

#REZ-2025-0036

BILL NO. Z-25-07-19

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. I30 (Sec. 21 of Washington Township)**

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

SECTION 1. That the area described as follows is hereby designated a R2/Two Family Residential under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

LEGAL DESCRIPTION

Lot Number 89 in Lincolndale being a subdivision of Lots 1 to 44 inclusive in Elmer E Gandy's Subdivision to Fort Wayne, according to the plat thereof, recorded in Plat Record 12, page 32, in the Office of the Recorder of Allen County, Indiana

and the symbols of the City of Fort Wayne Zoning Map No. I30 (Sec. 21 of Washington Township), as established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is hereby changed accordingly.

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

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-2025-0036
Bill Number: Z-25-07-19
Council District: 3 – Nathan Hartman

Introduction Date: July 22, 2025

Plan Commission
Public Hearing Date: August 11, 2025 (not heard by Council)

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

Synopsis of Ordinance: To rezone 0.45 acres from R1/Single Family Residential to R2/Two-Family Residential

Location: 2832 Lincolndale Ave (Section 21 of Washington Township)

Reason for Request: To permit a duplex

Applicant: Cedar Falls Investments

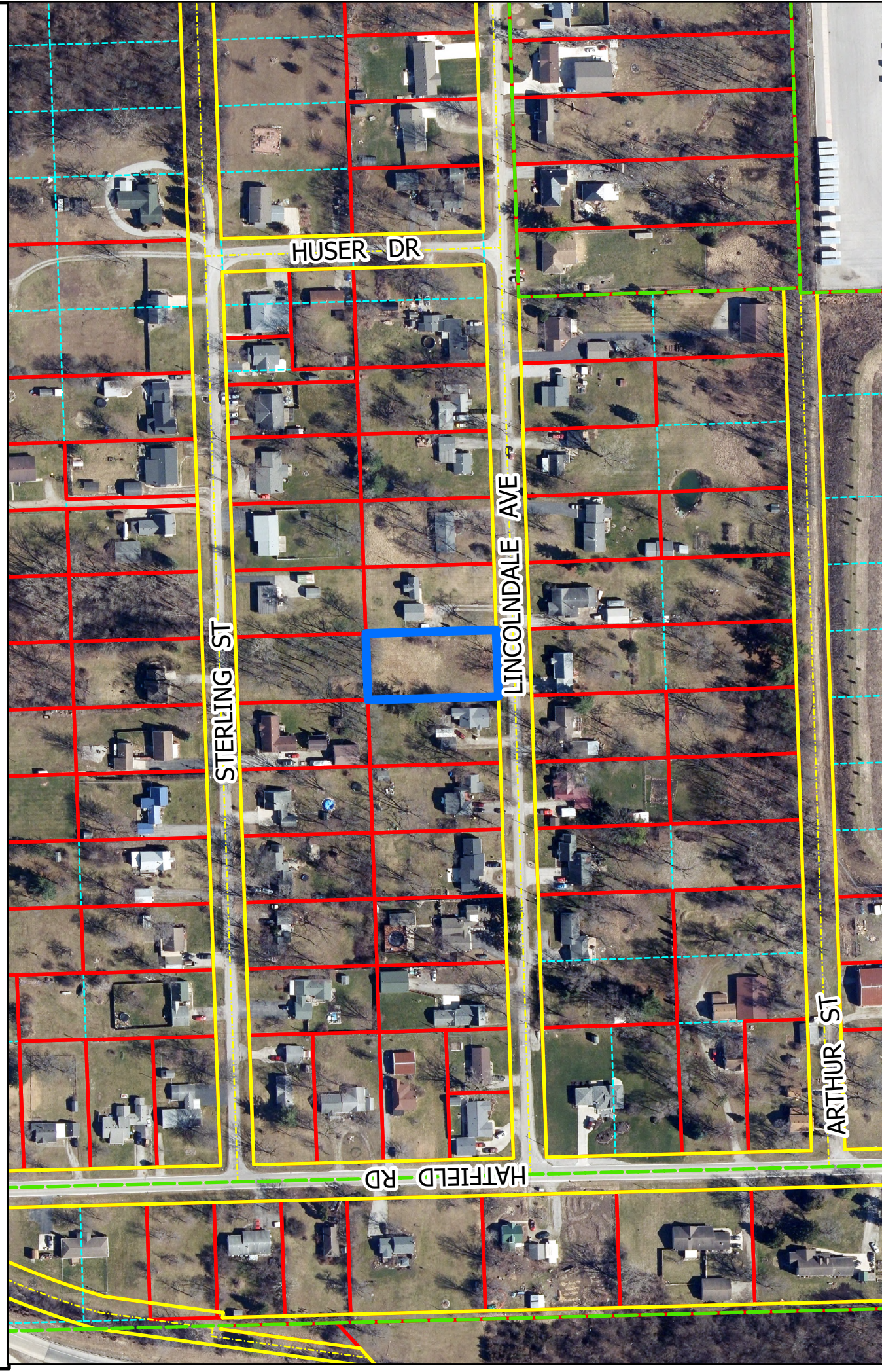
Property Owner: Cedar Falls Investments

Related Petitions: None

Effect of Passage: Property will be rezoned to the R2/Two-Family Residential, which would permit a duplex.

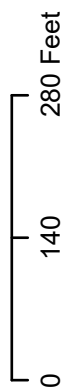
Effect of Non-Passage: Property will remain zoned R1/Single Family Residential, which does not permit a duplex. The site may be developed for single family residential uses on individual lots or tracts, and similar uses.

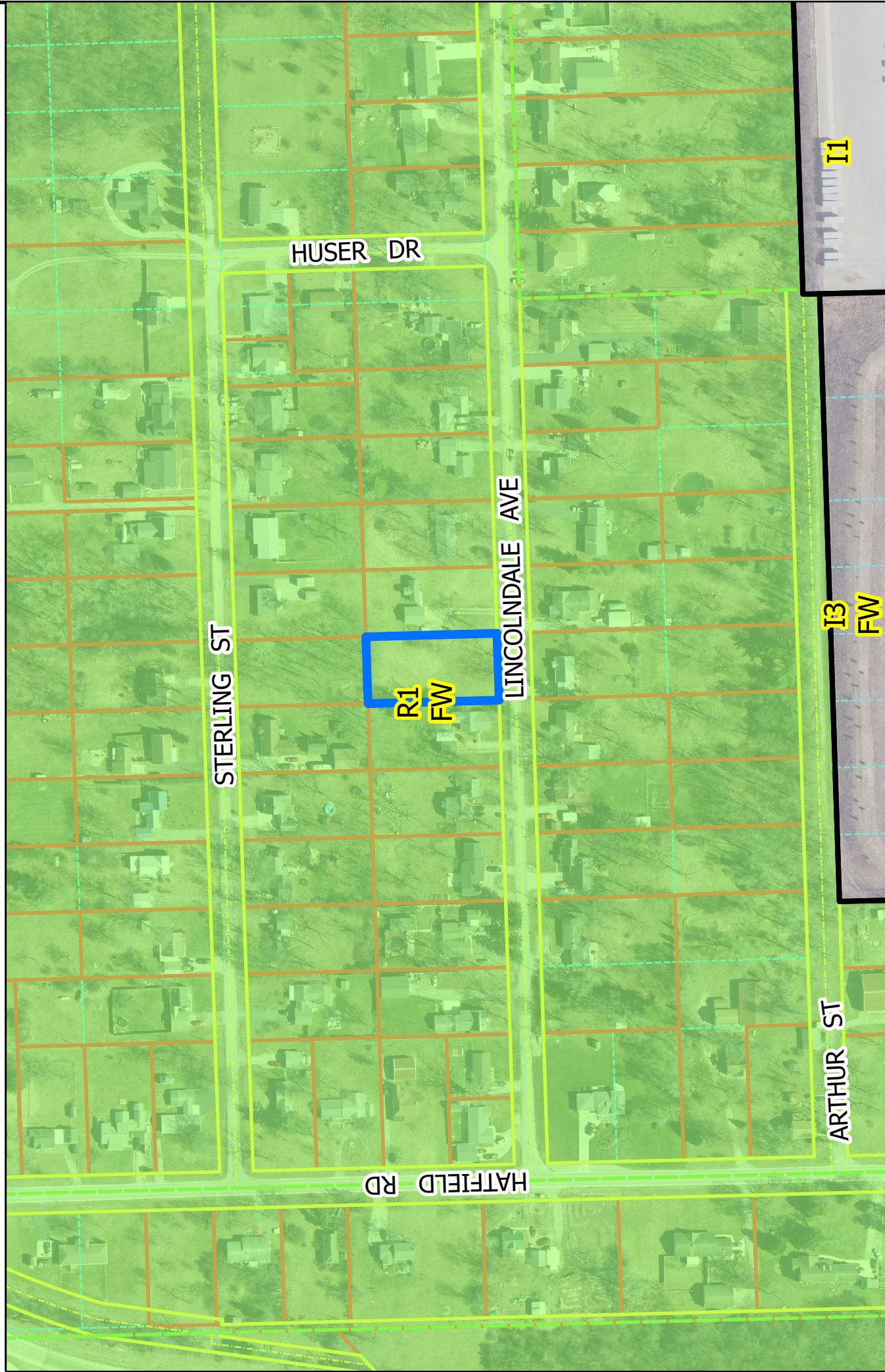
Rezoning Petition REZ-2025-0036 - 2832 Lincolndale Ave



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: 7/9/2025



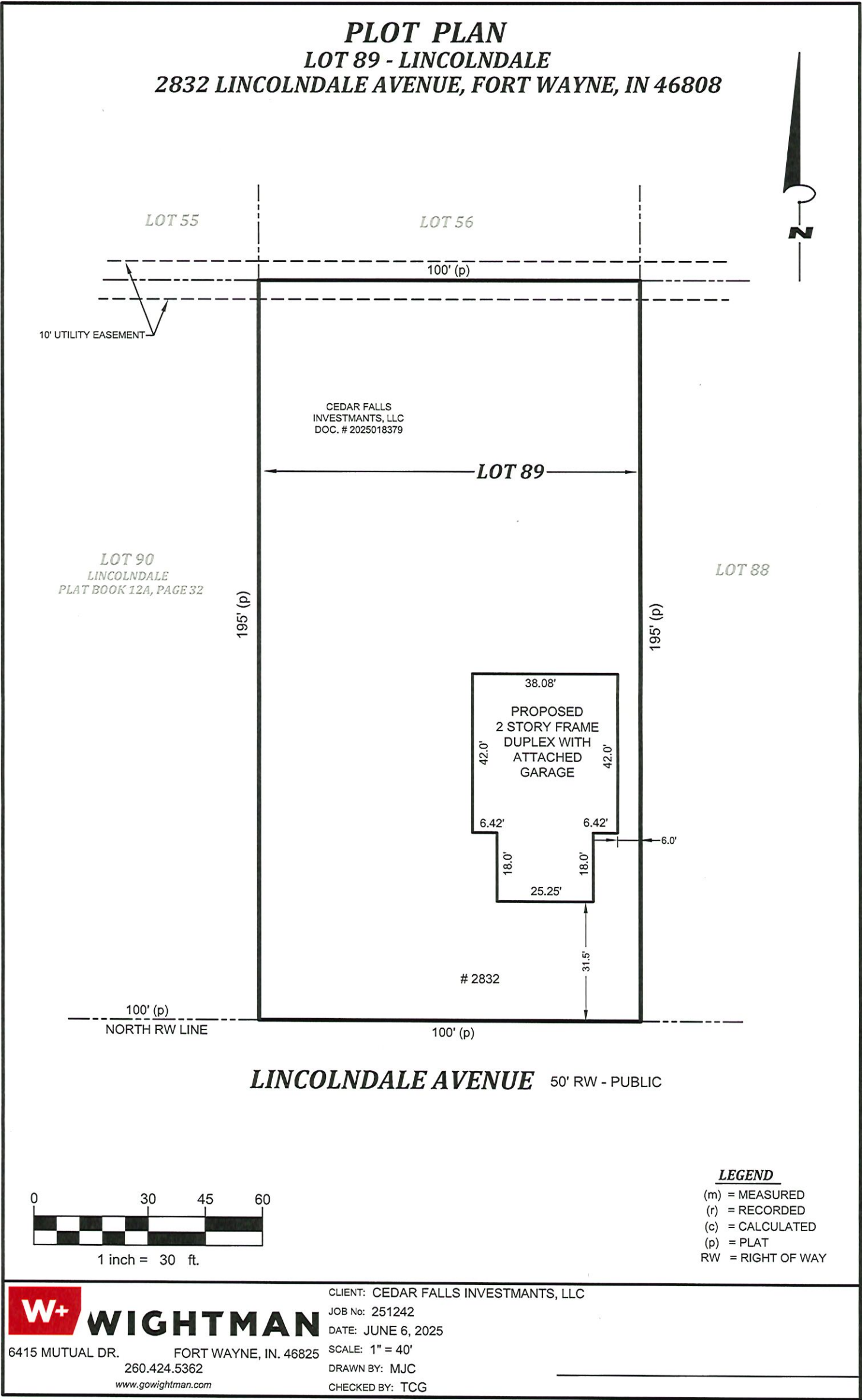


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PLOT PLAN
LOT 89 - LINCOLNDALE
2832 LINCOLNDALE AVENUE, FORT WAYNE, IN 46808





ACCDC
ALLEN COUNTY COMMUNITY DEVELOPMENT CORP.

200 E Berry St, Suite 170

Fort Wayne, IN 46802

ATTACHMENT "A"

Parcel Number: 02-07-21-402-023.000-073

Address: 2832 Lincolndale Ave
Fort Wayne, IN 46808

Legal Description: Lot Number 89 in Lincolndale being a subdivision of Lots 1 to 44 inclusive in Elmer E Gandy's Subdivision to Fort Wayne, according to the plat thereof, recorded in Plat Record 12, page 32, in the Office of the Recorder of Allen County, Indiana.



DocId:3108838
Tx:4719252

2025018379

RECORDED: 04/30/2025 11:02:34 AM

**Recorded as Presented
Allen County Indiana
Recorder Nicole Keesling**

Allen County Community Development Corporation

Mail Tax Bills to:

Pin Number: **02-07-21-402-023.000-073**

**16315 Darling Rd
New Haven, IN 46774**

Township: **Washington**

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH, that the Allen County Community Development Corp., an Indiana Not For Profit Corporation, by Therese M. Brown, its President (GRANTOR) of Allen County in the State of Indiana QUITCLAIMS to **Cedar Falls Investments LLC** (GRANTEE) of Allen County in the State of Indiana in consideration of **One Dollar (\$1.00)** and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Allen County, in the State of Indiana.

LEGAL DESCRIPTION: See "Attachment A"

Property Address: 2832 Lincolndale Ave, Fort Wayne, IN 46808

Subject to all real estate taxes, assessments, other liens and encumbrances, and to all encroachments and easements, visible or of record, and to all restrictions, conditions and limitations of record.

Dated the **18th** day of **April, 2025**

ALLEN COUNTY COMMUNITY DEVELOPMENT CORP.,

An Indiana Not For Profit Corporation

By: _____

Therese M. Brown

Allen County Community Development Corp

Its: President of ACCDC

AUDITOR'S OFFICE
Duly entered for taxation. Subject
to final acceptance for transfer.

APR 30 2025

AUDITOR OF ALLEN COUNTY

25

STATE OF INDIANA)

) ss:

COUNTY OF ALLEN)

Before me, undersigned, a Notary Public in and for said County and State, this 18 day of April, 2025, personally appeared, Therese M. Brown, President of Allen County Community Development Corp., an Indiana Not for Profit Corporation, and acknowledged the execution of the foregoing Quit Claim Deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: September 4, 2027



ROBIN L. MINNIEAR, Notary Public
Adams County, State of Indiana
Commission Number NP0722222
My Commission Expires September 4, 2027

Signature: Robin L. Minniear

Printed: ROBIN L MINNIEAR

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Printed: Francis Koch - ACCDC

Prepared By: Francis Koch

Allen County Community Development Corp.
200 East Berry St., Suite 170
Fort Wayne, IN. 46802

I/O

Return to: Allen County Community Development Corp.
200 East Berry St., Suite 170
Fort Wayne, IN. 46802

Department of Planning Services Rezoning Petition Application

Applicant
Applicant Cedar Falls Investments
Address 16315 Darling Rd
City New Haven State IN Zip 46774
Telephone 260-466-4575 E-mail Jdmconstruction3@gmail.com

Property Ownership
Property Owner Cedar Falls Investments
Address 16315 Darling Rd
City New Haven State IN Zip 46774
Telephone 260-466-4575 E-mail jdmconstruction3@gmail.com

Contact Person
Contact Person Dennis Miller
Address 16315 Darling Rd
City New Haven State IN Zip 46774
Telephone 260-466-4575 E-mail jdmconstruction3@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 2832 Lincoln Ave Township and Section _____
Present Zoning R1 Proposed Zoning R1 Acreage to be rezoned _____
Purpose of rezoning (attach additional page if necessary) is to Build a duplex
Sewer provider FW Water provider FW

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

Dennis Jay Miller Dennis Jay Miller MCR 6/27-2025
(printed name of applicant) (signature of applicant) (date)
Dennis Jay Miller Dennis Jay Miller MCR 6/27/2025
(printed name of property owner) (signature of property owner) (date)



Received 6/27/25 Receipt No. 147820 Hearing Date 7/14/25 Petition No. REZ-2025-0036

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;

residential By residential

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

vacant land Just trying to build affordable housing

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

It is vacant ^{lot} ~~lot~~ Just investing

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

investing in the area

- (5) Responsible development and growth.

residential By residential

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*

