

1 #REZ-2025-0043

2 BILL NO. Z-25-09-12

3 ZONING MAP ORDINANCE NO. Z-37-25

4 AN ORDINANCE amending the City of Fort Wayne
5 Zoning Map No. M03 (Sec 11 of Wayne Township)

6 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

7 SECTION 1. That the area described as follows is hereby designated a R1/Single Family
8 Residential zoning district under the terms of Chapter 157 Title XV of the Code of the City of Fort
9 Wayne, Indiana:

10 LEGAL DESCRIPTION

11 DOCUMENT No. 2025024696

12 LOT NUMBERED 292, EXCEPT THE WEST 50 FEET THEREOF, IN HAMILTON'S FOURTH
13 ADDITION, TO THE CITY OF FORT WAYNE, ACCORDING TO THE PLAT THEREOF, RECORDED
14 IN DEED RECORD 69, PAGE 397, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY,
15 INDIANA.

16 and the symbols of the City of Fort Wayne Zoning Map No. M03 (Sec. 11 of Wayne Township), as
17 established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is hereby
18 changed accordingly.

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

23 SECTION 3. That this Ordinance shall be in full force and effect from and after its passage
24 and approval by the Mayor.

25 
26 Council Member

27 APPROVED AS TO FORM AND LEGALITY:

28 
29 Malak Heiny, City Attorney

30

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

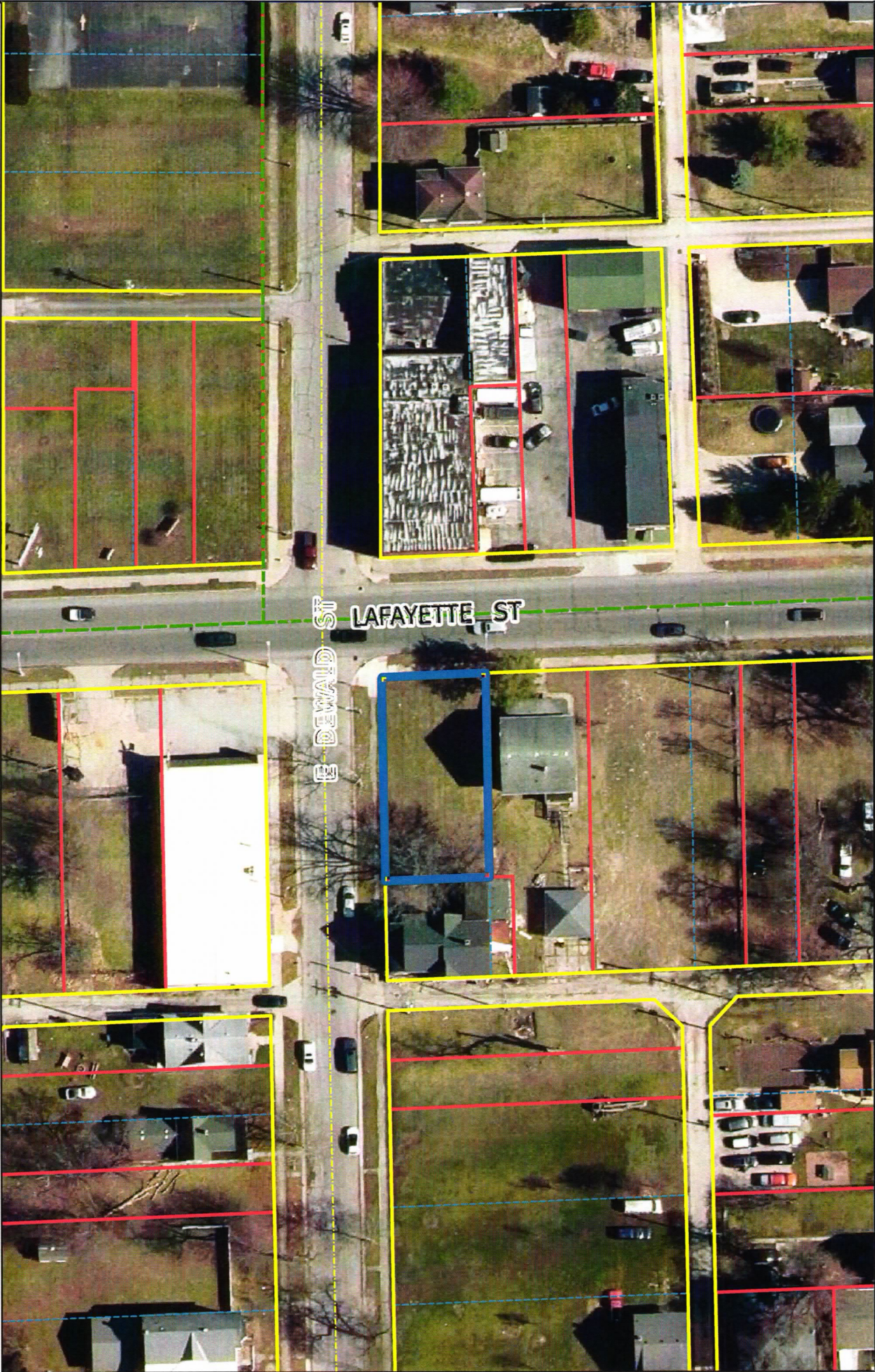
Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2025-0043
Bill Number: Z-25-09-12
Council District: 6 – Rohli Booker

Introduction Date: September 23, 2025
Plan Commission
Public Hearing Date: October 13, 2025 (not heard by Council)
Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance: To rezone 0.12 acres from C3/General Commercial to R1/Single Family Residential
Location: 2208 S Lafayette St (Section 11 of Wayne Township)
Reason for Request: To permit a single-family dwelling
Applicant: Architectural Visions, LLC
Property Owner: Manuel Martinez

Related Petitions: None

Effect of Passage: Property will be rezoned to the R1/Single Family Residential zoning district, which would permit a single-family residential dwelling.
Effect of Non-Passage: Property will remain zoned C3/General Commercial, which does not permit a single-family residential dwelling. The site may continue with existing or non-conforming uses, and may be redeveloped with similar mixed residential and compatible non-residential uses.



as conducted by the jurisdiction of this or
 A Tax Collector does not warrant or guarantee
 a guarantee of the information provided in this
 and therefore may not all liability resulting therefrom
 shall remain on the jurisdiction of this or
 and of the jurisdiction of this or
 North American Nations (NEP)
 from the jurisdiction of this or
 and of the jurisdiction of this or
 from the jurisdiction of this or



as conducted by the jurisdiction of this or
 A Plan Commission has not conducted an assessment
 a successor of this jurisdiction or a successor of this
 and distribute this and all related materials from
 any person or jurisdiction in this area
 and jurisdiction of this Commission
 North American Nations (NAN)
 Home Coordinates System (HCS)
 Border and Coordinate System (BOS)
 Project 2014-2015

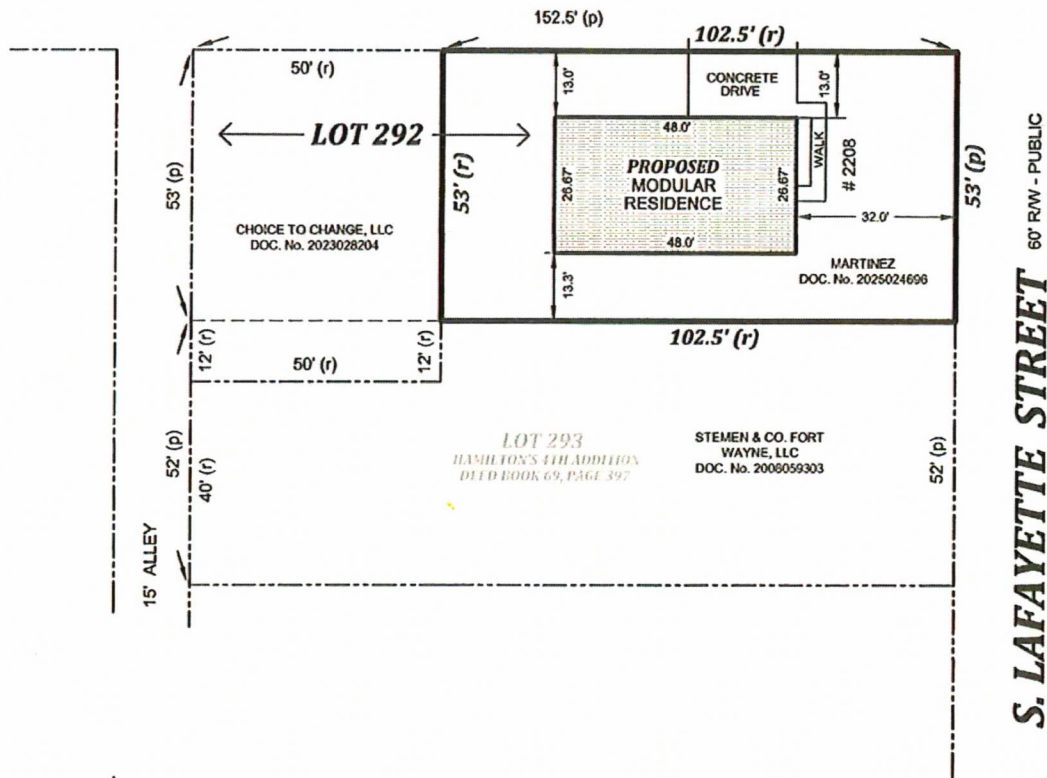
PLOT PLAN

2208 S. LAFAYETTE STREET, FORT WAYNE, INDIANA

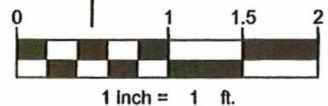
LEGAL DESCRIPTION DOCUMENT No. 2025024696

LOT NUMBERED 292, EXCEPT THE WEST 50 FEET THEREOF, IN HAMILTON'S FOURTH ADDITION, TO THE CITY OF FORT WAYNE, ACCORDING TO THE PLAT THEREOF, RECORDED IN DEED RECORD 69, PAGE 397, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA.

E. DEWALD STREET 60' R/W - PUBLIC



LEGEND
 (m) = MEASURED
 (r) = RECORDED
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 (p) = PLAT
 R/W = RIGHT OF WAY
 SF = SQUARE FEET
 ● = FOUND IRON



W+ WIGHTMAN
 6415 MUTUAL DR. FORT WAYNE, IN. 46825
 260.424.5362
 www.gowightman.com

CLIENT: MARTINEZ
 JOB No: 251584
 DATE: JULY 25, 2025
 SCALE: 1" = 30'
 DRAWN BY: MJC
 CHECKED BY: TCG

2208 S. LAFAYETTE STREET
 FORT WAYNE, INDIANA

PLOT PLAN

Department of Planning Services Rezoning Petition Application

Applicant
 Applicant Architectural Visions, LLC
 Address 1123 West Ludwig Road
 City Fort Wayne State Indiana Zip 46825
 Telephone 260-410-4535 E-mail 66cumberland85@gmail.com

Property Ownership
 Property Owner Manuel Martinez
 Address 2601 Covington Road
 City Fort Wayne State Indiana Zip 46802
 Telephone 574-214-2831 E-mail mmlaenterprises@gmail.com

Contact Person
 Contact Person Shawn Cumberland
 Address 1123 West Ludwig Road
 City Fort Wayne State Indiana Zip 46825
 Telephone 260-410-4535 E-mail 66cumberland85@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 2208 S Lafayette St Township and Section WAYNE SECT. 11
 Present Zoning C3 Proposed Zoning R1 Acreage to be rezoned _____
 Purpose of rezoning (attach additional page if necessary) To allow construction of a new modular home residence.
 Sewer provider City of Fort Wayne Water provider City of Fort Wayne

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

Shawn Cumberland
 (printed name of applicant)

Shawn Cumberland
 (signature of applicant)

8/5/25
 (date)

Manuel Martinez
 (printed name of property owner)

Manuel Martinez
 (signature of property owner)

8/5/25
 (date)



Received	Receipt No.	Hearing Date	Petition No.
8-7-25	148063	10-13-25	REZ-2025-0043

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;

To have the existing designation of C3 changed to R1 to allow the construction of new modular home residence.

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

The existing site is currently an empty lot containing no existing structures.

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

The size of the lot dictates that it could not be developed as a commercial property.

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

The existing homes flanking the lot to the West and South are both older homes is somewhat disrepair. The addition of a new home to the area will only enhance the neighborhood.

- (5) Responsible development and growth.

The lot has remained empty and unsellable for many years. We hope this new home can help bring both aesthetic and financial progress to the area.

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-2025-0043 Bill # Z-25-09-12 Project Start: September 2025

APPLICANT:	Architectural Visions, LLC
REQUEST:	To rezone from C3/General Commercial to R1/Single Family Residential to permit a single-family dwelling
LOCATION:	2208 S Lafayette St (Section 11 of Wayne Township)
LAND AREA:	0.12 acres
PRESENT ZONING:	C3/General Commercial
PROPOSED ZONING:	R1/Single Family Residential
COUNCIL DISTRICT:	6 – Rohli Booker
SPONSOR:	Fort Wayne Plan Commission

October 13, 2025 Public Hearing

- One person spoke in support.
- No one spoke with concerns.
- Paul Sauerteig and Rachel Tobin-Smith were absent.

October 20, 2025 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 Karen Richards were absent.

Fact Sheet Prepared by:
Karen Couture, Principal Land Use Planner
October 21, 2025

PROJECT SUMMARY

The applicant is petitioning to rezone the property from C3/General Commercial to R1/ Single Family Residential for a single-family residential structure. The site is part of Hamiltons 4th Addition that was platted in 1876 and is currently vacant. The immediate adjacent properties to this parcel are zoned C3/General Commercial along the Lafayette Street corridor. But as you go further west and south the majority of the surrounding properties are zoned residential with R3/Multiple Family Residential with multiple housing types, other vacant lots, and Reservoir Park approximately .07 miles south. Across Lafayette Street to the east, the zoning is C3/General Commercial and uses include the Rescue Ministry Thrift Store and a vacant commercial building. The parcel to be rezoned has been vacant since approximately 2015. The requested rezoning would allow the property owner to construct a modular home with regard to the current zoning ordinance. The applicant may need further Board of Zoning Appeals approval for the modular home, depending on proposed building style. The rezoning petition will also allow for investment in an established part of Fort Wayne and further neighborhood and City led initiatives for infill development.

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 1.3** - Encourage compatible higher density residential and mixed-use development in infill areas that are near public transit routes, employment centers, institutions, and other amenities.

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 the comprehensive plan.

Generalized Future Land Use Map

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

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
- **HN.1.1.4** - Promote residential development with compact block structure, a mix of uses and housing types, and active transportation access to nearby jobs, recreation, fresh and nutritious food, and schools as well as connections to nearby neighborhoods.

Compatibility Matrix

- This proposed rezoning to R1/Single Family residential is encouraged in the Neighborhood Commercial of the comprehensive plan. Both the neighborhood and street are stable and maintain residential character.

Other Applicable Plans: None

PUBLIC HEARING SUMMARY:

Presenter: Shawn Cumberland, representing the property owner, presented the request as outlined above.

Public Comments:

Manuel Martinez (2601 Covington Rd) – Supports the rezoning, stating it will be his home that will be built.

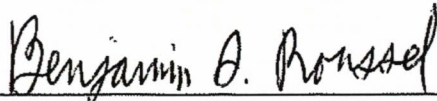
FORT WAYNE PLAN COMMISSION Findings of Fact • October 2025

PROPOSAL:	Rezoning Petition REZ-2025-0043
APPLICANT:	Architectural Visions, LLC
REQUEST:	To rezone property from C3/General Commercial to R1/Single Family Residential for a single-family residential structure.
LOCATION:	2208 S Lafayette Street, (Section 12 of Wayne Township)
LAND AREA:	0.12 acres
PRESENT ZONING:	C3/General Commercial
PROPOSED ZONING:	R1/Single Family Residential

The Plan Commission recommends that Rezoning Petition REZ-2025-0043 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. Most of the site is zoned industrial, as is, and is currently used for parking.
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 parking area as it has been, and install a fence for security reasons.
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 October 20, 2025.



Benjamin J. Roussel
Executive Director
Secretary to the Commission



is used for the assessment of the
 When County does not receive an assessment
 a summary of the information available of the
 and the County may not all the information from
 may come to attention in the
 of the County
 North American Property
 from the County
 When and County County 2000
 Please call 214-670-0000

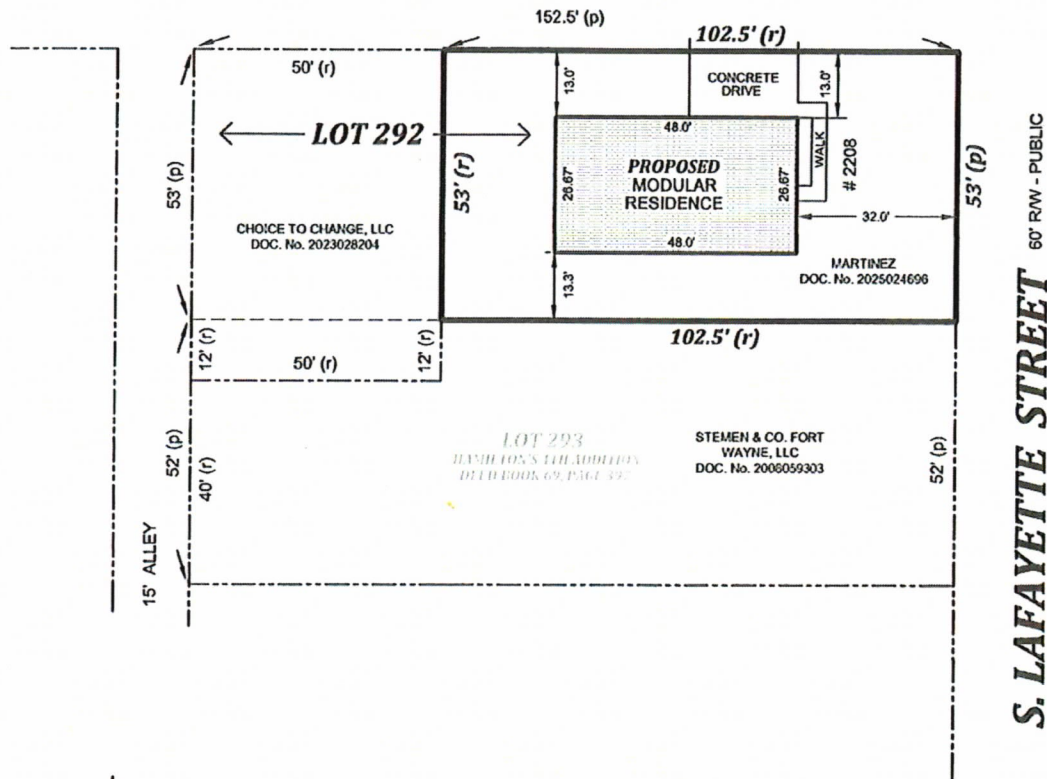
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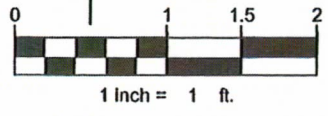
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E. DEWALD STREET 60' R/W - PUBLIC



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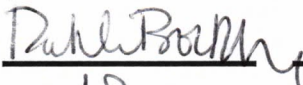


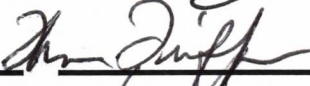

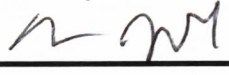
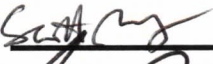

**REPORT OF COMMITTEE ON REGULATIONS
November 4, 2025**

Thomas Freistroffer Chair
Michelle Chambers Co-Chair
All Council Members

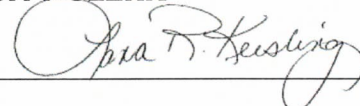
An Ordinance amending the City of Fort Wayne Zoning Map No. M03 (Sec 11 of Wayne Township)

To rezone 0.12 acres from C3/General Commercial to R1/Single Family Residential at 2208 S Lafayette St

COMMITTEE ON REGULATIONS HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

<u>COUNCIL MEMBER</u>	<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>
<u>BENDER</u>			
<u>BOOKER</u>			
<u>CHAMBERS</u>			
<u>ENSLEY</u>			
<u>FREISTROFFER</u>			
<u>HARTMAN</u>			
<u>JEHL</u>			
<u>MYERS</u>			
<u>PADDOCK</u>			

**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: N/A

Read the first time in full and on motion by Councilperson Freistroffer.

Read the second time by title and referred to the Regulations Committee.

Read the third time in full and on motion by Councilperson Freistroffer, placed on passage by the following vote:

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
BENDER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOOKER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CHAMBERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENSLEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HARTMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MYERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATED: November 4, 2025




 LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Zoning Ordinance No. Z-25-09-12 on the 4th day of November, 2025

ATTEST:



 LANA R. KEESLING
 CITY CLERK



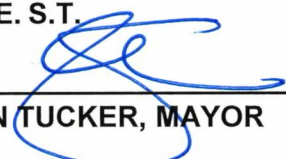
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 5th of November 2025, at the hour of 8:55 o'clock A.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 6th day of November 2025, at the hour of 11:58 o'clock A.M. E. S.T.



 SHARON TUCKER, MAYOR

