

#REZ-2026-0008

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

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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

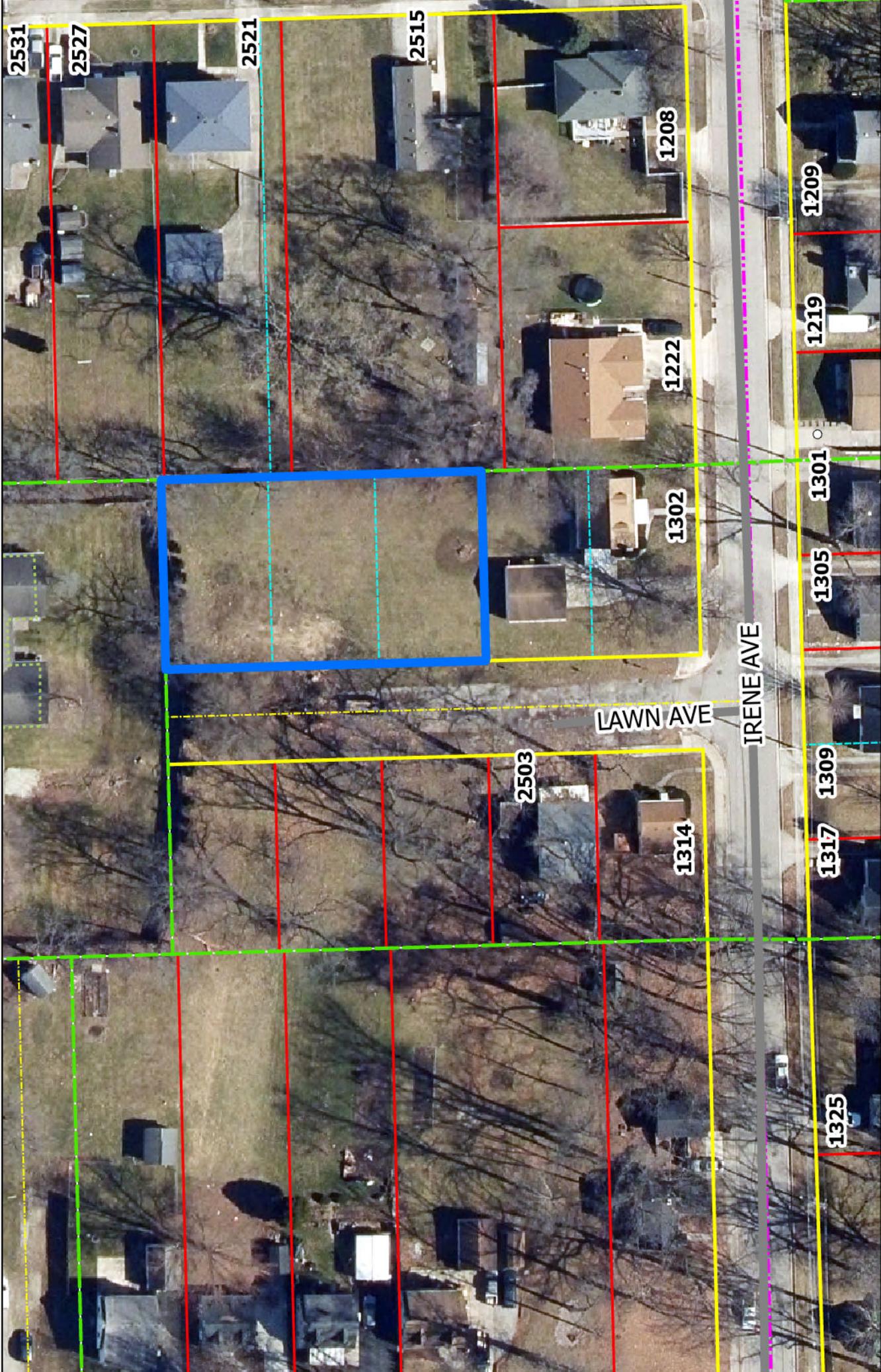
Related Petitions: None

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.



Rezoning Petition REZ-2026-0008 - Lawn Ave

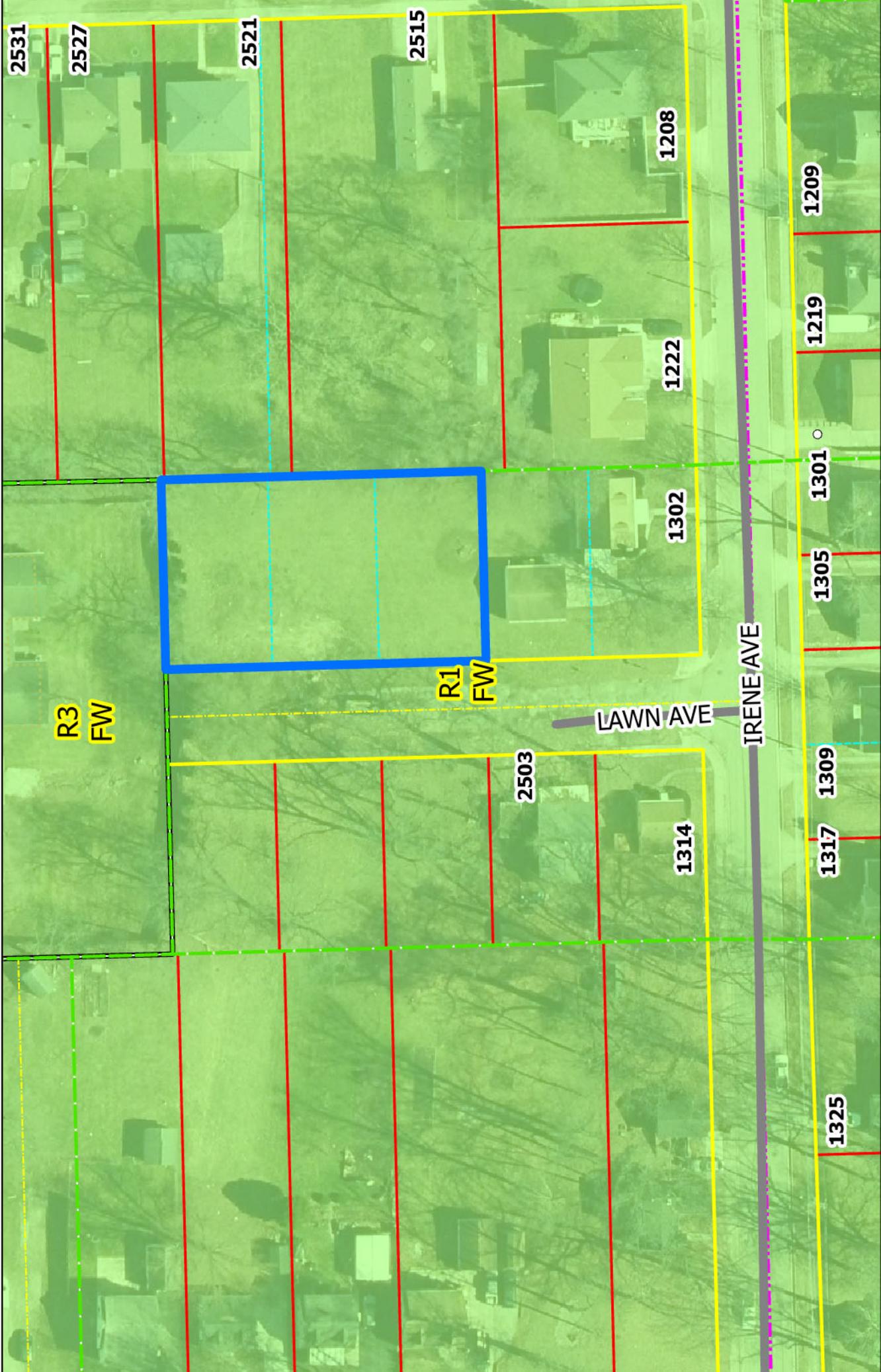


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Rezoning Petition REZ-2026-0008 - Lawn Ave



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 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
- MMF 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

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*



FACT SHEET

Case # REZ-2026-0008 Bill # Z-26-01-27 Project Start: January 2026

PROPOSAL: Rezoning Petition REZ-2026-0008 – Lawn Ave
APPLICANT: Justin Arnold
LOCATION: Lawn Ave
REQUEST: Rezone from R1/Single Family Residential to R3/Multiple Family Residential for construction of zero lot line two family dwellings
LAND AREA: 0.30 acres
PRESENT ZONING: R1/Single Family Residential
PROPOSED ZONING: R3/Multiple Family Residential
COUNCIL DISTRICT: 3 – Nathan Hartman

February 9, 2026 Public Hearing

- No one spoke in support.
- Two people spoke in opposition or with concerns.
- Paul Sauerteig and Karen Richards were absent.

February 16, 2026 Business Meeting

Plan Commission Recommendation: DO PASS

A motion was made by Patrick Zaharako and seconded by Ryan Neumeister to return the ordinance with a Do Pass recommendation, to Common Council for their final decision.

6-0 MOTION PASSED

- Karen Richards, Paul Sauerteig, and Rick Briley were absent.

Fact Sheet Prepared by:
Karen Couture, Principal Land Use Planner
February 20, 2026

PROJECT SUMMARY

The applicant is petitioning to rezone the 0.30 acre parcel on Lawn Avenue, north of Irene Avenue, Lots 21, 22, & 25 to develop zero-lot line two-family dwellings on the vacant lots. Lots have sat vacant since the platting of Kuhlman's Addition in 1923. The applicant is currently working with the city on extending Lawn Avenue access to the lots. The property to the north is zoned R3/Multiple Family Residential and holds a multiple family complex. Lots to the east and south are single family residences, while the properties to the west also sit vacant.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

The project site is located within the Priority Investment Area.

- The following Goals and Strategies would be applicable:
 - LUD1** - Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas.
 - LUD 1.1** - Explore new zoning classifications, updated development regulations, and other tools to encourage compatible infill development and redevelopment
 - LUD 1.4** - Focus development and redevelopment initiatives and incentives in the Priority Investment Area to address market gaps and build momentum among private sector property owners and developers

Overall Land Use Policies

- The following Land Use Policies would be applicable and supportive of this request:
 - LUD Policy 1** - Support and promote a diversity of housing types within the applicable land use categories defined in this chapter

Generalized Future Land Use Map

- The project site is located within the Traditional Neighborhood generalized land use category.
- Primary Land Uses in this category are Single-Family Detached Residential
- Some Secondary Land Uses are Civic and Cultural Facilities, Low-Intensity, Neighborhood-Scale Retail, Multiple-Family Residential, Parks and Open Space, Professional Office and Personal Services, Religious Institutions, Schools, and Single-Family Attached Residential
- Adjacent properties are also categorized as Regional Commercial

Land Use Related Action Steps

Staff determined the following Action Step would be applicable and supportive of this proposal:

- **HN.1.1.2.** Encourage smart growth development practices to support efficient use of land and resources.

Compatibility Matrix

- This proposed rezoning to R3/Multiple Family Residential is considered compatible with the Traditional Neighborhood land use category.

Other Applicable Plans: None

PUBLIC HEARING SUMMARY:

Presenter: Justin Arnold, applicant, outlined the project as presented above.

Public Comments:

Michael Merino (1302 Irene Ave): Concerns with density, traffic, property values, noise, to close to other properties.

Barb Snyder (1309 Irene Ave): Concerns with Lawn Ave being too small (needs rebuilt); need SFR, not duplex.

Rebuttal: Justin Arnold stated he is working with Transportation Engineering and will be widening and resurfacing Lawn Avenue.

FORT WAYNE PLAN COMMISSION
Findings of Fact • February 2026

PROPOSAL: Rezoning Petition REZ-2026-0008 – Lawn Ave
APPLICANT: Justin Arnold
LOCATION: Lawn Ave
REQUEST: Rezone from R1 to R3 for construction of zero lot line two family dwellings
LAND AREA: 0.30 acres
PRESENT ZONING: R1/Single Family Residential
PROPOSED ZONING: R3/Multiple Family Residential

The Plan Commission recommends that Rezoning Petition REZ-2026-0008 be returned to Council, with a “Do Pass” recommendation after considering the following:

1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The rezoning would allow the applicant to build zero lot line two family dwellings on these undeveloped residential lots.
2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. The applicant intends to use the property for two-family housing, which fulfills the goal of infill development and providing a diverse stock of housing options.
3. Approval is consistent with the preservation of property values in the area. The uniform zoning should allow more consistent development, now and in the future.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. The site is served by public utilities and no additional burden on infrastructure is planned.

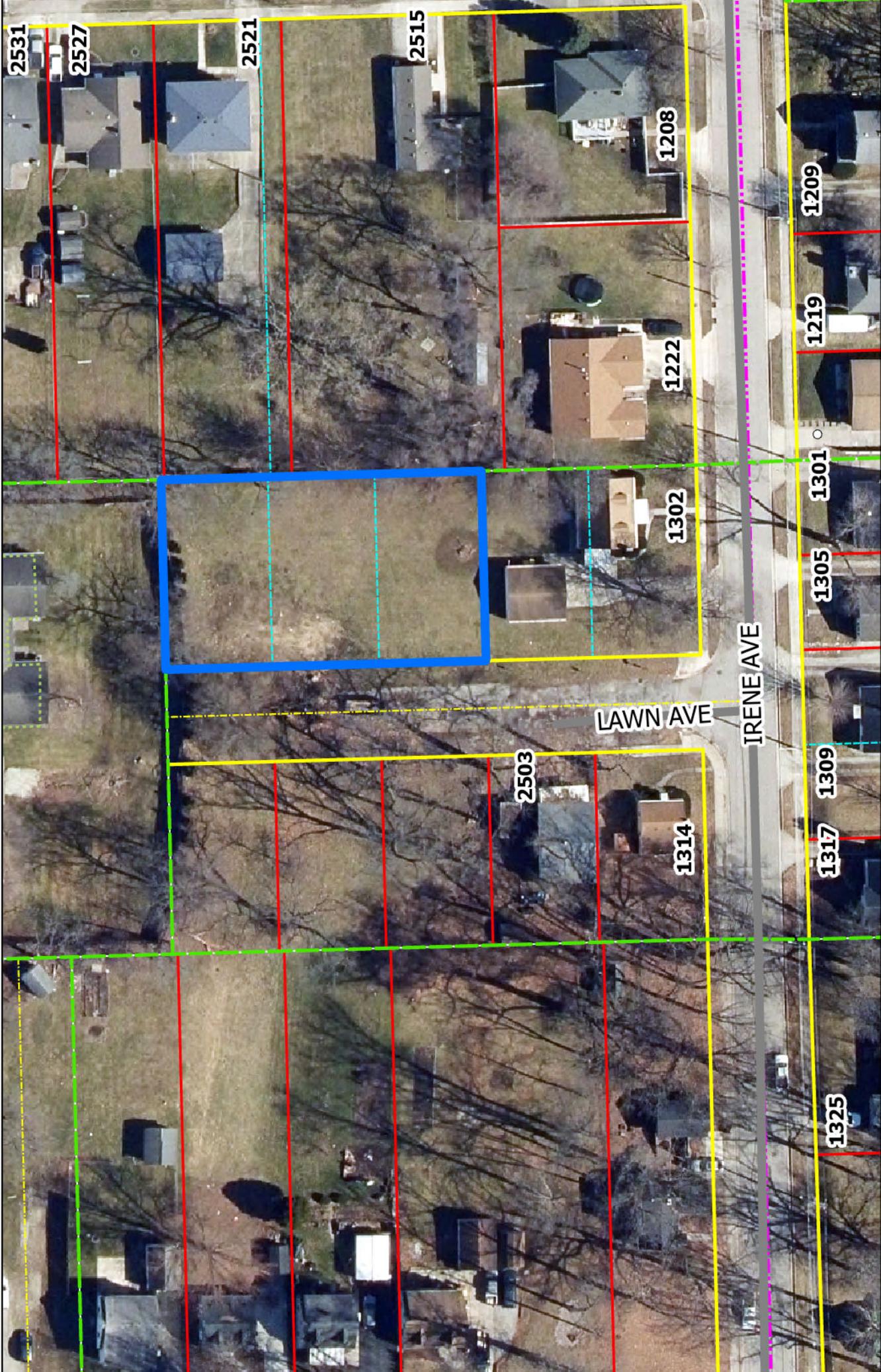
These findings approved by the Fort Wayne Plan Commission on February 16, 2026.



Benjamin J. Roussel
Executive Director
Secretary to the Commission



Rezoning Petition REZ-2026-0008 - Lawn Ave

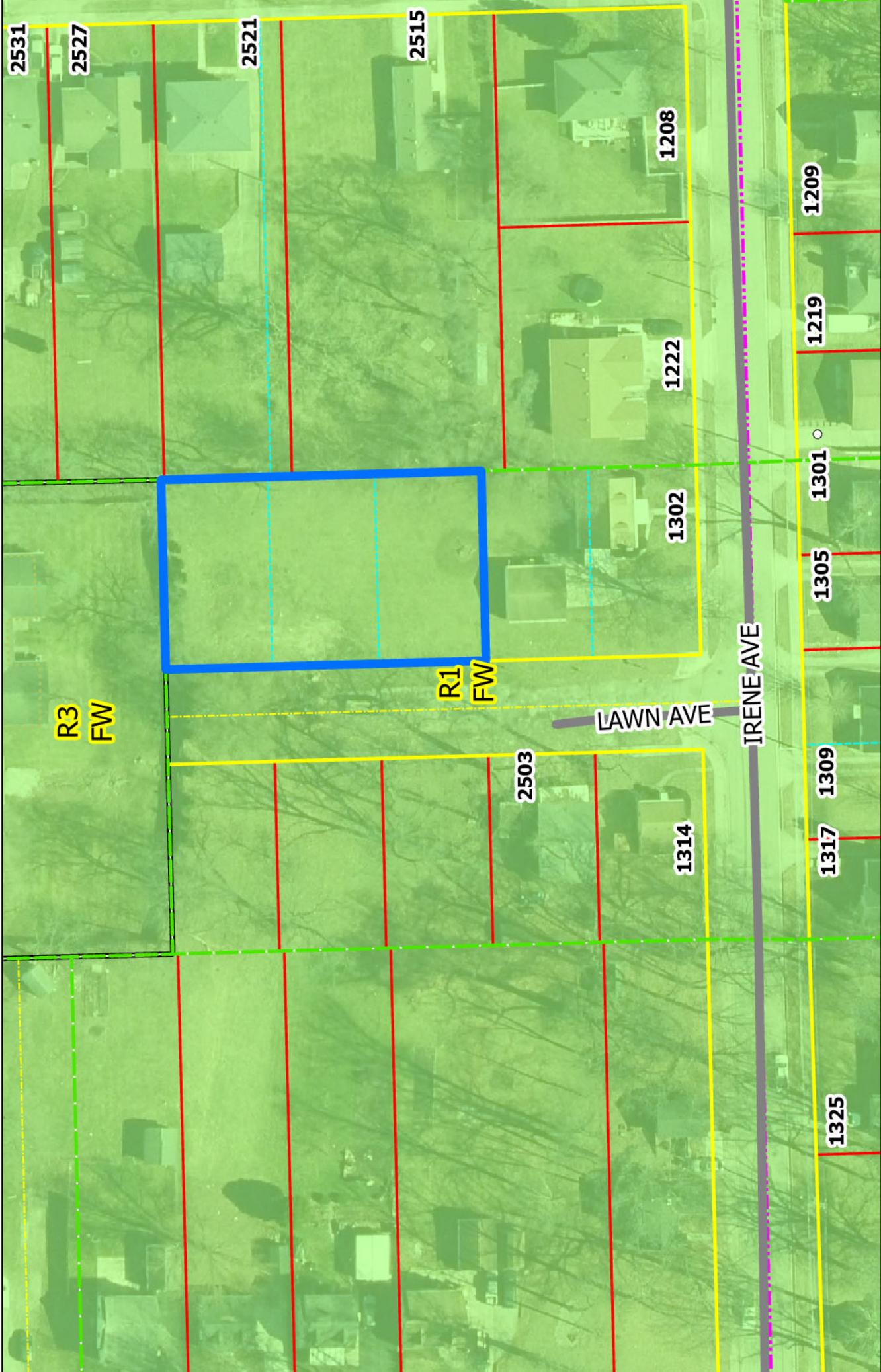


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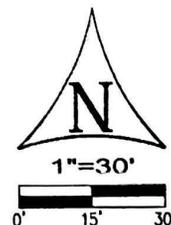
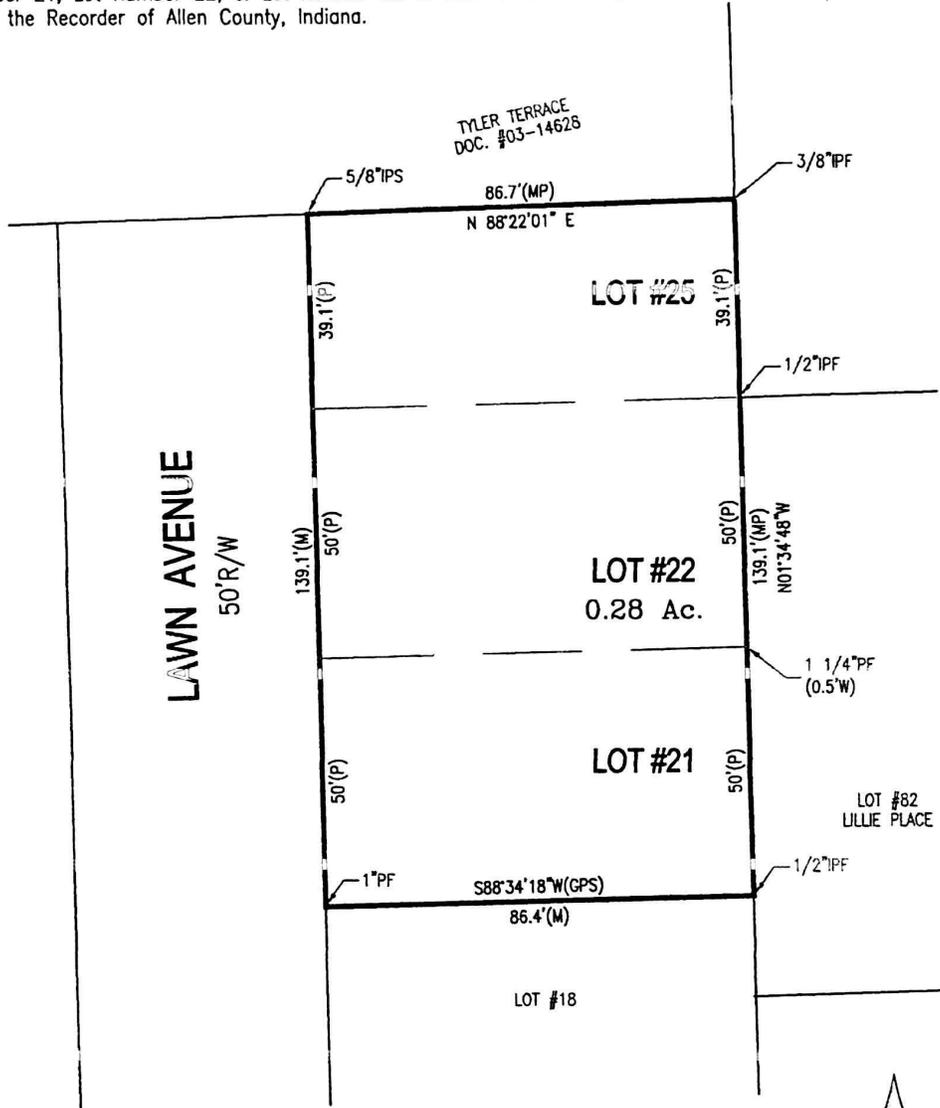
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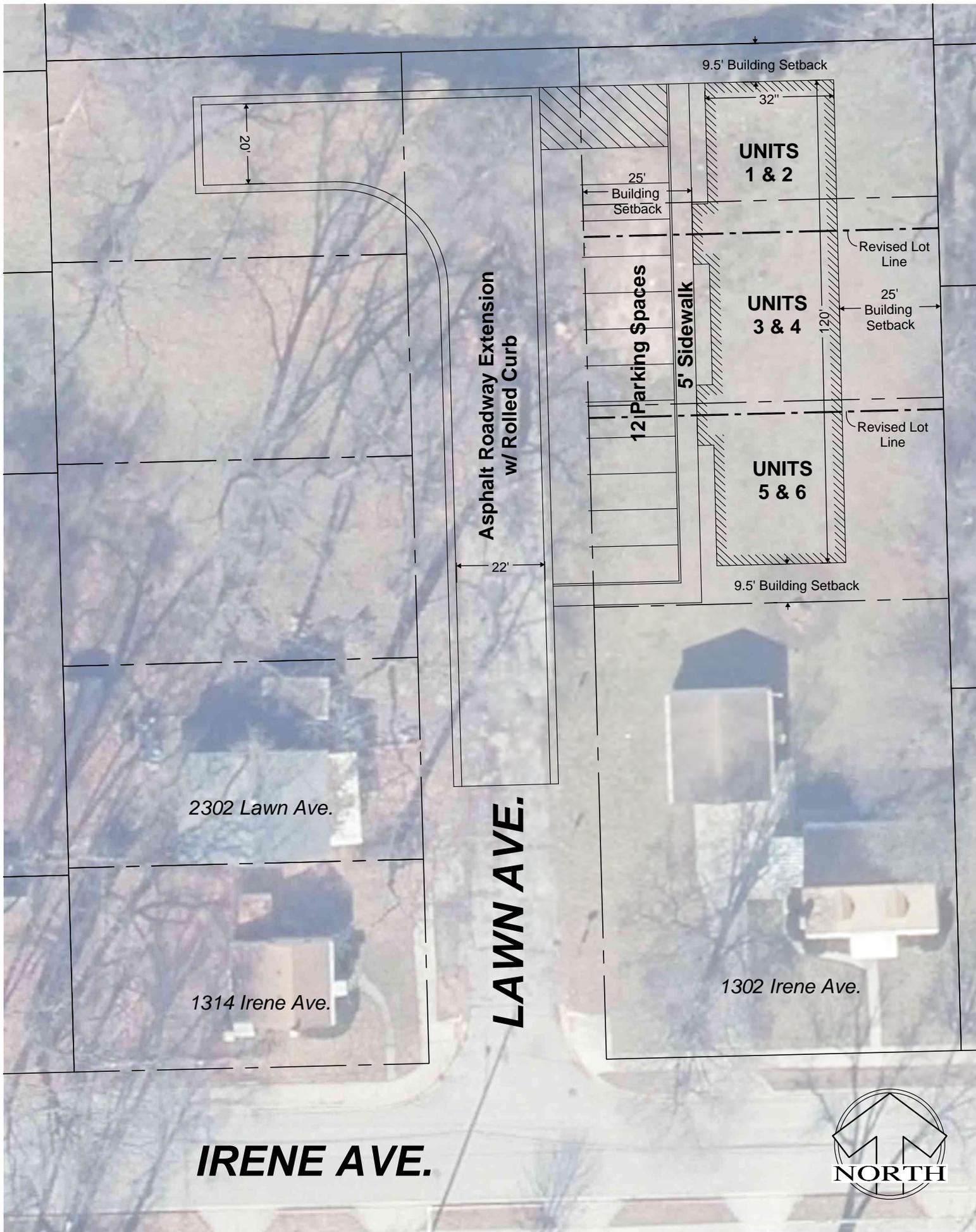
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REZ-2026-0008 LAWN AVE.



2302 Lawn Ave.

1314 Irene Ave.

LAWN AVE.

1302 Irene Ave.

IRENE AVE.

