

1 #REZ-2026-0024

2 BILL NO. Z-26-05-14

3 ZONING MAP ORDINANCE NO. Z-_____
4

5 AN ORDINANCE amending the City of Fort Wayne
6 Zoning Map No. O11 (Sec 13 of Wayne 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 a R1/Single Family
9 Residential zoning district under the terms of Chapter 157 Title XV of the Code of the City of Fort
10 Wayne, Indiana:

11 LEGAL DESCRIPTION

12
13 PARCEL I
14 THE WEST 33.75 FEET, EXCEPT THE NORTH 5 FEET OF LOT NUMBER 12, IN O.E. AND T.C. GARMAN
ADDITION TO THE CITY OF FORT WAYNE.

15 PARCEL II
16 THE EAST 105 FEET OF LOT 12, OWEN E. AND TILLIE C. GARMAN'S ADDITION TO THE CITY OF FORT
17 WAYNE, ALLEN COUNTY, INDIANA ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9,
18 PAGE 24, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, EXCEPTING THEREFROM
THE NORTH 5 FEET TAKE FOR STREET PURPOSES UNDER DECLARATORY RESOLUTION #551-1926.

19 and the symbols of the City of Fort Wayne Zoning Map No. O11 (Sec. 13 of Wayne Township), as
20 established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is hereby
21 changed accordingly.

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

27
28
29
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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-2026-0024
Bill Number:	Z-26-05-14
Council District:	6 – Rohli Booker

Introduction Date:	May 26, 2026
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Plan Commission Public Hearing Date:	June 8, 2026 (not heard by Council)
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Next Council Action:	Ordinance will return to Council after recommendation by the Plan Commission
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Synopsis of Ordinance:	To rezone 0.13 acres from C2/Limited Commercial to R1/Single Family Residential
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Location:	1626 Oxford St (Section 13 of Wayne Township)
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Reason for Request:	Downzone from C2 to R1 to align property with current use
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Applicant:	Robert Lavel Taylor
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Property Owner:	Robert Lavel Taylor
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Related Petitions:	None
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Effect of Passage:	Property will be rezoned to the R1/Single Family Residential, which would align the property with the current use.
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Effect of Non-Passage:	Property will remain zoned C2/Limited Commercial, which would not align the property with the current use. The site may continue with existing or non-conforming uses, and may be redeveloped with similar limited commercial uses.
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Rezoning Petition REZ-2026-0024 - 1626 Oxford St



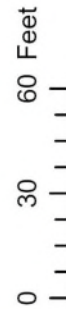
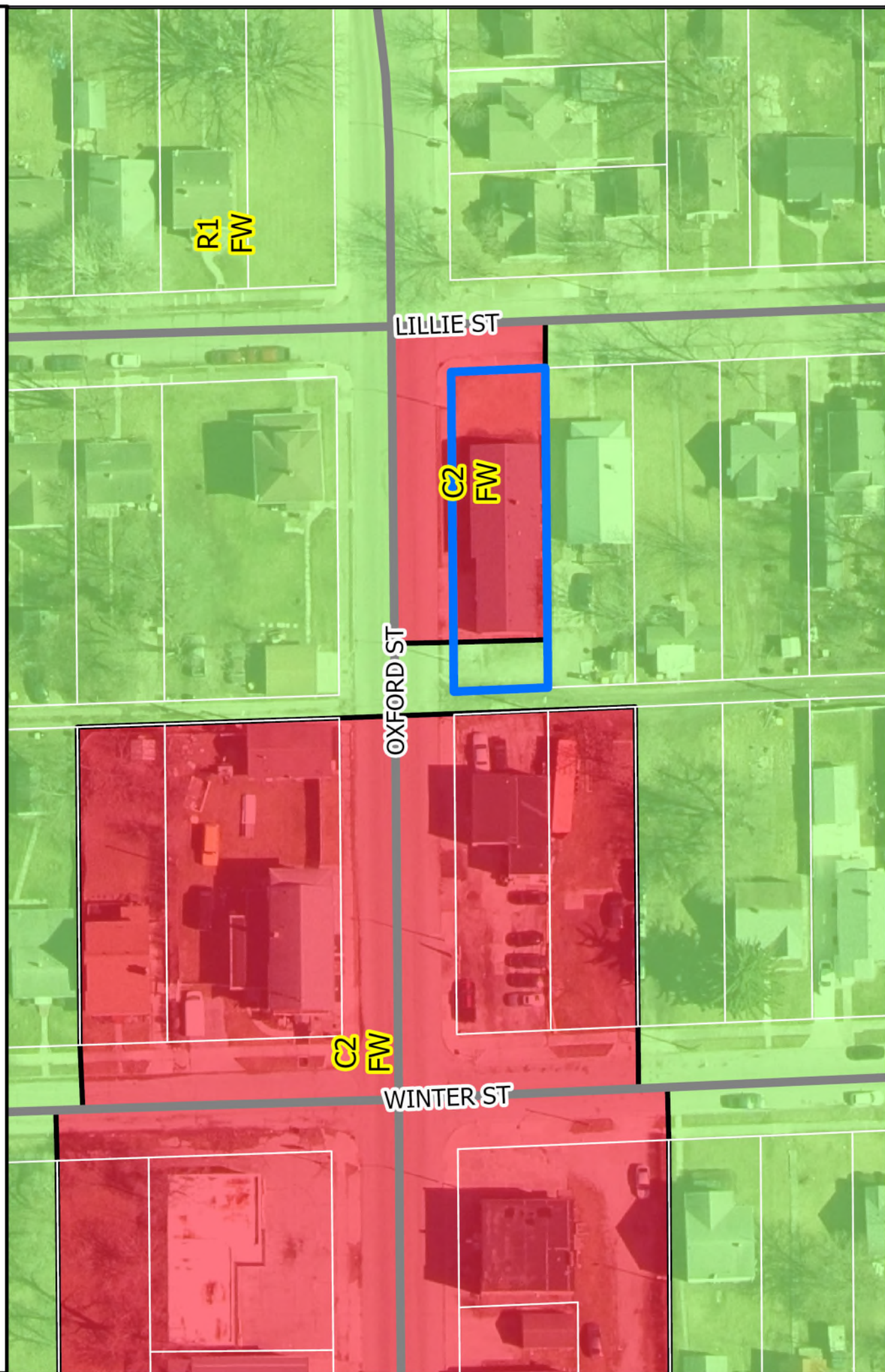
LILLIE ST

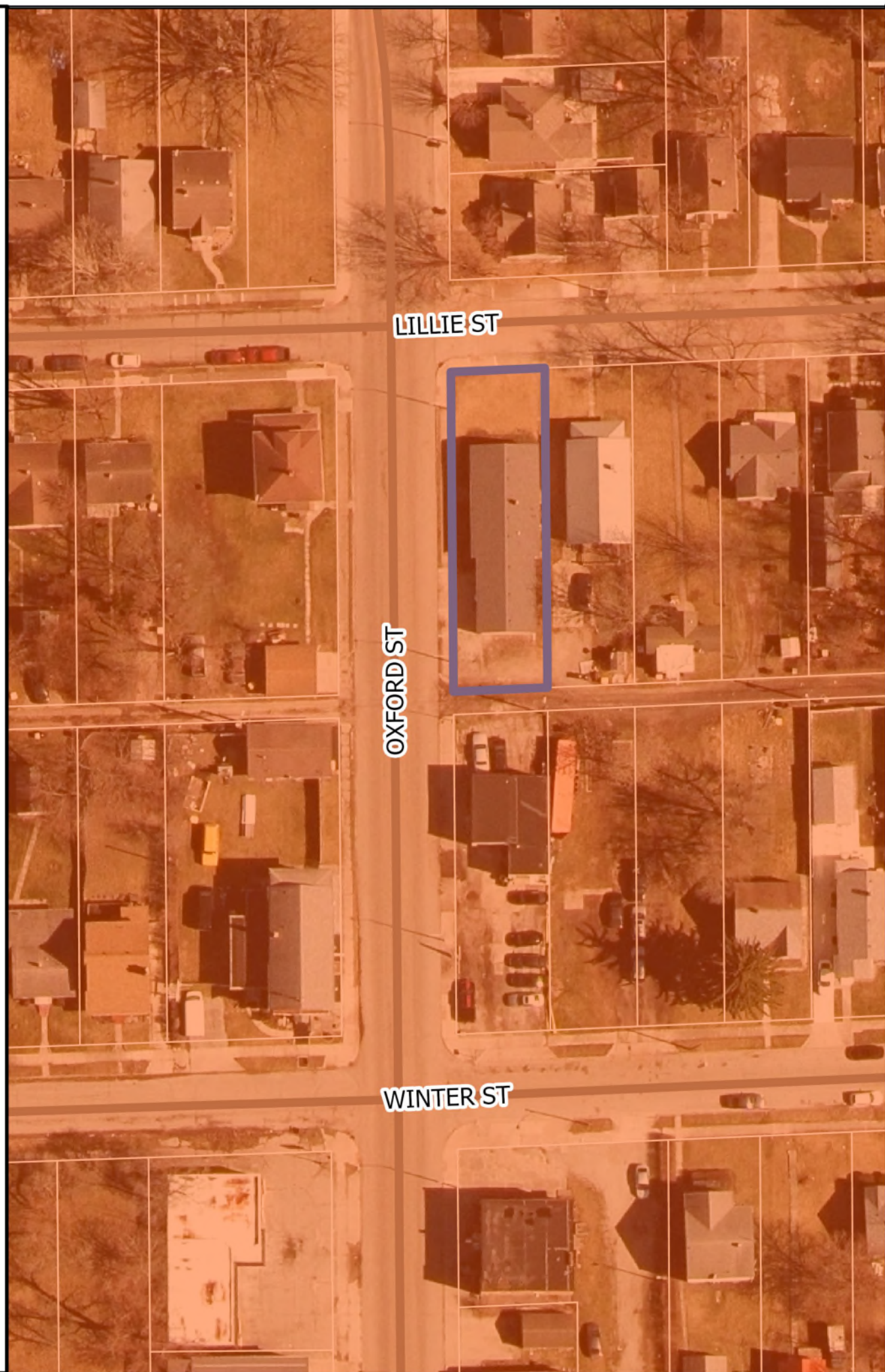
OXFORD ST

WINTER ST



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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 5/11/2026





LILLIE ST

OXFORD ST

WINTER ST



Priority Investment Area







**DPS Plan Commission
Rezoning Petition Application**

Page 1 of 1

Applicant

Applicant Name: Robert Lavel Taylor

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 #: 1626 Oxford St

Present Zoning : _____ Proposed Zoning : _____ Acreage to be rezoned : _____

Purpose of rezoning (attach additional page if necessary): _____

Down zone from C2 to R2

Township Name: _____ Township Section Number: _____

Sewer Provider: FW Water Provider: FW

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.

Robert Lavel Taylor Robert Lavel Taylor 4/27/26
printed name of applicant signature of applicant date
Robert Lavel Taylor Robert Lavel Taylor 4/27/26
printed name of property owner signature of property owner date

STAFF USE ONLY

Received	Receipt Number	Hearing Date	Petition Number
<u>4/27</u>	<u>6241</u>		



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;

Convert to residential zoning

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

Mixed zoning comm/residential

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

Goal is to keep house and zoning residential

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

To enhance property with update porch

- (5) Responsible development and growth.

Match surrounding properties!

COMPLETE FILING TO INCLUDE: Application

- ☐ 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*



RECORDED
07/31/2001 16:06:45
RECORDER
PATRICIA J CRICK
ALLEN COUNTY, IN

Doc. No. 201053125
Receipt No. 22106

DCFD 3.00
DEED 6.00
SCSF 5.00
Total 14.00

Tax Address:
1626 Oxford Street
Fort Wayne, IN 46806

Tax Key No. _____

QUIT-CLAIM DEED

This indenture witnesseth that DIANE SIMMONS TAYLOR, being over eighteen (18) years of age, of Allen County, in the State of Indiana, RELEASE(S) AND QUIT-CLAIM(S) TO ROBERT LAVELL TAYLOR of Allen County, in the State of Indiana, for and in consideration of One Dollar (\$1.00) and other valuable considerations, the receipt whereof is hereby acknowledged, the following real estate in Allen County, in the State of Indiana, to-wit:

^{5 (RT)}
The East 108 feet of Lot 12, Owen E. And Tillie C. Garman's Addition to the City of Fort Wayne, Allen County, Indiana according to the plat thereof recorded in Plat Book 9, page 24, in the Office of the Recorder of Allen County, Indiana, excepting therefrom the North 5 feet taken for street purposes under Declaratory Resolution #551-1926.

Dianne Simmons Taylor is one and the same person as Dianne Simmons, who appears as grantee in a document recorded 12-6-1982 as Q-5808 in the office of the Recorder of Allen County, Indiana.

IN WITNESS WHEREOF, the said DIANE SIMMONS TAYLOR being over eighteen (18) years of age, has hereunto set her hand and seal this the 30th day of July, 2001.

Diane Simmons Taylor
DIANE SIMMONS TAYLOR

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, the undersigned, a Notary Public, in and for said County and State, this the 30TH day of July, 2001, personally appeared DIANE SIMMONS TAYLOR being over eighteen (18) years of age and acknowledged the execution of the foregoing annexed deed.

IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my official seal.

[Signature]
SAM FOGEL Notary Public

My Comm. Expires:
2-13-2002
My County of Residence is:
Allen

This instrument was prepared by Sam Fogel, Attorney at Law, AIN# 8044-02
1100 Commerce Building, Fort Wayne, Indiana, 46802,
Telephone: (219) 422-7482.
Robert Taylor
1626 Oxford St
46806

AUDITOR'S OFFICE
Duly entered for taxation. Subject
to final acceptance for transfer.

FILED

JUL 31 2001

JUL 31 2001

SALES DISCLOSURE
FORM

[Signature]
AUDITOR OF ALLEN COUNTY

01

7581

[Handwritten initials]

Doc. No.	201081565
Receipt No.	33327
DCFD	3.00
DEED	8.00
SCSF	5.00
Total	16.00

THIS FORM HAS BEEN PREPARED FOR USE IN THE STATE OF INDIANA BY LAWYERS ONLY. SELECTING A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTING SPECIAL CLAUSES MAY CONSTITUTE THE PRACTICE OF LAW, WHICH SHOULD BE PERFORMED ONLY BY A LAWYER.

Mail tax bills to:

1626 Oxford St.

Ft. Wayne, IN 46806

RECORDED
11/13/2001 08:32:59
RECORDER
PATRICIA J CRICK
ALLEN COUNTY, IN

WARRANTY DEED

THIS INDENTURE WITNESSETH, That Jane N. Hamilton, over the age of eighteen (18) years ("Grantor")

of Allen County in the State of Indiana

CONVEY(S) AND WARRANT(S) TO Robert LaVel Taylor

("Grantee")

of Allen County in the State of Indiana

in consideration of One Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Allen County, in the State of Indiana:

West 33.75 feet, except the North 5 feet of Lot Number 12, and the West 25 feet of Lot No. 11 in O.E. and T.C. Garman Addition to the City of Fort Wayne.

Subject to all covenants, restrictions, reservations, right of ways, easements, mortgages, taxes, assessments, conditions, and rights appearing of record; subject to any state of facts that an accurate survey would show.

AUDITOR'S OFFICE
Duly entered for taxation. Subject
to final acceptance for transfer.

NOV 13 2001


AUDITOR OF ALLEN COUNTY

FILED

NOV 13 2001

SALES DISCLOSURE
FORM

01 13209
AUDITORS NUMBER

(Do not mark below this line)

WAYNE 93-2801-0012

16 BH

Dated this 12th day of November, 2001.

Jane N. Hamilton
(Signature)

(Signature)

Jane N. Hamilton
(Printed Name)

(Printed Name)

(Signature)

(Signature)

(Printed Name)

(Printed Name)

STATE OF Indiana COUNTY OF Allen SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 12th day of November, 2001 personally appeared: Jane N. Hamilton

and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 11/1/08 Signature Thomas A. Hardin

Resident of Allen County Printed Thomas A. Hardin

Notary Public

STATE OF _____ COUNTY OF _____ SS:

Before me, the undersigned, a Notary Public in and for said County and State, this _____ day of _____, personally appeared: _____

and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: _____ Signature _____

Resident of _____ County Printed _____, Notary Public

This instrument prepared by Thomas A. Hardin, 2810 Beaver Ave., Ft. Wayne, IN 46807, Attorney at Law
Attorney No. 19377-49

MAIL TO: Thomas Hardin, 2810 Beaver Ave., Ft. Wayne, IN 46807



LEGAL DESCRIPTION

Order No.: FW20000538

For APN/Parcel ID(s): 02-12-13-428-016.000-074

PARCEL I

THE WEST 33.75 FEET, EXCEPT THE NORTH 5 FEET OF LOT NUMBER 12, IN O.E. AND T.C. GARMAN ADDITION TO THE CITY OF FORT WAYNE.

PARCEL II

THE EAST 105 FEET OF LOT 12, OWEN E. AND TILLIE C. GARMAN'S ADDITION TO THE CITY OF FORT WAYNE, ALLEN COUNTY, INDIANA ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 24, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, EXCEPTING THEREFROM THE NORTH 5 FEET TAKE FOR STREET PURPOSES UNDER DECLARATORY RESOLUTION #551-1926.

FACT SHEET

Case #REZ-2026-0024 Bill # Z-26-05-14 Project Start: May 2026

APPLICANT:	Robert Lavel Taylor
REQUEST:	To downzone from C2/Limited Commercial to R1/Single Family Residential to align property with current use
LOCATION:	1626 Oxford St (Section 13 of Wayne Township)
LAND AREA:	0.13 acres
PRESENT ZONING:	C2/Limited Commercial
PROPOSED ZONING:	R1/Single Family Residential
COUNCIL DISTRICT:	6 – Rohli Booker
SPONSOR:	Fort Wayne Plan Commission

June 8, 2026 Public Hearing

- No one spoke in support or with concerns.
- Scott Myers and Rachel Tobin-Smith were absent.

June 15, 2026 Business Meeting

Plan Commission Recommendation: DO PASS

A motion was made by Rachel Tobin-Smith 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

- Paul Sauerteig, Scott Myers, and Patrick Zaharako were absent.

Fact Sheet Prepared by:
Karen Couture, Principal Land Use Planner
June 23, 2026

PROJECT SUMMARY

The applicant is petitioning to rezone the property from C2/Limited Commercial to R1/Single Family Residential to align zoning with the current use. The site is part of the Garmans, Owen E & Tillie C Addition which was platted in 1920. The immediate adjacent properties to the north, south, and east are zoned R1/Single Family Residential with single family homes. To the west is C2/Limited Commercial zoning district, with an automotive repair shop across the alleyway. The applicant does not intend to change the use of the property as a single-family dwelling, but would just like to rezone to make future repairs and additions or sale of the property more feasible.

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.

Overall Land Use Policies

The following Land Use Policies would be applicable and supportive of this request:

- **LUD Policy 5** – Enhance and preserve existing mixed urban commercial corridors through the application of Mixed Urban Corridor or other appropriate zoning classification

Generalized Future Land Use Map

- The project site is located within the Mixed Urban Commercial Corridor generalized land use category.
- Single-Family Detached Residential is a Primary use in this category

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 R1/Single Family Residential is encouraged in the Mixed Urban Commercial Corridor of the comprehensive plan. Both the neighborhood and street are stable and maintain residential character.

Other Applicable Plans: None

PUBLIC HEARING SUMMARY:

Presenter: Robert Taylor, applicant, presented the request as outlined above.

Public Comments: None

FORT WAYNE PLAN COMMISSION

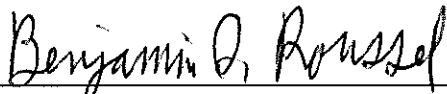
Findings of Fact • June 2026

PROPOSAL:	Rezoning Petition REZ-2026-0024 – 1626 Oxford St
APPLICANT:	Robert Taylor
REQUEST:	Downzone from C2/Limited Commercial to R1/Single Family Residential to align property with current use
LOCATION:	1626 Oxford St
LAND AREA:	0.13 acres
PRESENT ZONING:	C2/Limited Commercial
PROPOSED ZONING:	R1/Single Family Residential

The Plan Commission recommends that Rezoning Petition REZ-2026-0024 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 bring the current single family dwelling into compliance.
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 continue to use the property as a single family dwelling.
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.

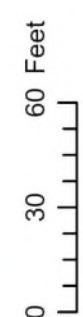
These findings approved by the Fort Wayne Plan Commission on June 15, 2026.



Benjamin J. Roussel
Executive Director
Secretary to the Commission

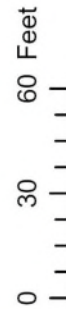
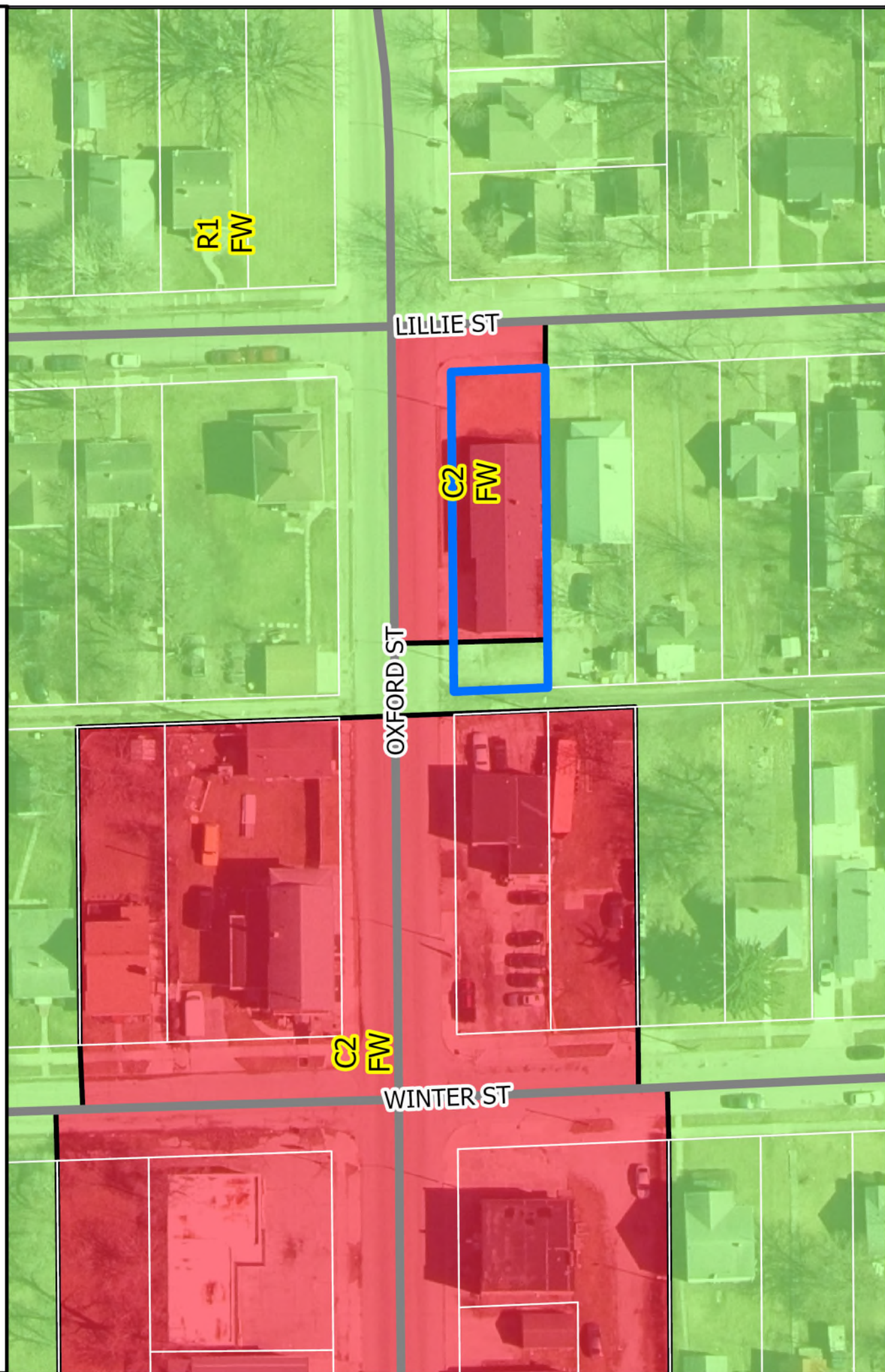


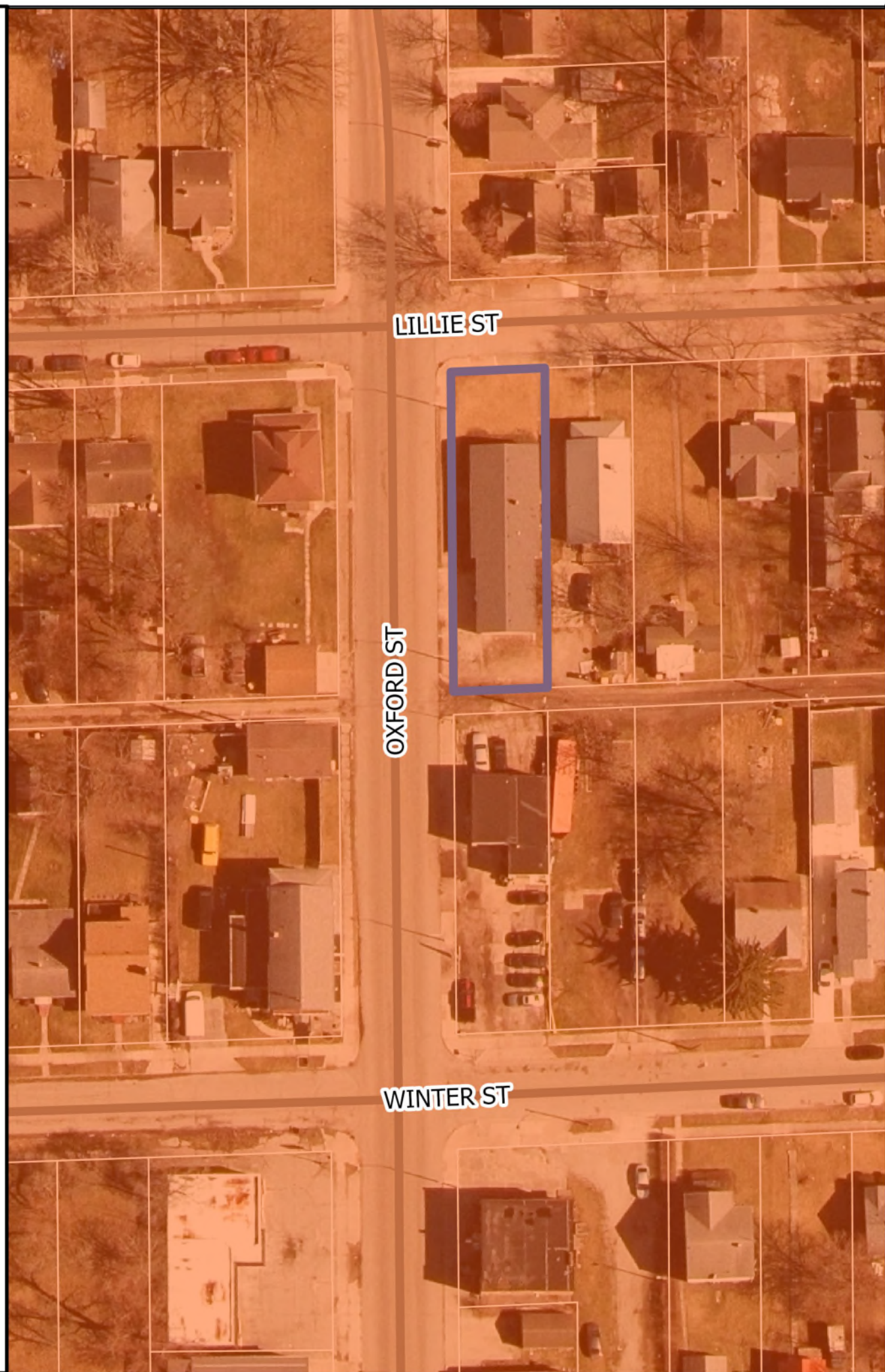
Rezoning Petition REZ-2026-0024 - 1626 Oxford St



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State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 5/11/2026





LILLIE ST

OXFORD ST

WINTER ST



Priority Investment Area





LILLIE ST

OXFORD ST

WINTER ST

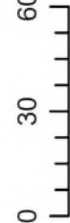
Traditional
Neighborhood



Mixed Urban
Commercial Corridor



0 30 60 Feet





See more dates