

#REZ-2026-0010

BILL NO. Z-26-02-12

ZONING MAP ORDINANCE NO. Z-\_\_\_\_\_

AN ORDINANCE amending the City of Fort Wayne  
Zoning Map No. G02 (Sec. 08 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 as C1/Professional Office and Personal Services Zoning District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

Legal Description

This description, prepared by Justin W. Hoffman, Indiana Professional Surveyor, License Number LS21000228 and employed by Brooks Construction Company, Inc., was created as part of Job No. 2573-1000-0034, on February 3, 2026 being a description of the overall boundary of the tracts of land conveyed to Midwest America Federal Credit Union, by Document Numbers 970022776 & 970022777. All recorded documents in this description being recorded in the Office of the Recorder of Allen County, Indiana:

Lots 30B and 31B in the plat Westwood Extended Addition Amended, according to the plat thereof, recorded in Plat Book 11, page 103, together with a part of LaGro Reserve in Section 8, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of LaGro Reserve, being marked by a Harrison marker, thence South 89 degrees 10 minutes 08 seconds West (geodetic bearing based on NAD83 2011 East, and basis for all bearings in this description), a distance of 2151.93 feet to the intersection of the South line of said LaGro Reserve and the East boundary line of said Westwood plat, being marked by a Mag Nail; thence North 00 degrees 24 minutes 02 seconds West, on and along said East boundary line, a distance of 971.57 feet to the Northwest corner of a 2.18 acre tract of land conveyed to Tamara L. Rehm & Karen C. Murua by Document Number 2022006382, being marked by a 1/2-inch diameter rebar, said point being the Point of Beginning; thence South 00 degrees 24 minutes 02 seconds East, on and along said East line, also being on and along the East line of Lot 30B in said Westwood plat, a distance of 64.78 feet to the Southeast corner of said Lot 30B, being referenced by a 5/8-inch diameter rebar 0.1 feet North and 0.8 feet East of said corner; thence Southwesterly on and along a non-tangential curve to the left, an arc distance of 83.38 feet to the Southwest corner of said Lot 30B, being marked by a 1.25-inch pipe, said curve having a radius of 441.25 feet, a chord bearing of South 78 degrees 39 minutes 34 seconds West and a chord distance of 83.26 feet; thence North 01 degrees 34 minutes 41 seconds West, on and along the West line of said Lot 30B, a distance of 170.42 feet to the Northwest corner of said Lot 30B, also being the Southwest corner of Lot 31B, and being marked by a 5/8-inch diameter rebar with an identification cap stamped "Russell"; thence North 01 degrees 23 minutes 22 seconds West, a distance of 143.55 feet to the Southwest corner of a 0.025 acre tract of land conveyed to the City of Fort Wayne, by Document Number 960041111, being marked by a 5/8-inch diameter rebar with an identification cap stamped "BROOKS 1ST FIRM #0143" set; thence North 50 degrees 30 minutes 43 seconds East, on and along the Southeasterly line of said 0.025 acre tract, a distance of 113.02 feet to the Northeast corner of said Lot 31B, also being the Southwest corner of a 0.031 acre tract conveyed to the City of Fort Wayne, by Document Number 960041114, being marked by a 5/8-

1 inch diameter rebar with an identification cap stamped "BROOKS 1ST FIRM #0143" set; thence North  
2 50 degrees 30 minutes 43 seconds East, on and along the Southeasterly line of said 0.031 acre tract, a  
3 distance of 126.28 feet to the Southeast corner of said 0.031 acre tract, also being the Southwest  
4 corner of a 0.027 acre tract of land conveyed to the City of Fort Wayne by Document Number  
5 960037439, also being on the West line of a 1.77 acre tract of land conveyed to Diamond Holdings, LLC,  
6 by Document Number 202050227, being marked by a 5/8-inch diameter rebar with an identification  
7 cap stamped "TAPP"; thence South 01 degrees 39 minutes 14 seconds East, on and along the West line  
8 of said 1.7 acre tract, a distance of 109.69 feet to an angle point, being marked by a 5/8-inch diameter  
9 rebar with an identification cap stamped "BROOKS 1ST FIRM #0143" set; thence South 27 degrees 23  
10 minutes 35 seconds East, continuing on and along the West line of said 1.77 acre tract, a distance of  
11 257.50 feet to the Southwest corner of said 1.77 acre tract, being marked by a 3/4-inch pipe; thence  
12 South 50 degrees 19 minutes 30 seconds West, on and along the Northerly lines of a 1.31 acre tract of  
13 land conveyed to Steven H. and Connie P. Hazelrigg, by Document Number 2023047877, and a 1.89  
14 acre tract of land conveyed to Robert and Judith Shugart, by Document Number 930066096, a distance  
15 of 92.64 feet to an angle point in the North line of said 1.89 acre tract, being marked by a 5/8-inch  
16 diameter rebar with an identification cap stamped "BROOKS 1ST FIRM #0143" set; thence North 85  
17 degrees 05 minutes 00 seconds West, on and along the Northerly lines of said 1.89 acre tract, and a  
18 1.19 acre tract of land conveyed to Joshua P. and Lynette D. Fager, by Document Number 2024022449,  
19 and said 2.18 acre tract of land, a distance of 146.20 feet to the Point of Beginning, containing 1.886  
20 acres of land, more or less, being subject to and/or together with all easements and rights-of-way of  
21 record.

22 and the symbols of the City of Fort Wayne Zoning Map No. G02 (Sec. 08 of Wayne Township), as  
23 established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is  
24 hereby changed accordingly.

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

29 SECTION 3. That this Ordinance shall be in full force and effect from and after its  
30 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**

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**Department of Planning Services**

Title of Ordinance: Zoning Map Amendment  
Case Number: REZ-2026-0010  
Bill Number: Z-26-02-12  
Council District: 4 – Scott Myers

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Introduction Date: February 24, 2026

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

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

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Synopsis of Ordinance: To rezone 1.886 acres from RP/Planned Residential to C1/Professional Office and Personal Services

Location: 4331 W Jefferson Blvd (Section 8 of Wayne Township)

Reason for Request: To align zoning with the use

Applicant: Midwest America Federal Credit Union

Property Owner: Midwest America Federal Credit Union

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Related Petitions: None

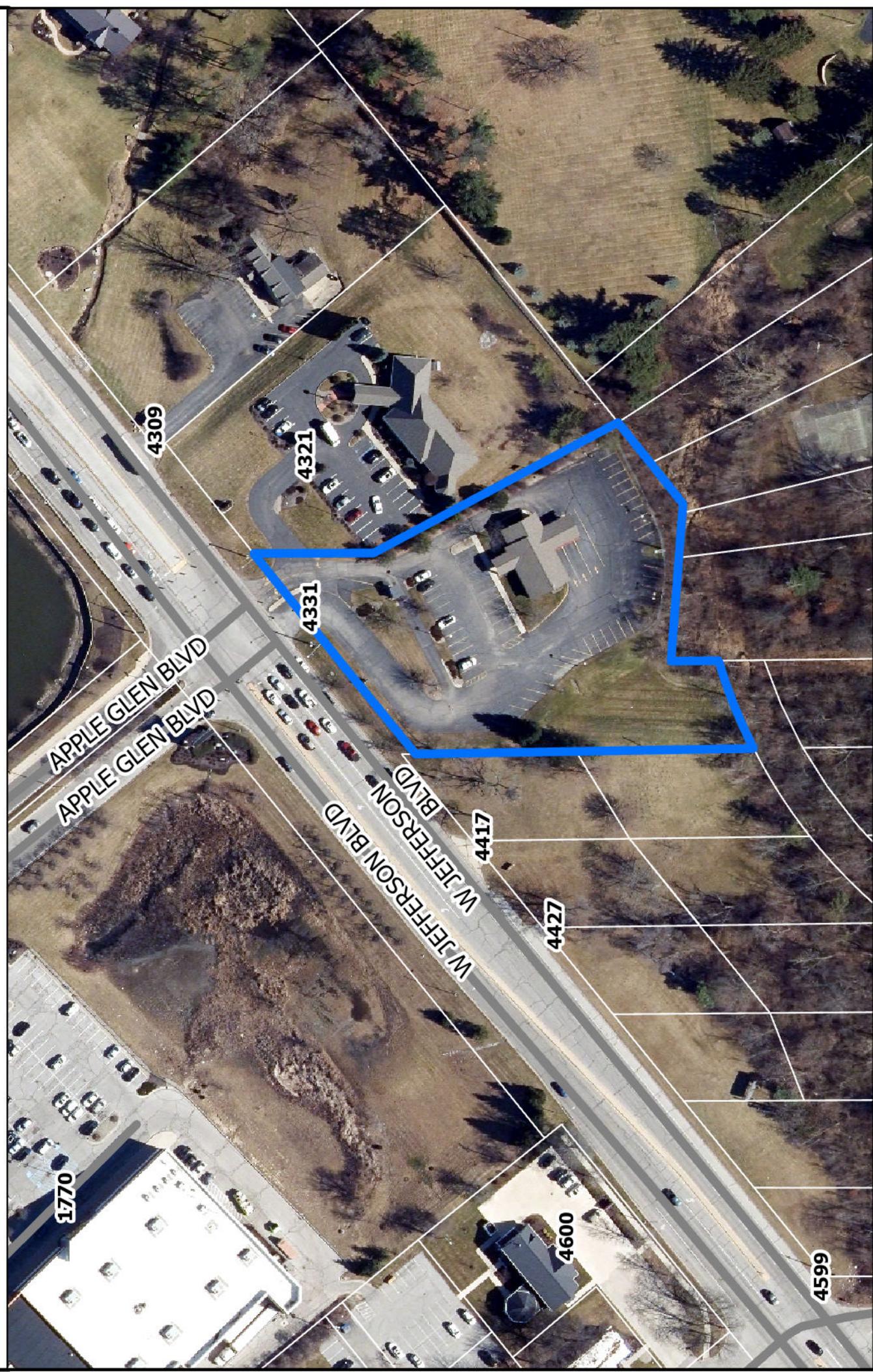
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Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal Services to align the zoning with the current use.

Effect of Non-Passage: Property will remain zoned RP/Planned Residential, which does not permit the current use. It may be redeveloped with mixed residential uses.



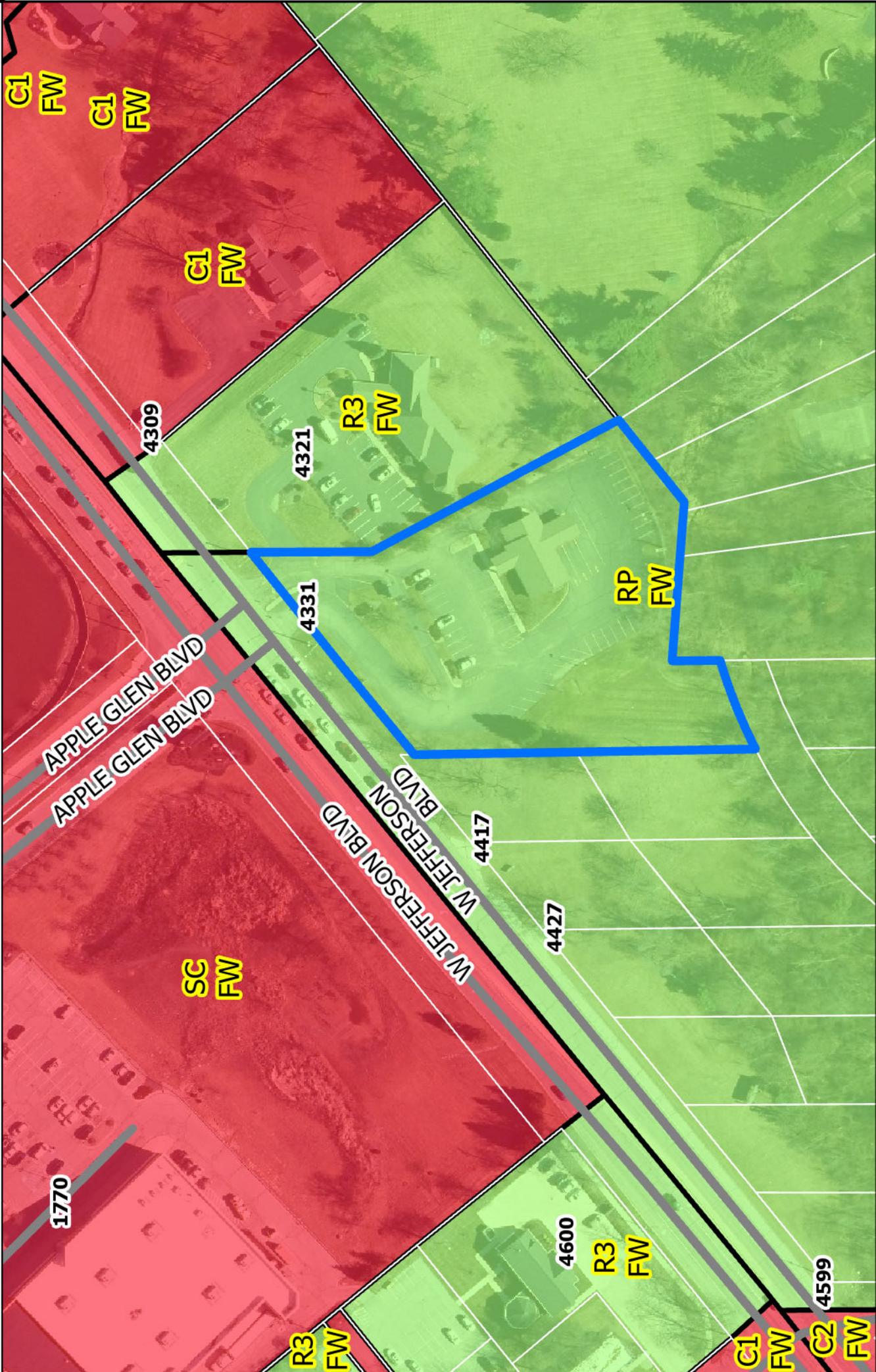
Rezoning Petition REZ-2026-0010 - Midwest America FCU - 4331 W Jefferson Blvd



Although street 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.  
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North American Datum 1983  
State Plane Coordinate System, Indiana East  
Photos and Contours: Spring 2009  
Date: 2.10.2026



Rezoning Petition REZ-2026-0010 - Midwest America FCU - 4331 W Jefferson Blvd



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### Overall Boundary Description:

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being marked by a 5/8-inch diameter rebar with an identification cap stamped "BROOKS 1ST FIRM #0143" set; thence North 85 degrees 05 minutes 00 seconds West, on and along the Northerly lines of said 1.89 acre tract, and a 1.19 acre tract of land conveyed to Joshua P. and Lynette D. Fager, by Document Number 2024022449, and said 2.18 acre tract of land, a distance of 146.20 feet to the Point of Beginning, containing 1.886 acres of land, more or less, being subject to and/or together with all easements and rights-of-way of record.



**DPS Plan Commission  
Rezoning Petition Application**

**Applicant**

Applicant Name: MidWest America Federal Credit Union c/o Becky Swing  
 Address: 1104 Medical Park Drive City: Fort Wayne State: IN Zip: 46825  
 Email (type or print): bswing@mwafcu.org Phone: 260-609-7014

**Property Ownership**  Same as applicant

Owner Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email (type or print): \_\_\_\_\_ Phone: \_\_\_\_\_

**Primary Contact Person**  Same as applicant

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

Primary Contact: Brooks Construction Company, Inc. c/o Justin Hoffman  
 Address: 6525 Ardmore Avenue City: Fort Wayne State: IN Zip: 46809  
 Email (type or print): jwhoffman@Brooks1st.com Phone: 260-478-1890

**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 #: 4331 W. Jefferson Boulevard, Fort Wayne, IN 46804  
 Present Zoning: RP Proposed Zoning: C1 Acreage to be rezoned: \_\_\_\_\_  
 Purpose of rezoning (attach additional page if necessary): To align zoning with existing use and to allow a garage accessory building to be constructed  
 Township Name: Wayne Township Section Number: 8  
 Sewer Provider: City of Fort Wayne Water Provider: City of Fort Wayne

**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.

Becky Swing \_\_\_\_\_ Becky Swing \_\_\_\_\_ 1/28/2006  
 printed name of applicant signature of applicant date

\_\_\_\_\_  
 printed name of property owner signature of property owner date

STAFF USE ONLY			
Received	Receipt Number	Hearing Date	Petition Number
2/3	113429		



## 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;

This petition supports the Comprehensive Plan by formalizing an existing and established use, along with allowing an accessory improvement.

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

The site is currently developed and used as a banking facility. The proposed zoning aligns with the site's current use.

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

The most desirable use of the property is to continue its use as a banking facility, which the proposed zoning allows.

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

The primary use of the property will not be changed due to the rezoning, thereby maintaining its current value.

- (5) Responsible development and growth.

This request allows for an efficient infill and reinvestment of a currently developed site.

### 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*

