

BILL NO. Z-26-01-27

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. K18 (Sec. 34 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 as R3/Multiple Family Residential Zoning District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

Legal Description

Lots 21, 22, and 25 in Kuhlman's Addition, an addition to the City of Fort Wayne, Allen County, Indiana, as recorded in the Office of the Allen County Recorder.

Parcel Number: 02-07-34-255-004.001-073

and the symbols of the City of Fort Wayne Zoning Map No. K18 (Sec. 34 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-2026-0008
Bill Number: Z-26-01-27
Council District: 3 – Nathan Hartman

Introduction Date: January 27, 2026

Plan Commission
Public Hearing Date: February 9, 2026 (not heard by Council)

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

Synopsis of Ordinance: To rezone 0.3 acres from R1/Single Family Residential to R3/Multiple Family
Residential

Location: 2500 Blk of Lawn Ave (Section 34 of Washington Township)

Reason for Request: To permit three (3) attached zero lot line, two-family dwellings on platted
lots

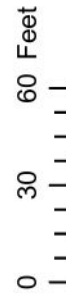
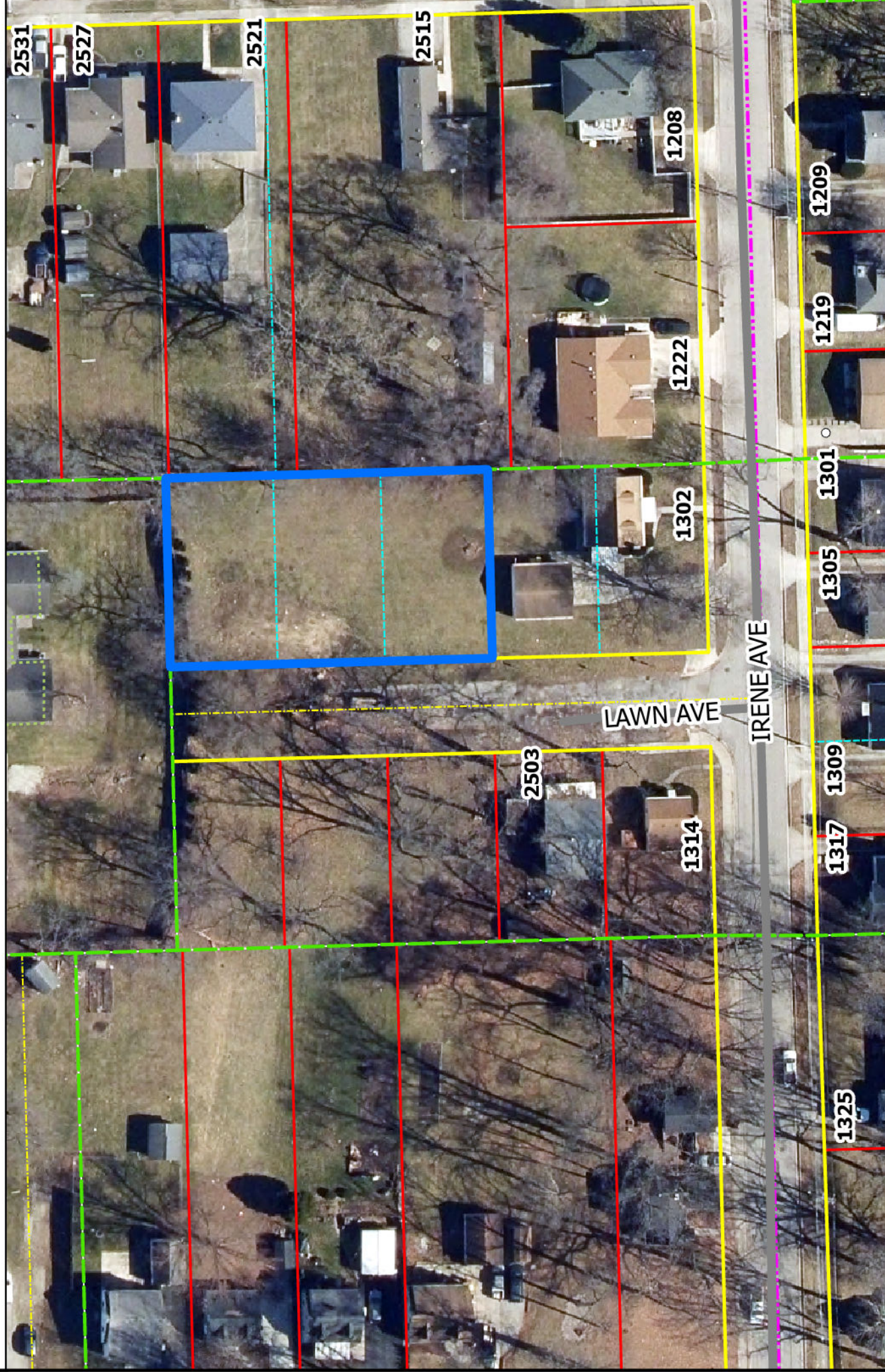
Applicant: Justin Arnold

Property Owner: Fisher Property Management LLC

Related Petitions: None

Effect of Passage: Property will be rezoned to the R3/Multiple Family Residential zoning
district, which will permit multiple attached zero lot line two-family
dwellings.

Effect of Non-Passage: Property will remain zoned R1/Single Family Residential, which does not
permit more than two attached zero lot line dwellings. The site may be
redeveloped with single family residential and other similar uses.





PLAT OF SURVEY

DONOVAN SURVEYING, INC.
3521 LAKE AVENUE, SUITE 2
FORT WAYNE, INDIANA 46805
260.424.7418
www.donovan-eng.com

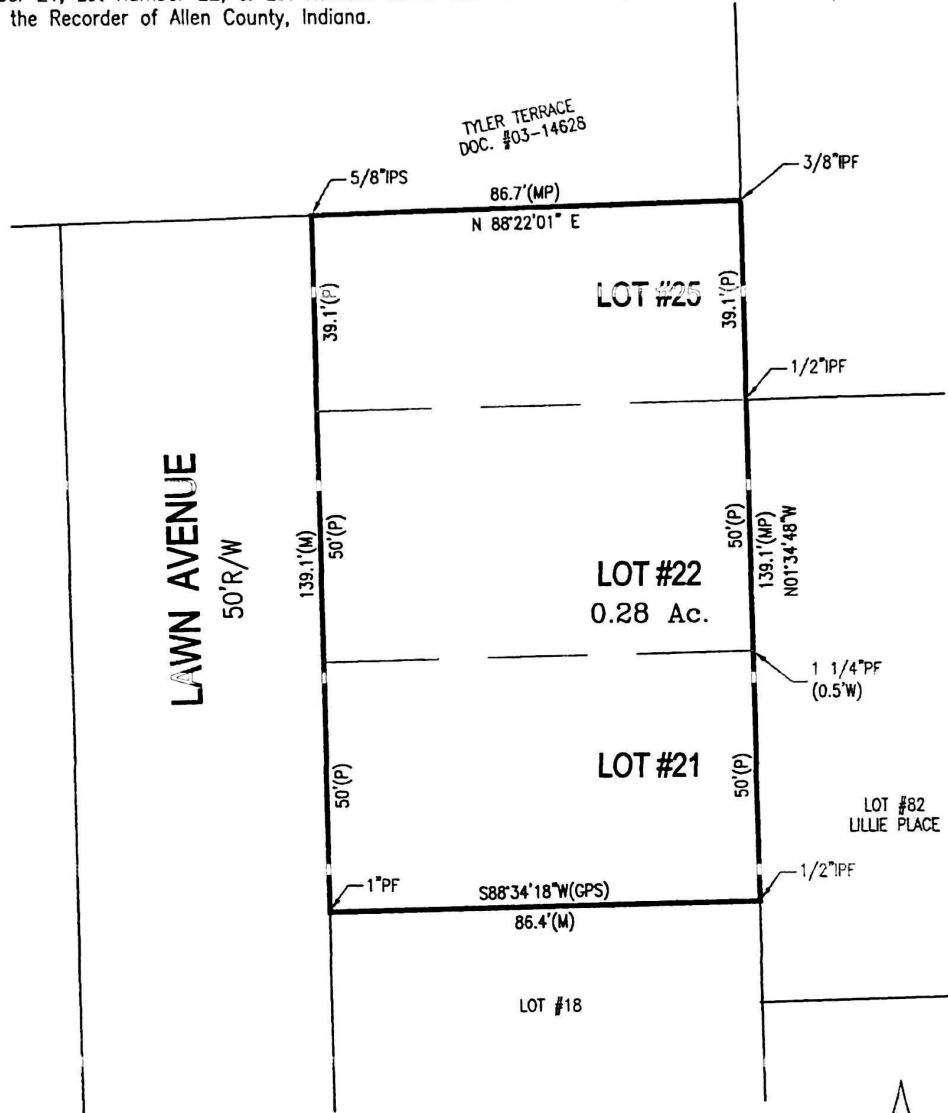
GREGORY L. ROBERTS PLS S0548 IN

KENNETH W. HARRIS PLS 29500021 IN

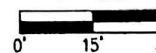
MICHAEL W. HARRIS PLS 21100018 IN

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:

Lot Number 21, Lot Number 22, & Lot Number 25 in Kuhlman's Addition, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana.



1"=30'



Job No.:22-5810
Job for:BRICHETTO

Date:03-30-22

LEGEND

IPF Iron Pin (Rebar) Found
PF Pipe Found
RRF Railroad Spike Found
PKF P.K. Nail Found
MNF Mag Nail Found
MNS Mag Nail Set
IPS 5/8" rebar set w/cap stamped "DEI FIRM #0027"
(M) Measured (P) Platted
(R) Recorded (C) Calculated

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

Date of latest field work: 03-04-22



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.

Lawn Avenue.dwg

SHEET 1 OF 2

Applicant

Applicant Name: JUSTIN ARNOLD

Address: 2107 CARROLL RD City: FORT WAYNE State: IN Zip: 46818

Email (type or print): JUSTIN.ARNOLD84@GMAIL.COM Phone: 260-414-1900

Property Ownership ☐ Same as applicant

Owner Name: FISHER PROPERTY MANAGEMENT, LLC

Address: PO BOX 80065 City: FORT WAYNE State: IN Zip: 46898

Email (type or print): BFISHER1952@FRONTIER.COM Phone: 260-403-8700

Primary Contact Person ☒ Same as applicant

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

Primary Contact:

Address: City: State: Zip:

Email (type or print): Phone:

Planning Jurisdiction

☐ Unincorporated Allen County

☐ Town of Grabill

☐ Town of Monroeville

☒ City of Fort Wayne

☐ Town of Huntertown

☐ City of Woodburn

Property Information

Development Address or PIN #: 02-07-34-255-004.001-073

Present Zoning : R1 Proposed Zoning : R3 Acreage to be rezoned : 0.3 ACRES

Purpose of rezoning (attach additional page if necessary): To allow for multi-family housing/townhouses to be built.

See additional information in the attached Written Commitment.

Township Name: WASHINGTON Township Section Number: 0034

Sewer Provider: CITY Water Provider: CITY

Filing Requirements

- ☒ Filing fee \$1250.00 or \$350.00 for downzoning an existing SFR use to R1 Zoning
- ☒ Application signed by property owner(s)
- ☒ Boundary/ Utility Survey showing area to be rezoned
- ☒ Legal Description of parcel to be rezoned (Please provide in separate word document)
- ☒ Rezoning Criteria (please complete attached document)

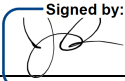
Acknowledgements and Signatures

- 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 applicable Zoning 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.
- In addition, I/We hereby authorize and consent to the on-site inspection and sign posting on the property subject to this zoning application by the Department of Planning Services for the purposes of verifying the information in this application and for purposes of determining compliance with the applicable zoning ordinance.

JUSTIN ARNOLD

printed name of applicant

Signed by:



08A5A71C-4B97-442

signature of applicant

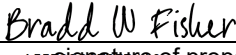
1/5/2026 | 5:07 PM EST

date

BRADD FISHER

printed name of property owner

Signed by:



A55B5B5B-5B5B-5B5B

signature of property owner

1/5/2026 | 6:04 PM EST

date

STAFF USE ONLY			
Received	Receipt Number	Hearing Date	Petition Number

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;

The proposed rezoning aligns with the All-In Allen Comprehensive Plan by increasing housing diversity, supporting small-scale infill development, and reducing regulatory barriers that contribute to higher housing costs. The project adds appropriately scaled multi-family housing on vacant, infrastructure-served lots, strengthening the tax base while expanding attainable "missing middle" housing options.

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

The subject properties are vacant residential lots within an established residential neighborhood. The proposed rezoning maintains residential use and scale while activating underutilized land in a manner consistent with the surrounding character.

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

The land is best suited for residential infill development due to its location, size, and access to existing public infrastructure. The proposed rezoning enables efficient residential use that maximizes the suitability of the property while remaining compatible with the surrounding neighborhood.

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

The proposed rezoning conserves and enhances property values by replacing vacant land with high-quality residential development consistent with surrounding uses. New infill housing strengthens neighborhood stability and supports long-term value throughout the jurisdiction.

(5) Responsible development and growth.

The proposed rezoning promotes responsible development by directing growth to vacant, infrastructure-served urban lots rather than outward expansion. The project supports efficient land use, incremental housing supply, and fiscally responsible growth consistent with adopted planning goals set forth in the All-In Allen Comprehensive Plan.

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*

