

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance:	Amendment to Plan-it Allen Comprehensive Plan
Case Number:	COMP-2016-0001
Bill Number:	G-16-09-03
Council District:	All

Introduction Date:	September 13, 2016
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Plan Commission Public Hearing Date:	September 12, 2016
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Next Council Action:	Ordinance will return to Council after recommendation by the Plan Commission (PC Business meeting on September 19, 2016)
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Synopsis of Ordinance:	A proposal to amend the Southeast Area Development Strategy portion of the Comprehensive Plan
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Location:	Within the planning jurisdiction of Fort Wayne
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Applicant:	The City of Fort Wayne Division of Community Development
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Related Petitions:	Resolution R-16-09-05
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Effect of Passage:	Removal of Residential Land Use Policy B4 will help to further the goals of the Housing and Neighborhoods Chapter of the Comprehensive Plan by allowing support for Low Income Housing Tax Credit projects that would have a positive impact in meeting the housing needs of southeast area residents.
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Effect of Non-Passage:	Allowing Residential Land Use Policy B4 to remain within the Southeast Strategy may limit support for affordable housing options that will help meet housing needs within the southeast area.
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1 **COMP-2016-0001**

2 **BILL NO. G-16-09-03**

3 **GENERAL ORDINANCE NO. G-_____**

4 **AN ORDINANCE AMENDING SECTION 153.07 OF**
5 **CHAPTER 153 "PLANING & DEVELOPMENT OF**
6 **THE CITY OF FORT WAYNE, INDIANA, CODE OF**
7 **ORDINANCES)**

8 WHEREAS, Common Council of the City of Fort Wayne adopted a Comprehensive
9 Plan for the City of Fort Wayne (Plan-It Allen), in accordance with the statutes of the State of
10 Indiana; and,

11 WHEREAS, on August 23, 2016, the Common Council adopted Resolution No. R-
12 64-16, which initiated amendment of the Comprehensive Plan to adopt an amendment to the
13 Southeast Area Development Strategy; and,

14 WHEREAS, the Common Council desires to amend Section 153.07 to recognize the
15 amendment to the Comprehensive Plan; and

16 WHEREAS, the City Plan Commission, in accordance with the Planning Statutes of
17 the State of Indiana held a public hearing on the Amendment to the Comprehensive Plan;
18 and,

19 WHEREAS, this ordinance is to establish an amendment to the Comprehensive
20 Plan to amend a policy of the Southeast Area Development Strategy to be adopted.

21 NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF
22 FORT WAYNE, INDIANA:

23 SECTION 1. Section 153.07 of Chapter 153 (Planning & Development) of the
24 City of Fort Wayne is amended by deleting the following from the Residential Land Use
25 Policies of the Southeast Area Development Strategy:

26 B(4). Additional subsidized housing in the Southeast Strategy area should be discouraged
27 until there is a better balance of subsidized housing throughout the Allen County community.

28 SECTION 2. That this Ordinance shall be in full force and effect from and after its
29 passage and approval by the Mayor.

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Council Member

APPROVED AS TO FORM AND LEGALITY:

Carol T. Helton, City Attorney



COMMUNITY DEVELOPMENT

Thomas C. Henry, Mayor

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Community Development
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Memo

To: Plan Commission Members
From: Pam Holocher, Deputy Director, Community Development
Date: August 2, 2016
Re: Amendment to Southeast Area Development Strategy
CC: Kim Bowman

The Strategic Development Map and the Land Use Policies included in the Southeast Area Development Strategy were adopted as an amendment to the Plan-it Allen! Comprehensive Plan in June 2007. Currently, Residential Land Use Policy B(4) discourages the development of additional subsidized housing in the southeast area. Recently, Community Development staff has heard from at least 2 developers that this policy has been interpreted by the Indiana Housing and Community Development Authority (IHCDA) as meaning that the City does not support additional Low Income Housing Tax Credit (LIHTC) projects within the southeast area even if it was determined that it would have a positive impact in meeting housing needs of southeast area residents. Staff has since confirmed this interpretation with IHCDA staff.

The City of Fort Wayne Housing and Neighborhood Development Services (HANDS) Board is the local entity that advises the Mayor on which LIHTC projects should be supported. Taking into consideration a recently completed Southeast Housing Market Needs Assessment, the HANDS Board recommended at its July Meeting that the Southeast Area Development Strategy be amended to address this issue in order facilitate potential housing development projects that would have a positive impact in meeting the housing needs of southeast area residents.

Community Development staff intend to initiate an overall update to the Southeast Area Development Strategy in 2017 which will include evaluating and updating the previously adopted Land Use Policies and the Strategic Development Map. As an interim measure, it is recommended that Residential Land Use Policy B(4) be removed so as to not deter applications for housing projects in the southeast area that would otherwise be supported by the HANDS Board.

Staff is currently in the process of working with Common Council to initiate this amendment.

The Southeast Area Development Strategy language to be amended is noted in strikethrough text below. Existing policies after the deleted policy are shown as renumbered.

Land Use Policies

A portion of the Southeast Strategy sets forth policies for future growth and development of Southeast Fort Wayne. These policies are intended to serve as a guide for community decision making. Their purpose is to provide support, assistance and counsel to public and private sector decision makers. The following policies are intended to encourage high quality economic development, neighborhood enhancements and housing opportunities.

B. Residential Land Use Policies

1. A variety of housing types, i.e., suburban, single family and multi-family, should be encouraged and promoted in the Southeast Strategy area.
2. The Renaissance Pointe development area should be a priority and development should be compatible with established design standards.
3. Infill development should be compatible with existing housing design, mass, height and frontages.
- ~~4. Additional subsidized housing in the Southeast Strategy area should be discouraged until there is a better balance of subsidized housing throughout the Allen County community.~~
4. Support the use of zoning tools such as downzonings as a way to support viable single family residential development.
5. Green building techniques should be explored and encouraged for development and redevelopment projects.
6. Support the development of Community Development Area Plans for existing housing opportunity areas as shown on the Strategic Development Map.