

#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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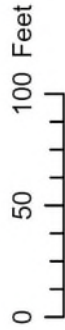
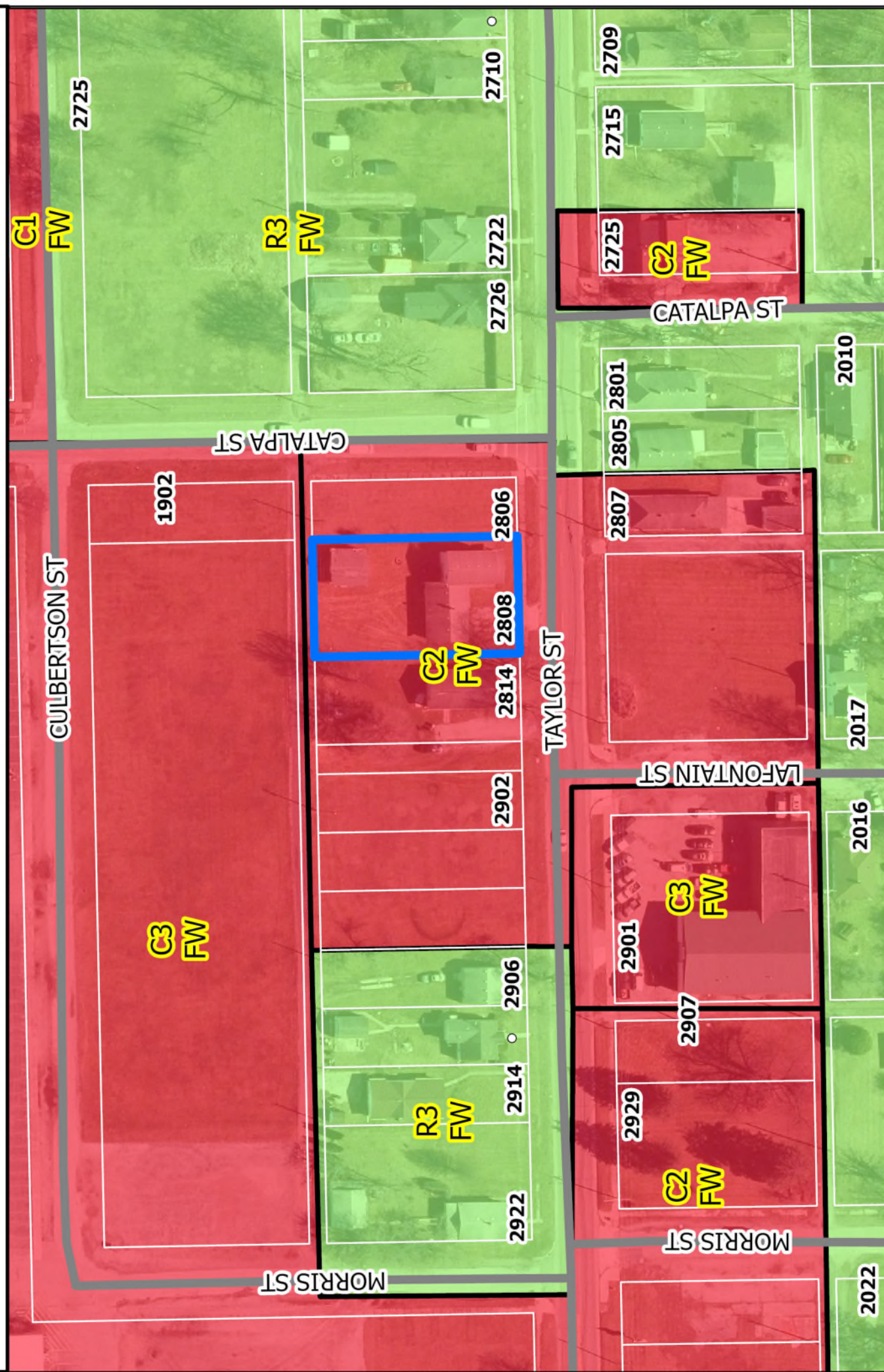
Rezoning Petition REZ-2026-0030 - 2808 Taylor St



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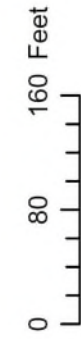
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Urban Infill Area



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Traditional Neighborhood

Open Space
Production Center



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**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-GKGW

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/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

FACT SHEET

Case #REZ-2026-0030 Bill # Z-26-07-13 Project Start: July 2026

APPLICANT: Paola Guadalupe Rodriguez
REQUEST: Downzone from C2/Limited Commercial to R1/Single Family Residential to permit a single-family dwelling
LOCATION: 2808 Taylor Street (Section 9 of Wayne Township)
LAND AREA: 0.26 acres
PRESENT ZONING: C2/Limited Commercial
PROPOSED ZONING: R1/Single Family Residential
Council District: 5 – Geoff Paddock

August 10, 2026 Public Hearing

- No one spoke in support or with concerns.
- Scott Myers and Patrick Zaharako were absent.

August 17, 2026 Business Meeting

Plan Commission Recommendation: DO PASS

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

7-0 MOTION PASSED

- Rachel Tobin-Smith and Scott Myers were absent.

Fact Sheet Prepared by:
Karen Couture, Principal Land Use Planner
August 18, 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 immediate adjacent properties to the north, south, east, and west are zoned C2/Limited Commercial, with the lots directly east, north, and south are vacant. 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:

Generalized Future Land Use Map

- The project site is located within the Traditional Neighborhood 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 Traditional Neighborhood of the comprehensive plan. Both the neighborhood and street are stable and maintain residential character.

Other Applicable Plans: None

PUBLIC HEARING SUMMARY:

Presenter: Miquel Guzman, representing the applicant, presented the request as outlined above.

Public Comments: None

FORT WAYNE PLAN COMMISSION

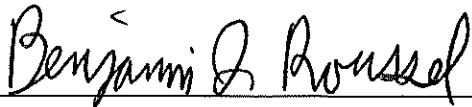
Findings of Fact • August 2026

PROPOSAL:	Rezoning Petition REZ-2026-0030 – 2808 Taylor St
APPLICANT:	Paola Guadalupe Rodriguez
REQUEST:	Downzone from C2 to R1 to build a single-family dwelling
LOCATION:	2808 Taylor St
LAND AREA:	.26 acres
PRESENT ZONING:	C2/Limited Commercial
PROPOSED ZONING:	R1/Single Family Residential

The Plan Commission recommends that Rezoning Petition REZ-2026-0030 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 for a single-family dwelling, which is desirable in an Urban Infill and Priority Investment Area.
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 the properties use as a single family dwelling.
3. Approval is consistent with the preservation of property values in the area. The infill development with a new residential structure will allow for an increase in property values.
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 August 17, 2026.



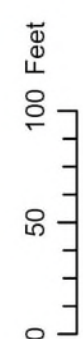
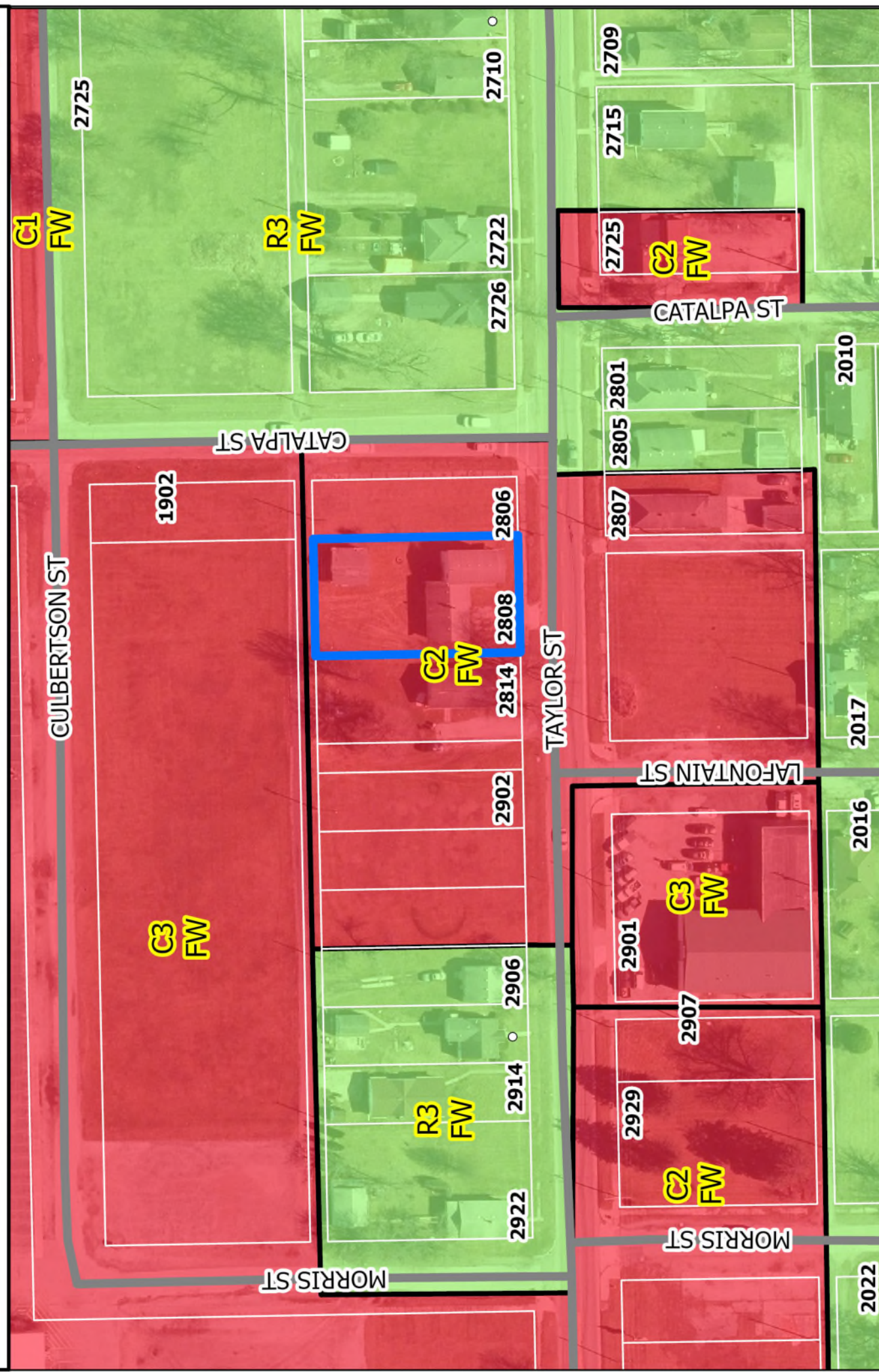
Benjamin J. Roussel
Executive Director
Secretary to the Commission

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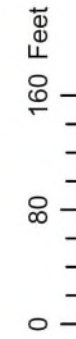
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Urban Infill Area



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