

#REZ-2026-0025

BILL NO. Z-26-05-15

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. G11 (Sec 17 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 a R2/Two Family Residential zoning district under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

LEGAL DESCRIPTION

4036 Westbury Legal Description:

A parcel of land located in the Southeast One-Quarter of Section 17, Township 30 North, Range 12 East, in Allen County, Indiana and more particularly described as follows, to-wit:

Commencing at the Southeast corner of Section 17, Township 30 North, Range 12 East, Allen County, Indiana, thence Westerly along the South line of said Section 17 a distance of 357.0 feet; thence Northerly parallel to the East line of said Section 17 and along the West right-of-way line of Westbury Drive a distance of 515.0 feet to the point of beginning. BEGINNING at the above described point, thence continuing Northerly along said West right- of-way line a distance of 70.0 feet to an iron pin; thence Westerly parallel to said South line of Section 17 a distance of 141.0 feet to an iron pin; thence Southerly parallel to the West right-of-way line of Westbury Drive a distance of 70.0 feet; thence Easterly and parallel to said South line a distance of 141.0 feet to the point of beginning, said in previous deed to contain 0.23 acres of land, more or less.

ALSO:

Part of the South Half of the Southeast Quarter of Section 17, Township 30 North, Range 12 East, described as follows, to wit:

Beginning at a point situated 357.0 feet West of the Southeast corner of the South Half of the Southeast Quarter of Section 17, Township 30 North, Range 12 East and 375 feet North of the South line of the said South Half of the Southeast Quarter of Section 17, Township 30 North, Range 12 East, said point being also situated on the West line of Westbury Drive in said Section, Township and Range; thence West 141.0 feet parallel to the South line of the said Quarter Section; thence North 70.0 feet parallel to the East line of said Quarter Section; thence East 141.0 feet to the aforementioned West line of Westbury Drive; thence South 70.0 feet along said line to the place of beginning, said in previous deed to contain 0.23 acres of land, more or less.

1 **AND:**

2 Part of the South Half of the Southeast Quarter of Section 17, Township 30 North, Range
3 12 East, described as follows, to wit:

4 Beginning at a point situated 357.0 feet West of the Southeast corner of the South Half
5 of the Southeast Quarter of Section 17, Township 30 North, Range 12 East and 445.0 feet
6 North of the South line of said South Half of the Southeast Quarter of Section 17,
7 Township 30 North, Range 12 East, said point being also situated on the West line of
8 Westbury Drive in said Section, Township and Range; thence West 141.0
9 feet parallel to the South line of the said Quarter Section; thence North 70 feet parallel
10 to the East line of said Quarter Section; thence East 141.0 feet to the aforementioned
11 West line of Westbury Drive; thence South 70 feet along said line to the place of
12 beginning, said in previous deed to contain .23 acres of land, more or less.

13 **EXCEPTING THEREFROM:**

14 A part of the South Half of the Southeast Quarter of Section 17, Township 30 North,
15 Range 12 East, Allen County, Indiana, more particularly described as follows:
16 Commencing at the Southeast corner of the Southeast Quarter in said Section 17,
17 assumed bearing and basis for this description being the West line of Westbury Drive
18 (South 00 degrees 00 minutes 05 seconds East); thence North 89 degrees 40 minutes 59
19 seconds West, on the South line of said Southeast Quarter, a distance of 357.28 feet
20 (357.0 feet recorded) to the intersection of the West right of way of Westbury
21 Drive and said South line; thence North 00 degrees 00 minutes 05 seconds West, on said
22 West right of way of Westbury Drive, a distance of 375.11 feet (375.0 feet recorded) to a
23 5/8" rebar (capped Weber 20800107) monumenting the point of beginning; thence North
24 89 degrees 10 minutes 37 seconds West, on the North line of a tract conveyed in
25 Document #95-2925, a distance of 141.0 feet to a point 1.8 feet Westerly of a 1" pipe
26 found; thence North 00 degrees 01 minute 56 seconds West, a distance of 95.03 feet to a
27 5/8" rebar (capped Weber 20800107) monumenting the North edge of a fenceline;
28 thence North 89 degrees 28 minutes 14 seconds East, along the North edge of said
29 fenceline as determined this date of this survey, a distance of 140.81 feet to a 5/8" rebar
30 (capped Weber 20800107) on said West right of way of Westbury Drive; thence South 00
 degrees 08 minutes 05 seconds East, on said West right of way, a distance of 98.35 feet
 to the point of beginning, said in previous deed to contain 0.31 acres, more or less.

 and the symbols of the City of Fort Wayne Zoning Map No. G11 (Sec. 17 of Wayne 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-2026-0025
Bill Number:	Z-26-05-15
Council District:	4 – Dr. Scott Myers

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 0.36 acres from R1/Single Family Residential to R2/Two Family Residential
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Location:	4036 Westbury Dr (Section 17 of Wayne Township)
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Reason for Request:	To permit a two-family dwelling
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Applicant:	501PennAve LLC (Taylor Sorg)
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Property Owner:	501PennAve LLC
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Related Petitions:	None
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Effect of Passage:	Property will be rezoned to the R2/Two Family Residential zoning district, which would permit a two-family dwelling.
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Effect of Non-Passage:	Property will remain zoned R1/Single Family Residential, which does not permit a two-family dwelling. The site may continue with existing or non-conforming uses, and may be redeveloped with similar single-family residential uses.
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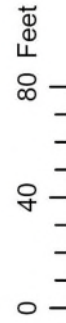
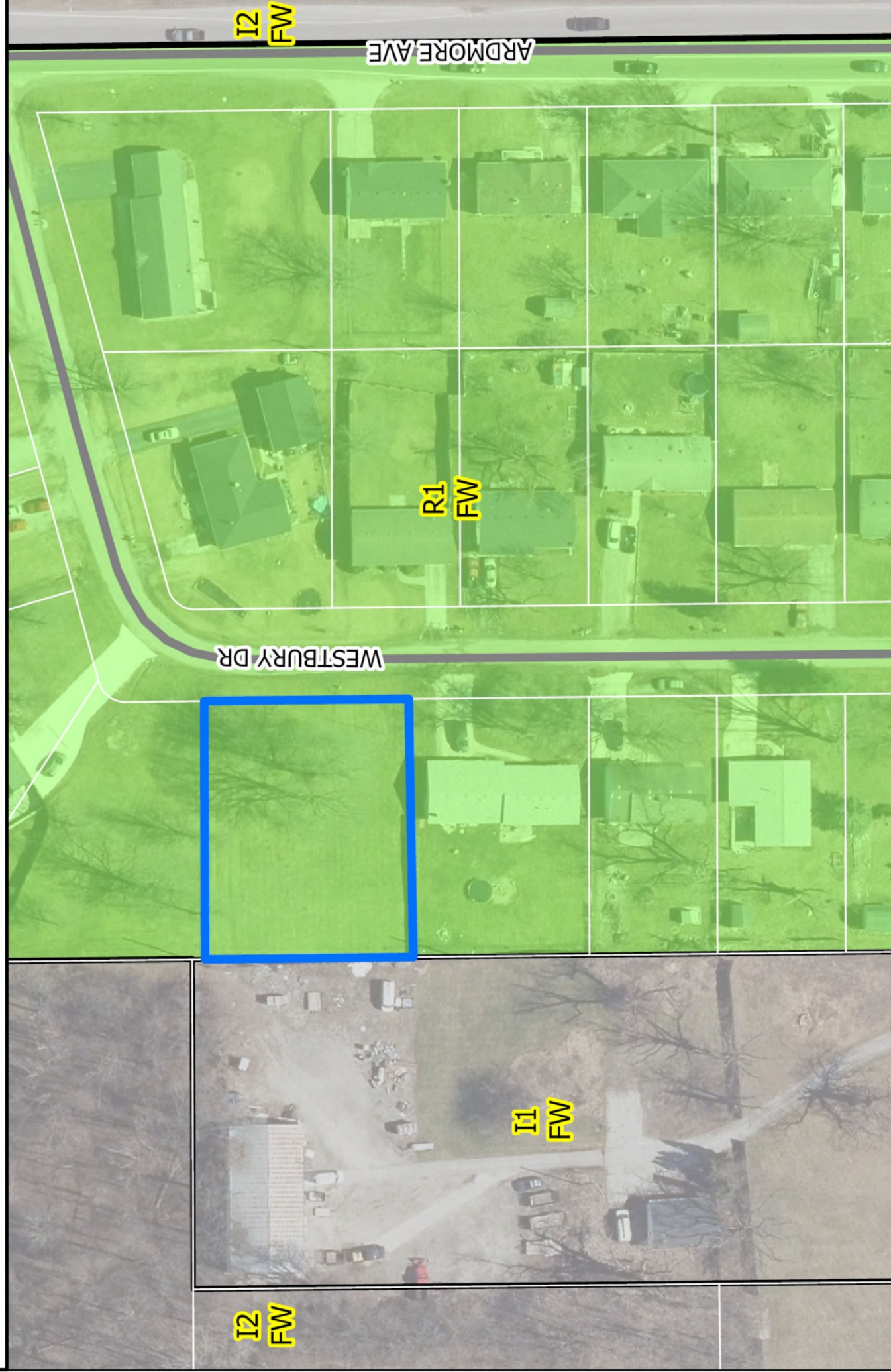


Rezoning Petition REZ-2026-0025 - 4036 Westbury Dr



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: 5/11/2026

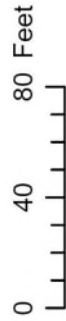


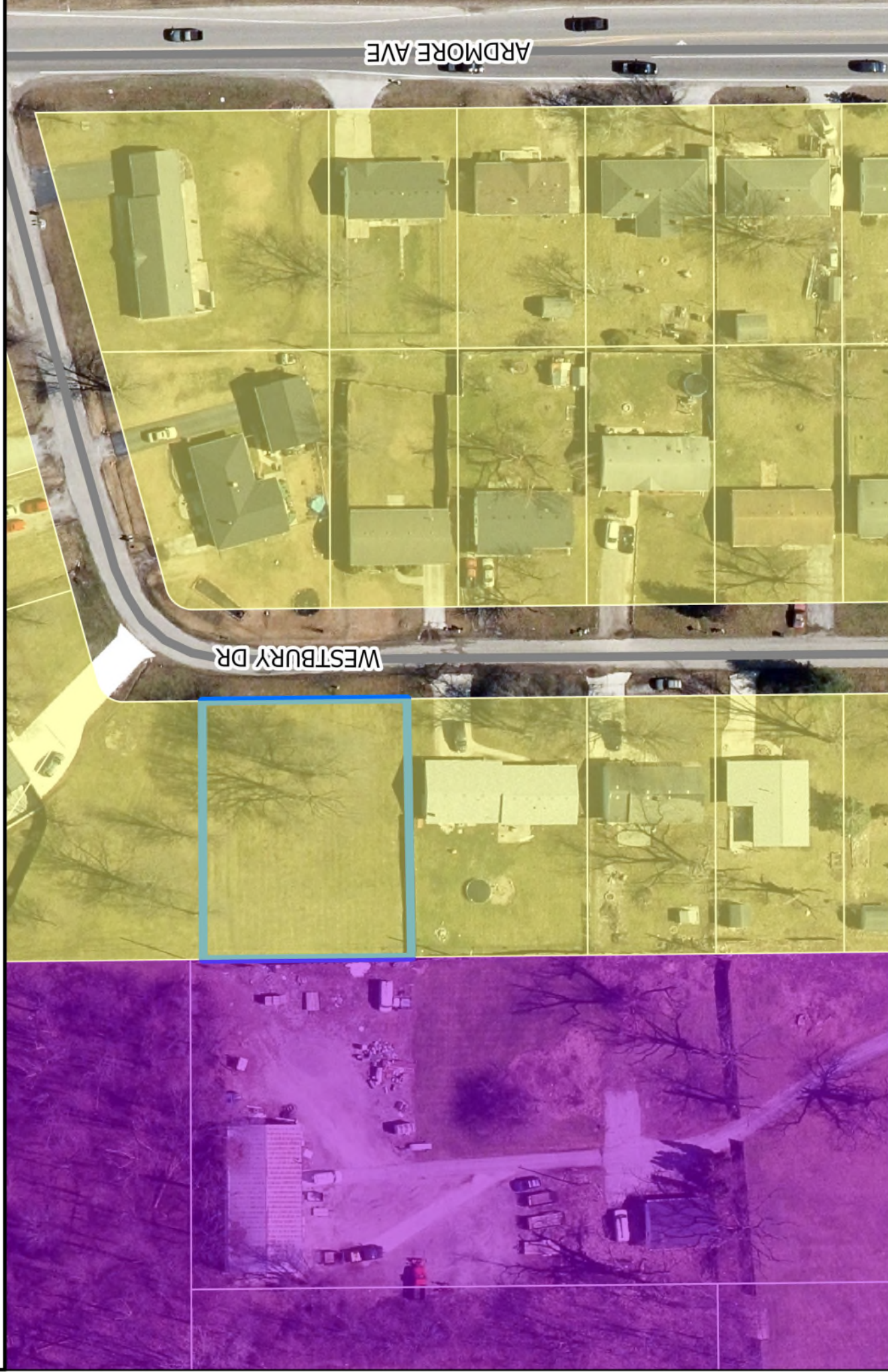
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 North American Datum 1983
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 Photos and Contours: Spring 2009
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Urban Infill Area





Production Center
Suburban Neighborhood

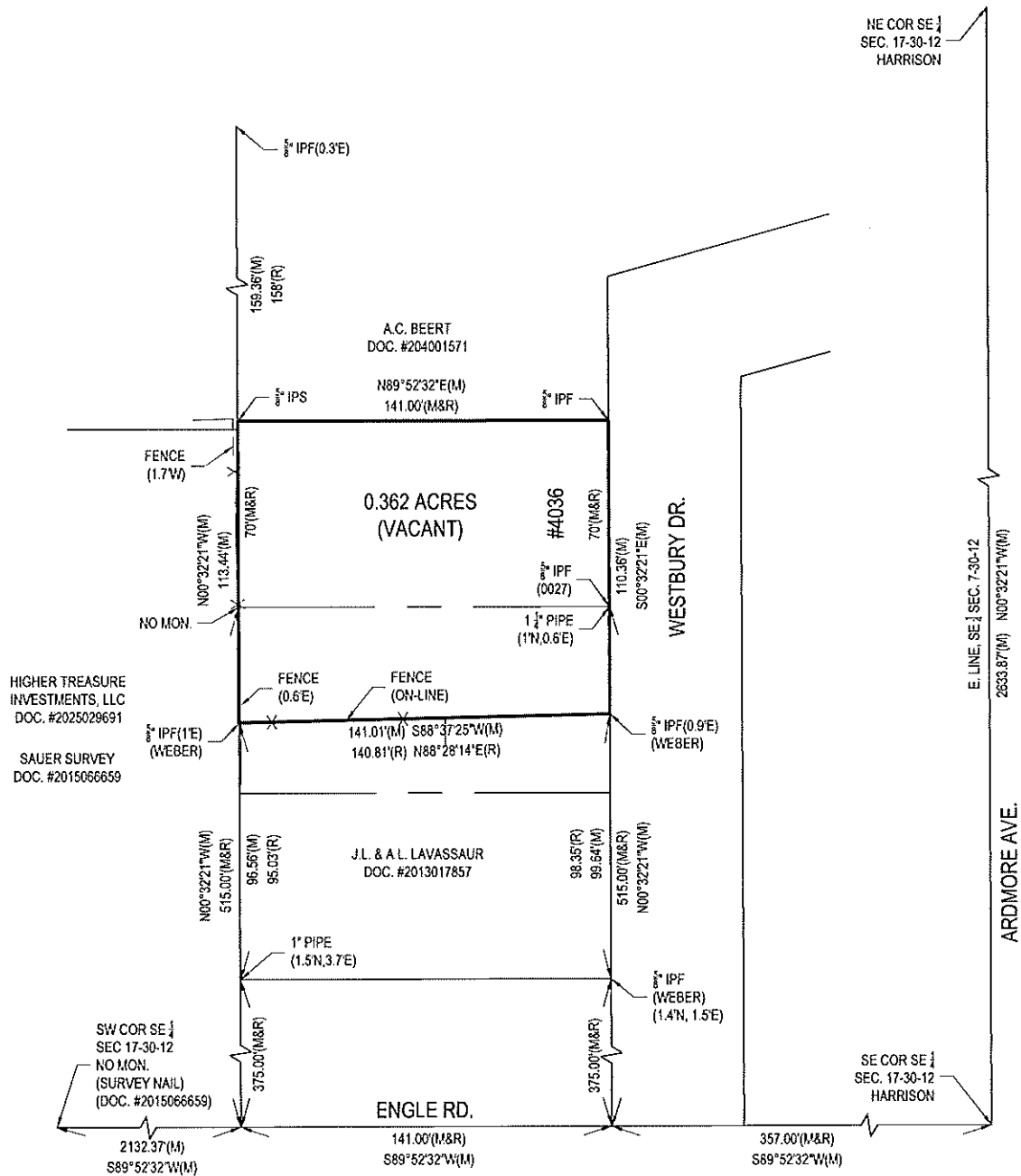
0 40 80 Feet



229 W. Berry Street, Suite 100
Fort Wayne, IN 46802
T 260.218.2500
abonmarche.com

KENNETH W. HARRIS PS 29500021 IN

MICHAEL W. HARRIS PS 21100018 IN



Job No.: 25-1442 Date: _____
Job for: 7001 ELZEY, LLC &
HIGHER TREASURE INVESTMENTS, LLC

Date: 08/26/2025

LEGEND

IFF	Iron Pin (Rebar) Found		
PIPE	Pipe Found		
RRF	Railroad Spike Found or (S) Set		
PNF	P.K. Nail Found or (S) Set		
MNF	MAG Nail Found or (S) Set		
MSF	MAG Spike Found or (S) Set		
IPS	5" rebar set w/amp stamped "ABOMARCHE FIRM #0050"		
C.M.	Controlling Monument		
B.L.	Building Line		
(M)	Measured	(P)	Partial
(R)	Recorded	(C)	Calculated

All monuments are at grade except as noted.

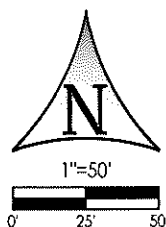
All Boundary line distances are recorded dimensions, except as noted
Monuments found have no documented history except as noted

Date of latest field work: 08/15/2025



Michael W. Dunn

SHEET 1 OF 3



I hereby certify that this survey was completed under my direct supervision and to the best of my knowledge and belief was executed according to the requirements set forth in E65 IAC 1-12.

PLAT OF SURVEY



229 W. Berry Street, Suite 100

Fort Wayne, IN 46802

T 260.218.2500

abonmarche.com

KENNETH W. HARRIS PS 29500021 IN

MICHAEL W. HARRIS PS 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:

A parcel of land located in the Southeast One-Quarter of Section 17, Township 30 North, Range 12 East, in Allen County, Indiana and more particularly described as follows, to-wit:

Commencing at the Southeast corner of Section 17, Township 30 North, Range 12 East, Allen County, Indiana, thence Westerly along the South line of said Section 17 a distance of 357.0 feet; thence Northerly parallel to the East line of said Section 17 and along the West right-of-way line of Westbury Drive a distance of 515.0 feet to the point of beginning, BEGINNING at the above described point, thence continuing Northerly along said West right-of-way line a distance of 70.0 feet to an iron pin; thence Westerly parallel to said South line of Section 17 a distance of 141.0 feet to an iron pin; thence Southerly parallel to the West right-of-way line of Westbury Drive a distance of 70.0 feet; thence Easterly and parallel to said South line a distance of 141.0 feet to the point of beginning, said in previous deed to contain 0.23 acres of land, more or less.

ALSO:

Part of the South Half of the Southeast Quarter of Section 17, Township 30 North, Range 12 East, described as follows, to wit:

Beginning at a point situated 357.0 feet West of the Southeast corner of the South Half of the Southeast Quarter of Section 17, Township 30 North, Range 12 East and 375 feet North of the South line of the said South Half of the Southeast Quarter of Section 17, Township 30 North, Range 12 East, said point being also situated on the West line of Westbury Drive in said Section, Township and Range; thence West 141.0 feet parallel to the South line of the said Quarter Section; thence North 70.0 feet parallel to the East line of said Quarter Section; thence East 141.0 feet to the aforementioned West line of Westbury Drive; thence South 70.0 feet along said line to the place of beginning, said in previous deed to contain 0.23 acres of land, more or less.

AND:

Part of the South Half of the Southeast Quarter of Section 17, Township 30 North, Range 12 East, described as follows, to wit:

Beginning at a point situated 357.0 feet West of the Southeast corner of the South Half of the Southeast Quarter of Section 17, Township 30 North, Range 12 East and 445.0 feet North of the South line of said South Half of the Southeast Quarter of Section 17, Township 30 North, Range 12 East, said point being also situated on the West line of Westbury Drive in said Section, Township and Range; thence West 141.0 feet parallel to the South line of the said Quarter Section; thence North 70 feet parallel to the East line of said Quarter Section; thence East 141.0 feet to the aforementioned West line of Westbury Drive; thence South 70 feet along said line to the place of beginning, said in previous deed to contain .23 acres of land, more or less.

EXCEPTING THEREFROM:

A part of the South Half of the Southeast Quarter of Section 17, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter in said Section 17, assumed bearing and basis for this description being the West line of Westbury Drive (South 00 degrees 00 minutes 05 seconds East); thence North 89 degrees 40 minutes 59 seconds West, on the South line of said Southeast Quarter, a distance of 357.28 feet (357.0 feet recorded) to the intersection of the West right of way of Westbury Drive and said South line; thence North 00 degrees 00 minutes 05 seconds West, on said West right of way of Westbury Drive, a distance of 375.11 feet (375.0 feet recorded) to a 5/8" rebar (capped Weber 20800107) monumenting the point of beginning; thence North 89 degrees 10 minutes 37 seconds West, on the North line of a tract conveyed in Document #95-2925, a distance of 141.0 feet to a point 1.8 feet Westerly of a 1" pipe found; thence North 00 degrees 01 minute 56 seconds West, a distance of 95.03 feet to a 5/8" rebar (capped Weber 20800107) monumenting the North edge of a fence line; thence North 89 degrees 28 minutes 14 seconds East, along the North edge of said fence line as determined this date of this survey, a distance of 140.81 feet to a 5/8" rebar (capped Weber 20800107) on said West right of way of Westbury Drive; thence South 00 degrees 08 minutes 05 seconds East, on said West right of way, a distance of 98.35 feet to the point of beginning, said in previous deed to contain 0.31 acres, more or less.

Job No.: 25-1442
Job for: 7001 ELZEY, LLC &
HIGHER TREASURE INVESTMENTS, LLC

Date: 08/26/2025

SURVEYOR'S REPORT



229 W. Berry Street, Suite 100

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KENNETH W. HARRIS PS 29500021 IN

MICHAEL W. HARRIS PS 21100018 IN

1) In accordance with Title 865, Article 1, Rule 12, Section 1 through 30, of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- A) Degree of Precision and Accuracy;
- B) Variances in the reference monuments;
- C) Discrepancies in record descriptions and plots;
- D) Inconsistencies in lines of occupation;

A) The acceptable relative positional accuracy of the corners of the subject tract established on this survey is within the specifications for a Rural Survey (0.26 feet (79 millimeters) plus 200 parts per million) as defined in IAC 865.

B) Variances in the reference monuments of as much as 1.5 feet North-South, and as much as 3.7 feet East-West, exist as shown hereon.

C) Discrepancies in record descriptions of as much as 1.53 feet North-South, and as much as 0.2 feet East-West, exist as shown hereon.

D) Inconsistencies in lines of occupation exist due to the current location of the fence along the West boundary line. The fence runs from 0.6 feet East of the Southwest boundary corner to 1.7 feet West of the Northwest boundary corner. A fence is also located along the South boundary line, all as shown hereon.

The survey has been prepared to facilitate the transfer of this property and is not to be used for other purposes without the written permission of Abonmarche Consultants, Inc. Copies of this survey may be used for archival purposes only. This document is not valid without the original hand and seal and full remittance.

A commitment for title insurance was not provided at the time of this survey. An abstract or title search may reveal additional information affecting this property. This survey is subject to any facts and/or easements that may be disclosed by said full and accurate title search. Abonmarche Consultants, Inc. should be notified of any additions or revisions that may be required.

2) This is a retrocement survey of the net parcel of real estate conveyed to Higher Treasure Investments, LLC in the deed recorded in Document Number 2025029691 in the Office of the Recorder of Allen County, Indiana.

THEORY OF LOCATION:

A specific type of monument is not called for in the recorded deed for the parent parcel. Therefore, none of the survey monuments found can, with any reliability, be called original. Monuments found appear to be in general uniformity with the recorded deed. The boundary lines are established by using monuments by common report.

The Controlling Monuments for the boundary of the subject parcel are (1) the Harrison Monument at the Northeast corner of the Southeast Quarter; (2) the Harrison Monument at the Southeast corner of the Southeast Quarter; (3) the reference location of a monument at the Southwest corner of the Southeast Quarter. The reference is from a survey of the West adjoiner by John C. Sauer recorded in Document No. 2015066659; and (4) the two "WEBER" rebars controlling the North-South position of the South boundary line.

The East and West boundary lines were established as parallel with the East line of the Southeast Quarter per the record description.

The South boundary line was established as the North line of the South adjoiner, controlled by the "WEBER" rebars per the recorded deed for that parcel.

The North boundary line was established as 585.00 feet North of and parallel with the South line of the Southeast Quarter per the record description.

A survey of the West adjoiner prepared by John C. Sauer dated November 2, 2015 and recorded in Document No. 2015066659 was used for reference.

The basis of bearings for this survey are Indiana State Plane Coordinate System East Zone GPS Grid bearings, Geodetic Datum: NAD 83.

Subsurface and environmental conditions were not examined or considered to be part of this survey.

This survey and report do not investigate the possibility of unwritten rights.

It is not the intent of this survey or Surveyor to determine ownership, rights of ownership, nor title of the property.

This survey is the opinion of a licensed Professional Surveyor in the State of Indiana as to the actual location of the lines and corners called for on the deed description/plot. This opinion is based on logic, relevant field and research evidence, and established Standard of Care.

Job No.: 25-1442

Date: 08/26/2025

Job for: 7001 ELZEY, LLC &

HIGHER TREASURE INVESTMENTS, LLC

Department of Planning Services Rezoning Petition Application

Applicant
Applicant 501PennAve LLC
Address 513 Clark St
City Avilla State In Zip 46710
Telephone 260-431-7103 E-mail sorg.taylor@gmail.com

Property Ownership
Property Owner 501PennAve LLC
Address 513 Clark St
City Avilla State In Zip 46710
Telephone 260-431-7103 E-mail sorg.taylor@gmail.com

Contact Person
Contact Person Taylor Sorg
Address 513 Clark St
City Avilla State In Zip 46710
Telephone 260-431-7103 E-mail sorg.taylor@gmail.com

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

Request
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property 4036 Westbury Dr Township and Section Wayne:0173012
Present Zoning R1 Proposed Zoning R2 Acreage to be rezoned .36
Purpose of rezoning (attach additional page if necessary) Allow for diversified housing options, specifically construction of duplexes.
Sewer provider FW Water provider FW

Filing Checklist
Applications will not be accepted unless the following filing requirements are submitted with this application.
☒ Filing fee \$1000.00
☒ Surveys showing area to be rezoned
☒ Legal Description of parcel to be rezoned
☒ Rezoning Criteria (please complete attached document)

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 Allen County Zoning and Subdivision Control 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; and that

Taylor W Sorg [Signature] 5/5/2026
(printed name of applicant) (signature of applicant) (date)
501PennAveLLC [Signature] MGR/MBR 5/5/2026
(printed name of property owner) (signature of property owner) (date)



Received	Receipt No.	Hearing Date	Petition No.
9-2-25	148219	6-8-26	RE2-2026-

Department of Planning Services • 200 East Berry Suite 150 • Fort Wayne, Indiana • 46802
Phone (260) 449-7607 • Fax (260) 449-7682 • www.allencounty.us • www.cityoffortwayne.org



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;

Actualizes planning themes Equity: Goal 1 and Sustainability Goal 1; along with Housing and Neighborhoods Goal 1.1, 1.4.2, Goal 2.1 with creation of higher density diversified housing choices (family size duplexes).

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

Neighborhood of maintained and active residential manufactured housing surrounded by I1/I2 properties located in heavy commercial/industrial corridor.

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

District is adapted to commercial/industrial use with pockets of residential neighborhoods which are desirable candidates for diversified housing infill options.

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

Purposed development likely to support the conservation of property values through adjacent new construction residential housing with valuations 10-20% greater per square foot than adjacent homes.

- (5) Responsible development and growth.

Purposed rezone allows for increased utilization of vacant lot in an area with demand for quality/diversified housing.

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-2026-0025 Bill # Z-26-05-15 Project Start: May 2026

APPLICANT:	501PennAve LLC
REQUEST:	To rezone from R1/Single Family Residential to R2/Two-Family Residential to permit a two-family dwelling
LOCATION:	4036 Westbury Dr. (Section 17 of Wayne Township)
LAND AREA:	0.36 acres
PRESENT ZONING:	R1/Single Family Residential
PROPOSED ZONING:	R2/Two Family Residential
COUNCIL DISTRICT:	4 – Dr. Scott Myers
SPONSOR:	Fort Wayne Plan Commission

June 8, 2026 Public Hearing

- One person spoke in support.
- Three people spoke in opposition 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 Paul Sauerteig and seconded by Amos Norman, to return the ordinance with a Do Pass recommendation, to Common Council for their final decision.

5-1 MOTION PASSED

- Paul Sauerteig, Scott Myers, and Patrick Zaharako were absent.
- Karen Richards voted Nay.

Fact Sheet Prepared by:
Karen Couture, Principal Land Use Planner
June 25, 2026

PROJECT SUMMARY

The applicant is petitioning to rezone the 0.36 acre parcel at 4036 Westbury Drive, to develop a two-family dwelling on the vacant lot. The properties to the north, south, and east are zoned are zoned R1/Single Family Residential, with unplatted single family residences. The lot to the west is zoned I1/Limited Industrial with an industrial warehouse. This lot has been vacant since the late 1930's according to historical GIS imaging.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

The project site is located within the Urban Infill 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

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 Suburban 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, Multiple-Family Residential, Parks and Open Space, Religious Institutions, and Single-Family Attached Residential
- Adjacent properties are categorized as Suburban Neighborhood and Production Center

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 R2/Two Family Residential is considered compatible with the Suburban Neighborhood land use category.

Other Applicable Plans: None

PUBLIC HEARING SUMMARY:

Presenters: Macaya Foster and Taylor Sorg, applicants, presented the request as outlined above.

Public Comments:

Lisa Foster (3824 Forest Ridge Dr) – Supports project; nice product; there's a current housing crisis.

Judith McDonnell (4012 Westbury Dr) – Opposed; neighbors want single-family and one-stories only; concerns with traffic.

Amy LaVassaur (4139 Westbury Dr) – Opposed; not a good fit, keep it the way it is, concerns with traffic and safety of children.

Kirsten Nus (4130 Westbury) – Opposed; want to keep green space; will lower value of neighborhood; want to keep it only single story.

Rebuttal: Taylor Sorg appreciates the trees and green space, but this is an undeveloped building lot. The neighborhood is an eclectic mix of homes. There is no ordinance against a two-story home in the neighborhood and it is a better value for development and will block the adjacent industrial development. The ordinance and zoning today permits the same footprint of buildings that they are proposing. There are no covenants against rentals and there are rentals today in the neighborhood. They want to create new opportunities for new neighbors and families, and provide a hard-to-find market rate product that families need.

FORT WAYNE PLAN COMMISSION

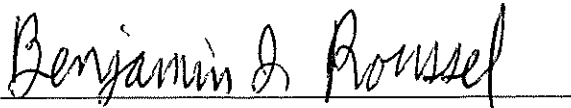
Findings of Fact • June 2026

PROPOSAL:	Rezoning Petition REZ-2026-0025 – 4036 Westbury Dr
APPLICANT:	Taylor Sorg
REQUEST:	To rezone from R1/Single Family Residential to R2/Two Family Residential to permit a two-family dwelling
LOCATION:	4036 Westbury Drive
LAND AREA:	0.36 acres
PRESENT ZONING:	R1/Single Family Residential
PROPOSED ZONING:	R2/Two Family Residential

The Plan Commission recommends that Rezoning Petition REZ-2026-0025 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 infill housing on an undeveloped residential lot, encouraged by the Comprehensive Plan.
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 dwellings, 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 site has been vacant lot within this neighborhood for over 70 years. The proposal will bring new investment to the established neighborhood.
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.

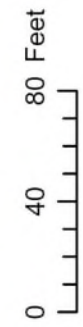
These findings approved by the Fort Wayne Plan Commission on June 15, 2026.



Benjamin J. Roussel
Executive Director
Secretary to the Commission



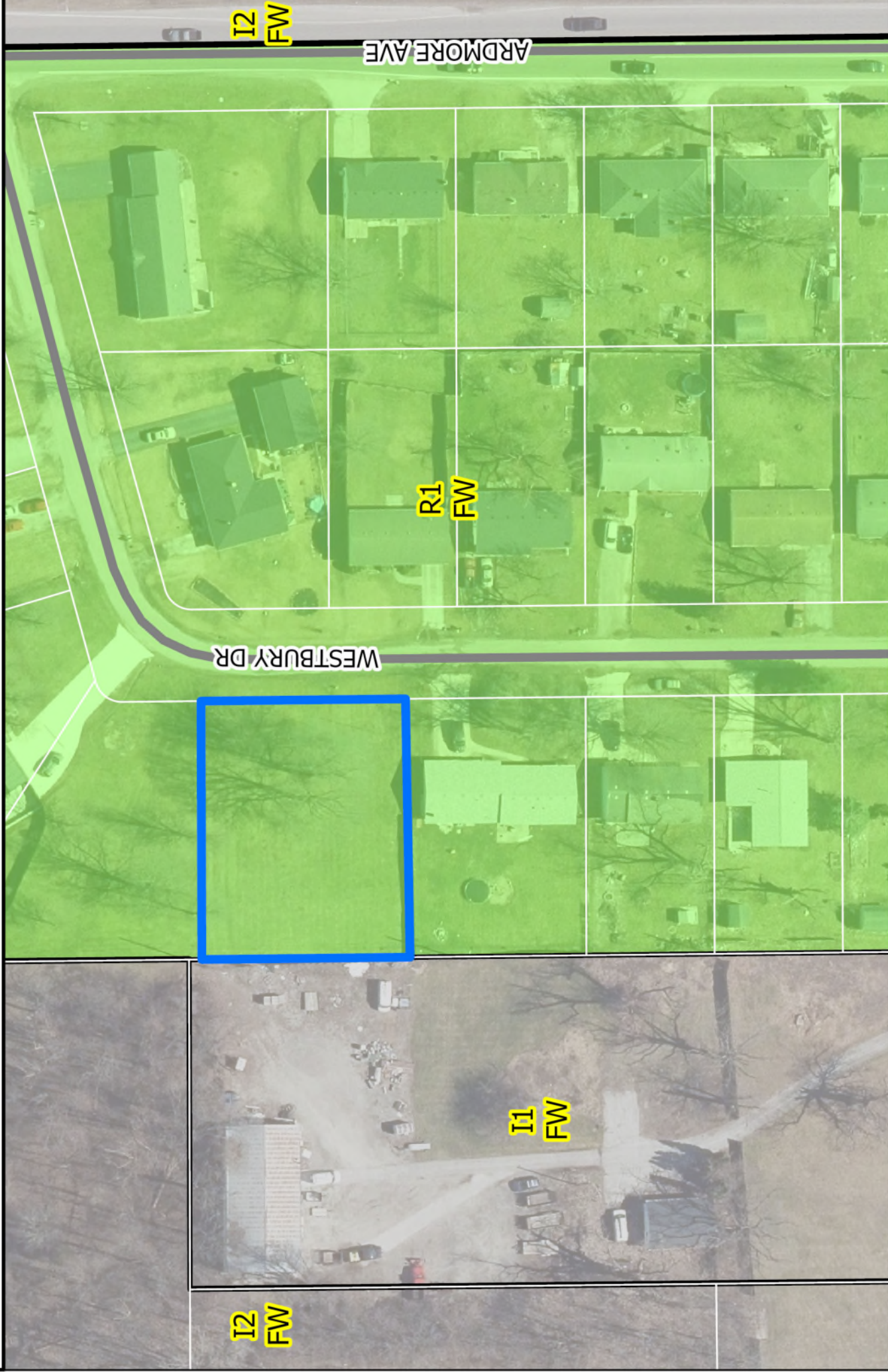
Rezoning Petition REZ-2026-0025 - 4036 Westbury Dr



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Date: 5/11/2026

Rezoning Petition REZ-2026-0025 - 4036 Westbury Dr

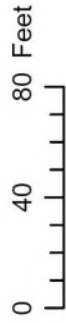


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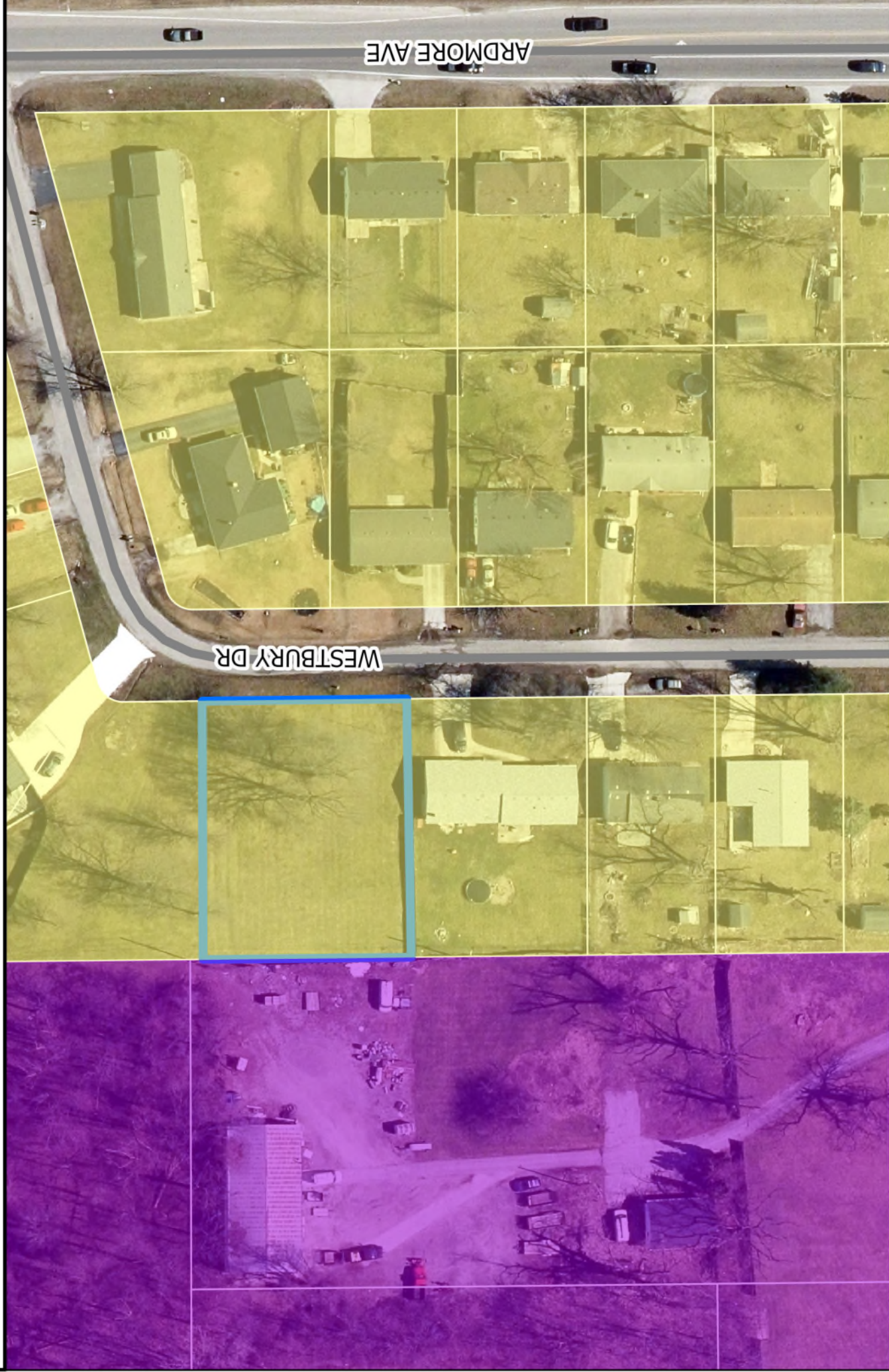


Urban Infill Area



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Production Center
Suburban Neighborhood

