

#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.

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

5
6 SECTION 3. That this Ordinance shall be in full force and effect from and after its
7 passage and approval by the Mayor.

8 _____
Council Member

9
10 APPROVED AS TO FORM AND LEGALITY:

11 
12 _____
Malak Heiny, City Attorney

**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 [Signature] 12/2/22
(printed name of applicant) (signature of applicant) (date)

Jonathan Leist [Signature] 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 <u>12-6-22</u>	Receipt No. <u>117</u>	Hearing Date <u>1-9-23</u>	Petition No. <u>REZ-2022-0071</u>
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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.

PAGE 16A

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.

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.

FACT SHEET

Case #	REZ-2022-0071	Bill #	Z-23-01-04	Project Start:	January 2023
PROPOSAL:	Rezoning Petition REZ-2022-0071 and Primary Development Plan PDP-2022-0051 – Schaab Riverfront Plaza				
APPLICANT:	Schaab Riverfront, LLC				
REQUEST:	Rezone property from I2/General Industrial to DE/Downtown Edge to approve re-use of a mixed-use commercial building				
LOCATION:	1216 N Harrison Street, east of its intersection with 2 nd Street (Section 2 of Wayne Township)				
LAND AREA:	0.77 acres				
PRESENT ZONING:	I2/General Industrial				
PROPOSED ZONING:	DE/Downtown Edge				
COUNCIL DISTRICT:	6-Sharon Tucker				
SPONSOR:	City of Fort Wayne Plan Commission				

January 9, 2023 Public Hearing

- No one spoke in opposition.
- All Plan Commission members were present.

January 23, 2022 Business Meeting

Plan Commission Recommendation: DO PASS

A motion was made by Ryan Neumeister and seconded by Patrick Zaharako to return the ordinance with a Do Pass recommendation to Common Council for their final decision.

8-0 MOTION PASSED

- Tom Freistroffer was absent.

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
February 9, 2023

PROJECT SUMMARY

- The site has historically been the site for Schaab Metals.
- The site contained some metal storage buildings that have recently been demolished.
- The City of Fort Wayne acquired the site in July 2022.
- The Design Review Committee have a “do pass” recommendation to the Plan Commission on December 21, 2022.
- The applicant is also undertaking an alley vacation petition through the City Clerk’s Office.

The site in question is located immediately north of the Harrison Street Bridge at 1216 North Harrison Street and has been known for over a century as the Schaab Metals location, which was in operation until the latter half of 2022. The site is within the general riverfront area of Fort Wayne and is adjacent to “Riverfront, Phase 2” which is actively developing. The Pepsi plant, which is being acquired by the City, is situated to the west, and the Bloomingdale neighborhood is to the north. Today, the site is zoned I2/General Industrial, but the applicant has submitted a rezoning request to DE/Downtown Edge to better compliment the surrounding built environment and proposed use. No waivers have been requested as a part of this development.

Today, the site is zoned as I2/General Industrial, and the site was zoned appropriately for its former use. To better conform to the proposed uses, and to continue the momentum of the riverfront initiatives, the applicant has requested to rezone to DE/Downtown Edge. Within the past 15 months, the Plan Commission has seen similar petitions at the River North site and at Harrison and Fourth for similar petitions to Downtown Edge. The existing structure meets either meets the development standards in the DE zoning district or the intent of the Downtown Edge zoning district, whose purpose statement in the zoning ordinance defines as providing 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 rezone satisfies the following goals and objectives of the Comprehensive Plan:

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

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.

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

ED5. Treat downtown Fort Wayne as one of the most important economic development locations.

H3. Build on the assets and stabilize existing neighborhoods.

H6. Promote mixed uses along with proximity of uses.

The building proposed to be restored is one structure, but it is composed of several additions. The original building is dark red brick, and the newest part is made from painted cinder block. All the building will be repurposed, and the site includes a 560 square foot building addition. The applicant intends on revising plans to show a smaller footprint of about 490 to accommodate a sewer easement. The vestibule will be in the same location and will be composed of exact materials as proposed. The site also includes improvements to the parking lot north of the site that gets primary access from North Harrison Street. One final site component includes a plaza that compliments the Riverfront, Phase 2 to the southeast of the development site. This side is where the most dramatic changes take place, as new openings for windows and doors will be installed for new tenant spaces.

The new addition faces the southeast (along the riverfront development) and is made to be all glass. Since the façade is not the primary frontage along North Harrison Street, many of the development standards do not apply,

like delineation of upper and lower floors, cornice layer details, etc. The zoning ordinance encourages compatibility, but the contrast between the historic brick and the new glass could be good juxtaposition.

Since the site is being petitioned to be rezoned into the Downtown Edge district, this project went before the Design Review Committee on December 21. The Committee had a discussion on a few items, like the dumpster location, signage, landscaping, and color choices for the structure. The Design Review Committee gave a "do pass" recommendation understanding that the Plan Commission can also discuss some items. The City plans to develop a small parking area north of the site as well, so no landscaping will be installed between the two properties, but a privacy fence will be installed on the north side of the parking lot for screening.

PUBLIC HEARING SUMMARY:

Presenter: Joe Giant with Redevelopment Commission staff and Don Steininger the developer presented the request as outlined above.

Public Comments:

None

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

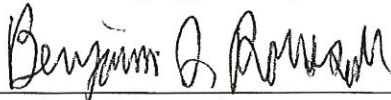
Rezoning Petition REZ-2022-0071

APPLICANT:	Schaab Riverfront, LLC
REQUEST:	Rezone property from I2/General Industrial to DE/Downtown Edge
LOCATION:	1216 N Harrison Street, east of its intersection with 2 nd Street (Section 2 of Wayne Township)
LAND AREA:	0.77 acres
PRESENT ZONING:	I2/General Industrial
PROPOSED ZONING:	DE/Downtown Edge

The Plan Commission recommends that Rezoning Petition REZ-2022-0071 be returned to Council, with a “Do Pass” recommendation after considering the following:

1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan and should not establish an undesirable precedent in the area. The general area is adjacent to downtown zoning districts, and the proposed zoning district provides more compatibility to adjacent residential districts.
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. Permitted uses in the Downtown Edge zoning district allow for more compatibility to residential districts rather than the current General Industrial zoning district.
3. Approval is consistent with the preservation of property values in the area. The purpose of the rezone is to repurpose and restore the existing building, which has been a mainstay on the North Harrison Street corridor for decades.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Review by City engineering departments will ensure the required infrastructure is provided to the site.

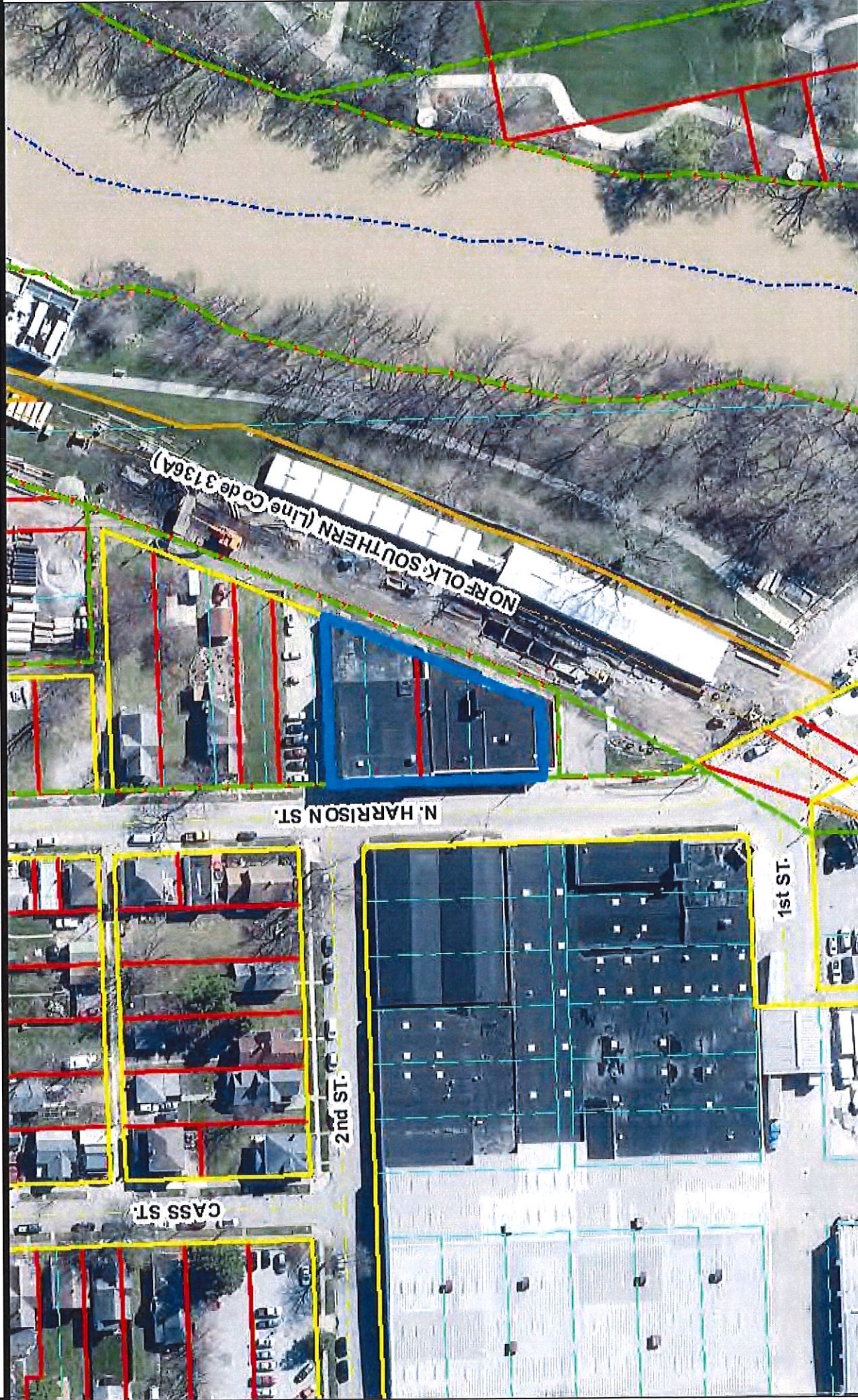
These findings approved by the Fort Wayne Plan Commission on January 23, 2023.



Benjamin J. Roussel
Executive Director
Secretary to the Commission



Primary Development Plan PDP-2022-0051 and REZ-2022-0071 - Schaab Riverfront



Although we use 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.

© 2024 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 12/21/2022

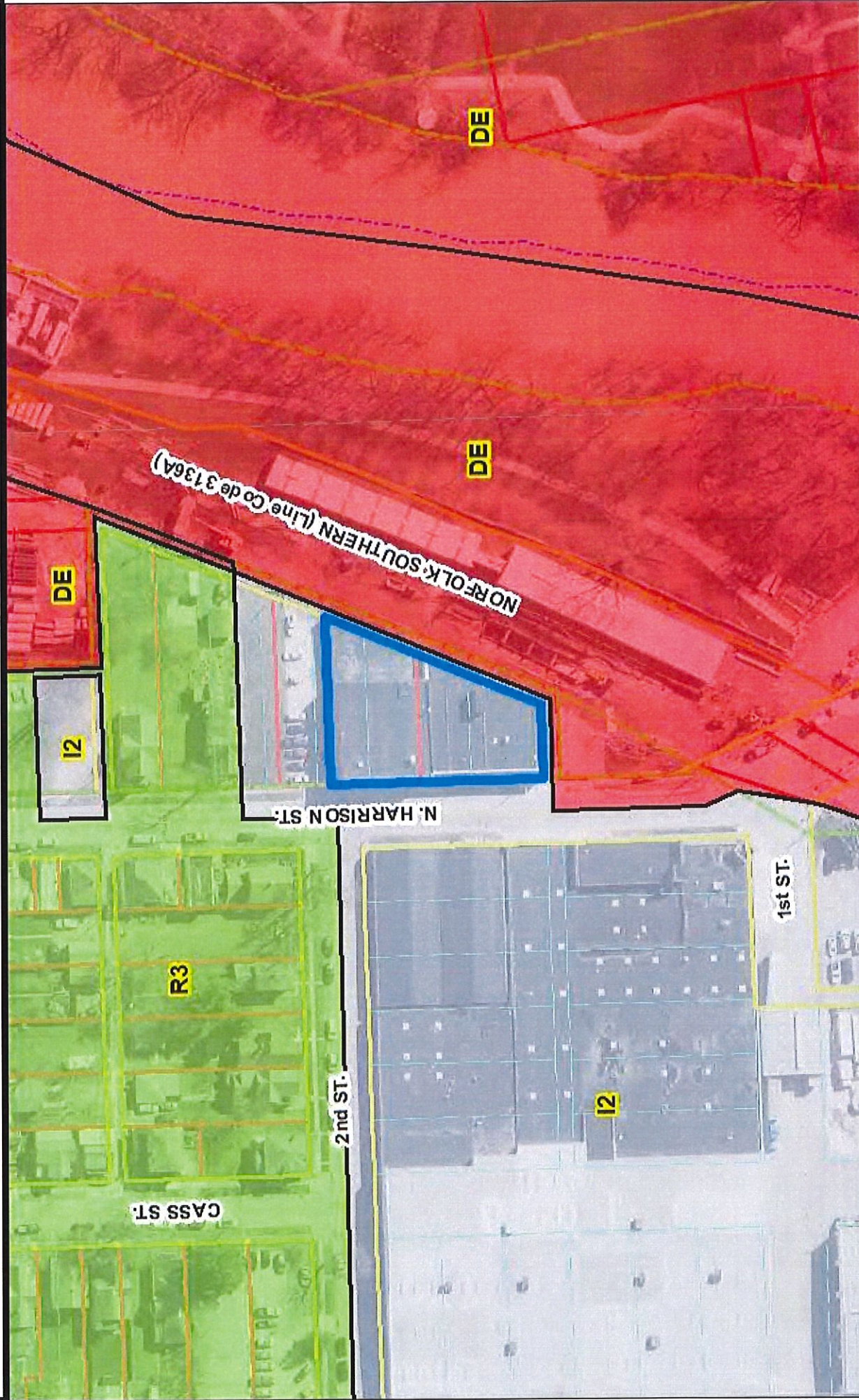


0 50 100 Feet

1 inch = 100 feet



Primary Development Plan PDP-2022-0051 and REZ-2022-0071 - Schaab Riverfront



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© 2024 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 12/21/2022



1 inch = 100 feet

[illegible]

A BUILDING RENOVATION FOR:
SCHAB RIVERFRONT PLAZA

1216 North Harrison Street
Fort Wayne, IN 46808

1216 North Harrison Street
Fort Wayne, IN 46808

[illegible]

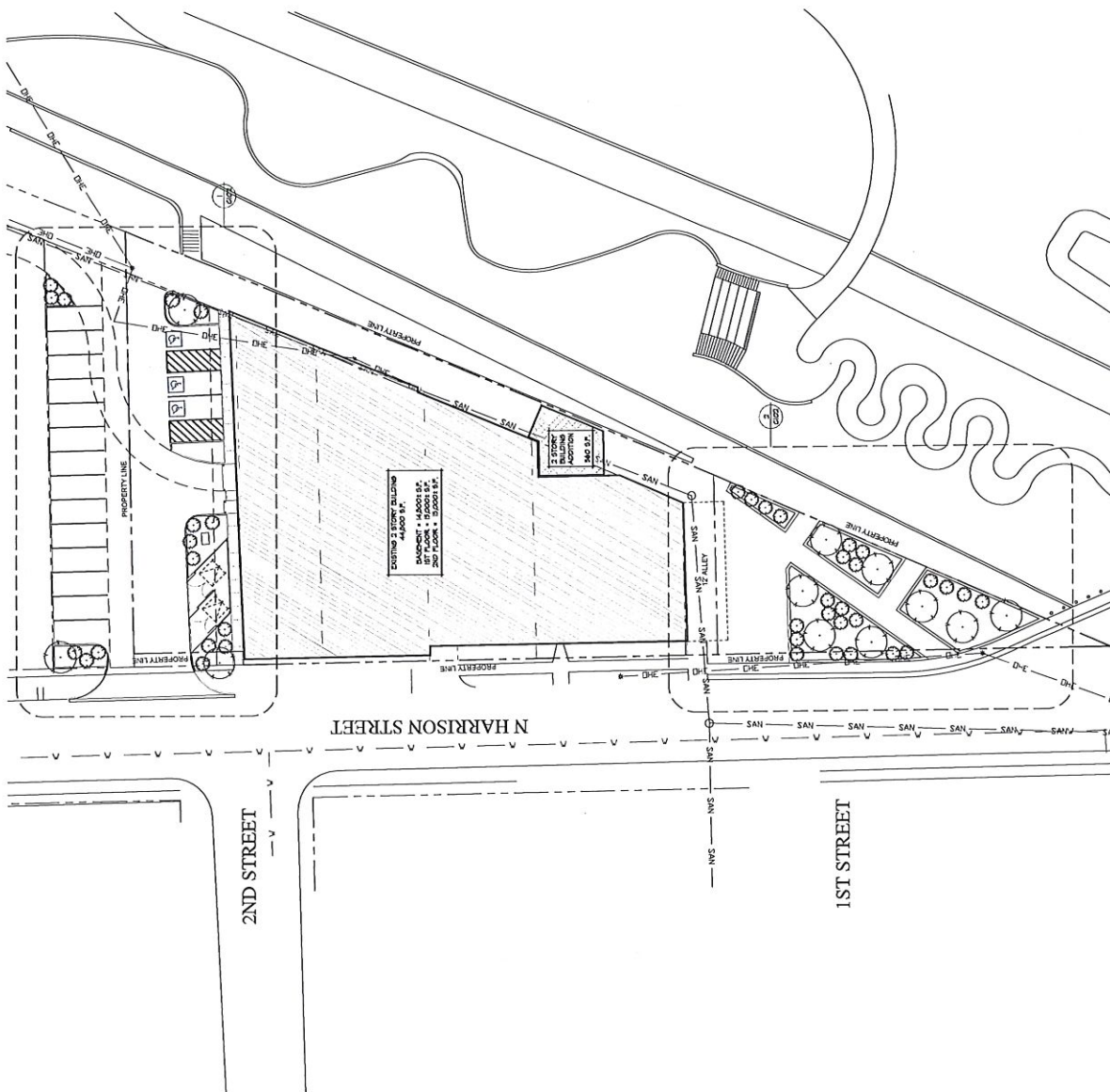
PRELIMINARY
NOT FOR
CONSTRUCTION

1

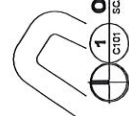
OVERALL SITE PLAN

PROJECT NUMBER: 22189
AD FILE: BHC101.DWG
DRAWN BY: JWP
CHECKED BY: JET
SHEET NUMBER:

C101



OVERALL SITE PLAN
SCALE: 1" = 20'-0"



EXTERIOR ELEVATION DEMOLITION KEYNOTES	
1	REMOVE WINDOW AND FRAME CONSTRUCTION IN ITS ENTIRETY - PREPARE OPENING FOR NEW WINDOW AND FRAME SYSTEM
2	REMOVE BRICK INFILL IN EXISTING OPENING - PREPARE OPENING FOR NEW WINDOW AND FRAME SYSTEM
3	DOOR AND FRAME TO BE REMOVED IN ITS ENTIRETY - PREPARE OPENING FOR NEW DOOR AND FRAME SYSTEM
4	OVERHAUL GARAGE DOOR, FRAME, TRACK, AND ANY ASSOCIATED TRIM TO BE REMOVED IN ITS ENTIRETY
5	DOOR AND FRAME TO BE REMOVED IN ITS ENTIRETY - PREPARE OPENING FOR NEW DOOR AND FRAME SYSTEM
6	REMOVE IN-DOOR IN REARDED UP WINDOW OPENING - PREPARE OPENING FOR NEW WINDOW AND FRAME SYSTEM
7	REMOVE WINDOW AND FRAME CONSTRUCTION AND ASSOCIATED TRIM TO BE REMOVED IN ITS ENTIRETY
8	DOOR AND FRAME TO BE REMOVED IN ITS ENTIRETY
9	EXISTING CHIMNEY TO BE REPAIRED, NOT A PAINTED BRICK CHIMNEY - PROTECT DURING ALL PHASES OF CONSTRUCTION
10	EXISTING "ZEPHYRUS ROOFING" SUPPLY COMPANY "PAINTED BRICK" ROOFING TO BE REMOVED DURING ALL PHASES OF CONSTRUCTION - REMOVE TO REVEAL CHIMNEY



A BUILDING RENOVATION FOR:
SCHAAAB RIVERFRONT PLAZA

1216 North Harrison Street
Fort Wayne, IN 46808

[illegible]

PRELIMINARY
NOT FOR
CONSTRUCTION

**DEMOLITION
EXTERIOR ELEVATION**

PROJECT NUMBER: 22189
 CAD FILE: 99A2091.DWG
 DRAWN BY: BR
 CHECKED BY: JH
 SHEET NUMBER:

AD201

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

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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

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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.

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