

#REZ-2026-0030

BILL NO. Z-26-07-13

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. I02 (Sec 9 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 R1/Single 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 365 & 366 Commercial Third Add

and the symbols of the City of Fort Wayne Zoning Map No. No. I02 (Sec 9 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-2026-0030
Bill Number:	Z-26-07-13
Council District:	5 – Geoff Paddock

Introduction Date:	July 28, 2026
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Plan Commission Public Hearing Date:	August 10, 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 0.26 acres from C2/Limited Commercial to R1/Single Family Residential
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Location:	2808 Taylor Street (Section 9 of Wayne Township)
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Reason for Request:	To permit a single-family dwelling
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Applicant:	Paola Guadalupe Rodriguez
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Property Owner:	Paola Guadalupe Rodriguez
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Related Petitions:	None
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Effect of Passage:	Property will be rezoned to the R1/Single Family Residential zoning district, which would permit a single-family dwelling.
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Effect of Non-Passage:	Property will remain zoned C2/Limited Commercial, which would not permit a single-family dwelling. The site may continue with existing or non-conforming uses, and may be redeveloped with similar limited commercial uses.
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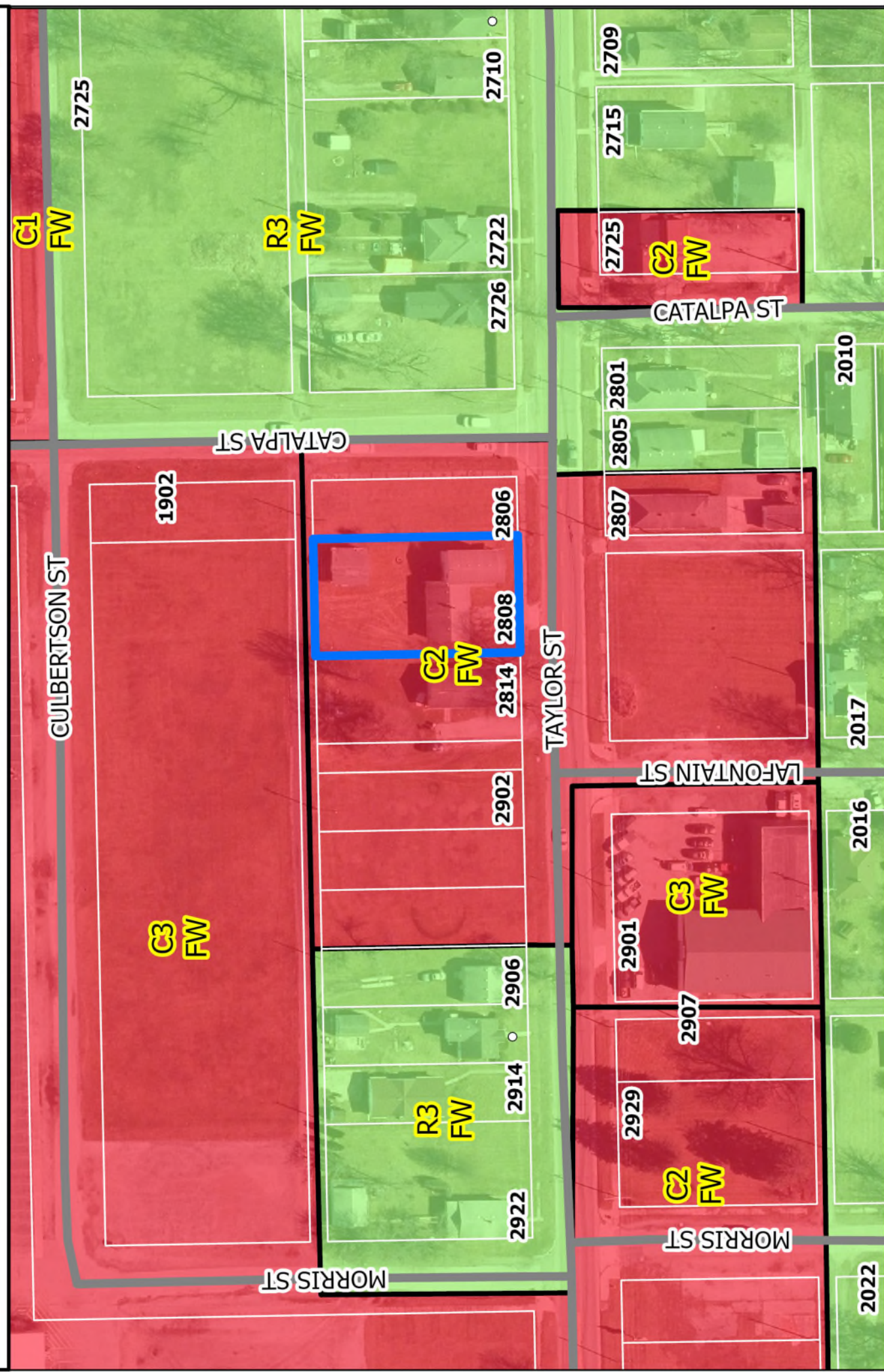
Rezoning Petition REZ-2026-0030 - 2808 Taylor St



Although every effort has been made to ensure the accuracy 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: 7/13/2026

Rezoning Petition REZ-2026-0030 - 2808 Taylor St



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Rezoning Petition REZ-2026-0030 - 2808 Taylor St

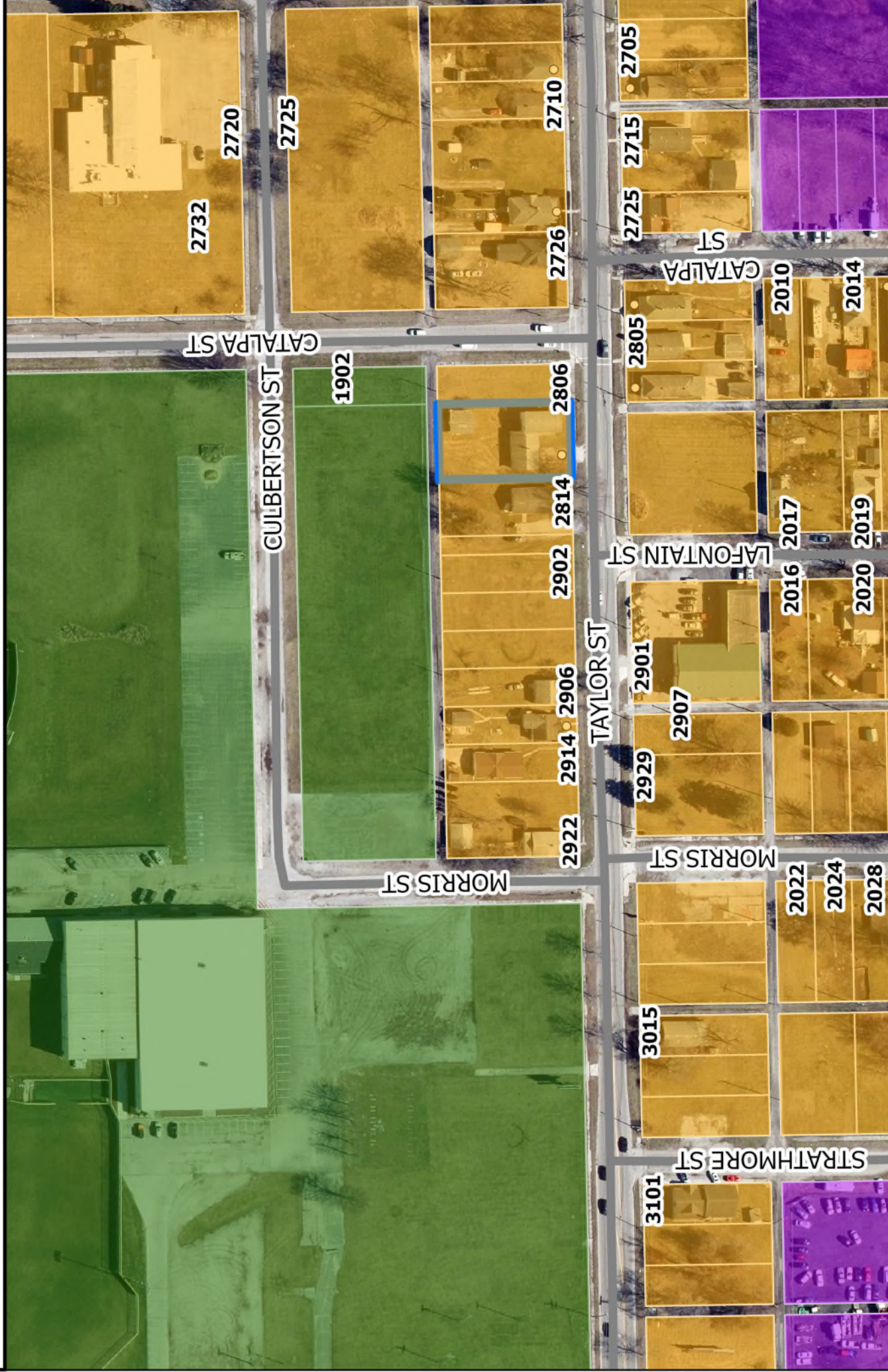


Urban Infill Area



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0 80 160 Feet

Open Space
Production Center
Traditional Neighborhood





**DPS Plan Commission
Rezoning Petition Application**

Page 1 of 1

Applicant

Applicant Name: Paola Guadalupe Razo Rodriguez
Address: 2808 Taylor St City: Fort Wayne State: IN Zip: 46802
Email (type or print): kaapao.36@gmail.com 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 #: 2808 Taylor St, Fort Wayne, IN 46802
Present Zoning: C2 Proposed Zoning: R1 Acreage to be rezoned: .2570
Purpose of rezoning (attach additional page if necessary): To ensure residential home can be rebuilt if 100% destroyed

Township Name: Wayne Township Section Number: _____
Sewer Provider: Fort Wayne City Utilities Water Provider: Fort Wayne City Utilities

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.

Paola Guadalupe Razo Rodriguez

printed name of applicant

Paola Guadalupe Razo Rodriguez dodoc verified
06/10/26 12:04 PM EDT
VYZP-R7AF-VH3J-AGOR

signature of applicant

date

Paola Guadalupe Razo Rodriguez

printed name of property owner

Paola Guadalupe Razo Rodriguez dodoc verified
06/10/26 12:04 PM EDT
6PJ-VFDG-ZVGA-GKOW

signature of property owner

date

STAFF USE ONLY

Received <u>144579</u> %	Receipt Number <u>144579</u>	Hearing Date	Petition Number <u>RE2-2026-0030</u>
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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;

To have the existing designation of C2 changed to R1 to allow the reconstruction of a single family home if the current home were to be 100% destroyed.

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

The existing site currently has a single family home on it.

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

The site has been used as a single family residential home since it's construction and the potential new owner would like for it to remain the same.

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

The home has been used as a rental property for the last several years along with other homes in the area. This home would be owner occupied upon completion of the sale. Property value would remain the same or improve with it being owner occupied and repairs being done as part of the sale.

- (5) Responsible development and growth.

Match surrounding properties.

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*





DocId:9189246
Tx:4764822

2026004226

RECORDED: 01/29/2026 10:52:13 AM

Recorded as Presented
Allen County Indiana
Recorder Nicole Keesling

Tax Bill to:
Grantee

Paola Guadalupe Razo Rodriguez

6819 Embers Court

Fort Wayne, IN 46815

QUITCLAIM DEED

[Individual to Individual]

THIS INDENTURE WITNESSETH, That Carlos Gasca

of Indiana

Allen County, in the State of

RELEASE AND QUITCLAIM

To Paola Guadalupe Razo Rodriguez

of Allen County, in the State of Indiana

zero

for the sum of
Dollars, the

following described REAL ESTATE in Indiana,
to-wit:

Allen County, in the State of Indiana

☐ See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full

☒ Legal Description:

Parcel number: 02-12-09-252-015.000-074

Legal Description: Lots 365 & 366 commercial Third Addition to the city of Fort Wayne according to the recorded plat thereof, in the office of the recorder Allen County Indiana

AUDITOR'S OFFICE
Duty entered for transfer. Subject
to first accept. also for transfer

JAN 29 2026

STACY O'DAY
ALLEN COUNTY ASSESSOR

JAN 29 2026

RECORDER OF ALLEN COUNTY

Quitclaim Deed

Page 1 of 3

Carlos E. Gasca is the same person as
Carlos Gasca

IN WITNESS WHEREOF, the said Carlos Gasca
has executed this Quitclaim Deed this 29th day of January, 20 26

EXECUTED this 29th day of January, 20 26

CARLOS E GASCA
Signature of Grantor

Carlos Gasca
Print or Type Name

State of Indiana
County of Allen

I, a Notary Public, hereby certify that Carlos Gasca whose name
is signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me
on this day that, being informed of the contents of the conveyance, he/she/they executed the same
voluntarily on the day the same bears date.

Given under my hand this the 29th day of January, 20 26



NATASHA CORINNE ROBERTSON, Notary Public
Allen County, State of Indiana
Commission Number NP0653000
My Commission Expires April 23, 2030

Natasha Corinne Robertson
(Signature of notarial officer)
Natasha Corinne Robertson
Title (and Rank)

My commission expires: 04/23/2030

This Instrument was prepared by:

Darrian Davidson

5124 Woodmark Dr

Fort Wayne, IN 46815

Telephone: 260-744-1040

Darrian Davidson

Signature

Darrian Davidson

Print or Type Name

After Recording, return to:

→ Paola Guadalupe Razo Rodriguez

6819 Embers Court

Fort Wayne, IN 46815

Telephone: 260-446-4044

Affirmation Statement

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Pa Razo

Signature

Paola G. Razo Rodriguez

Print or Type Name