

**A RESOLUTION APPROVING THE ADOPTION
OF THE ALL IN ALLEN COMPREHENSIVE PLAN
FOR THE CITY OF FORT WAYNE, INDIANA.**

WHEREAS, the State of Indiana has enacted I.C. 36-7-4-500 to establish standards for developing comprehensive plans for the promotion of public health, safety, morals, convenience, order or the general welfare and for the sake of efficiency and economy in the process of development; and

WHEREAS, the Fort Wayne City Plan Commission ("City Plan Commission") and the Allen County Plan Commission have jointly prepared the All In Allen Comprehensive Plan for the City of Fort Wayne and Allen County (the "Comprehensive Plan") which promotes and provides direction for a twenty (20) year community-wide development plan for the greater Fort Wayne and Allen County community in accordance with applicable Indiana statutes; and

WHEREAS, a statistically significant portion of this community participated in the planning process which resulted in the preparation of the Comprehensive Plan; and

WHEREAS, the required notice of public hearing for the Comprehensive Plan by the City Plan Commission was published in accordance with I.C. 5-3-1; and

WHEREAS, the City Plan Commission held such public hearing on October 26, 2022 following which the City Plan Commission recommended approval of the Comprehensive Plan on November 14, 2022; and

WHEREAS, the Common Council of the City of Fort Wayne and all other government bodies within the territorial jurisdiction of the City Plan Commission shall be guided by and consider the general policy and pattern of development as set forth in the Comprehensive Plan as required by Indiana statutes; and

1 **WHEREAS**, the City Plan Commission has submitted its certified
2 recommendation to the Common Council for Council's approval and adoption of the
3 Comprehensive Plan.

4 **NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE**
5 **CITY OF FORT, WAYNE, INDIANA, THAT:**

6 **SECTION 1.** The Common Council finds that the procedures required pursuant to
7 Indiana statutes providing for notice, public hearing, and other statutorily required acts by
8 the City Plan Commission have been properly performed.

9 **SECTION 2.** The Common Council hereby APPROVES the Comprehensive Plan
10 for the City of Fort Wayne and Allen County, also known as the "All In Allen
11 Comprehensive Plan", which contains goals, strategies, action steps, maps, figures and
12 tables as part of the following chapters: Introduction, Community Profile, Planning
13 Themes, Land Use and Development, Agriculture and Food Systems, Housing and
14 Neighborhoods, Economic Development, Transportation and Mobility, Public Facilities
15 and Infrastructure, Community Services and Education, Parks and Environment, and
16 Implementation as the new Comprehensive Plan for the City of Fort Wayne and Allen
17 County which shall replace the previously adopted "Plan-it Allen" Comprehensive Plan.

18 **SECTION 3.** The Comprehensive Plan shall be in full force and effect on and
19 after March 13, 2023. A copy of the approved Comprehensive Plan, which includes and
20 incorporates previously adopted plans as shown in Appendix I in the Comprehensive
21 Plan, shall be placed and remain filed in the Office of the Clerk of the City of Fort
22 Wayne, Indiana.

23 _____
24 Council Member

25
26 APPROVED AS TO FORM AND LEGALITY:

27 _____
28 Malak B. Heiny, City Attorney
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City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Resolution:	Resolution Approving the Adoption of the All In Allen Comprehensive Plan
Case Number:	COMP-2022-0001
Bill Number:	R-22-
Council District:	All districts

Introduction Date:	November 22, 2022
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Plan Commission Public Hearing Date:	October 26, 2022
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Next Council Action:	Resolution will be discussed by Council on December 6, 2022
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Synopsis of Resolution:	A proposal to approve the adoption of the Comprehensive Plan for the City of Fort Wayne and Allen County, also known as the “All In Allen Comprehensive Plan”, which contains goals, strategies, action steps, maps, figures and tables as part of the following chapters: Introduction, Community Profile, Planning Themes, Land Use and Development, Agriculture and Food Systems, Housing and Neighborhoods, Economic Development, Transportation and Mobility, Public Facilities and Infrastructure, Community Services and Education, Parks and Environment, and Implementation as the new Comprehensive Plan for the City of Fort Wayne and Allen County which shall replace the previously adopted “Plan-it Allen” Comprehensive Plan.
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Location:	Within the planning jurisdiction of Fort Wayne
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Applicant:	The Fort Wayne Plan Commission
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Related Petitions:	An Ordinance Amending Chapter 153 of the Fort Wayne, Indiana Code of Ordinances
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Effect of Passage:	The City will have an updated Comprehensive Plan which provides an updated twenty (20) year community-wide vision, development plan and guidance related to land use and other community topics to guide decision makers, residents and stakeholders.
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Effect of Non-Passage:

The City of Fort Wayne will operate under the current “Plan-it Allen” Comprehensive Plan which was adopted in 2007 but will lack an updated community-wide vision, development plan and guidance related to land use and other community topics to guide decision makers, residents and stakeholders.



MEMO

To: City of Fort Wayne Common Council

From: Sherese Fortriede, Senior Planner, City of Fort Wayne Planning and Policy, 427-2153
Pat Fahey, Senior Planner, Allen County Department of Planning Services, 449-7607

Re: Resolution and Ordinance Approving the Adoption of the All In Allen Comprehensive Plan

Date: November 17, 2022

The All In Allen Comprehensive Plan is a blueprint to guide land use, agricultural uses, economic development, housing, infrastructure, transportation, parks, and more for Fort Wayne, the unincorporated areas of Allen County, and the communities of Grabill, Huntertown, Monroeville, and Woodburn. The Plan will be used by area leaders to guide decision making that will shape the community for years to come.

The Plan includes Goals, Strategies, and Action Steps for the topic areas of Land Use and Development, Agriculture and Food Systems, Community Services and Education, Economic Development, Housing and Neighborhoods, Parks and Environment, Public Facilities and Infrastructure, and Transportation and Mobility. The Plan also includes an Introduction; and Community Profile, Planning Themes, and Implementation chapters.

The work on determining if it was time to create a new Comprehensive Plan for the community began in 2018 with a review of the current Comprehensive Plan, Plan-it Allen, by the Joint Land Use Governing Board. The result of that review and analysis was that the Governing Board determined that it was appropriate to begin the process of creating a new plan. The decision was also made to develop another joint plan, as was done in 2007 with Plan-it Allen. Funding for the project was approved by the Fort Wayne Common Council and the County Council in fall of 2019. Houseal Lavigne Associates was selected as the consultant for the project at that time as well. The Plan Commissions initiated the project in January of 2020.

The project kick-off took place in February 2020; the phases for the project were Initiation, Community Outreach and Engagement, Market and Demographic Analysis, Existing Conditions



Analysis, Community Vision, Preliminary Plan, and Final Plan Document and Adoption. The project has now entered the Adoption phase.

The Community Outreach and Engagement phase included over 3,300 points of interaction with the Community, including with representatives of over 140 organizations. The Outreach also resulted in the following Key Takeaways:

- Walkable neighborhoods
- Public transportation
- Reinvest in existing neighborhoods
- Attainable housing
- Talent attraction
- Preserve rural and agricultural areas
- Public safety coordination
- Fiscally responsible infrastructure extension

As part of this engagement, the idea of encouraging “Complete Neighborhoods” was also raised. Focus groups for the additional policy chapters created vision statements; a Community Vision Workshop was held in July of 2021. A draft Plan was completed and multiple Community Open Houses were held on the draft in June of 2022. Review sessions on the draft Plan were held with Grabill, Huntertown, Monroeville, and Woodburn in August. Information on the draft Plan was also shared with the non-adopting communities of Leo-Cedarville and New Haven in August. The Adoption draft Plan was completed in September.

The primary outcomes of this Adoption draft Plan include:

- A Future Growth and Development map for Fort Wayne, Grabill, Huntertown, Monroeville, Woodburn, and the unincorporated areas of Allen County, which designates Priority Investment Areas; Urban Infill Areas; Rural and Agricultural Areas; Targeted Growth Areas; Potential Adjacent Growth Areas; and Potential Economic Development Growth Areas;
- Goals, Strategies, and Policies for use in conjunction with the Future Growth and Development map;
- A Generalized Future Land Use map for Fort Wayne, Grabill, Huntertown, Monroeville, Woodburn, and the unincorporated areas of Allen County, with multiple rural, residential, commercial, and additional nonresidential land use categories;
- Visions, Goals, Strategies, and Action Steps for the topic areas of Agriculture and Food Systems, Housing and Neighborhoods, Economic Development, Transportation and Mobility, Public Facilities and Infrastructure, Community Services and Education, and Parks and Environment, to provide guidance for community decision making and future collaboration in these areas;
- Overall themes for the Plan – Community Health, Equity, and Sustainability; and
- An Implementation chapter, including an Action Matrix, a Compatibility Matrix, and Implementation Roles.



As part of the outreach for this adoption phase, the staff team sent out a press release on the project, and email notifications of the joint hearing to all of the individuals who had previously participated in the Plan project, the members of the Comprehensive Plan Advisory Committee, the adopting municipalities, and the County Council. The staff team also coordinated the preparation of multiple social media postings for the project and hearing. The All in Allen Comprehensive Plan has been on file and available for review at the offices of the Department of Planning Services and the Fort Wayne Community Development Division in Citizens Square. The Plan is also available online for review at the All In Allen project website.

A Joint Fort Wayne/Allen County Plan Commission Public Hearing was held on the draft plan on October 26, 2022. There were over 70 attendees from the public. During the comment phase of the hearing 8 people spoke in favor of the plan and 11 had questions or concerns. There were some revisions that were made to the adoption draft Plan based on public comments and staff review of the plan. These changes were discussed at the Fort Wayne and Allen County Plan Commission Business Meetings and will be presented to City Council and the Allen County Commissioners. **The updated draft plan can be found on the All In Allen project website at <http://allinallen.org/>.** If you would like a copy of the draft plan, please contact Sherese Fortriede at 427-2153 or Sherese.Fortriede@CityofFortWayne.org.

After the conclusion of the joint public hearing, the draft Plan was recommended for approval by the Allen County and Fort Wayne Plan Commissions at Business Meetings held on Monday, November 14th for Fort Wayne, and Thursday, November 17th for the County. The last step in this process is for the Plan Commission recommendations to be forwarded to the Fort Wayne City Council and the Allen County Commissioners for adoption. The Commissioners meeting is scheduled for Friday, December 9th. The City of Fort Wayne has historically adopted both a resolution approving the adoption of the Comprehensive Plan as required by Indiana Code as well as an Ordinance which incorporates the Comprehensive Plan and any amendments into the Fort Wayne City Code.

After the Plan has been adopted by the County Commissioners and the Fort Wayne Council, the Plan will be presented to the adopting municipalities of Grabill, Huntertown, Monroeville, and Woodburn, hopefully starting in January of 2023. Then the final step for the Plan will be the completion of the finalized printable Plan document, and the creation of an interactive Web-based Plan. It is staff's intent to begin using the new Plan in mid-March, such that the staff reports done for the development and rezoning proposals submitted by the April filing deadline/May public hearings would be based on the new plan.



**JOINT EXECUTIVE COMMITTEE MEETING OF:
FORT WAYNE NEW MARKETS REVITALIZATION FUND (FWNMRF), LLC AND
ALL ACTIVE FWNMRF SUBSIDIARIES:**

GOVERNING BOARDS – EXECUTIVE COMMITTEE AGENDA

DATE: NOVEMBER 17, 2022

LOCATION: CSQ – COMMUNITY DEVELOPMENT ROOM 324

TIME: 10:00 A.M.

TO: GOVERNING BOARD MEMBERS OF FWNMRF AND ALL SUB-CDES

KARL BANDEMER
MARK BECKER
MIKE BYNUM
GARRY MORR
NANCY TOWNSEND
SUSAN TRENT
JOHN URBAHNS

STAFF: LARRY SHINE

FROM: SHARON FEASEL

1. Review and approval of Minutes – May 19, 2022

2. New Business

a. CY21 NMTC Allocation

- i. Allocation Agreement – Resolutions**
- ii. Strategic Planning**
- iii. Potential Projects discussion**

3. Future meeting schedule

4. Deferred until next meeting

- a.** Review and approval 2nd and 3rd quarter 2022 financials
- b.** Update: FWNMRF participation in Brightpoint CDFI's Targeted Business Loan program
- c.** Insurance rider / Management agreement