

#REZ-2022-0071

BILL NO. Z-23-01-04

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. M-10 (Sec. 2 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:

PARCEL I:

LOTS 10 AND 11 IN ECKART'S SUBDIVISION, AN ADDITION TO THE CITY OF FORT WAYNE,
ACCORDING TO THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE RECORDER OF
ALLEN COUNTY, INDIANA, IN DEED BOOK 107, PAGE 522.

PARCEL II:

LOT NUMBER 8 EXCEPT THE NORTH 10 FEET AND LOT NUMBER 9 IN ECKART'S
SUBDIVISION OF LOT 7 WELL'S RESERVE, AN ADDITION TO THE CITY OF FORT WAYNE,
ACCORDING TO THE PLAT THEREOF, RECORDED IN DEED RECORD 107, PAGES 522-523, IN
THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, TOGETHER WITH THE
WESTERLY 1 FOOT OF THE VACATED ALLEY ADJOINING SAID PREMISES ON THE EAST BY
DECLARATORY RESOLUTION NO. 1209-1967.

PARCEL III:

THE SOUTH 31 FEET OF LOT NUMBERED 7 AND THE NORTH 10 FEET OF LOT NUMBERED 8
ECKART'S SUBDIVISION OF LOTS 200, 201 AND 205 IN NORTH SIDE ADDITION TO THE CITY
OF FORT WAYNE, INDIANA.

EXCEPT THEREFROM:

THE WEST 5 FEET OF THE SOUTH 31 FEET OF LOT NUMBERED 7 AND THE WEST 5 FEET OF
THE NORTH 10 FEET OF LOT NUMBERED 8 IN ECKART'S SUBDIVISION OF LOTS 200, 201
AND 205 IN NORTH SIDE SUBDIVISION TO THE CITY OF FORT WAYNE, INDIANA.

PARCEL IV:

THE SOUTH TWENTY-ONE (21) FEET OF LOT NUMBER SIX (6) AND THE NORTH NINE (9)
FEET OF LOT NUMBER SEVEN (7) IN ECKART'S SUBDIVISION OF LOT NUMBER SEVEN (7)
WELLS' RESERVE ACCORDING TO THE PLAT THEREOF RECORDED IN DEED RECORD 107,
PAGE 438, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA.

and the symbols of the City of Fort Wayne Zoning Map No. M-10 (Sec. 2 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-2022-0071
Bill Number: Z-23-01-04
Council District: 5-Geoff Paddock

Introduction Date: January 10, 2023

Plan Commission
Public Hearing Date: January 9, 2023 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 0.77 acres from I2/General Industrial to DE/Downtown Edge.

Location: 1216 to 1306 North Harrison

Reason for Request: To allow for the use of the Schaab Metals building into a mixed-use development with an outdoor plaza adjacent to Riverfront Phase II.

Applicant: Fort Wayne Redevelopment Commission

Property Owner: Fort Wayne Redevelopment Commission

Related Petitions: PDP-2022-0051 – Schaab Riverfront Plaza

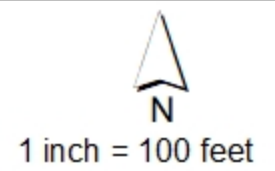
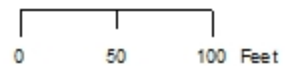
Effect of Passage: Property will be rezoned to the DE/Downtown Edge zoning district, which is more compatible with the existing and planned redevelopment of the riverfront, and allows development standards that are in line with existing development.

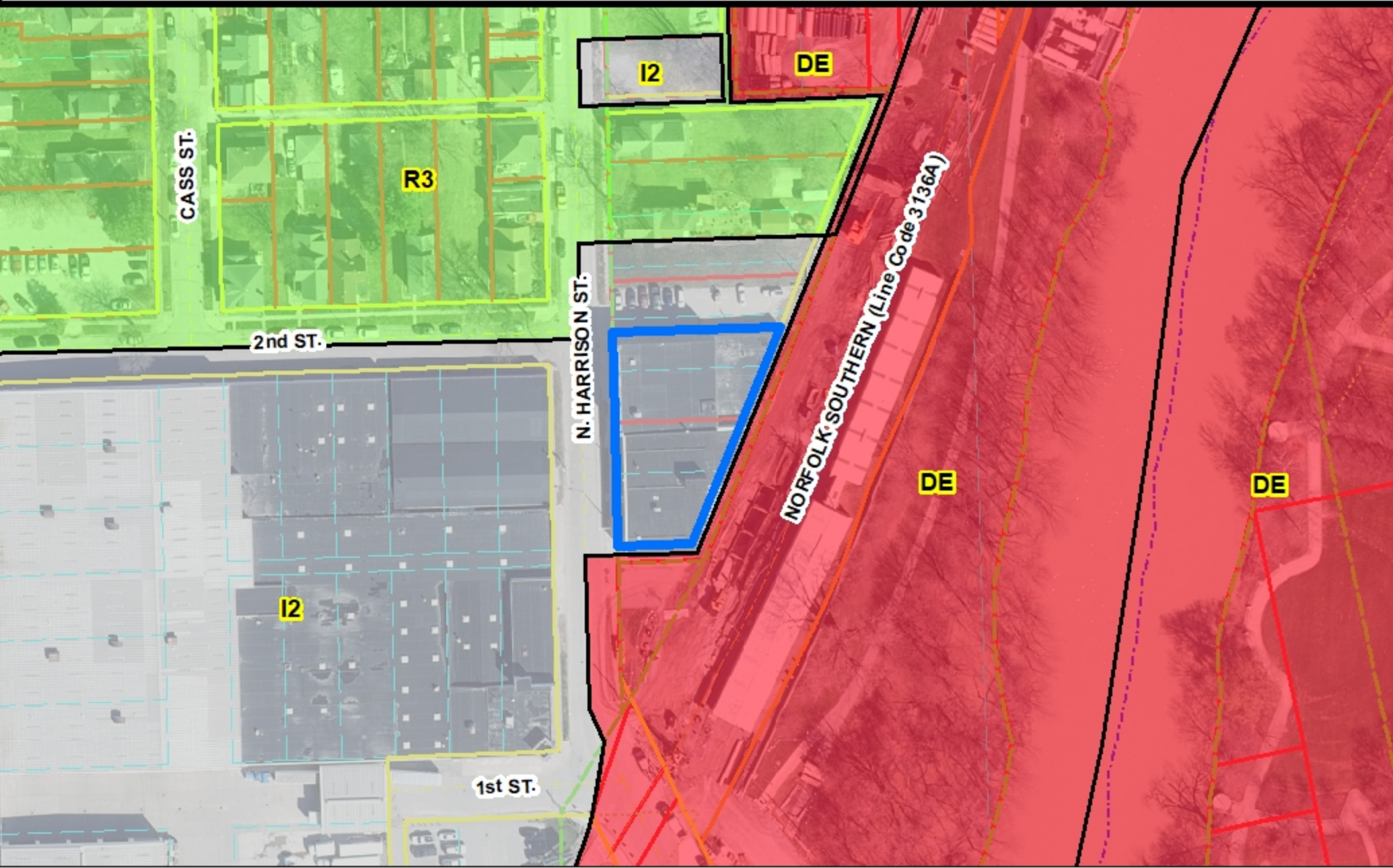
Effect of Non-Passage: The property will remain zoned I2/General Industrial. The district will allow most uses desired for the project, but the district allows other uses not compatible with riverfront development and the standards do not match the existing and planned patterns of development.



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.

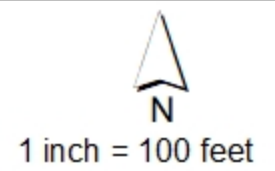
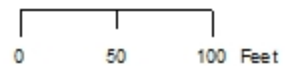
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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 12/21/2022





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State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 12/21/2022





studio
FORT WAYNE

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A BUILDING RENOVATION FOR:
SCHAAB RIVERFRONT PLAZA

1216 North Harrison Street
Fort Wayne, IN 46808

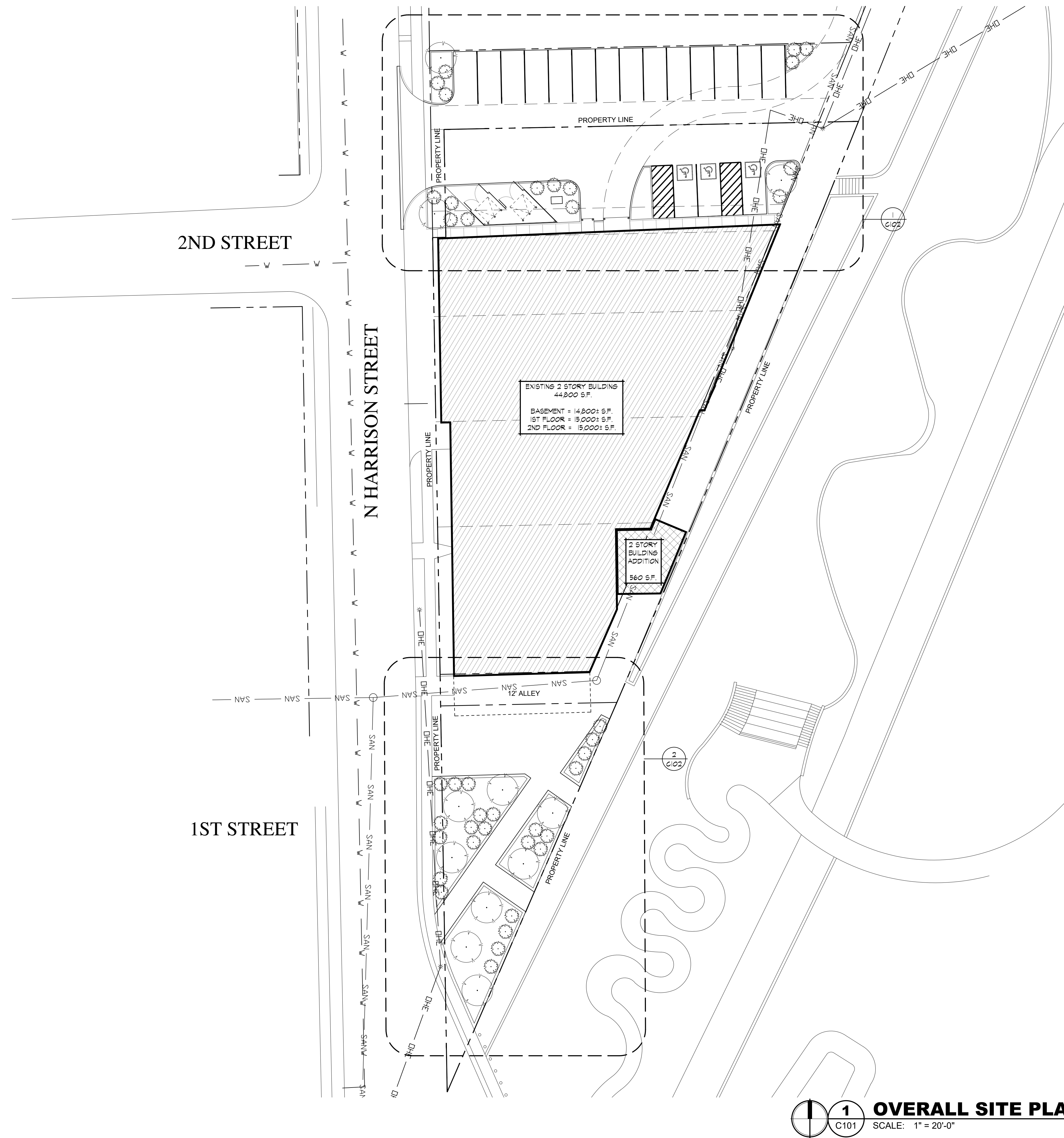
CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

OVERALL SITE PLAN

PROJECT NUMBER:	22189
CAD FILE:	89C101.DWG
DRAWN BY:	<u>JMP</u>
CHECKED BY:	<u>JH</u>
SHEET NUMBER:	

C101



OVERALL SITE PLAN

SCALE: 1" = 20'-0"

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant City of Fort Wayne, Department of Redevelopment
Address 200 E. Berry St., Ste. 320
City Fort Wayne State IN Zip 46802
Telephone 260-427-1323 E-mail jonathan.leist@cityoffortwayne.org

Contact Person
Contact Person Joe Giant
Address 200 E. Berry St., Ste. 320
City Fort Wayne State IN Zip 46802
Telephone 260-427-2144 E-mail joe.giant@cityoffortwayne.org

All staff correspondence will be sent only to the designated contact person.

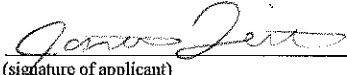
Request
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property 1216 N Harrison St - 1306 N Harrison St
Present Zoning I2 Proposed Zoning DE Acreage to be rezoned 0.77 ac
Proposed density no residences currently planned units per acre
Township name Wayne Township section # 0023012
Purpose of rezoning (attach additional page if necessary) see attached

Sewer provider CoFW Water provider CoFW

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.

Jonathan Leist  12/2/22
(printed name of applicant) (signature of applicant) (date)

Jonathan Leist  12/2/22
(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.
12-6-22	11/A	11-9-23	REZ-2022-0071

Rezoning Narrative: 1216 N Harrison St – 1306 N Harrison St

The subject site is owned by the City's Redevelopment Department and is within the planning area of the Riverfront Development Implementation Framework, which is a policy document adopted by City Council in May 2021 as an amendment to the Comprehensive Plan.

Rezoning the subject site from I2 General Industrial to DE Downtown Edge is consistent with and continues the implementation of Policy 1A, restated below:

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.

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ACTION STEPS

1A) REZONE INDUSTRIAL AREAS

Rezone industrial areas north of the river to appropriate mixed-use urban zoning classifications as identified on the Proposed Zoning Map.

1B) DEVELOP A RIVERFRONT DISTRICT

Develop a new riverfront zoning district that promotes river-centric development patterns and an appropriate mix of uses in areas directly adjacent to the river.

Rezoning this parcel ensures that its future use aligns with the planned character of the area and protects the City's substantial investment in the central riverfront. It also protects surrounding residents and businesses from potentially incompatible industrial uses, which are currently permitted at the site. This objective will become more and more critical as the area transitions into a higher-density center of activity.