

#REZ-2025-0043

BILL NO. Z-25-09-12

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. M03 (Sec 11 of Wayne 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 R1/Single Family Residential zoning district under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

LEGAL DESCRIPTION

DOCUMENT No. 2025024696

LOT NUMBERED 292, EXCEPT THE WEST 50 FEET THEREOF, IN HAMILTON'S FOURTH ADDITION, TO THE CITY OF FORT WAYNE, ACCORDING TO THE PLAT THEREOF, RECORDED IN DEED RECORD 69, PAGE 397, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA.

and the symbols of the City of Fort Wayne Zoning Map No. M03 (Sec. 11 of Wayne 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-2025-0043
Bill Number: Z-25-09-12
Council District: 6 – Rohli Booker

Introduction Date: September 23, 2025

Plan Commission
Public Hearing Date: October 13, 2025 (not heard by Council)

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

Synopsis of Ordinance: To rezone 0.12 acres from C3/General Commercial to R1/Single Family Residential

Location: 2208 S Lafayette St (Section 11 of Wayne Township)

Reason for Request: To permit a single-family dwelling

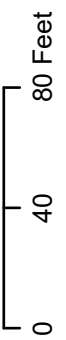
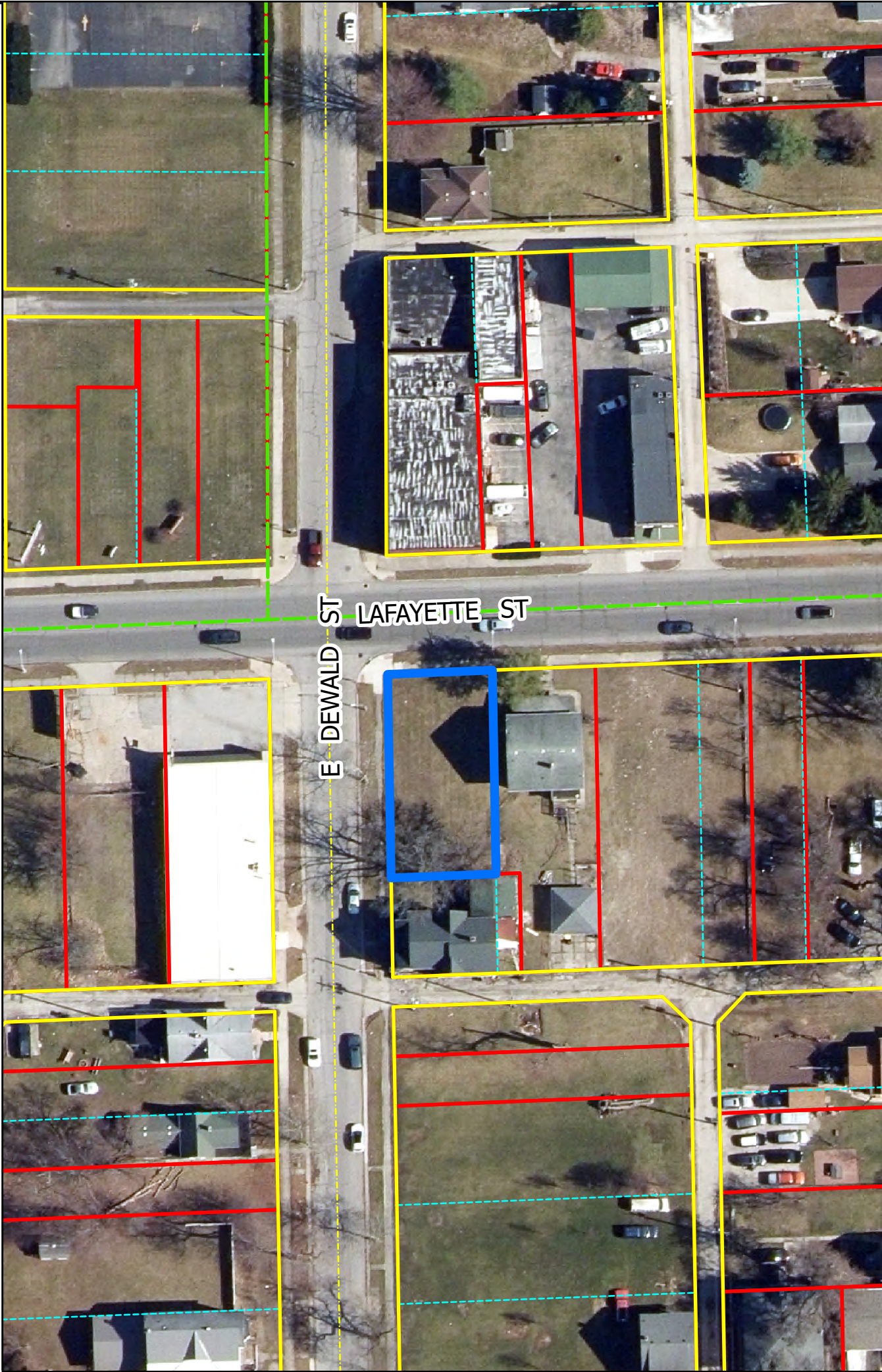
Applicant: Architectural Visions, LLC

Property Owner: Manuel Martinez

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 C3/General Commercial, which does not permit a single-family residential dwelling. The site may continue with existing or non-conforming uses, and may be redeveloped with similar mixed residential and compatible non-residential uses.

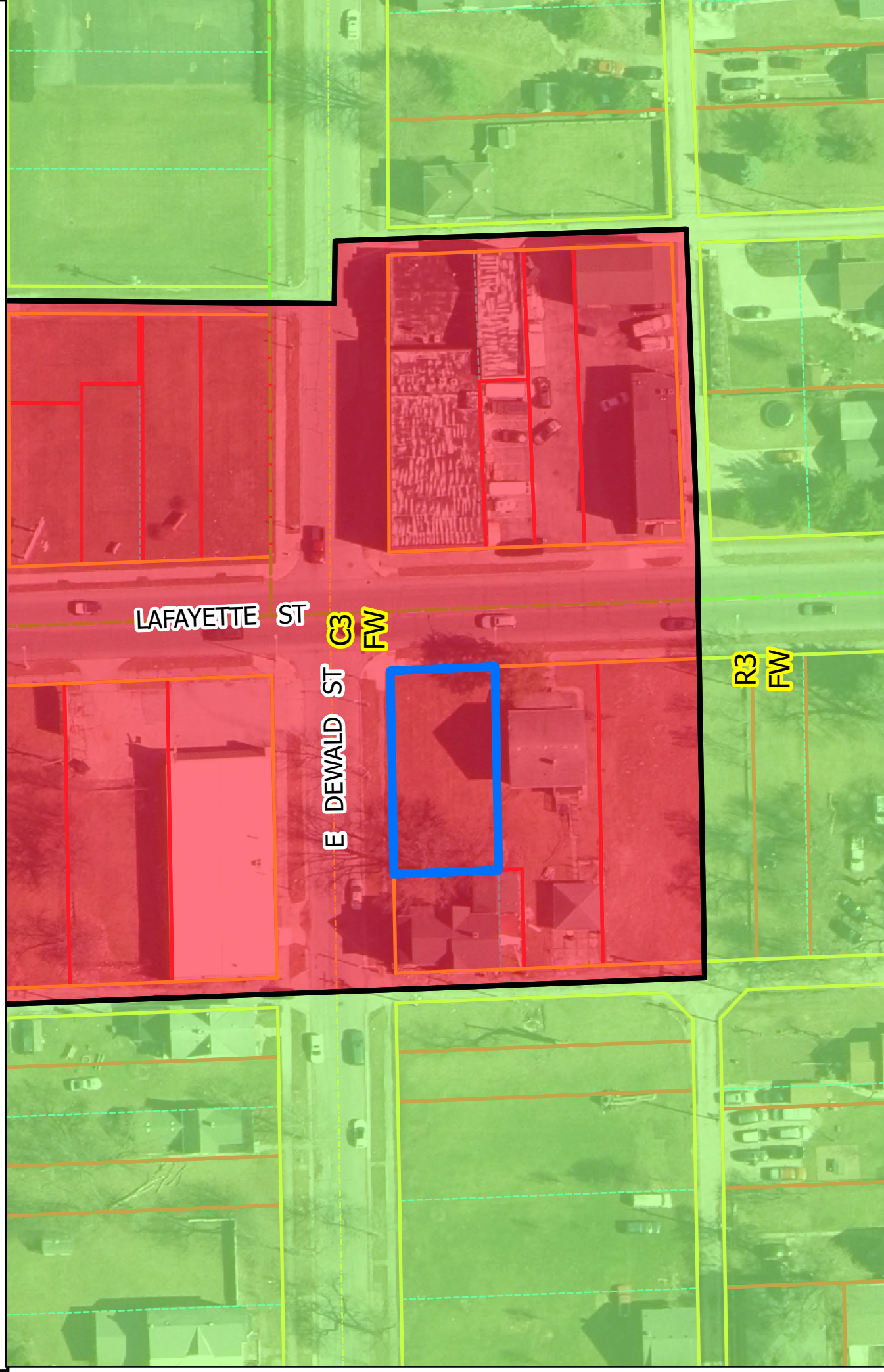
Rezoning Petition REZ-2025-0043 - 2208 S Lafayette St



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: 9/16/2025

Rezoning Petition REZ-2025-0043 - 2208 S Lafayette St



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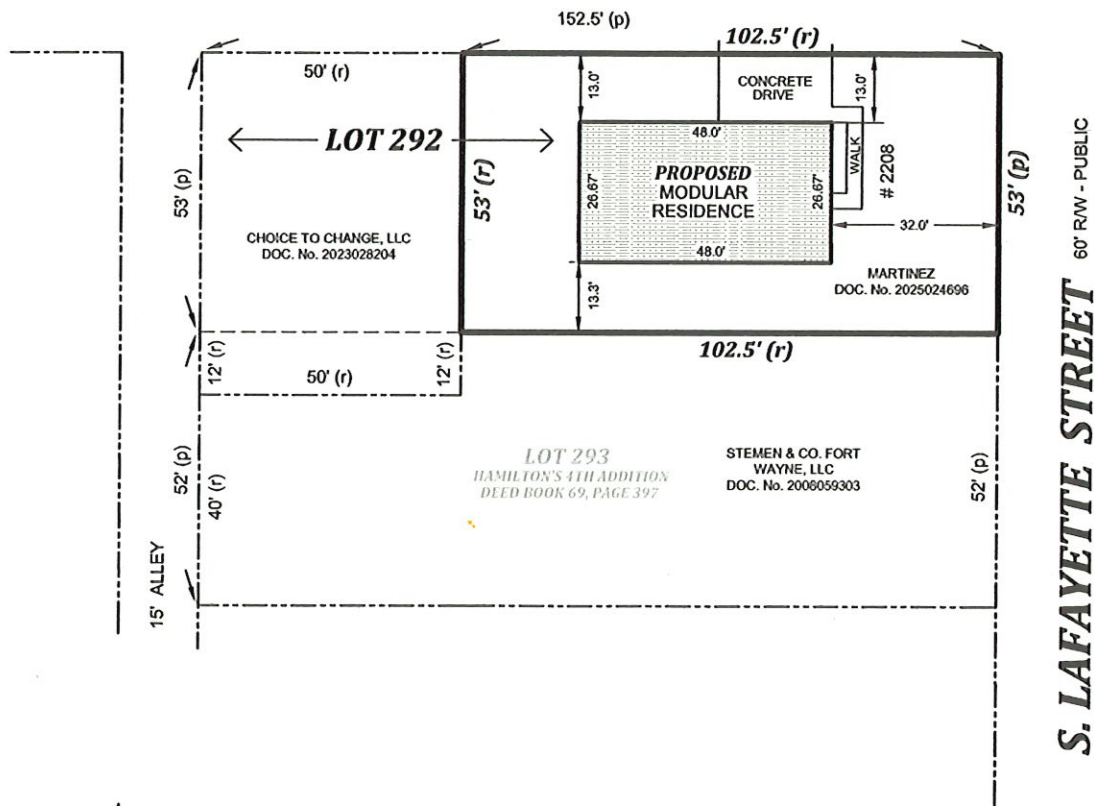
PLOT PLAN

2208 S. LAFAYETTE STREET, FORT WAYNE, INDIANA

LEGAL DESCRIPTION DOCUMENT No. 2025024696

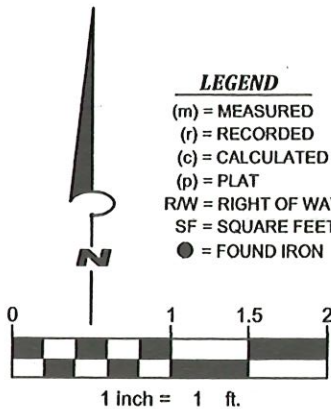
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E. DEWALD STREET 60' R/W - PUBLIC



LEGEND

(m) = MEASURED
(r) = RECORDED
(c) = CALCULATED
(p) = PLAT
R/W = RIGHT OF WAY
SF = SQUARE FEET
● = FOUND IRON



Department of Planning Services Rezoning Petition Application

Applicant

Applicant Architectural Visions, LLC
Address 1123 West Ludwig Road
City Fort Wayne State Indiana Zip 46825
Telephone 260-410-4535 E-mail 66cumberland85@gmail.com

Property Ownership

Property Owner Manuel Martinez
Address 2601 Covington Road
City Fort Wayne State Indiana Zip 46802
Telephone 574-214-2831 E-mail mmlaenterprises@gmail.com

Contact Person

Contact Person Shawn Cumberland
Address 1123 West Ludwig Road
City Fort Wayne State Indiana Zip 46825
Telephone 260-410-4535 E-mail 66cumberland85@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 2208 S Lafayette St Township and Section WAYNE SECT. 11
Present Zoning C3 Proposed Zoning R1 Acreage to be rezoned _____
Purpose of rezoning (attach additional page if necessary) To allow construction of a new modular home residence.
Sewer provider City of Fort Wayne Water provider City of Fort Wayne

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

Shawn Cumberland
(printed name of applicant)

Shawn Cumberland
(signature of applicant)

8/5/25
(date)

Manuel Martinez
(printed name of property owner)

Manuel Martinez
(signature of property owner)

8/5/25
(date)



Received	Receipt No.	Hearing Date	Petition No.
8-7-25	148063	10-13-25	RE2-2025

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;

To have the existing designation of C3 changed to R1 to allow the construction of new modular home residence.

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

The existing site is currently an empty lot containing no existing structures.

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

The size of the lot dictates that it could not be developed as a commercial property.

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

The existing homes flanking the lot to the West and South are both older homes is somewhat disrepair. The addition of a new home to the area will only enhance the neighborhood.

- (5) Responsible development and growth.

The lot has remained empty and unsellable for many years. We hope this new home can help bring both aesthetic and financial progress to the area.

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*

