

#ZORD-2013-0002

BILL NO. G-13-10-05 (as amended)

ORDINANCE NO. _____

AN ORDINANCE amending Chapter 153
of the City of Fort Wayne Municipal Code

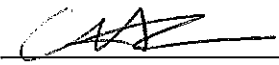
BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
INDIANA:

SECTION 1. That the current Planning and Development Chapter 153, Sections 153.05
(Adoption and Title), 153.06 (Guidance and Consideraton), 153.07 (Amendments), and 153.08
(Copy on File) of the Comprehensive Plan subchpater; along with Chapter 153, Sections 153.31
(Adoption and Title); 153.32 (Reserved), and 153.31 (Copy on File) of the Transportation Plan
subchapter, are hereby repealed and replaced as follows:

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2 SECTION 2. That this Ordinance, after its passage and approval by the Mayor, shall be in
3 full force and effect starting on April 3, 2014.

4 
5 Council Member

6 APPROVED AS TO FORM AND LEGALITY:

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8 Carol T. Helton, City Attorney
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FORT WAYNE ZONING ORDINANCE

As certified by the Plan Commission

CHAPTER 153 – PLANNING AND DEVELOPMENT

COMPREHENSIVE PLAN

§ 153.01 TITLE AND ADOPTION

The Comprehensive Plan for the City of Fort Wayne shall be formally known as "The Comprehensive Plan for the City of Fort Wayne and Allen County" (Plan-It Allen); it may also be cited and referred to as the "Fort Wayne Comprehensive Plan" or the "Comprehensive Plan". The Comprehensive Plan, containing goals, objectives, strategies, guiding principles, maps, figures, and charts for Community Facilities, Community Identity and Appearance, Economic Development, Environmental Stewardship, Housing and Neighborhoods, Land Use, Transportation, and Utilities, was adopted by the Fort Wayne Common Council on March 27, 2007, and approved by the Mayor on March 28, 2007.

§ 153.02 GUIDANCE AND CONSIDERATION

The Common Council of the City of Fort Wayne and each governmental entity within the planning jurisdiction of the Fort Wayne Plan Commission shall be guided by and give consideration to the general policy and pattern of development set out in the Comprehensive Plan and to other land use policies adopted in this subchapter, including the:

- (A) Authorization, acceptance, or construction of water mains, sewers, connections, facilities, or utilities;
- (B) Authorization, construction, development, alteration, or abandonment of public ways, public places, public lands, public buildings and structures, or public utilities;
- (C) Objectives and policies for future land use development; and
- (D) Adoption, amendment, or repeal of zoning ordinances, (including zoning maps), subdivision control ordinances, historic preservation ordinances, and other land use ordinances.

§ 153.03 AMENDMENTS

Amendments to the Comprehensive Plan shall be prepared and approved according to the procedures set forth in IC 36-7-4-500 (the 500 series – Comprehensive Plan). The following plans and policies have previously been adopted as amendments to the Comprehensive Plan:

- (A) *Bike Fort Wayne Plan*. The Comprehensive Plan (Plan-It Allen) is amended by Resolution No. R-20-10 by adding the goals and policies of "Bike Fort Wayne: A Plan to Enhance Transportation Options" as set forth in that plan.
- (B) *Downtown Action Plan*. The Comprehensive Plan for the city is amended by adding the "Downtown Fort Wayne Action Plan.
- (C) *Front Door Fort Wayne Plan*. The Comprehensive Plan (Plan-It Allen) is amended by adding the goals and objectives of the "Front Door Fort Wayne Plan" as set forth in that plan.
- (D) *Frontage Road Amendment*. The Comprehensive Plan for the city, adopted May 11, 1982, is amended by adding the Frontage Road Amendment, dated September 26, 1988, which is incorporated by reference and made a part of this section.

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- (E) *City of Fort Wayne Housing Strategy Goals.* The Comprehensive Plan for the city is amended by adding the goals of the City of Fort Wayne Housing Strategy, as set forth below:
- (1) Reintroduce planning as a central basis for activity at all scales within the city and county;
 - (2) Improve the image and marketability of all of the city's neighborhoods;
 - (3) Create a transparent coordinated process for city program and service delivery;
 - (4) Enhance the lending and financing environment;
 - (5) Foster a proactive development environment;
 - (6) Adopt value-added property management approaches;
 - (7) Support and expand C.D.C. capacity; and
 - (8) Facilitate more housing choice for low-income families.
- (F) *Southwest Sector Amendment.* The Comprehensive Plan of the city dated May 11, 1982, is amended by adding the Southwest Sector Amendment, April 21, 1986, which is hereby incorporated by reference and made a part of this section and shall be in full force and effect from and after its passage and approval by the Mayor and due publication.
- (G) *Walk Fort Wayne Plan.* The Comprehensive Plan (Plan-It Allen) is amended by adding the goals and policies of the "Walk Fort Wayne Plan" as set forth in that plan.
- (H) *Area, Sub-Area, and Neighborhood Plans*
- (1) *Around the Square Sub-Area Plan.* The Comprehensive Plan (Plan-it Allen) is amended by adding the Strategic Development Map and goals and policies of the "Around the Square Sub-Area Plan" as set forth in that plan.
 - (2) *Bloomingtondale/Spy Run Neighborhood Plan.* The Comprehensive Plan for the city is amended by adding the goals and policies of the "Bloomingtondale/Spy Run Neighborhood Plan" as set forth in that plan.
 - (3) *East Park Planning Alliance (EPPA) East Central Neighborhood Plan.* The Comprehensive Plan for the city is amended by adding the goals and policies of the "East Park Planning Alliance (EPPA) East Central Neighborhood Plan" as set forth in that plan.
 - (4) *Memorial Park Community Development Area Plan.* The Comprehensive Plan (Plan-it Allen) is amended by adding the goals and policies of the "Memorial Park Neighborhood Plan" as set forth in that plan.
 - (5) *Nebraska Neighborhood Community Development Plan.* The Comprehensive Plan (Plan-It Allen) is amended by Resolution No. R-9-10 by adding the goals and policies of the "Nebraska Neighborhood Development Area Plan", as set forth in that plan.
 - (6) *Northside Neighborhood Community Development Area Plan (CDAP).* The Comprehensive Plan for the city is amended by adding the goals and policies of the "Northside Neighborhood Plan", as set forth in that plan.

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- (7) *Packard Area Planning Alliance (PAPA) Plan*. The Comprehensive Plan for the city is amended by adding the goals and policies of the "Packard Area Planning Alliance (PAPA) Plan" as set forth in that plan.
- (8) *Southeast Area Development Strategy*. The Comprehensive Plan is amended by adding the Strategic Development Map and Land Use Policies of the "Southeast Area Development Strategy" as set forth in that strategy.
- (9) *West Central Plan*. The Comprehensive Plan for the city is amended by adding the goals and policies of the "West Central Plan" as set forth in that plan.

§ 153.04 COPY ON FILE

A copy of the approved Comprehensive Plan, including all maps and amendments, shall be placed and kept on file in the office of the Allen County Recorder. A copy of the approved Plan shall also be placed and kept on file in the office of the Department of Planning Services and the Division of Community Development and shall be available for public examination during the regular business hours of said offices.

FORT WAYNE ZONING ORDINANCE

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TRANSPORTATION PLAN

§ 153.31 TITLE AND ADOPTION

A Transportation Plan, prepared by the Northeastern Indiana Regional Coordinating Council and adopted by the Fort Wayne Common Council, shall be considered the Transportation Plan for the City of Fort Wayne. It may be cited and referred to as the "Transportation Plan".

§ 153.32 GUIDANCE AND CONSIDERATION

The Fort Wayne Common Council and other governmental entities within the jurisdiction of Fort Wayne Plan Commission shall pay reasonable regard to the general policies, objectives, and proposed highway, transit, and pedestrian/bicycle systems improvement projects set forth in the Transportation Plan as part of the review and approval of proposed projects; the authorization, construction, development, and improvement of public streets and roadways; the abandonment of public ways; and other matters relevant to the Transportation Plan.

§ 153.33 COPY ON FILE

A copy of the approved Transportation Plan shall be kept on file in the office of the City Clerk. A copy of the Transportation Plan shall also be placed and kept on file in the office of the Department of Planning Services and in the office of the Northeastern Indiana Regional Coordinating Council (NIRCC). The Transportation Plan shall be available for public examination during the regular business hours of said offices.

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Amendment to the Comprehensive Plan and Transportation Plan
Case Number: COMP-2013-0002
Bill Number: G-13-10-05
Council District: All

Introduction Date: October 8, 2013

Plan Commission
Public Hearing Date: October 16, 2013

Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance: A proposal to repeal and replace the Comprehensive Plan and Transportation Plan

Location: Within the planning jurisdiction of Fort Wayne

Applicant: City of Fort Wayne Plan Commission

Related Petitions: ZORD-2013-0001 and ZORD-2013-0003. This ordinance is being reviewed in conjunction with a similar amendment to the Allen County Zoning Ordinance.

Effect of Passage: Several of the Land Use objectives and strategies of the Plan-It Allen Comprehensive Plan touch on the need for both the Fort Wayne and Allen County zoning ordinances to be updated, as does the overall Land Use goal. The Governing Board has directed that the two ordinances also be aligned as closely as possible. The Legislative Streamlining project also has updating and aligning the two ordinances as primary objectives. This proposed amendment is intended to carry out the Comprehensive Plan objectives and strategies, carry out the direction of the Governing Board, and also complete the Legislative Streamlining project. If approved, this amendment will replace the current Fort Wayne zoning ordinance with an updated ordinance.

Effect of Non-Passage: The City of Fort Wayne will delay action intended to implement several objectives and strategies established for land use by the Comprehensive Plan, will delay the implementation of the Governing Board's direction, and will delay the completion of the Legislative Streamlining project.