

#REZ-2022-0063

BILL NO. Z-22-11-15

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 R3
(Multiple 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
Barbours Subdivision Addition	Lots 7, 8, and 9	02-12-12-376-052.000-074
Dewald Addition	Lot 2	02-12-12-354-036.000-074
Dewald Addition	The west 25 feet of the south 86 feet of Lot 1	02-12-12-354-037.000-074
Dewald Addition	The east 25 feet of the south 86 feet of Lot 1	02-12-12-354-038.000-074
East Creighton Ave Addition	Lot 68	02-12-12-456-010.000-074
Forbings 2nd Subdivision of North Half of Lot 14 Hannas Outlots	Lot 12	02-12-12-378-074.000-074
Forbings Subdivision of South Half of Lot 14 Hannas Outlots	Lot 3	02-12-12-378-075.000-074
Forbings Subdivision of South Half of Lot 14 Hannas Outlots	Lot 2	02-12-12-378-076.000-074
Hamiltons 4th Addition	The west 30 feet of Lot 468 and the west 30 feet of the north 22 feet of Lot 469	02-12-11-484-006.000-074

Subdivision Name	Legal Description	Parcel Number
Hamiltons 4th Addition	The east 32 feet of the west 62 feet of Lot 468 and the east 32 feet of the west 62 feet of the north 22 feet of Lot 469	02-12-11-484-007.000-074
Hamiltons 4th Addition	The east 30 feet of the west 92 feet of Lot 468 and the east 30 feet of the west 92 feet of the north 22 feet of Lot 469	02-12-11-484-008.000-074
Hamiltons 4th Addition	The east 61.9 feet of the Lot 468 and the east 61.9 feet of the north 22 feet of Lot 469	02-12-11-484-009.000-074
Lasalles Addition	The south 29.33 feet of Lot 224	02-12-12-353-014.000-074
Lasalles Addition	The south half of Lot 223 and the north 30 feet of Lot 224	02-12-12-353-012.000-074
Magees Subdivision	Lot 1, together with:	02-12-13-105-001.000-074
Petzingers Subdivision	Lot 1 and the west 20 feet of Lot 2 of Petzingers Subdivision	
Magees Subdivision	Lot 2	02-12-13-105-003.000-074
Magees Subdivision	Lot 3	02-12-13-105-004.000-074
Owen E. Hills Addition	The south half of Lot 20	02-12-12-358-013.000-074
Owen E. Hills Addition	The south half of Lot 19	02-12-12-358-014.000-074
Owen E. Hills Addition	The south half except the east 34.5 feet of Lot 17 and the south half of Lot 18	02-12-12-358-015.000-074
Owen E. Hills Addition	The west 5.5 feet of the south half of Lot 16 and the east 34.5 feet of the south half of Lot 17	02-12-12-358-016.000-074
Owen E. Hills Addition	The west 2 feet of the south half of Lot 15 and the east 31.5 feet of the south half Lot of lot 16	02-12-12-358-017.000-074
Owen E. Hills Addition	The east 35 feet of the south half of Lot 15	02-12-12-358-018.000-074

Subdivision Name	Legal Description	Parcel Number
Owen E. Hills Addition	The south half of Lot 14	02-12-12-358-019.000-074
Owen E. Hills Addition	The south half of Lot 13	02-12-12-358-020.000-074
Petzingers Subdivision	Lot 5, together with:	02-12-13-105-005.000-074
Walkers Addition	Lot 1	
Saunders & Metcalf Subdivision	Lot 2	02-12-13-101-020.000-074
Saunders & Metcalf Subdivision	Lot 1	02-12-13-101-021.000-074
Skinner's Addition	Lot 51	02-12-12-381-011.000-074
Skinner's Addition	The north 33 feet of Lot 54	02-12-12-453-011.000-074

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-2022-0063
Bill Number: Z-22-11-15
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 3.61 acres from C2/Limited Commercial and C3/General Commercial to R3/Multiple 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-2022-0062 and REZ-2022-0064

Effect of Passage: Properties will be rezoned to the R3/Multiple 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 C2 or C3, 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 C2,C3 Proposed Zoning R3 Acreage to be rezoned 3.61 acres
Proposed density _____ units per acre
Township name Wayne Township section # 11,12,13,
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 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.

Russell A. Garriott [Signature] 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)

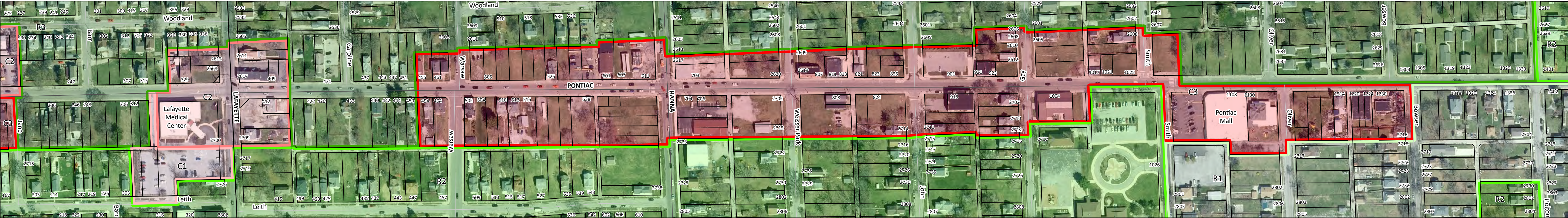
Received	Receipt No.	Hearing Date	Petition No.
11-1-22		12-12-22	RE2-2022-0062

Southeast Strategy: Proactive Rezoning Initiative

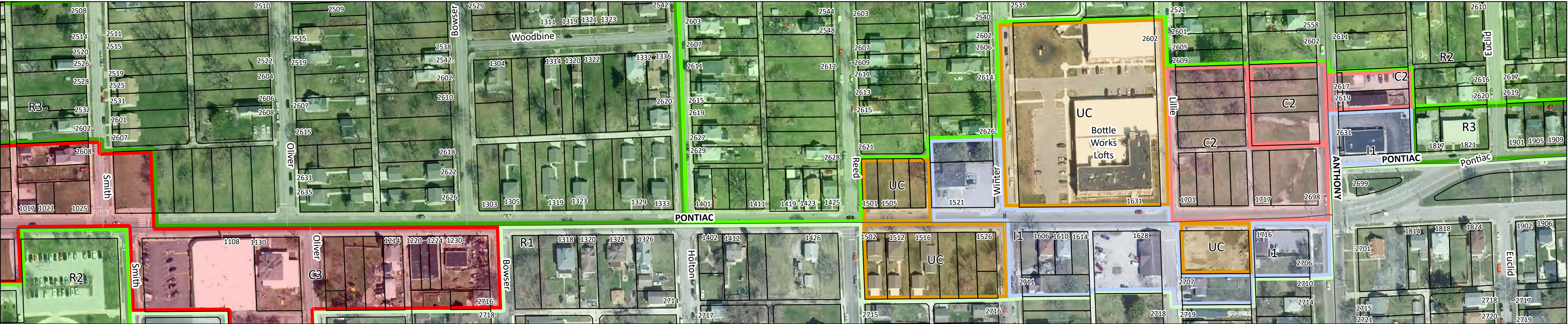
DRAFT

East Pontiac Street

Current Zoning



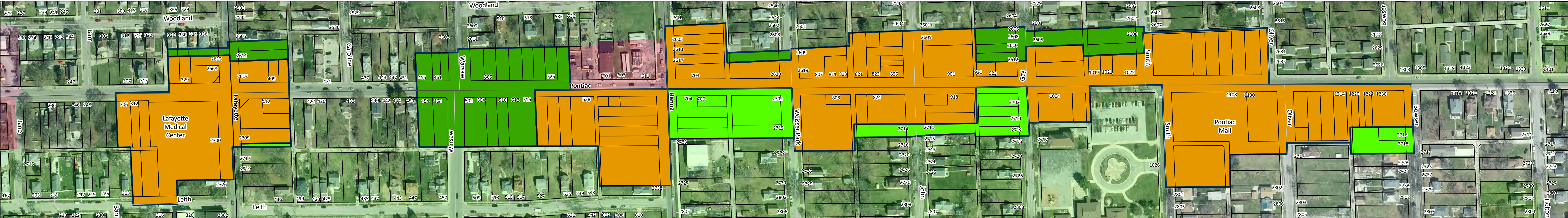
Jane St to Holton Ave



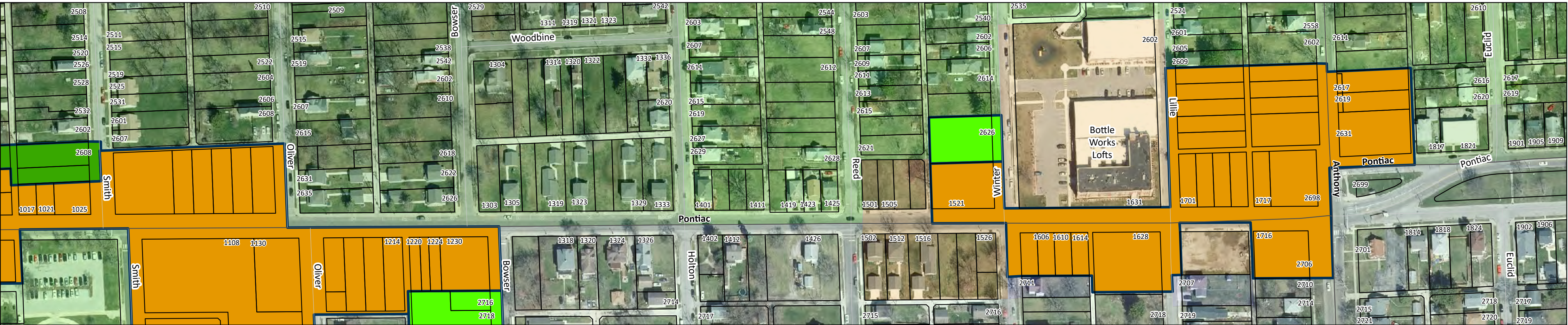
Smith St to Euclid Ave

- 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