

1 #REZ-2026-0011

2 BILL NO. Z-26-02-13

3
4 ZONING MAP ORDINANCE NO. Z- _____

5 AN ORDINANCE amending the City of Fort Wayne
6 Zoning Map No. BB07 (Sec. 15 of Aboite 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 as R1/Single-Family
9 Residential Zoning District under the terms of Chapter 157 Title XV of the Code of the City of
10 Fort Wayne, Indiana:

11 **Legal Description**

12
13 A tract of land located in the Northeast Quarter of Section 15, Township 30 North,
14 Range 11 East, in Allen County, the State of Indiana, based on a survey prepared by
15 Duane A. Brown PS (LS #80040337), D. A. Brown Engineering Consultants, Inc., Job No.
16 2601-01, Plat of Survey #30-11-15-01, dated January 29, 2026), more fully described as
17 follows:

18 **COMMENCING** at a Harrison Marker situated in the Northeast corner of said Northeast
19 Quarter; Thence South 89 Degrees 21 Minutes 37 Seconds West (Indiana State Plane
20 Coordinate System East Zone-GNSS Grid Basis of Bearings), a distance of 700.94 feet
21 along the North line of said Northeast Quarter to a Marker Spike with tag (FIRM 0042)
22 in the Northwest corner of the tract of land described in the conveyance to Michael P.
23 & Kelly M. Durnell in Allen County Document No. 2012052143; Thence South 89
24 Degrees 21 Minutes 37 Seconds West, a distance of 287.05 feet along the North line of
25 said Northeast Quarter to a Marker Spike with tag (FIRM 0042) in the Northeast corner
26 of the tract of land described in the conveyance to Joseph & Mindy Ruzynski in Allen
27 County Document No. 2024031720; Thence South 00 Degrees 28 Minutes 38 Seconds
28 East, a distance of 324.98 feet along the East line of said Rusynski tract to a Rebar stake
29 with cap (FIRM 0042) in the Northwest corner of Lot 8 in Covington Reserve, Section I as
30 recorded in Allen County Document No. 96-22701 (Plat Cabinet C, page 98); Thence
North 89 Degrees 21 Minutes 37 Seconds East, a distance of 284.28 feet along the
North line of said Covington Reserve, Section I to a Rebar stake with cap (Tazian) in the
Southwest corner of the Durnell tract referenced above; Thence North 00 Degrees 00
Minutes 37 Seconds East, a distance of 325.00 feet along the West line of the Durnell
tract referenced above to the **POINT OF BEGINNING**, said tract containing 2.131 Acres,
more or less, and being subject to all public road rights-of-way and to all easements of
record.

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and the symbols of the City of Fort Wayne Zoning Map No. BB07 (Sec. 15 of Aboite 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-2026-0011
Bill Number: Z-26-02-13
Council District: 4 – Scott Myers

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

Synopsis of Ordinance: To rezone 2.01 acres from AR/Low Intensity Residential to R1/Single-Family Residential

Location: 9700 block Covington Road (Section 15 of Aboite Township)

Reason for Request: To permit a 12-lot plat

Applicant: MBN Properties LLC

Property Owner: MBN Properties LLC

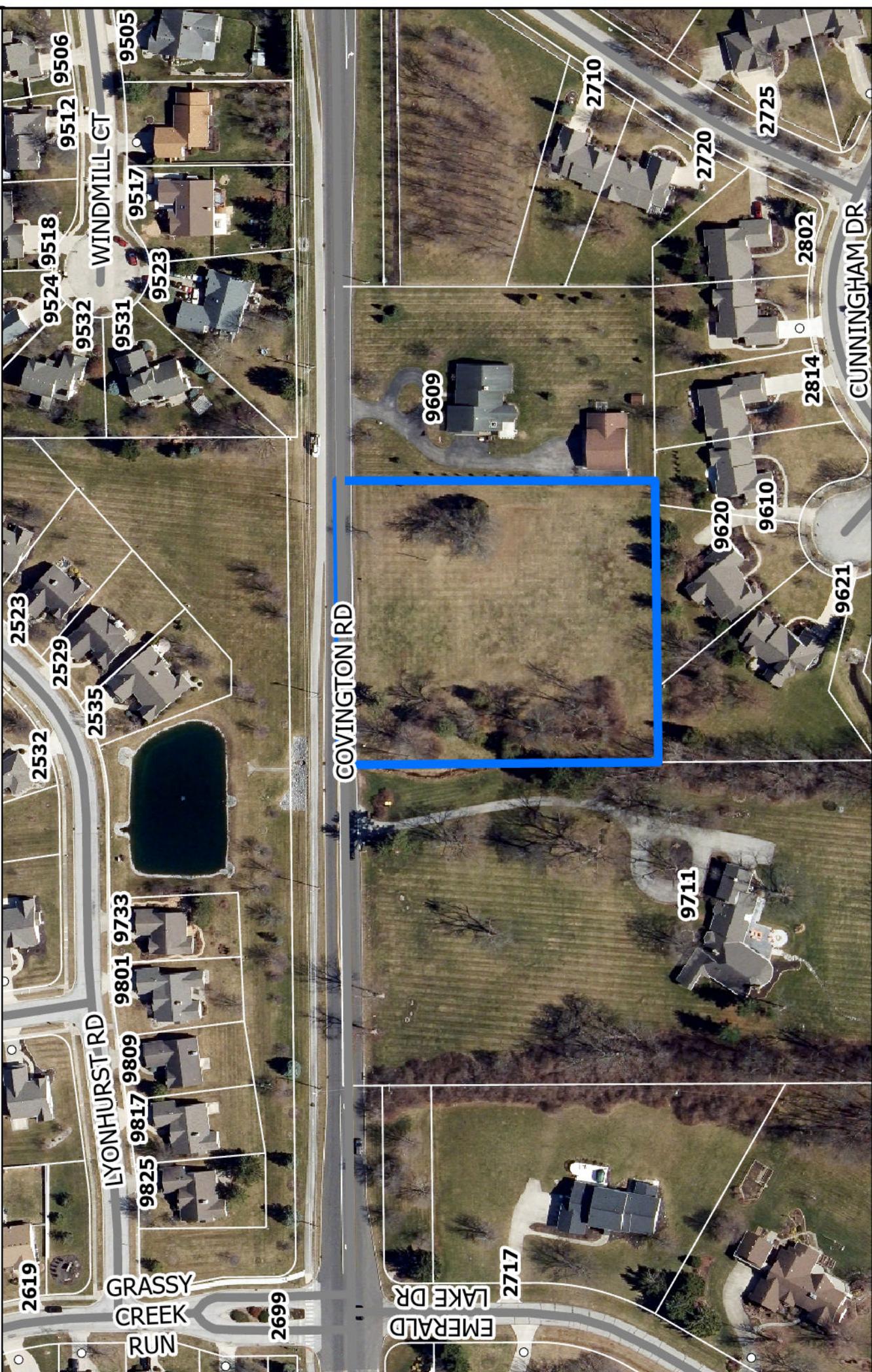
Related Petitions: Primary Development Plan - Covington Grove

Effect of Passage: Property will be rezoned to the R1/Single-Family Residential zoning district to permit a 12-lot plat.

Effect of Non-Passage: Property will remain zoned AR/Low Intensity Residential, which does not permit a 12-lot plat. It may be redeveloped with low intensity residential and agricultural uses.



Rezoning Petition REZ-2026-0011 and Primary Plat PP-2026-0002 - Covington Grove



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: 2.10.2026

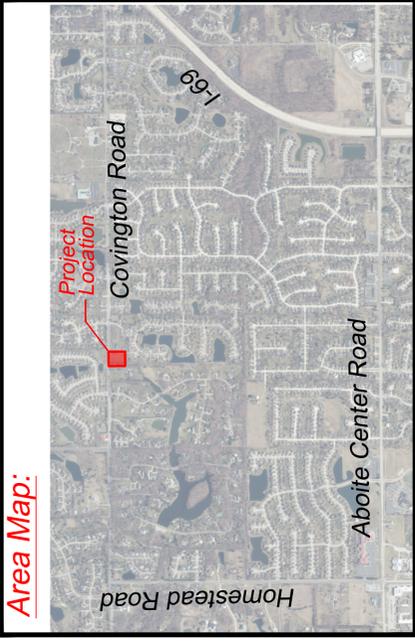


Rezoning Petition REZ-2026-0011 and Primary Plat PP-2026-0002 - Covington Grove



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 State Plane Coordinate System, Indiana East
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Area Map:

Primary Development Plan Covington Grove

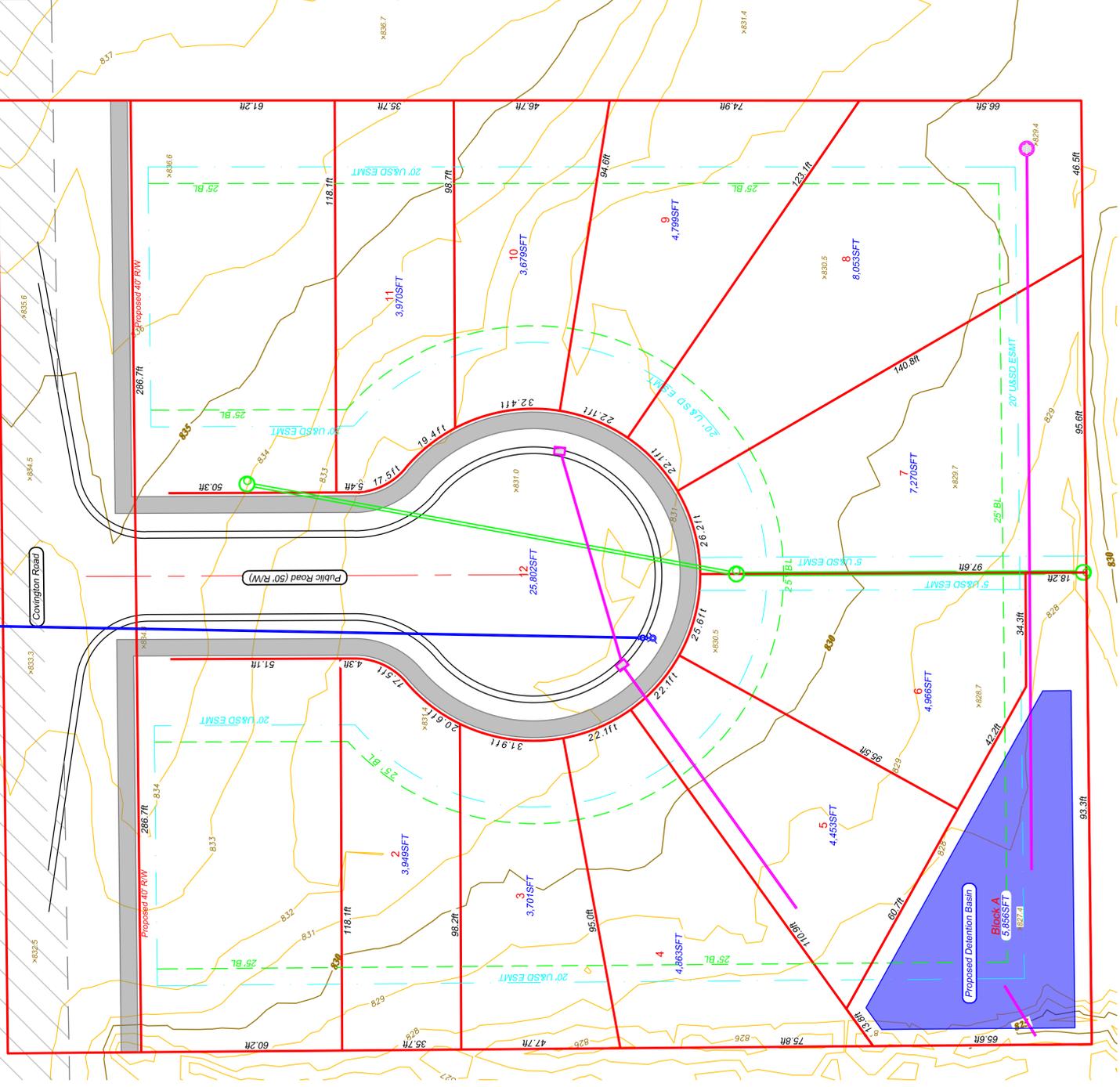
A Site Located in
Section 15, Township 30 North, Range 11 East,
Allen County, Indiana

Vicinity Map:



Aboite Center Road

Homestead Road
Covington Road
Project Location

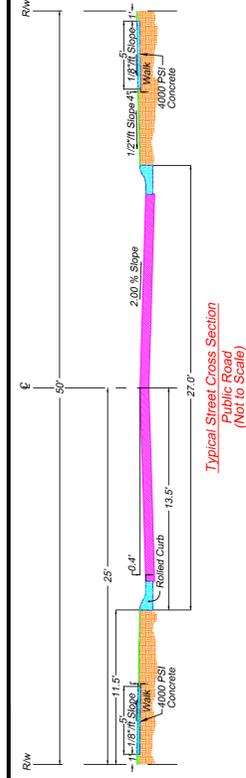


Legend:

- Existing:**
 - Contours
 - Storm Line
 - Tree Line
- Proposed:**
 - Design Contours
 - Building Line
 - Easement Line
 - Storm Line
 - Water Line
 - Sanitary Line
 - Swale
 - Overflow Swale
 - Flood Protection Grade
 - Lot Pad Elevations
 - Centerline Stationing
 - Curb Grade
 - Sidewalk & Ramps
 - Proposed Lighting
 - Existing Section
 - Proposed Section
 - Future Section

Note:
According to the Flood Insurance Rate Map (FIRM) Numbered 18003 C 0270G & Effective Date August 3, 2009, the herein described real estate is located in the unshaded Zone X, noted as areas determined to be outside of the 0.2% annual chance floodplain.

- General Notes:**
1. All Right-of-Way intersection radii to be 20 feet.
 2. All Right-of-Ways to be dedicated to Allen County.
 3. All Cur-de-Sac Right-of-Way to be 50' radius.
 4. All Park areas, Common areas, or Block areas to have a blanket utility and surface drainage easement.
 5. All proposed streets to be approximately 27' wide back to back.
 6. U.S.D. Esmnt. denotes Utility and Surface Drainage Easement.
 7. B.L. denotes Building Line
 8. Detention facilities to be wet.



Typical Street Cross Section
(Not to Scale)

Legal Description:

A tract of land located in the Northeast Quarter of Section 15, Township 30 North, Range 11 East, in Allen County, the State of Indiana, based on a survey prepared by Duane A. Brown PS (LS #60040337), D. A. Brown Engineering Consultants, Inc., Job No. 2601-01, Plat of Survey #30-11-15-01, dated January 29, 2026), more fully described as follows:

COMMENCING at a Harrison Marker situated in the Northeast corner of said Northeast Quarter; Thence South 89 Degrees 21 Minutes 37 Seconds (in Plane State Plane Coordinate System East) along the East line of said Northeast Quarter to a Marker Spike with tag (FIRM 0042) in the Northwest corner of the tract of land described in the conveyance to Michael P. & Kelly M. Durrell in Allen County Document No. 2012052143; Thence South 89 Degrees 21 Minutes 37 Seconds West, a distance of 287.05 feet along the North line of said Northeast Quarter to a Marker Spike with tag (FIRM 0042) in the Northeast corner of the tract of land described in the conveyance to Joseph & Mindy Ruzynski in Allen County Document No. 2024031720; Thence South 00 Degrees 28 Minutes 38 Seconds East, a distance of 324.96 feet along the East line of said Ruzynski tract to a Rebar stake with cap (FIRM 0042) in the Northwest corner of Lot 8 in Covington Reserve, Section 1 as recorded in Allen County Document No. 96-22707 (Plat Cabinet C, page 88); Thence North 89 Degrees 21 Minutes 37 Seconds East, a distance of 284.28 feet along the North line of said Covington Reserve, Section 1 to a Rebar stake with cap (FIRM 0042) in the Northwest corner of the tract of land described in the conveyance to Michael P. & Kelly M. Durrell in Allen County Document No. 2012052143; Thence South 89 Degrees 21 Minutes 37 Seconds West, a distance of 324.96 feet along the West line of the Durrell tract referenced above to the **POINT OF BEGINNING** of said tract containing 2.131 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record.

Project Jurisdiction Summary:

- Sanitary Sewer Utility:**
Fort Wayne Utilities
200 E. Berry Street
Suite 250
Fort Wayne, IN 46802
(260) 427-5064
- Water Utility:**
Fort Wayne Utilities
200 E. Berry Street
Suite 250
Fort Wayne, IN 46802
(260) 427-5064
- Drainage Approval:**
Fort Wayne Utilities
200 E. Berry Street, Suite 140
Fort Wayne, IN 46802
(260) 427-5064

Planning/development Approval:
Allen County Department of Planning Services
200 E. Berry Street
Suite 150
Fort Wayne, IN 46802
(260) 449-7607

Traffic, Street & Right-of-way Approval:
City of Fort Wayne
Traffic Engineering Department
200 E. Berry Street, Suite 210
Fort Wayne, IN 46802
(260) 427-2781

Developer:
MBN Properties LLC
7563 E Lincolnway
Columbia City, IN 46725
Tel: (260) 337-3331





Applicant

Applicant Name: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Email (type or print): _____ Phone: _____

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: _____
 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 #: _____
 Present Zoning : _____ Proposed Zoning : _____ Acreage to be rezoned : _____
 Purpose of rezoning (attach additional page if necessary): _____

 Township Name: _____ Township Section Number: _____
 Sewer Provider: _____ Water Provider: _____

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.

_____		_____
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
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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;

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

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

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

(5) Responsible development and growth.

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*

