

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2019-0002
Bill Number: Z-19-02-20
Council District: 5-Geoff Paddock

Introduction Date: February 26, 2018

Plan Commission
Public Hearing Date: March 11, 2019 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 4.24 acres of property from C2-Limited Commercial, R2-Two Family Residential and R1-Single Family Residential to UC-Urban Corridor.

Location: 3304 to 3430 Fairfield Avenue, 3401 to 305 Fairfield, 508 and 516 Nuttman, and 459 and 460 Violet.

Reason for Request: To rezone this portion of the Fairfield corridor to the UC-Urban Corridor district to encourage preservation of the historic building pattern and uses.

Applicant: Packard Area Planning Alliance and Community Development

Property Owner: Various, see file

Related Petitions: None

Effect of Passage: Property will be rezoned to the UC-Urban Corridor, supporting the policies of the Community Development Area Plan (CDAP) for the Fairfield corridor.

Effect of Non-Passage: The property will remain zoned C2-Limited Commercial, R2-Two Family Residential and R1-Single Family Residential. The existing commercial zoning district does not support the historic building pattern along the corridor and would force redevelopment to occur in a suburban pattern, with greater setbacks and less emphasis on the pedestrian experience.

#REZ-2019-0002

BILL NO. Z-19-02-20

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. L-07 (Sec. 14 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 UC (Urban
Corridor) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
Wayne, Indiana:

Lot 70 of the Nindes Addition to South Wayne, Lots 40-70, as recorded in Deed Book 1A,
page 14, in the Office of the Recorder of Allen County, Indiana.

Together with:

Lots 1 through 5 of the Orchard Place Addition to the City of Fort Wayne, as recorded in
Deed Book B5B, page 57, in the Office of the Recorder of Allen County, Indiana.

Together with:

The East 150 feet and South 155 feet of Outlot 27 in the Corrected Plat of Fairfield Outlots
1st, 2nd, & 3rd Additions to the City of Fort Wayne, as recorded in Deed Book B0B, page 71,
in the Office of the Recorder of Allen County, Indiana.

Together with:

Lots 26 through 28 of the Ashs, H J, Subdivision to the City of Fort Wayne, as recorded in
Deed Book B1B, page 62, in the Office of the Recorder of Allen County, Indiana.

Together with:

Lots 1 through 6 of the Ashs, H J, Subdivision to the City of Fort Wayne, as recorded in
Deed Book B1B, page 62, in the Office of the Recorder of Allen County, Indiana.

Together with:

Lots 36 through 39 of the Violet Court Addition to the City of Fort Wayne, as recorded in
Deed Book 8A, page 34, in the Office of the Recorder of Allen County, Indiana.

1 Together with:

2 Lots 1 through 3 of the Violet Court Addition to the City of Fort Wayne, as recorded in Deed
3 Book 8A, page 34, in the Office of the Recorder of Allen County, Indiana.

4 Together with:

5 Lots 23 through 24 of the C D Bonds Subdivision to the City of Fort Wayne, as recorded in
6 Deed Book 63, pages 607-609, in the Office of the Recorder of Allen County, Indiana.

7 and the symbols of the City of Fort Wayne Zoning Map No. L-07 (Sec. 14 Wayne Township),
8 4as established by Section 157.082 of Title XV of the Code of the City of Fort Wayne,
9 Indiana is hereby changed accordingly.

10
11 SECTION 2. If a written commitment is a condition of the Plan Commission's
12 recommendation for the adoption of the rezoning, or if a written commitment is modified and
13 approved by the Common Council as part of the zone map amendment, that written
14 commitment is hereby approved and is hereby incorporated by reference.

15
16 SECTION 3. That this Ordinance shall be in full force and effect from and after its
17 passage and approval by the Mayor.

18
19 _____
Council Member

20
21 APPROVED AS TO FORM AND LEGALITY:

22 _____
23 Carol T. Helton, City Attorney
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**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Packard Area Planning Alliance (PAPA) / Planning -Community Development
Address _____
City _____ State _____ Zip _____
Telephone _____ Fax _____ E-mail arline.nation@gmail.com

Property Ownership
Property Owner (See attached petition)
Address _____
City _____ State _____ Zip _____
Telephone _____ Fax _____ E-mail _____

Contact Person
Contact Person Russell Garriott (Planning & Policy, Community Development Div)
Address 200 E. Berry Street, Suite 320
City Fort Wayne State IN Zip 46802
Telephone 260.427.2138 Fax _____ E-mail Russell.Garriott@cityoffortwayne.org

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 3300 - 3400 block of Fairfield Avenue (see attached map)
Present Zoning C2,R2, R1 Proposed Zoning UC Acreage to be rezoned 4.1 acres
Proposed density N/A units per acre
Township name Wayne Township section # 14
Purpose of rezoning (attach additional page if necessary) _____
Sewer provider City Utilities Water provider City Utilities

Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application. Please contact staff for applicable filing fees and plan/survey submittal requirements.
☒ Applicable filing fee N/C Plan Commission Initiated
☐ Applicable number of surveys showing area to be rezoned (plans must be folded)
☐ Legal Description of parcel to be rezoned
☐ Rezoning Questionnaire (original and 10 copies) County Rezoning Only

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 Allen County Plan Commission 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 I/we agree to pay Allen County the cost of notifying the required interested persons at the rate of \$0.85 per notice and a public notice fee of \$50.00 per Indiana code.

<u>Russell A Garriott (staff, City CD)</u> (printed name of applicant)	<u>Russell A. Garriott</u> (signature of applicant)	<u>1/2/19</u> (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

Received <u>1/2/19</u>	Receipt No. <u>N/C</u>	Hearing Date <u>2/11/19</u>	Petition No. <u>REZ-2019-0002</u>
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Packard Area Planning Alliance
P.O. Box 12303
Fort Wayne, IN 46863

April 24, 2018

Michelle Wood
Department of Planning Services- Suite 150
200 E. Berry Street
Fort Wayne, IN 46802

Michelle,

By request of Wunderkammer Company's Community Engagement Committee and with the support of Oakdale Neighborhood, Packard Area Planning Alliance respectfully requests that the City of Fort Wayne begin the process to change the zoning to Urban Corridor for the following blocks:

The rezoning would include 3304 Fairfield Ave to 3498 Fairfield Ave on the West Side of the Street. On the East side of the Street, it includes 3401 Fairfield Ave to 3501 Fairfield Ave.

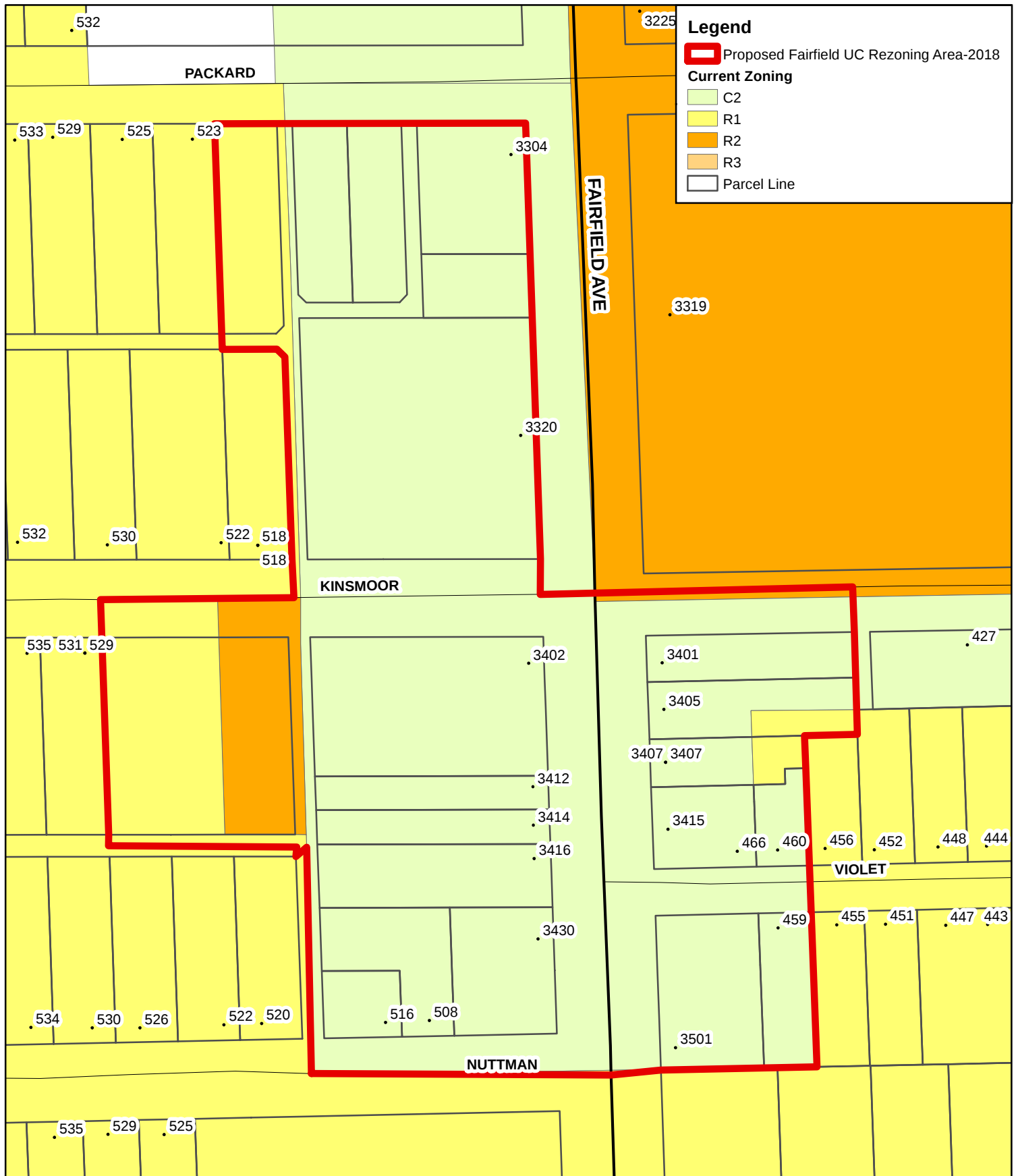
We look forward to working with your department in helping to facilitate our request.

Thank you for your consideration,

Arline Nation,

President, Packard Area Planning Alliance

PROPOSED FAIRFIELD UC REZONING AREA



Document Path: O:\community_development\ARCMAP Project Files\Corridors\FAIRFIELD PROPOSED UC\proposed_fairfield_UC_my.mxd

Although strict accuracy standards have been employed in the compilation of this map, Fort Wayne City CDD GIS 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.

North American Datum 1983
State Plane Coordinate System, Indiana East



Created Nov. 9, 2015; revised 4/23/18
FW CDD GIS-my

0 25 50 100
Feet

PROPOSED FAIRFIELD UC REZONING AREA



Document Path: O:\community_development\ARCMAP Project Files\Corridors\FAIRFIELD PROPOSED UC\proposed_fairfield_UC_my.mxd

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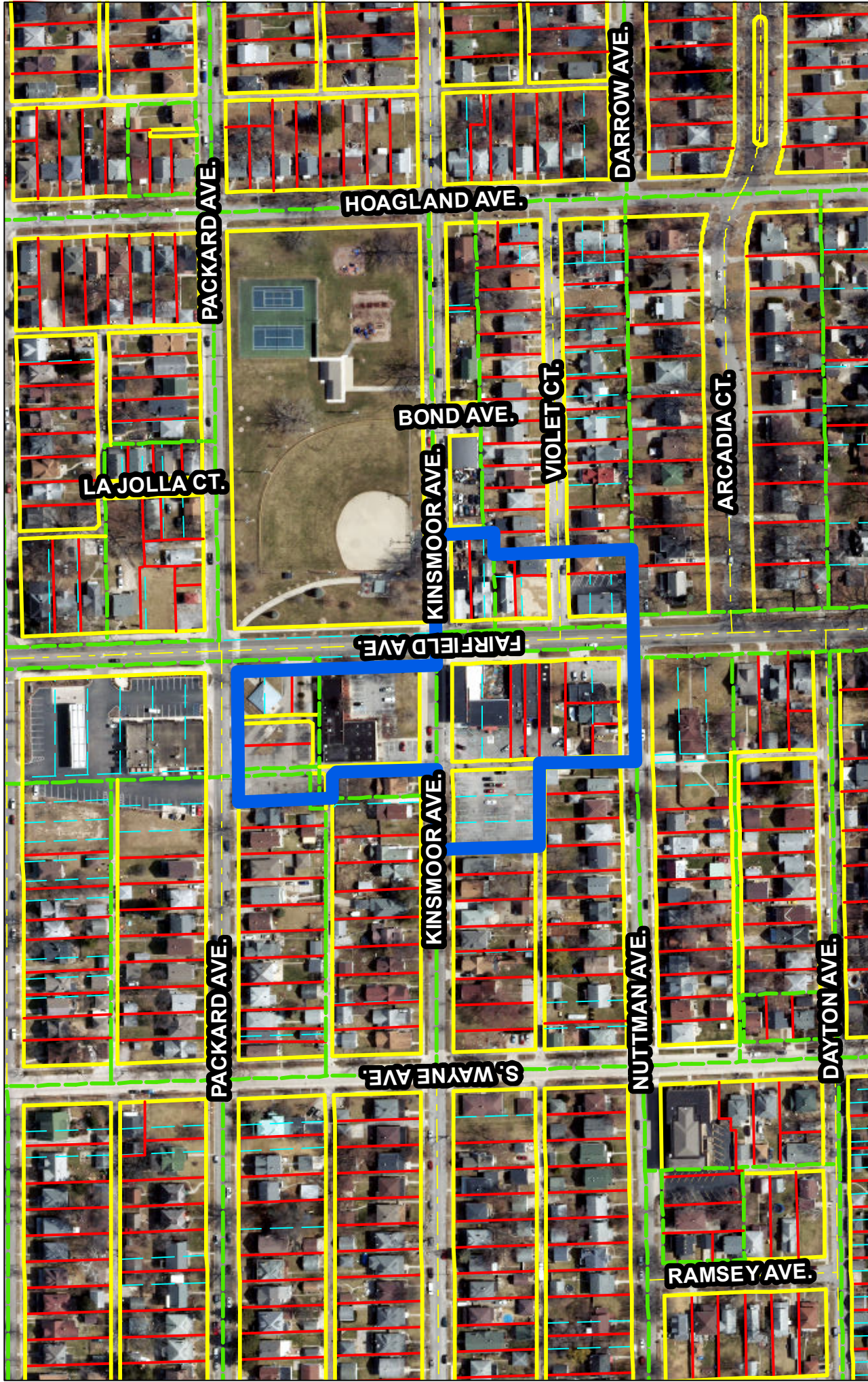


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0 25 50 100
Feet



Rezoning Petition REZ-2019-0002 (PAPA)



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Photos and Contours: Spring 2009
Date: 2/15/2019

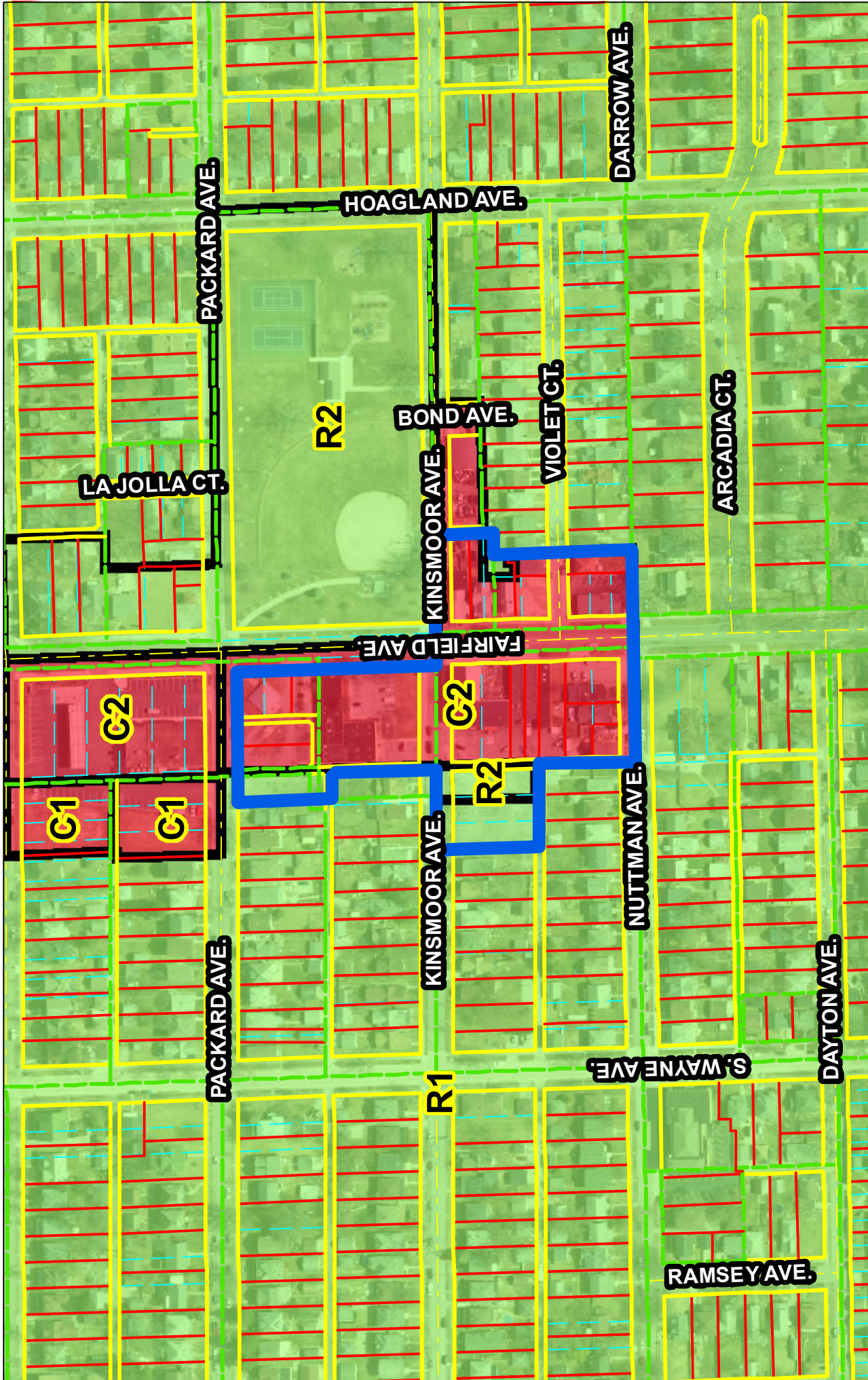


1 inch = 200 feet





Rezoning Petition REZ-2019-0002 (PAPA)



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