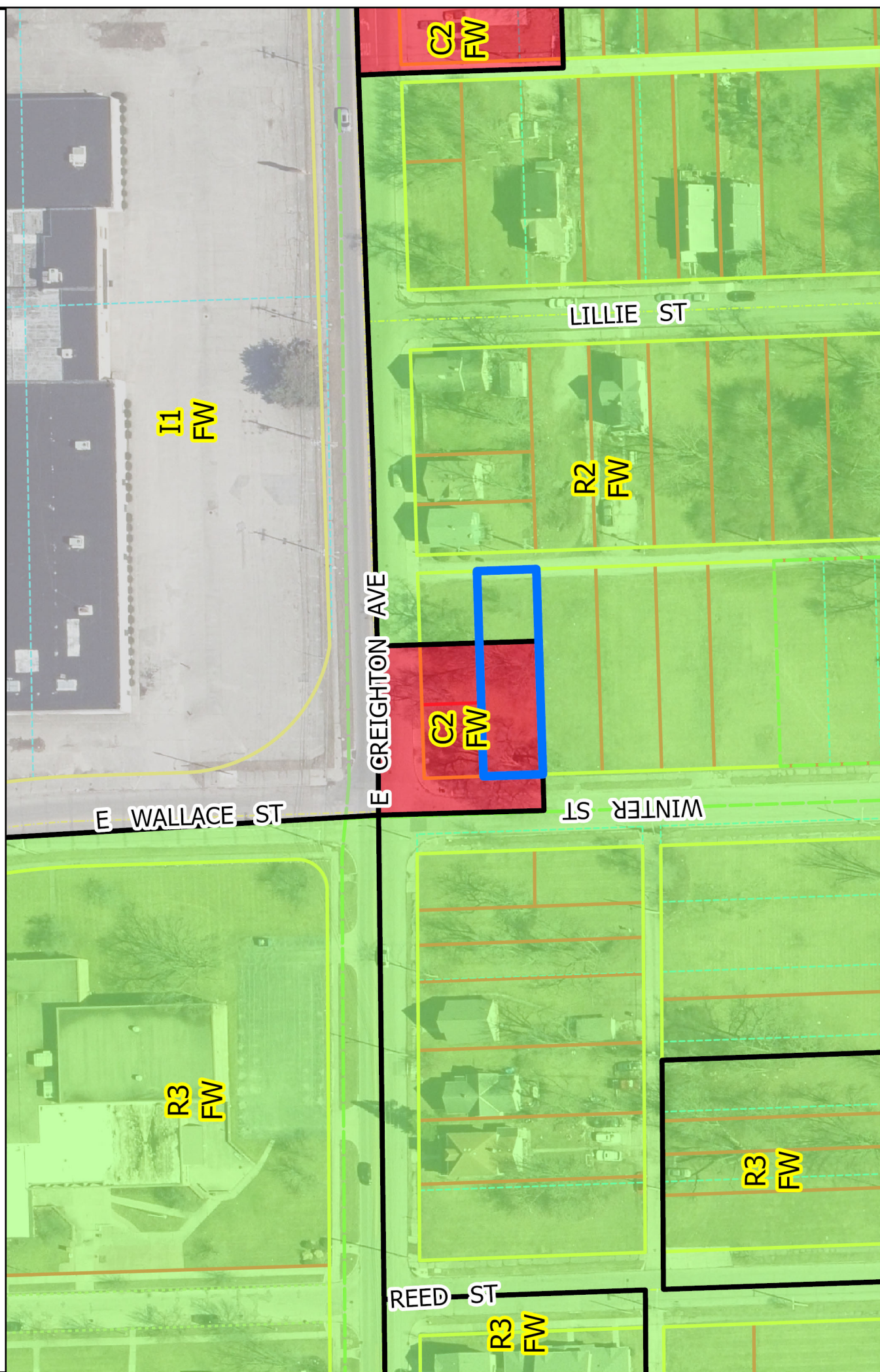
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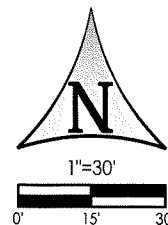
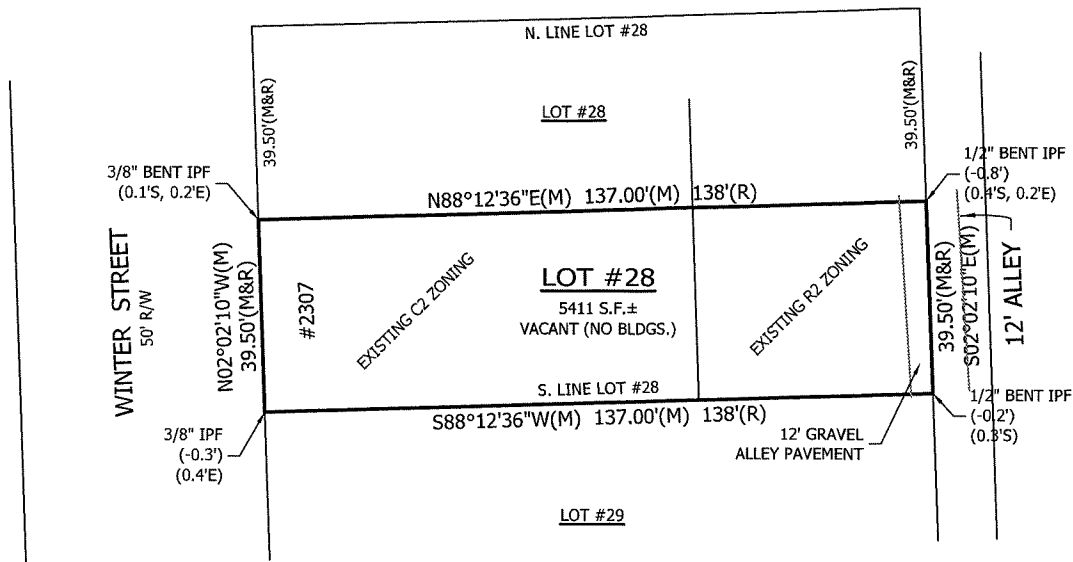
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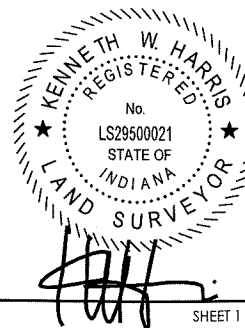
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