

#REZ-2022-0062

BILL NO. Z-22-11-14

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map Nos. P-03, P-07, M-03, M-07, N-03, N-07, O-03, O-07 (Secs. 7 and 18 of
Adams Township and 11, 12, 13, and 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 an R2 (Two
Family Residential) District under the terms of Chapter 157 Title XV of the Code of the City
of Fort Wayne, Indiana:

Subdivision Name	Legal Description	Parcel Number
Industrial Park Addition	The north 16 feet of Lot 152 and Lot 151, excepting the north 34 feet of the east 87 feet	02-12-13-126-001.000-074
Industrial Park Addition	The south 24 feet of Lot 152 and the north 8 feet of Lot 153	02-12-13-126-002.000-074
Industrial Park Addition	The east 87 feet of the north 34 feet of Lot 151	02-12-13-126-014.000-074
Industrial Park Addition	Lots 149 and 150	02-12-13-126-015.000-074
Industrial Park Addition	The north 40 feet of Lot 50	02-12-13-128-016.000-074
Industrial Park Addition	The north 20 feet of Lot 49 and the south 10 feet of Lot 50	02-12-13-128-017.000-074
Industrial Park Addition	The north 10 feet of Lot 48 and the south 20 feet of Lot 49	02-12-13-128-018.000-074
Industrial Park Addition	The south 32 feet of Lot 153	02-12-13-126-003.000-074
Industrial Park Addition	Lot 148	02-12-13-126-018.000-074
Industrial Park Addition	Lot 98	02-12-13-127-021.000-074
Industrial Park Addition	The south 30 feet of Lot 48	02-12-13-128-019.000-074
Raus Subdivision	Lots 6 and 8	02-12-12-480-041.000-074

Subdivision Name	Legal Description	Parcel Number
Saunders and Metcalf Addition	Lot 14 and the north 15 feet of Lot 15	02-12-13-101-003.000-074
Schwiers 2nd Addition	The south 40 feet of Lot 57	02-12-13-203-017.000-074
Schwiers 2nd Addition	Lot 56 and the south 40 feet of Lot 58	02-12-13-203-018.000-074
Smart School Place	Lot 1	02-12-13-128-004.000-074

and the symbols of the City of Fort Wayne Zoning Map Nos. P-03, P-07, M-03, M-07, N-03, N-07, O-03, O-07 (Secs. 7 and 18 of Adams Township, and 11, 12, 13, and 14 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.

Council Member

APPROVED AS TO FORM AND LEGALITY:

Malak Heiny, City Attorney

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2022-0062
Bill Number: Z-22-11-14
Council District: 6-Sharon Tucker

Introduction Date: November 22, 2022

Plan Commission
Public Hearing Date: December 12, 2022 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 2.29 acres from C3/General Commercial and I1/Limited Industrial to R2/Two Family Residential.

Location: Parcels within the 300 to 1800 block of East Pontiac Street (Barr to Euclid Streets). See file for exact parcels.

Reason for Request: Proactive downzoning of parcels to align zoning with existing uses and to implement recommendations of the Southeast Strategy amendment to the Comprehensive Plan.

Applicant: Fort Wayne Plan Commission

Property Owners: Various; see project file.

Related Petitions: REZ-2022-0063 and REZ-2022-0064

Effect of Passage: Properties will be rezoned to the R2/Two Family Residential district, either bringing the existing use into compliance with the zoning ordinance or enhancing compatibility with surrounding uses. The proactive rezoning fulfills recommendation of the Southeast Strategy to help stabilize neighborhoods, encourage desired land uses and prevent the encroachment of incompatible zoning districts.

Effect of Non-Passage: Properties will remain zoned C3 or I1, zoning districts found to be ill-matched to the existing land use and/or incompatible with surrounding uses and the character of the corridor.

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Proactive Rezoning Work Group
Address 200 E. Berry St.
City Fort Wayne State IN Zip 46802
Telephone _____ E-mail _____

Contact Person
Contact Person Russell Garriott
Address 200 E. Berry St. 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 300 block to 1800 block of East Pontiac Street (Barr to Euclid Streets)
Present Zoning C3, I1 Proposed Zoning R2 Acreage to be rezoned 2.29 acres
Proposed density _____ units per acre
Township name Wayne Township section # 12, 13
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 Rezonings 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.

Russell A Garriott Russell A Garriott 11/1/22
(printed name of applicant) (signature of applicant) (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)

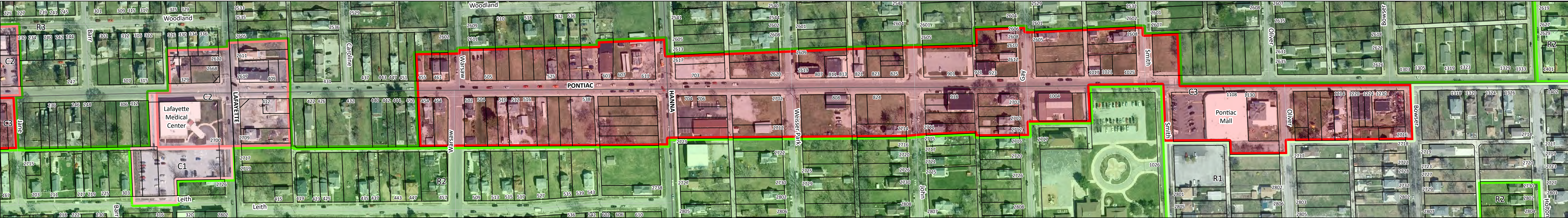
Received	Receipt No.	Hearing Date	Petition No.
11-1-22		12-12-22	REZ-2022-0063

Southeast Strategy: Proactive Rezoning Initiative

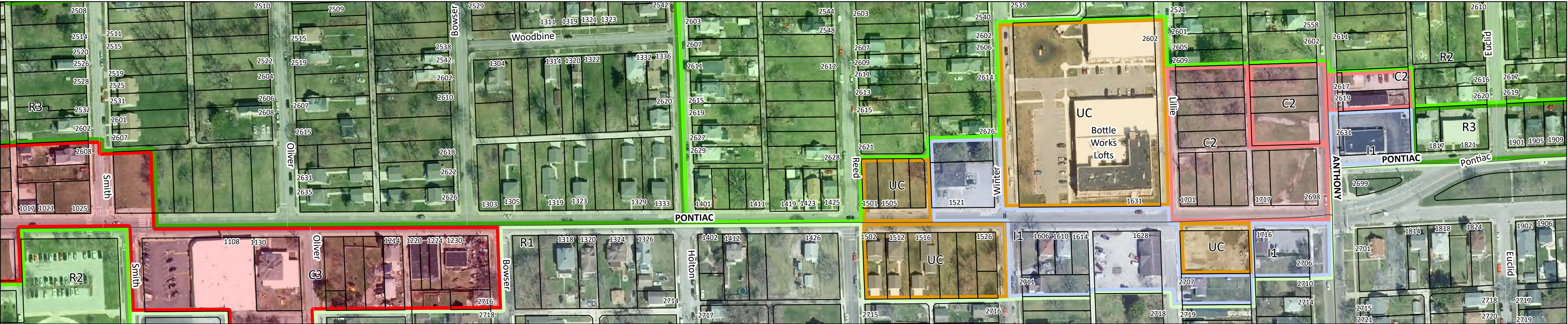
DRAFT

East Pontiac Street

Current Zoning



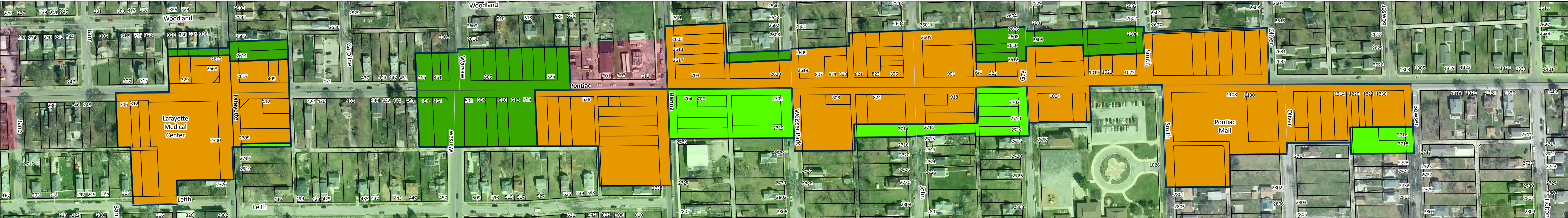
Jane St to Holton Ave



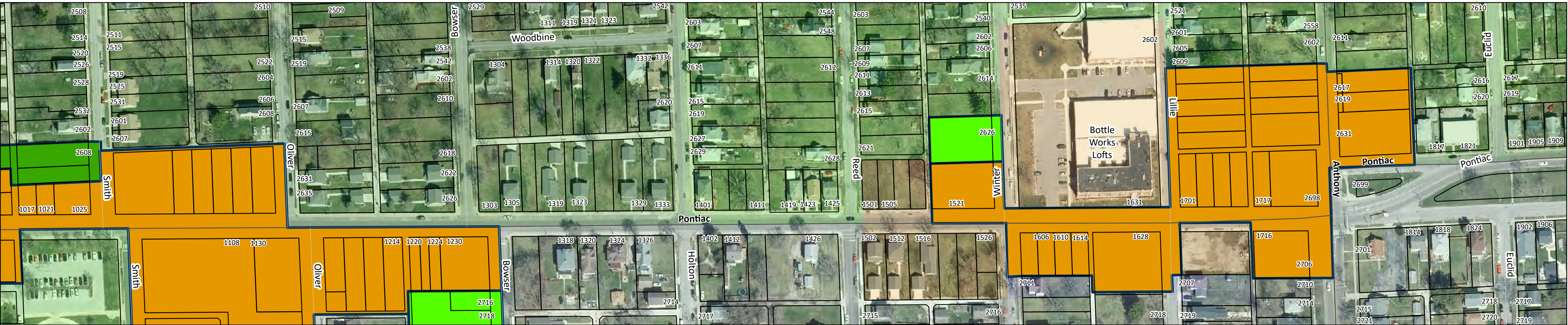
Smith St to Euclid Ave

- R1 Single Family Residential
- R2 Two Family Residential
- R3 Multiple Family Residential
- C1 Professional Office and Personal Services
- C2 Limited Commercial
- C3 General Commercial
- UC Urban Corridor
- I1 Limited Industrial

Proposed Zoning



Jane St to Holton Ave



Smith St to Euclid Ave

- R2 Two Family Residential
- R3 Multiple Family Residential
- UC Urban Corridor