

#REZ-2021-0039
BILL NO. Z-21-08-09

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map Nos. M-14, M-10, and L-10 (Sec. 35 of Washington Township, 02 of Wayne
Township and 03 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 DE
(Downtown Edge) District under the terms of Chapter 157 Title XV of the Code of the City of
Fort Wayne, Indiana:

AREA 1 – WEST OF CLINTON BOULEVARD & NORTHEAST OF HARRISON STREET:
BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF THE ST MARY'S RIVER WITH THE
CENTERLINE OF NORTH CLINTON STREET; THENCE NORTHERLY ALONG THE CENTERLINE OF NORTH
CLINTON STREET TO THE SOUTHEAST CORNER OF THE PARCEL OF LAND CONVEYED TO THE STATE
OF INDIANA AS DESCRIBED IN DOCUMENT 2011004101, RECORDED JANUARY 28, 2011 IN THE
OFFICE OF THE RECORDER OF ALLEN COUNTY INDIANA; THENCE WESTERLY ALONG THE SOUTH LINE
OF SAID PARCEL TO THE SOUTHWEST CORNER THEREOF; THENCE NORTHERLY ALONG THE WEST
LINE OF SAID PARCEL TO THE NORTHWEST CORNER THEREOF, SAID POINT ALSO ON THE
NORTHEASTLY LINE OF THE PARCEL OF LAND CONVEYED TO THE CITY OF FORT WAYNE, INDIANA,
DEPARTMENT OF REDEVELOPMENT AS DESCRIBED IN DOCUMENT 2017064717, RECORDED
DECEMBER 12, 2017; THENCE NORTHWESTERLY ALONG SAID NORTHEASTLY LINE, BEING 50.00 FEET
NORTHEASTERLY OF THE CENTERLINE OF THE FORMER FORT WAYNE & JACKSON RAILROAD, TO THE
NORTHERLY CORNER OF SAID CITY OF FORT WAYNE PARCEL; THENCE SOUTHWESTERLY,
CONTINUING ALONG THE NORTH LINES OF SAID CITY OF FORT WAYNE PARCEL, TO THE POINT OF
INTERSECTION OF THE EASTERLY LINE OF LOT 42 OF FEEDER ADDITION TO THE CITY OF FORT
WAYNE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT RECORD 3, PAGE 2 WITH THE
EASTERLY EXTENSION OF THE NORTH LINE OF PUTNAM STREET; THENCE WESTERLY, CONTINUING
ALONG THE NORTH LINE OF SAID CITY OF FORT WAYNE PARCEL AND THE NORTH LINE OF PUTNAM
STREET, TO THE INTERSECTION THEREOF WITH THE CENTERLINE OF NORTH HARRISON STREET;
THENCE SOUTHERLY ALONG THE CENTERLINE OF NORTH HARRISON STREET TO THE INTERSECTION
THEREOF WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 119 IN NORTH SIDE
ADDITION TO THE CITY OF FORT WAYNE, INDIANA, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN DEED RECORD 35, PAGE 112; THENCE EASTERLY ALONG SAID SOUTH LINE AND THE
EXTENSION THEREOF TO THE CENTERLINE OF THE ALLEY LOCATED BETWEEN NORTH HARRISON
STREET AND CALHOUN STREET IN SAID NORTH SIDE ADDITION; THENCE SOUTHERLY ALONG THE
CENTERLINE OF SAID ALLEY TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 139 OF SAID
NORTH SIDE ADDITION; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 139 AND THE
EXTENSION THEREOF TO THE WEST LINE OF THE EAST 47 FEET OF SAID LOT 139; THENCE
SOUTHERLY ALONG SAID WEST LINE AND THE EXTENSION THEREOF TO THE CENTERLINE OF FOURTH
STREET; THENCE EASTERLY ALONG THE CENTERLINE OF FOURTH STREET TO THE CENTERLINE OF THE
ALLEY LOCATED BETWEEN NORTH HARRISON STREET AND CALHOUN STREET IN SAID NORTH SIDE
ADDITION; THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID ALLEY TO THE CENTERLINE OF

1 THIRD STREET; THENCE WESTERLY ALONG THE CENTERLINE OF THIRD STREET TO THE NORTHERLY
2 EXTENTION OF THE WEST LINE OF LOT 202 OF NORTH SIDE ADDITION TO THE CITY OF FORT WAYNE,
3 INDIANA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED RECORD 104, PAGES 512-516;
4 THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 202 AND THE EXTENTION THEREOF TO THE
5 CENTERLINE OF THE ALLEY LOCATED ON THE SOUTH SIDE OF LOTS 202 THRU 204 OF SAID NORTH
6 SIDE ADDITION; THENCE EASTERLY ALONG THE CENTERLINE OF SAID ALLEY TO THE
7 NORTHWESTERLY LINE OF THE LANDS OF THE NORFOLK & SOUTHERN RAILROAD (FORMERLY FORT
8 WAYNE, JACKSON, & SAGINAW RAILROAD); THENCE SOUTHWESTERLY ALONG SAID
9 NORTHWESTERLY LINE TO THE NORTHEAST CORNER OF LOT 206 OF NORTH SIDE ADDITION TO THE
10 CITY OF FORT WAYNE, INDIANA ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED RECORD
11 104, PAGES 512-516; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 206 AND THE
12 EXTENTION THEREOF TO THE CENTERLINE OF HARRISON STREET; THENCE SOUTHERLY ALONG THE
13 CENTERLINE OF HARRISON STREET TO THE INTERSECTION THEREOF WITH THE CENTERLINE OF THE
14 ST. MARY'S RIVER; THENCE NORTHEASTERLY ALONG THE MEANDERINGS OF THE CENTERLINE OF
15 THE ST. MARY'S RIVER TO THE POINT OF BEGINNING.

16 AREA 2 – SOUTH OF 4th STREET & EAST OF CLINTON BOULEVARD:

17 BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF THE ST. MARY'S RIVER WITH THE
18 CENTERLINE OF NORTH CLINTON STREET; THENCE NORTHERLY ALONG THE CENTERLINE OF NORTH
19 CLINTON STREET TO THE INTERSECTION THEREOF WITH THE CENTERLINE OF FOURTH STREET;
20 THENCE EASTERLY ALONG THE CENTERLINE OF FOURTH STREET TO THE INTERSECTION THEREOF
21 WITH THE CENTERLINE OF SPY RUN CREEK; THENCE SOUEASTERLY ALONG THE CENTERLINE OF SPY
22 RUN CREEK TO THE CENTERLINE OF THE SAINT MARY'S RIVER; THENCE NORTHEASTERLY ALONG THE
23 CENTERLINE OF THE SAINT MARY'S RIVER TO THE POINT OF BEGINNING.

24 AREA 3 – EWING STREET TO HARRISON STREET:

25 BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF THE ST. MARY'S RIVER AND THE
26 CENTERLINE OF HARRISON STREET; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF
27 HARRISON STREET TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF THE LANDS OF
28 NORFOLK & SOUTHERN RAILROAD (FORMERLY FORT WAYNE, JACKSON, & SAGINAW RAILROAD);
29 THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID LANDS OF NORFOLK & SOUTHERN
30 RAILROAD, ALSO THE SOUTH LINE OF THE PARCEL OF LAND CONVEYED TO RKO BOTTLERS OF FORT
WAYNE, INC AS DESCRIBED IN DOCUMENT 85-006418, RECORDED MARCH 20, 1985 IN THE OFFICE
OF THE RECORDER OF ALLEN COUNTY, INDIANA, TO THE CENTERLINE OF THE ALLEY BETWEEN CASS
STREET AND HARRISON STREET AS SHOWN ON THE PLAT OF NORTH SIDE ADDITION TO THE CITY OF
FORT WAYNE, AS RECORDED IN DEED RECORD 30, PAGES 514-515; THENCE SOUTHERLY ALONG THE
CENTERLINE OF SAID ALLEY TO THE NORTH LINE OF THE LANDS OF NORFOLK & SOUTHERN
RAILROAD, AS DESCRIBED IN DEED BOOK 59, PAGE 94, RECORDED MARCH 27, 1873; THENCE
SOUTHWESTERLY ALONG SAID NORTH LINE TO THE CENTERLINE OF NORTH CASS STREET; THENCE
NORTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF
THE LANDS OF NORFOLK & SOUTHERN RAILROAD, ALSO THE SOUTH LINE OF THE LANDS OF PEPSI
COLA GENERAL BOTTLERS OF INDIANA, INC. AS DESCRIBED IN DEED BOOK 698, PAGE 203,
RECORDED NOVEMBER 15, 1967; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID LANDS
OF NORFOLK & SOUTHERN TO THE SOUTHEASTERLY EXTENTION OF THE EAST LINE OF THE PARCEL
DESCRIBED IN DOC. 2019019761; THENCE NORTHWESTERLY ALONG SAID EASTERN LINE AND THE
EXTENTION THEREOF TO THE SOUTHEAST CORNER OF LOT 57 OF NORTH SIDE ADDITION TO THE
CITY OF FORT WAYNE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED BOOK 30, PAGES
514-515 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA; THENCE NORTHERLY
ALONG THE EAST LINE OF SAID LOT 57 TO THE NORTH LINE OF THE SOUTH 40 FEET OF SAID LOT 57;
THENCE WESTERLY ALONG THE NORTH LINE OF THE SOUTH 40 FEET OF SAID LOT 57 AND THE
EXTENTION THEREOF TO THE INTERSECTION THEREOF WITH THE CENTERLINE OF EWING STREET;

1 THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF EWING STREET TO THE CENTERLINE OF THE
2 ST. MARY'S RIVER; THENCE NORTHEASTERLY ALONG THE MEANDERINGS OF THE CENTERLINE OF
3 THE ST. MARY'S RIVER TO THE PLACE OF BEGINNING.

4 AREA 4 – SHERMAN BLVD. TO EWING STREET:

5 BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF THE ST. MARY'S RIVER AND THE
6 CENTERLINE OF EWING STREET; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF EWING
7 STREET TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF THE LANDS OF THE NORFOLK &
8 SOUTHERN RAILROAD (FORMERLY FORT WAYNE, JACKSON, & SAGINAW RAILROAD); THENCE
9 WESTERLY ALONG THE NORTH LINE OF SAID LANDS OF NORFOLK & SOUTHERN TO THE EAST LINE OF
10 THE LANDS OF THE CITY OF FORT WAYNE AS DESCRIBED IN DOCUMENT 202079065, RECORDED
11 OCTOBER 1, 2002 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA; THENCE
12 NORTHERLY ALONG THE EAST LINE OF SAID LANDS OF THE CITY OF FORT WAYNE TO THE
13 NORTHEAST CORNER THEREOF AND THE SOUTH LINE OF BLOCK B OF P.A. RANDALL'S SUBDIVISION,
14 ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2A, PG 35; THENCE SOUTHEASTERLY
15 ALONG THE SOUTH LINE OF SAID BLOCK B TO THE WEST LINE OF THE EAST 208 FEET OF SAID BLOCK
16 B; THENCE NORTHERLY ALONG SAID WEST LINE TO THE CENTERLINE OF FAIRMOUNT PLACE
17 (FORMERLY NORTH STREET); THENCE WESTERLY ALONG SAID CENTERLINE TO THE NORTHERLY
18 EXTENTION OF THE WEST LINE OF SAID LANDS OF THE CITY OF FORT WAYNE; THENCE SOUTHERLY
19 ALONG SAID WEST LINE AND THE EXTENTION THEREOF TO THE NORTH LINE OF SAID RAILROAD;
20 THENCE WESTERLY ALONG THE NORTH LINE OF SAID RAILROAD TO THE WEST LINE OF SHERMAN
21 BOULEVARD; THENCE SOUTHERLY ALONG THE WEST LINE OF SHERMAN BOULEVARD TO THE SOUTH
22 LINE OF SAID RAILROAD; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID RAILROAD TO THE
23 CENTERLINE OF SHERMAN BOULEVARD; THENCE SOUTHERLY ALONG THE CENTERLINE OF
24 SHERMAN BOULEVARD TO THE INTERSECTION THEREOF WITH THE CENTERLINE OF PAPE AVENUE;
25 THENCE EASTERLY ALONG THE CENTERLINE OF PAPE AVENUE TO THE CENTERLINE OF SHERMAN
26 BOULEVARD; THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF SHERMAN BOULEVARD TO THE
27 NORTH LINE OF THE LANDS OF NORFOLK & SOUTHERN RAILROAD (FORMERLY THE NEW YORK,
28 CHICAGO, & ST. LOUIS RAILROAD); THENCE SOUTHEASTERLY ALONG THE NORTH LINES OF SAID
29 RAILROAD TO THE CENTERLINE OF THE ST. MARY'S RIVER; THENCE NORTHEASTERLY ALONG THE
30 MEANDERINGS OF THE CENTERLINE OF THE ST. MARY'S RIVER TO THE POINT OF BEGINNING.

and the symbols of the City of Fort Wayne Zoning Map Nos. M-14, M-10, and L-10 (Sec. 35
of Washington Township, 02 of Wayne Township and 03 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.

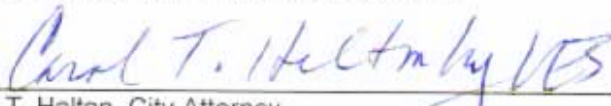
SECTION 2. If a written commitment is a condition of the Plan Commission's
recommendation for the adoption of the rezoning, or if a written commitment is modified and
approved by the Common Council as part of the zone map amendment, that written
commitment is hereby approved and is hereby incorporated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

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

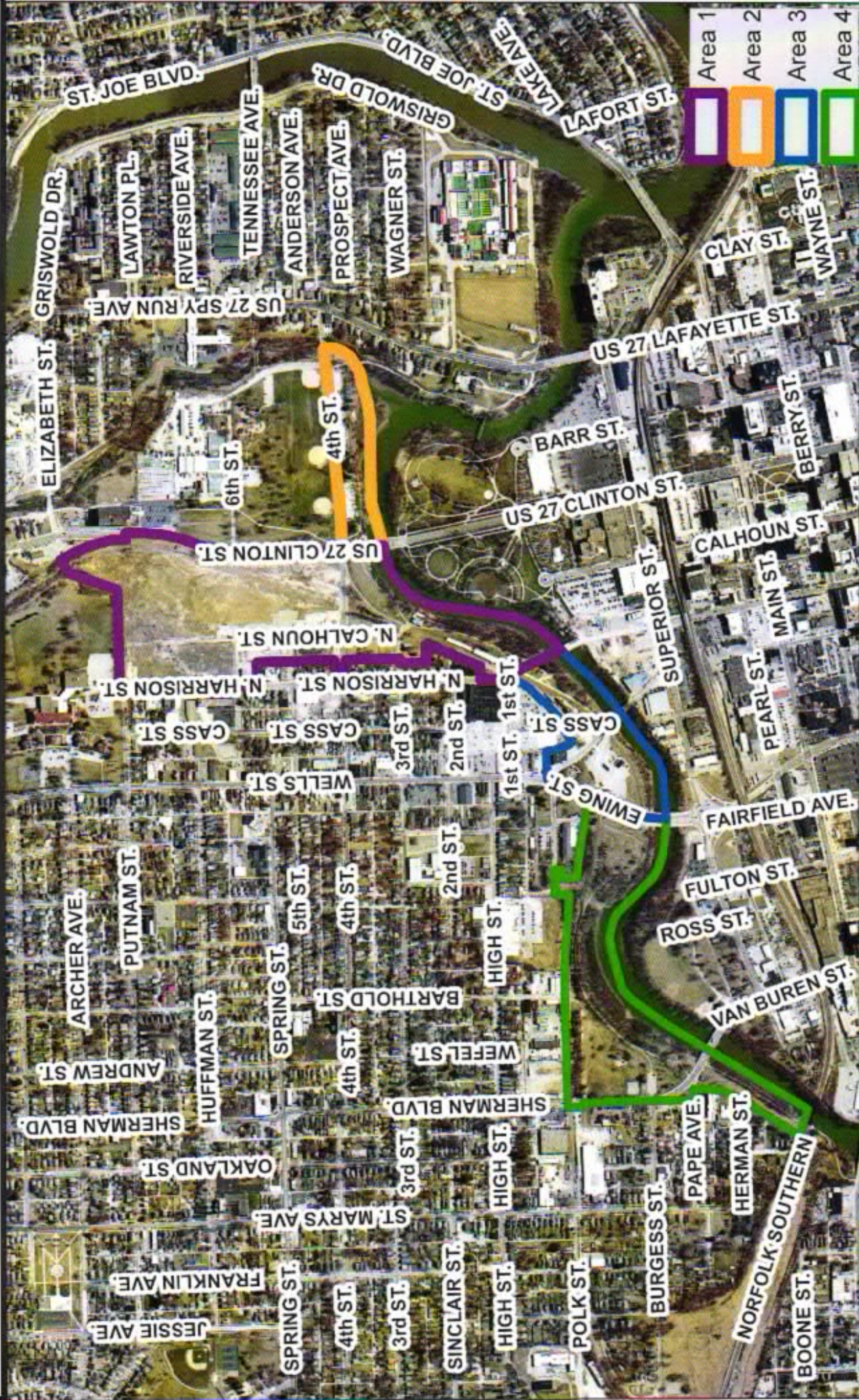
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Council Member

APPROVED AS TO FORM AND LEGALITY:

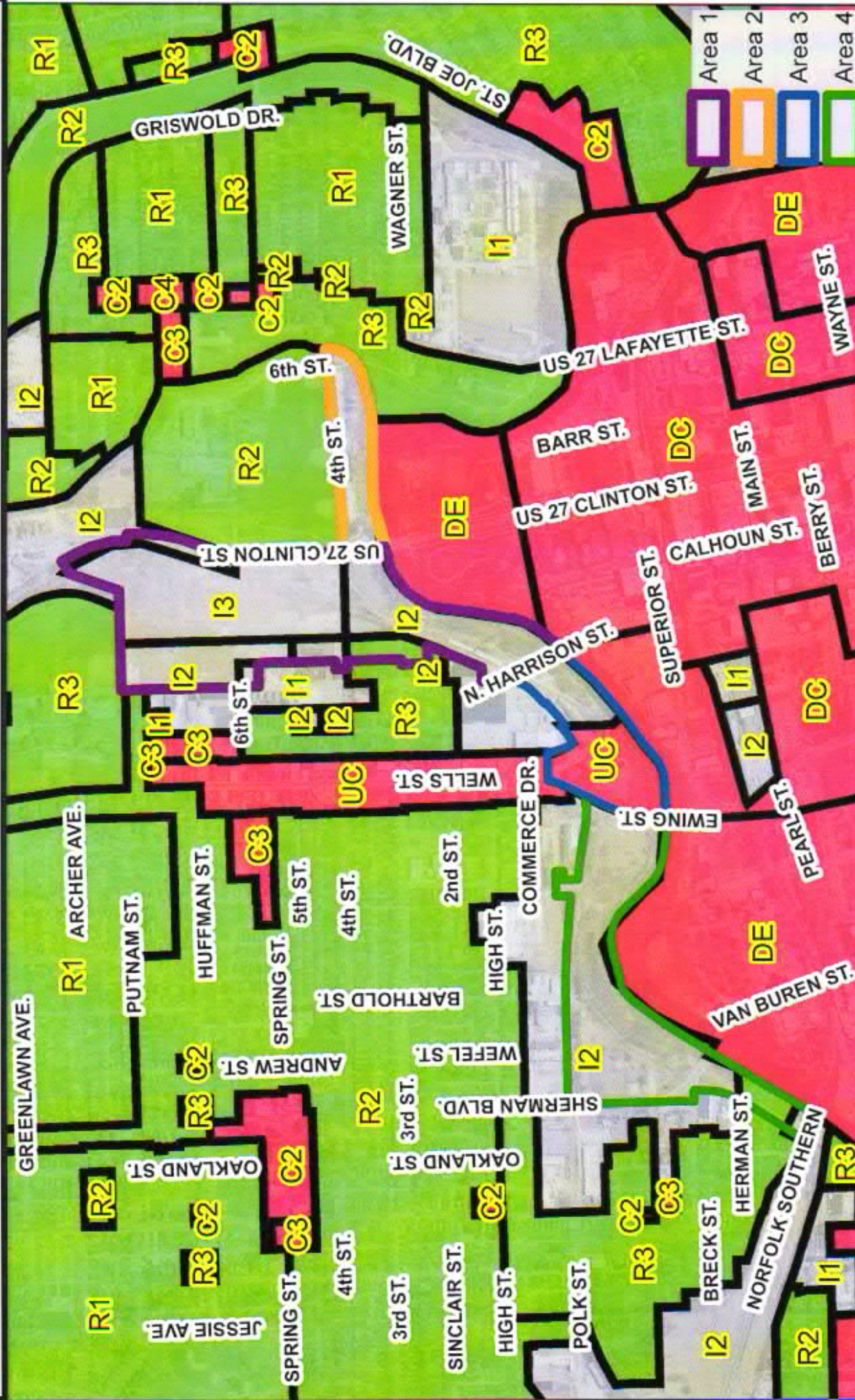


Carol T. Helton, City Attorney



Although strict accuracy standards have been employed in the compilation of this map, Allen County 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.

© 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 8/18/2021



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Department of Planning Services
Rezoning Petition Application

Applicant
Applicant City of Fort Wayne
Address 200 E. Berry Street, Suite 320
City _____ State _____ Zip _____
Telephone _____ E-mail _____

Contact Person
Contact Person Russell Garriott
Address 200 E. Berry Street, Suite 320
City Fort Wayne State IN Zip 46802
Telephone 260-427-2138 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 Multiple, see attached
Present Zoning R3,UC,I1,I2,I3 Proposed Zoning DE Acreage to be rezoned 92.3812 ac
Proposed density _____ units per acre
Township name Wayne, Washington Township section # WS35,WY02,WY03
Purpose of rezoning (attach additional page if necessary) See attached

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 refer to checklist for applicable filing fees and plan/survey submittal requirements.

- ☐ Applicable filing fee
☐ 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.

James C Markey James C Markey 7-27-2021
(printed name of applicant) (signature of applicant) (date)

Christopher Carmichael Christopher Carmichael 7/27/21
(printed name of property owner) (signature of property owner) (date)

JONATHAN LEIST Jonathan Leist 7/27/21
(printed name of property owner) (signature of property owner) (date)

(printed name of property owner) (signature of property owner) (date)

Received	Receipt No.	Hearing Date	Petition No.

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant City of Fort Wayne
Address 200 E. Berry Street, Suite 320
City _____ State _____ Zip _____
Telephone _____ E-mail _____

Contact Person
Contact Person Russell Garriott
Address 200 E. Berry Street, Suite 320
City Fort Wayne State IN Zip 46802
Telephone 260-427-2138 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 Multiple, see attached
Present Zoning R3,UC,H,D,B Proposed Zoning DE Acreage to be rezoned 92.3812 ac
Proposed density _____ units per acre
Township name Wayne, Washington Township section # WS35,WY02,WY03
Purpose of rezoning (attach additional page if necessary) See attached

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DOUG D. HALL II [Signature] 7/29/21
(printed name of applicant) (signature of applicant) (date)
HALL DRIVE HOUSING [Signature] 7/29/21
(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	Receipt No.	Hearing Date	Petition No.
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Rezoning Petition Application**

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Applicant City of Fort Wayne
Address 200 E. Berry Street, Suite 320
City _____ State _____ Zip _____
Telephone _____ E-mail _____

Contact Person
Contact Person Russell Garriott
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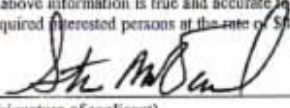
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☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
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Proposed density _____ units per acre
Township name Wayne, Washington Township section # WS35, WY02, WY03
Purpose of rezoning (attach additional page if necessary) See attached

Sewer provider City Utilities Water provider City Utilities

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- ☐ 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

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<u>Steve McDaniel</u> (printed name of applicant)	 (signature of applicant)	<u>8/12/21</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	Receipt No.	Hearing Date	Petition No.
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COMMUNITY DEVELOPMENT PLANNING & POLICY

Thomas C. Henry, Mayor

City of Fort Wayne
Community Development
200 East Berry Street, Suite 320
Fort Wayne, IN 46802

260 427-1127 fwcommunitydevelopment.org

Riverfront Rezoning Petition Explanation of Signatures

Christopher Carmichael	Signing on behalf of City of Fort Wayne and City of Fort Wayne Board of Public Works
Don D. Hall II	Signing on behalf of Halls Drive-Inns Inc.
Jonathan Leist	Signing on behalf of City of Fort Wayne Department of Redevelopment
James C Markey	Signing on behalf of Markey Wells Street LLC
Steve McDaniel	Signing on behalf of City of Fort Wayne Board of Park Commissioners

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COMMUNITY DEVELOPMENT PLANNING & POLICY

Thomas C. Henry, Mayor

City of Fort Wayne
Community Development
200 East Berry Street, Suite 320
Fort Wayne, IN 46802

260 427-1127 fwcommunitydevelopment.org

Memo

To: Fort Wayne Plan Commission
From: Russ Garriott, Senior Planner, Planning & Policy
Date: August 3, 2021
Re: City Initiated Rezoning: Riverfront Implementation

The City of Fort Wayne has submitted a rezoning petition application for an area north of the Saint Mary's River generally referred to as the Riverfront District and North River (see attached legal descriptions and overall boundary map). The majority of this area is publicly owned. This rezoning request would rezone areas currently zoned R3, UC, I1, I2, and I3 to DE (Downtown Edge). It is a first step in implementing the Riverfront Development Implementation Framework, adopted by Common Council in March of this year.

The primary focus of the Riverfront Development Implementation Framework is to protect and leverage private and public investments in the rivers. The Framework recommends specific policies and projects that are designed to expand downtown north of the rivers by creating a Riverfront that is equally accessible from surrounding neighborhoods as it is connected to the City's central business district.

This rezoning petition application implements the following Riverfront Development Framework goal and policy:

GOAL: Private property development should focus on and connect to the river, implement a high-quality design, contribute to the public realm, and contain a mix of higher-density residential, retail, personal service, and office uses that create economic opportunities.

Policy 1: Zoning:

Zoning districts within the Riverfront District area should allow for a mix of river-focused higher density variety of services including residential, retail, entertainment, education, light production, and creative arts, and personal and professional services that support the goals of the Riverfront Development Implementation Framework Plan.

If you have any questions regarding this rezoning application, please feel free to contact me via phone at 427-2138 or email at Russell.garriott@cityoffortwayne.org.

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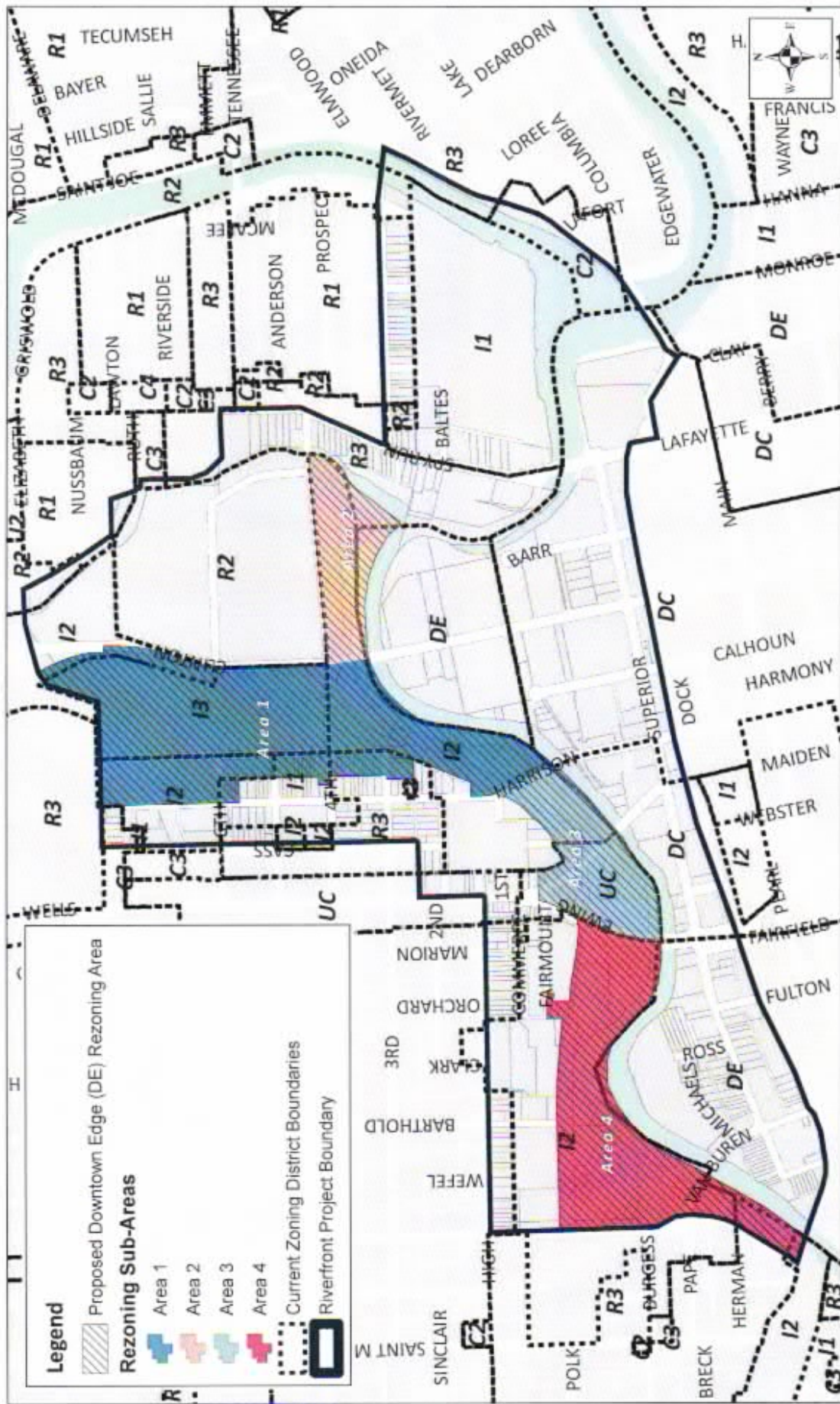


Legend

- Proposed Downtown Edge (DE) Rezoning Area
- Rezoning Sub-Areas**
 - Area 1
 - Area 2
 - Area 3
 - Area 4
- Current Zoning District Boundaries
- Riverfront Project Boundary

The map displays the following streets and areas:

- Streets:** SAINT M, SINCLAIR, HIGH, POLK, BRECK, HERMAN, PAPA, BURGESS, MICHAELS, BUREN, FULTON, FAIRFIELD, PARK, WEBSTER, MAIDEN, HARMONY, CALHOUN, DOCK, SUPERIOR, DE, BARR, WITKOWSKI, BALTES, MAIN, LAFAYETTE, CLARK, DE, MONROE, COLUMBIA, LOREE, VIBURNUM, RIVERMET, ONEIDA, ELWOOD, DEARBORN, LAKE, FRANCIS, WAYNE, H. N.
- Zoning Districts:** R1, R2, R3, I1, I2, I3, C1, C2, C3, C4, DE, UC.
- Proposed Sub-Areas:** Area 1 (blue), Area 2 (orange), Area 3 (green), Area 4 (red).
- Riverfront Project Boundary:** Indicated by a thick black line.





BOUNDARY DESCRIPTION

AREA 1 – WEST OF CLINTON BOULEVARD & NORTHEAST OF HARRISON STREET

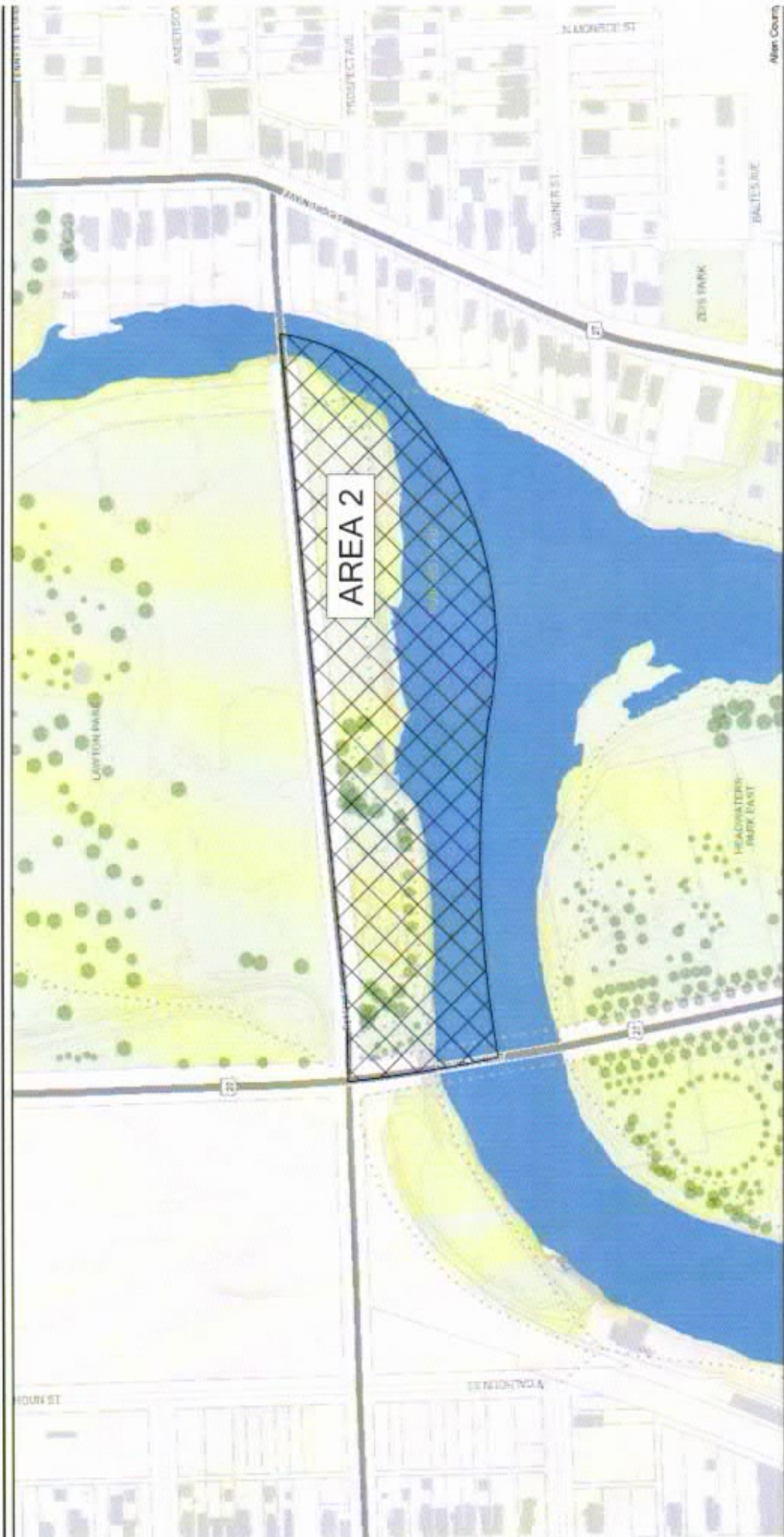
BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF THE ST MARY'S RIVER WITH THE CENTERLINE OF NORTH CLINTON STREET; THENCE NORTHERLY ALONG THE CENTERLINE OF NORTH CLINTON STREET TO THE SOUTHEAST CORNER OF THE PARCEL OF LAND CONVEYED TO THE STATE OF INDIANA AS DESCRIBED IN DOCUMENT 2011004101, RECORDED JANUARY 28, 2011 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY INDIANA; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL TO THE SOUTHWEST CORNER THEREOF; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL TO THE NORTHWEST CORNER THEREOF, SAID POINT ALSO ON THE NORTHEASTLY LINE OF THE PARCEL OF LAND CONVEYED TO THE CITY OF FORT WAYNE, INDIANA, DEPARTMENT OF REDEVELOPMENT AS DESCRIBED IN DOCUMENT 2017064717, RECORDED DECEMBER 12, 2017; THENCE NORTHWESTERLY ALONG SAID NORTHEASTLY LINE, BEING 50.00 FEET NORTHEASTERLY OF THE CENTERLINE OF THE FORMER FORT WAYNE & JACKSON RAILROAD, TO THE NORTHERLY CORNER OF SAID CITY OF FORT WAYNE PARCEL; THENCE SOUTHWESTERLY, CONTINUING ALONG THE NORTH LINES OF SAID CITY OF FORT WAYNE PARCEL, TO THE POINT OF INTERSECTION OF THE EASTERLY LINE OF LOT 42 OF FEEDER ADDITION TO THE CITY OF FORT WAYNE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT RECORD 3, PAGE 2 WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF PUTNAM STREET; THENCE WESTERLY, CONTINUING ALONG THE NORTH LINE OF SAID CITY OF FORT WAYNE PARCEL AND THE NORTH LINE OF PUTNAM STREET, TO THE INTERSECTION THEREOF WITH THE CENTERLINE OF NORTH HARRISON STREET; THENCE SOUTHERLY ALONG THE CENTERLINE OF NORTH HARRISON STREET TO THE INTERSECTION THEREOF WITH THE WESTERLY EXTENTION OF THE SOUTH LINE OF LOT 119 IN NORTH SIDE ADDITION TO THE CITY OF FORT WAYNE, INDIANA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED RECORD 35, PAGE 112; THENCE EASTERLY ALONG SAID SOUTH LINE AND THE EXTENTION THEREOF TO THE CENTERLINE OF THE ALLEY LOCATED BETWEEN NORTH HARRISON STREET AND CALHOUN STREET IN SAID NORTH SIDE ADDITION; THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID ALLEY TO THE EASTERLY EXTENTION OF THE NORTH LINE OF LOT 139 OF SAID NORTH SIDE ADDITION; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 139 AND THE EXTENTION THEREOF TO THE WEST LINE OF THE EAST 47 FEET OF SAID LOT 139; THENCE SOUTHERLY ALONG SAID WEST LINE AND THE EXTENTION THEREOF TO THE CENTERLINE OF FOURTH STREET; THENCE EASTERLY ALONG THE CENTERLINE OF FOURTH STREET TO THE CENTERLINE OF THE ALLEY LOCATED BETWEEN NORTH HARRISON STREET AND CALHOUN STREET IN SAID NORTH SIDE ADDITION; THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID ALLEY TO THE CENTERLINE OF THIRD STREET; THENCE WESTERLY ALONG THE CENTERLINE OF THIRD STREET TO THE NORTHERLY EXTENTION OF THE WEST LINE OF LOT 202 OF NORTH SIDE ADDITION TO THE CITY OF FORT WAYNE, INDIANA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED RECORD 104, PAGES 512-516; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 202 AND THE EXTENTION THEREOF TO THE CENTERLINE OF THE ALLEY LOCATED ON THE SOUTH SIDE OF LOTS 202 THRU 204 OF SAID NORTH SIDE ADDITION; THENCE EASTERLY ALONG THE CENTERLINE OF SAID ALLEY TO THE NORTHWESTERLY LINE OF THE LANDS OF THE NORFOLK & SOUTHERN RAILROAD (FORMERLY FORT WAYNE, JACKSON, & SAGINAW RAILROAD); THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE TO THE NORTHEAST CORNER OF LOT 206 OF NORTH SIDE ADDITION TO THE CITY OF FORT WAYNE, INDIANA ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED RECORD 104, PAGES 512-516; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 206 AND THE EXTENTION THEREOF TO THE CENTERLINE OF HARRISON STREET; THENCE SOUTHERLY ALONG THE CENTERLINE OF HARRISON STREET TO THE INTERSECTION THEREOF WITH THE CENTERLINE OF THE ST. MARY'S RIVER; THENCE NORTHEASTERLY ALONG THE MEANDERINGS OF THE CENTERLINE OF THE ST. MARY'S RIVER TO THE POINT OF BEGINNING.





BOUNDARY DESCRIPTION
AREA 2 – SOUTH OF 4th STREET & EAST OF CLINTON BOULEVARD

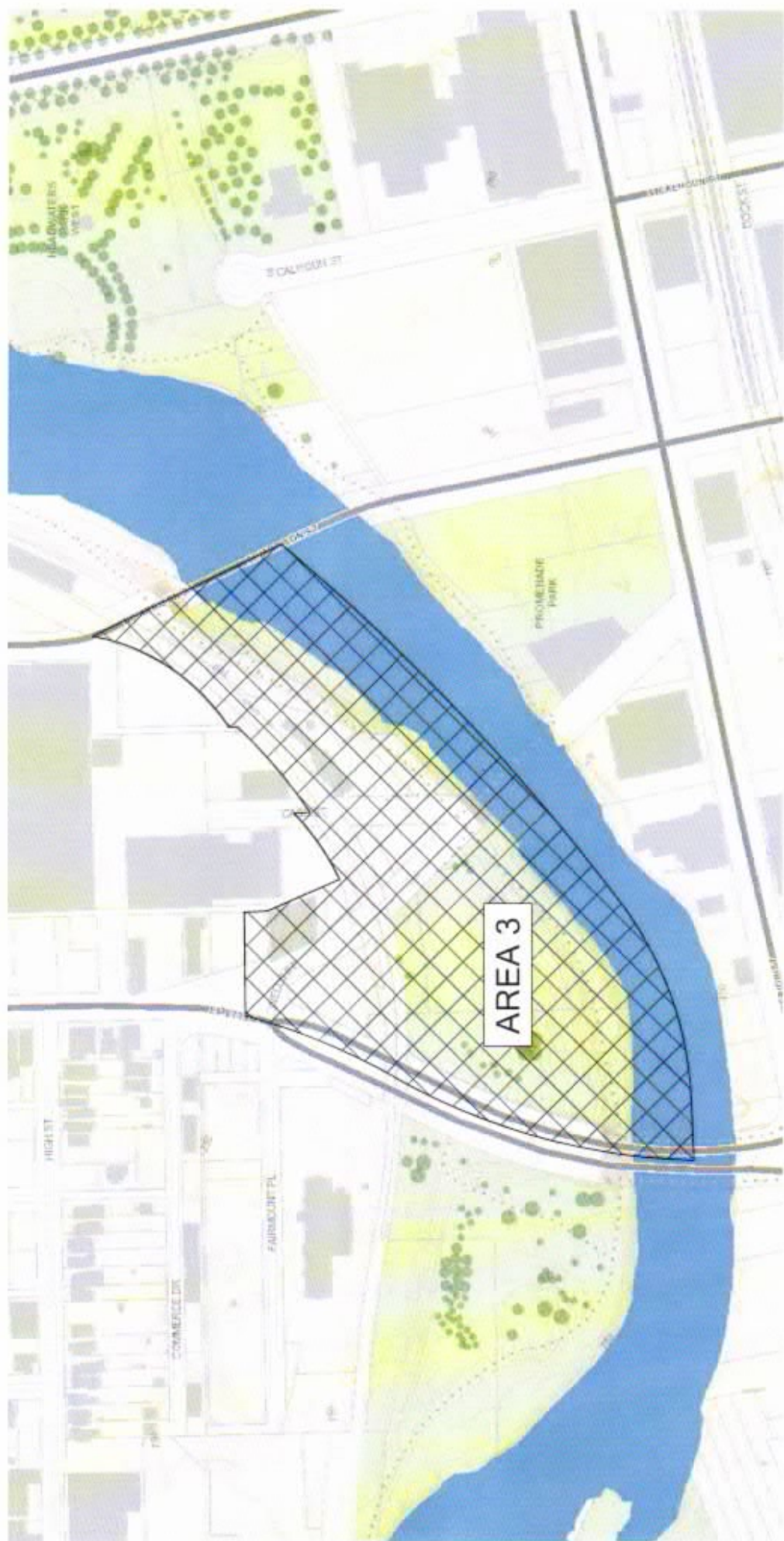
BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF THE ST. MARY'S RIVER WITH THE CENTERLINE OF NORTH CLINTON STREET; THENCE NORTHERLY ALONG THE CENTERLINE OF NORTH CLINTON STREET TO THE INTERSECTION THEREOF WITH THE CENTERLINE OF FOURTH STREET; THENCE EASTERLY ALONG THE CENTERLINE OF FOURTH STREET TO THE INTERSECTION THEREOF WITH THE CENTERLINE OF SPY RUN CREEK; THENCE SOUEASTERLY ALONG THE CENTERLINE OF SPY RUN CREEK TO THE CENTERLINE OF THE SAINT MARY'S RIVER; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF THE SAINT MARY'S RIVER TO THE POINT OF BEGINNING.





BOUNDARY DESCRIPTION
AREA 3 – EWING STREET TO HARRISON STREET

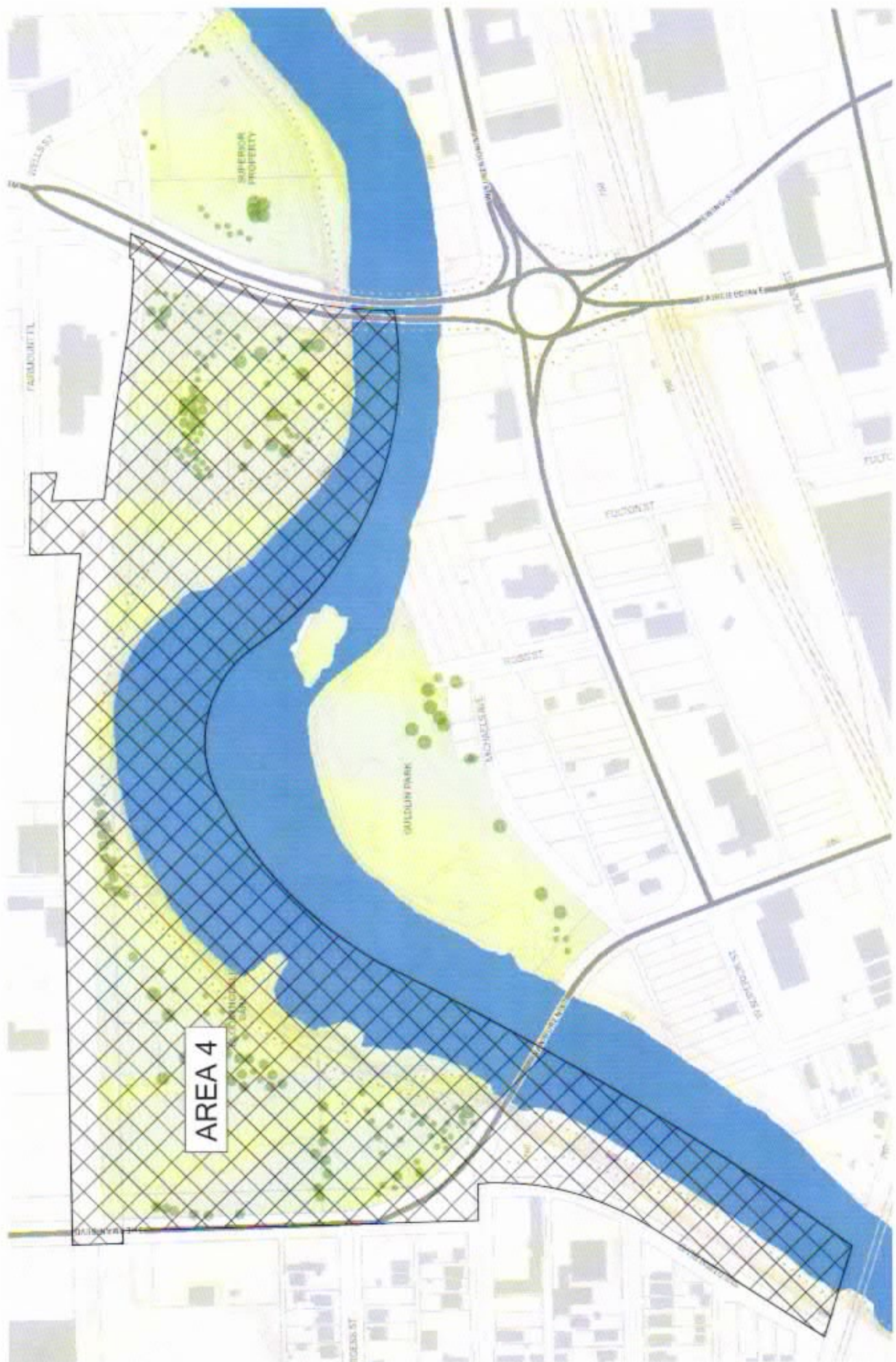
BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF THE ST. MARY'S RIVER AND THE CENTERLINE OF HARRISON STREET; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF HARRISON STREET TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF THE LANDS OF NORFOLK & SOUTHERN RAILROAD (FORMERLY FORT WAYNE, JACKSON, & SAGINAW RAILROAD); THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID LANDS OF NORFOLK & SOUTHERN RAILROAD, ALSO THE SOUTH LINE OF THE PARCEL OF LAND CONVEYED TO RKO BOTTLERS OF FORT WAYNE, INC AS DESCRIBED IN DOCUMENT 85-006418, RECORDED MARCH 20, 1985 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, TO THE CENTERLINE OF THE ALLEY BETWEEN CASS STREET AND HARRISON STREET AS SHOWN ON THE PLAT OF NORTH SIDE ADDITION TO THE CITY OF FORT WAYNE, AS RECORDED IN DEED RECORD 30, PAGES 514-515; THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID ALLEY TO THE NORTH LINE OF THE LANDS OF NORFOLK & SOUTHERN RAILROAD, AS DESCRIBED IN DEED BOOK 59, PAGE 94, RECORDED MARCH 27, 1873; THENCE SOUTHWESTERLY ALONG SAID NORTH LINE TO THE CENTERLINE OF NORTH CASS STREET; THENCE NORTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF THE LANDS OF NORFOLK & SOUTHERN RAILROAD, ALSO THE SOUTH LINE OF THE LANDS OF PEPSI COLA GENERAL BOTTLERS OF INDIANA, INC. AS DESCRIBED IN DEED BOOK 698, PAGE 203, RECORDED NOVEMBER 15, 1967; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID LANDS OF NORFOLK & SOUTHERN TO THE SOUTHEASTERLY EXTENTION OF THE EAST LINE OF THE PARCEL DESCRIBED IN DOC. 2019019761; THENCE NORTHWESTERLY ALONG SAID EASTERN LINE AND THE EXTENTION THEREOF TO THE SOUTHEAST CORNER OF LOT 57 OF NORTH SIDE ADDITION TO THE CITY OF FORT WAYNE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED BOOK 30, PAGES 514-515 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 57 TO THE NORTH LINE OF THE SOUTH 40 FEET OF SAID LOT 57; THENCE WESTERLY ALONG THE NORTH LINE OF THE SOUTH 40 FEET OF SAID LOT 57 AND THE EXTENTION THEREOF TO THE INTERSECTION THEREOF WITH THE CENTERLINE OF EWING STREET; THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF EWING STREET TO THE CENTERLINE OF THE ST. MARY'S RIVER; THENCE NORTHEASTERLY ALONG THE MEANDERINGS OF THE CENTERLINE OF THE ST. MARY'S RIVER TO THE PLACE OF BEGINNING.





BOUNDARY DESCRIPTION
AREA 4 – SHERMAN BLVD. TO EWING STREET

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF THE ST. MARY'S RIVER AND THE CENTERLINE OF EWING STREET; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF EWING STREET TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF THE LANDS OF THE NORFOLK & SOUTHERN RAILROAD (FORMERLY FORT WAYNE, JACKSON, & SAGINAW RAILROAD); THENCE WESTERLY ALONG THE NORTH LINE OF SAID LANDS OF NORFOLK & SOUTHERN TO THE EAST LINE OF THE LANDS OF THE CITY OF FORT WAYNE AS DESCRIBED IN DOCUMENT 202079065, RECORDED OCTOBER 1, 2002 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LANDS OF THE CITY OF FORT WAYNE TO THE NORTHEAST CORNER THEREOF AND THE SOUTH LINE OF BLOCK B OF P.A. RANDALL'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2A, PG 35; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID BLOCK B TO THE WEST LINE OF THE EAST 208 FEET OF SAID BLOCK B; THENCE NORTHERLY ALONG SAID WEST LINE TO THE CENTERLINE OF FAIRMOUNT PLACE (FORMERLY NORTH STREET); THENCE WESTERLY ALONG SAID CENTERLINE TO THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LANDS OF THE CITY OF FORT WAYNE; THENCE SOUTHERLY ALONG SAID WEST LINE AND THE EXTENSION THEREOF TO THE NORTH LINE OF SAID RAILROAD; THENCE WESTERLY ALONG THE NORTH LINE OF SAID RAILROAD TO THE WEST LINE OF SHERMAN BOULEVARD; THENCE SOUTHERLY ALONG THE WEST LINE OF SHERMAN BOULEVARD TO THE SOUTH LINE OF SAID RAILROAD; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID RAILROAD TO THE CENTERLINE OF SHERMAN BOULEVARD; THENCE SOUTHERLY ALONG THE CENTERLINE OF SHERMAN BOULEVARD TO THE INTERSECTION THEREOF WITH THE CENTERLINE OF PAPE AVENUE; THENCE EASTERLY ALONG THE CENTERLINE OF PAPE AVENUE TO THE CENTERLINE OF SHERMAN BOULEVARD; THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF SHERMAN BOULEVARD TO THE NORTH LINE OF THE LANDS OF NORFOLK & SOUTHERN RAILROAD (FORMERLY THE NEW YORK, CHICAGO, & ST LOUIS RAILROAD); THENCE SOUTHEASTERLY ALONG THE NORTH LINES OF SAID RAILROAD TO THE CENTERLINE OF THE ST. MARY'S RIVER; THENCE NORTHEASTERLY ALONG THE MEANDERINGS OF THE CENTERLINE OF THE ST. MARY'S RIVER TO THE POINT OF BEGINNING.



FACT SHEET

Case #REZ-2021-0039		Bill # Z-21-08-09	Project Start: August 2021
APPLICANT:	City of Fort Wayne		
REQUEST:	To rezone a property from R3/Multiple Family Residential, UC/Urban Corridor, I1/Limited Industrial, I2/General Industrial, and I3/Intensive Industrial to DE/Downtown Edge		
LOCATION:	The site is located on the north side of the St. Mary's River, generally referred to as the Riverfront District and North River. See file for specific properties.		
LAND AREA:	Approximately 92.4 acres		
PRESENT ZONING:	R3/Multiple Family Residential, UC/Urban Corridor, I1/Limited Industrial, I2/General Industrial, and I3/Intensive Industrial		
PROPOSED ZONING:	DE/Downtown Edge		
COUNCIL DISTRICT:	5-Geoff Paddock		
ASSOCIATED PROJECT:	none		
SPONSOR:	City of Fort Wayne Plan Commission		

September 13, 2021 Public Hearing - One property owner spoke at the hearing with questions. - Don Schmidt, Paul Sauerteig and Justin Shurley were absent. September 20, 2021 Business Meeting Plan Commission Recommendation: DO PASS A motion was made by Judi Wire and seconded by Patrick Zaharako to return the ordinance with a Do Pass recommendation to Common Council for their final decision. 6-0 MOTION PASSED - Don Schmidt, Paul Sauerteig and Justin Shurley were absent.

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
September 29, 2021

PROJECT SUMMARY

The area proposed for rezoning is identified within the Riverfront Development Implementation Framework Plan. This plan is focused on cultivating, protecting and leveraging public and private investment in the rivers that run through downtown Fort Wayne and recommends specific policies that are designed to expand downtown north of the St. Mary's River by creating a Riverfront that is accessible from surrounding neighborhoods and the City's Central Business District.

This rezoning request to DE/Downtown Edge implements the following Riverfront Development Framework goal and policy:

GOAL: Private property development should focus on and connect to the river, implement a high-quality design, contribute to the public realm, and contain a mix of higher-density residential, retail, personal service, and office uses that create economic opportunities.

Policy 1: Zoning:

Zoning districts within the Riverfront District area should allow for a mix of river-focused higher density variety of services including residential, retail, entertainment, education, light production, and creative arts, and personal and professional services that support the goals of the Riverfront Development Implementation Framework Plan.

The goals, and policies of the Riverfront Development Implementation Framework implement and expand on the goals set forth in the Allen County-Fort Wayne Comprehensive Plan; specifically, those that address Land Use, Economic Development, Housing and Neighborhoods, Environmental Stewardship, Community Identity and Appearance, and Community Facilities.

COMPREHENSIVE PLAN REVIEW

The properties identified in this rezoning are located in the Fort Wayne Urban Area for which the ***Guiding Principles*** of the **Allen County-Fort Wayne Comprehensive Plan (Plan-It Allen)** states the following:

- 1.) Neighborhoods and downtown areas should be compact, pedestrian friendly and mixed use.
- 2.) Mixed-use commercial centers and neighborhoods should be the preferred pattern of development, and districts of single use should be the exception.
- 3.) The pattern of future new and infill development should be compatible with the character of existing development, including historic and natural features.
- 4.) Infill development and revitalization initiatives should be encouraged.

The following ***Objectives*** of the **Allen County-Fort Wayne Comprehensive Plan**, together with related action steps, support the proposed rezoning request.

Land Use:

LU3 – Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure.

- LU3.A Support new development, revitalization and redevelopment in areas currently served by adequate existing public municipal or private corporate sanitary sewer and water facilities.
- LU3.B Within the Fort Wayne Infill Opportunity Area as shown on the Conceptual Development Map, establish and/or expand economic incentives to promote revitalization and redevelopment in areas served by adequate existing infrastructure.

LU5 – Encourage sustainable growth and quality development, revitalization and redevelopment by increasing and enhancing connectivity.

- LU5.A – Encourage consistent community standards for pedestrian, vehicular, bicycle and other similar connectivity situations.
- LU5.B Encourage development proposals that enhance area connectivity.
- LU5.C Encourage development proposals that provide neighborhood commercial, civic, institutional and other similar uses, designed to allow adequate access for pedestrians and bicycles, in close proximity to housing.
- LU5.D Encourage development proposals that provide housing, designed to allow adequate pedestrian and bicycle access, in close proximity to existing neighborhood commercial, civic, institutional and other similar uses.

LU6 – Encourage carefully planned sustainable growth and coordinated development by encouraging mixed land uses.

- LU6.A Inform and educate the public and appropriate community stakeholders about compatible, quality mixed-use development alternatives.
- LU-6.C – Encourage the conversion of vacant or underutilized properties into compatible mixed-use development areas.
- LU6.D Support carefully planned, coordinated, compatible mixed-use development.

LU7 – Encourage sustainable growth by conserving natural features and environmentally sensitive land with significant value.

LU8 – use land resources efficiently by encouraging compact development alternative in infill areas wither utilities and other infrastructure currently exist.

- LU8.C Use land resources efficiently by encouraging high density development where appropriate in infill areas where utilities and other infrastructure currently exist, and by establishing criteria to identify areas where higher-density development, redevelopment and revitalization should be encouraged.

LU10 – Encourage sustainable growth by promoting quality, compatible infill development, revitalization and redevelopment in the Fort Wayne urban area.

- LU10.C Encourage infill or redevelopment of existing nonresidential single-use developments with compatible housing and retail uses where appropriate.

- LU10.E Encourage infill development and redevelopment which is compatible with the character of existing development, including historic features.

LU14 – Enhance the use and presence of the three rivers.

Economic Development

ED 5 – Treat downtown Fort Wayne as one of the most important economic development locations.

Environmental Stewardship

ES5 – Encourage brownfield redevelopment.

Community Identity and Appearance

CI1 – Renew, protect and enhance the rivers and other significant waterways that define the region.

- CI1.B Improve public access to rivers and waterfronts.
- CI1.C investigate downtown river development and vistas.

CI3 – Promote the revitalization of urban neighborhoods.

- CI3.D Enhance the pedestrian experience throughout downtown Fort Wayne and other neighborhood commercial areas and corridors.

CI4 – Enhance community appearance and design.

Community Facilities

CF3 – Sustain and improve high-quality parks and recreational opportunities throughout the County

- CF3.E Encourage usable open space for new development.
- CF4.C Continue to support community facilities as vital cultural and economic resources.

STAFF DISCUSSION AND BACKGROUND

Hundreds of Fort Wayne residents participated in the creation of the Riverfront Development Implementation Framework plan. At the beginning, mid-point and end of the planning process, residents were invited to provide thoughts and ideas about a range of issues including housing, transportation and entertainment. The culmination of this public input process resulted in a plan that provides detailed guidance on land use and development, public space design and infrastructure strategies that delivers a clear vision for the Riverfront District.

To create a Riverfront district that expands downtown north of the Saint Mary's River; invites all residents and visitors to connect to the rivers in unique ways; creates beautiful and diverse public spaces along the river edge; builds value in character of place that can be repeated and leveraged by private investment through high quality design; and protects private and public investment in part by respecting the natural habits of rivers to flow unpredictably.

On April 19, 2021, the Fort Wayne Plan Commission affirmed a *Do Pass* recommendation to Common Council for adoption of the Riverfront Development Implementation Framework Plan. Upon Plan Commission's recommendation, Common Council voted to adopt the plan's

recommendations. On May, 13, 2021, the Riverfront Development Implementation Framework was adopted by Ordinance as an amendment to the Allen County-Fort Wayne Comprehensive Plan, Plan-it Allen.

In an initial step to implementing the Riverfront Development Implementation Framework, the City of Fort Wayne has submitted a rezoning application for an area north of the St. Mary's River generally referred to as the Riverfront District and North River (see included legal descriptions and overall boundary map). The majority of this area (over 87%) is publicly owned.

This rezoning request would rezone areas currently zoned R3 (Multiple Family Residential), UC (Urban Corridor), I1 (Limited Industrial), I2 (General Industrial) and I3 (Intensive Industrial) to **DE (Downtown Edge)***. By zoning, this area is 27% I3, 60% I2, 2% I1, 7% UC, and 4% R3. This rezoning request affects approximately 65 land parcels in an area containing approximately 68.39 acres. (The acreage listed in the project description is 92.38, because it includes rights-of-way and river property.)

The majority of the 65 parcels are vacant, unimproved parcels or dedicated parkland owned by the City of Fort Wayne, Indiana with the remaining parcels used for the following: 1008-1014 Wells St. – multiple tenant retail building with adjacent parking, currently zoned UC; 1004 Cass St - historic train depot used for retail sales, currently zoned I2; small park/memorial, currently zoned UC; vacant parcels used for trailer and truck parking, currently zoned UC. Of the uses identified, only the vacant parcels used for trailer and truck parking would fall within a non-conforming use category.

The identified non-conforming use parcel has been used for truck/trailer parking *prior* to its current zoning of UC (Urban Corridor). In 2010, this property was rezoned to CM5C (Neighborhood Commercial Corridor) – (Rezoning Petition 1212/2010, Bill/Ordinance Z-10-06-17), now UC (Urban Corridor). As stated under the CM5C zoning Rezoning Petition 1212/2010 - "... any nonconforming uses would be allowed to continue and expand provided they meet the development standards outlined in the Zoning Ordinance." This non-conforming use will continue in the proposed DE/Downtown Edge District.

***About Downtown Edge:**

§ 157.219 DE DOWNTOWN EDGE

(A) Purpose

The Downtown Edge district is intended to provide for a transition from the high-density mixed-use development within the Fort Wayne core downtown to the traditional urban residential neighborhoods that surround the downtown. The district is intended for a lower density development pattern than the DC district, but is still meant for predominately multiple story structures (typically between 2 and 6 stories). Like the DC district, this district is intended to provide for a pedestrian oriented mixture of cultural, entertainment, governmental, institutional, office, personal service, recreational, residential, restaurant, retail, and similar uses along with the provision of public parks and other gathering spaces. This district is also uniquely intended to provide opportunities for artist studios, live/work space, small offices, and

other creative uses. Special attention should be paid to the primary corridors in this district as they serve as the gateways to the central downtown. Development following the recommendations of the Fort Wayne Downtown Design Standards and any adopted plans for the downtown area should be encouraged.

PUBLIC HEARING SUMMARY:

Presenter: Russ Garriott, Community Development, presented the proposal as outlined above.

Public Comments:

Sam Wells, 527 High Street – Inquired whether the rezoning extended to his property. (It does not.)

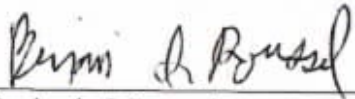
FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

Rezoning Petition REZ-2021-0039

APPLICANT:	The City of Fort Wayne, Community Development Division
REQUEST:	To rezone approximately 92.4 acres from R3/Multiple Family Residential, UC/Urban Corridor, I1/Limited Industrial, I2/General Industrial and I3/Intensive Industrial to DE/Downtown Edge
LOCATION:	The site is located on the north side of the St. Mary's River, generally referred to as the Riverfront District and North River. See file for specific properties.
LAND AREA:	92.3812 (total) acres
PRESENT ZONING:	R3/Multiple Family Residential, UC/Urban Corridor, I1/Limited Industrial, I2/General Industrial, I3/Intensive Industrial
PROPOSED ZONING:	DE/Downtown Edge

1. Approval of the request will be in compliance with Allen County-Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The proposed zoning fits within the goals, policies and recommendations of the Riverfront Development Implementation Framework Plan, adopted as an amendment to the Comprehensive Plan in May 2021. The Comprehensive Plan supports this rezoning through the following objectives:
LU3. Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure;
LU5. Encourage sustainable growth and quality development, revitalization and redevelopment by increasing and enhancing connectivity;
LU5.C Encourage development proposals that provide neighborhood commercial, civic, institutional and other similar uses, designed to allow adequate access for pedestrians and bicycles, in close proximity to housing.
LU6. Encourage carefully planned sustainable growth and coordinated development by encouraging mixed land uses.
LU6.C Encourage the conversion of vacant or underutilized properties into compatible mixed-use development areas.
LU6.D Support carefully planned, coordinated, compatible mixed-use development.
LU8. Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.
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 Zoning Ordinance allows existing legal nonconforming uses to continue to exist and expand, with certain limitations.
3. Approval is consistent with the preservation of property values in the area. Approval of the proposed rezoning will allow new public and private investment that is consistent with the ongoing redevelopment of the riverfront area, fulfilling economic and land use development policies outlined in the comprehensive plan.
4. Approval is consistent with responsible development and growth principles based on existing uses, contextual design, and infrastructure in the area.
5. Approval will further the goal of improved community well-being through coordinated and quality development, revitalization, and redevelopment.

These findings approved by the Fort Wayne Plan Commission on September 20, 2021.

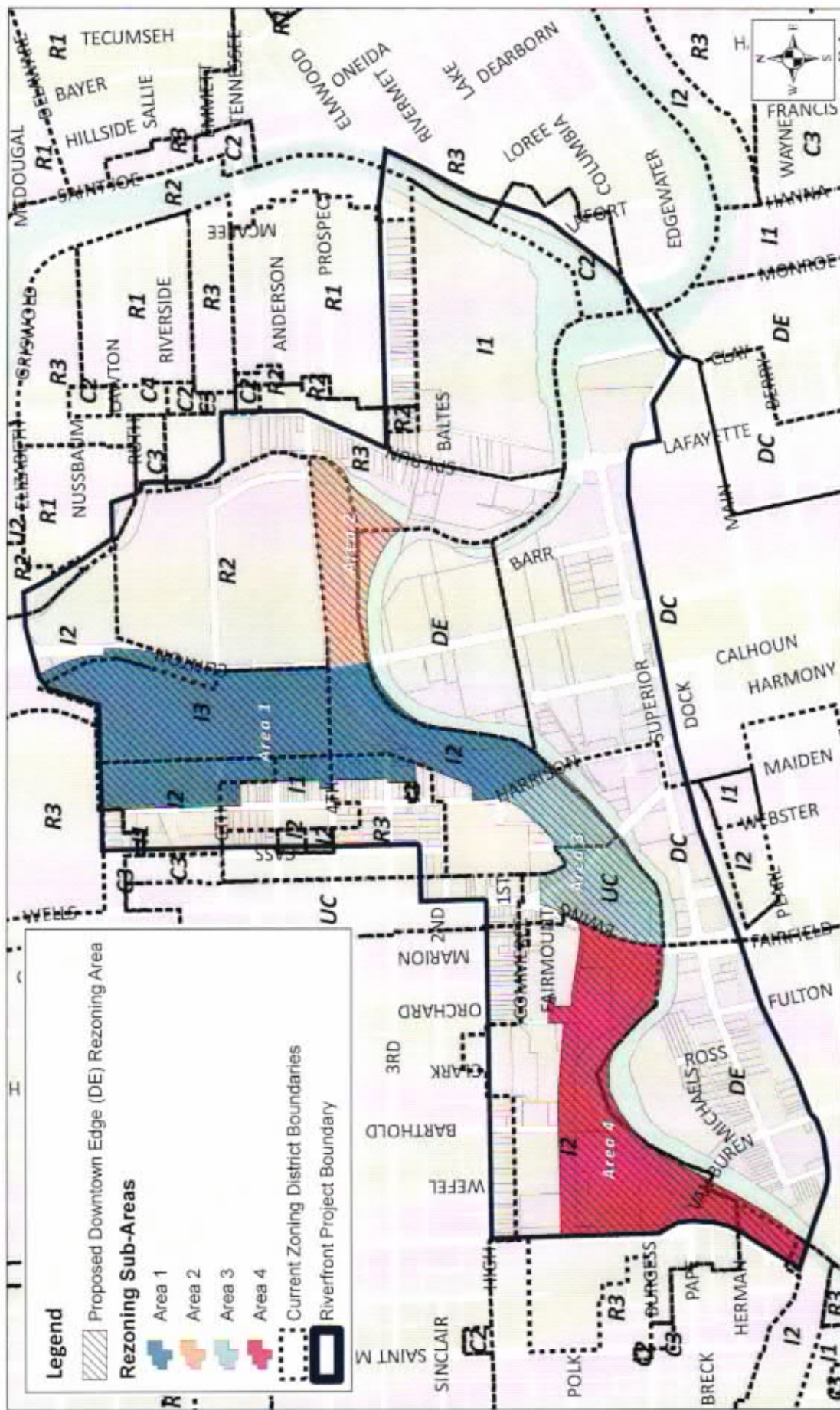
A handwritten signature in black ink, appearing to read "Benjamin J. Roussel", written over a horizontal line.

Benjamin J. Roussel
Interim Zoning Administrator
Secretary to the Commission

Legend

- Proposed Downtown Edge (DE) Rezoning Area
- Rezoning Sub-Areas**
 - Area 1
 - Area 2
 - Area 3
 - Area 4
- Current Zoning District Boundaries
- Riverfront Project Boundary

The map displays a complex network of zoning districts and project boundaries. Key streets shown include Main, Superior, Dock, and various residential streets like Wefel, Barthold, Clark, Orchard, Marion, Sinclair, Polk, Breck, Herman, and Fulton. The Riverfront Project Boundary is highlighted in a thick black line, and the proposed rezoning area is indicated by a hatched pattern. The map also shows various zoning codes such as R1, R2, R3, I1, I2, I3, DE, UC, DC, C1, C2, C3, and C4.





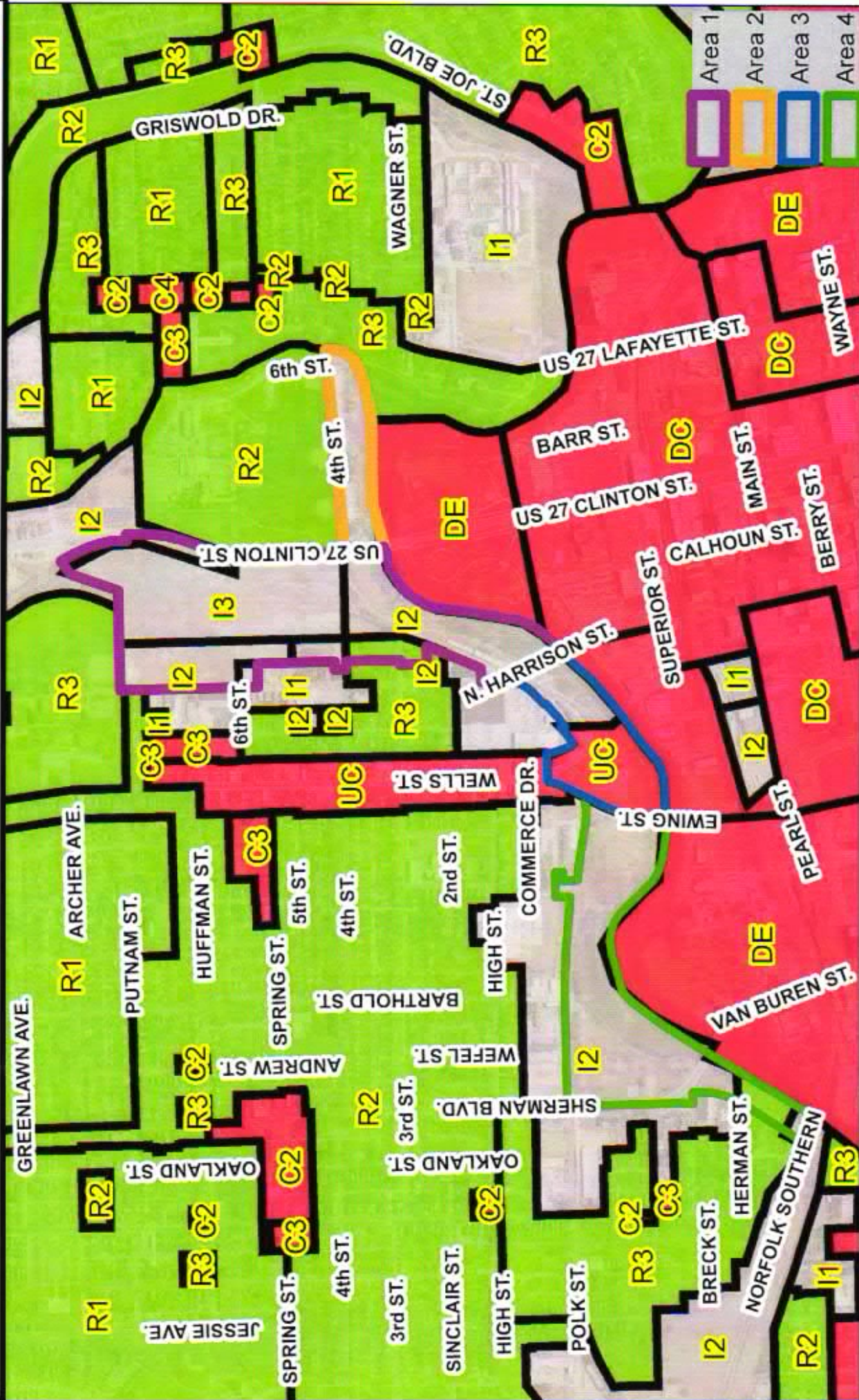
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Cartwork: Spring 2009
 Date: 8/18/2021

1 inch = 833 feet

0 500 1,000 Feet

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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 8/18/2021



1 inch = 833 feet

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2021-0039
Bill Number: Z-21-08-09
Council District: 5 – Geoff Paddock

Introduction Date: August 24, 2021

Plan Commission
Public Hearing Date: September 13, 2021 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 92.4 acres from R3/Multiple Family Residential, UC/Urban Corridor, I1/Limited Industrial, I2/General Industrial and I3/Intensive Industrial to DE/Downtown Edge

Location: The site is located on the north side of the St. Mary's River, generally referred to as the Riverfront District and North River. See file for specific properties.

Reason for Request: To aid in the implementation of the Riverfront Development Implementation Framework.

Applicant: City of Fort Wayne

Property Owner: City of Fort Wayne, Don D. Hall, II, Markey Wells Street, LLC, Pepsi Cola General Bottlers of Indiana, Inc.

Related Petitions: none

Effect of Passage: Adoption of this Zoning Map Amendment implements the Goals and Policies from the adopted Riverfront Development Implementation Framework Plan and ensures the Community's vision for the future of Riverfront development as reflected in the Framework. Amending the Zoning Map to rezone the identified area to Downtown Edge (DE) allows for a mix of river-focused higher density variety of services including residential, retail, entertainment, education, light production, and creative arts, and personal and professional services that support the goals of the Riverfront Development Implementation Framework Plan.

Effect of Non-Passage: The property will remain zoned with a mix of outmoded districts; some are not compatible with the existing development nor conducive to the redevelopment of the riverfront, as encouraged by the Riverfront Development Implementation Framework.