

#REZ-2023-0002

BILL NO. Z-23-02-35

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. N-07 (Sec. 13 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 UC (Urban
Corridor) 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	Lot 151 and 152 and the north 8 feet of Lot 153	02-12-13-126-002.000-074
Industrial Park Addition	The south 32 feet of Lot 153	02-12-13-126-003.000-074
Industrial Park Addition	The north 17 feet of Lot 154	02-12-13-126-004.001-074
Industrial Park Addition	Lot 154 excluding the north 17 feet and Lots 155 and 156	02-12-13-126-004.000-074
Industrial Park Addition	Lots 149 and 150	02-12-13-126-015.000-074
Industrial Park Addition	Lot 148	02-12-13-126-018.000-074
Industrial Park Addition	Lot 147	02-12-13-126-019.000-074
Industrial Park Addition	Lots 145 and 146	02-12-13-126-020.000-074

and the symbols of the City of Fort Wayne Zoning Map No. N-07 (Sec. 13 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-2023-0002
Bill Number: Z-23-02-35
Council District: 6-Sharon Tucker

Introduction Date: February 28, 2023

Plan Commission
Public Hearing Date: March 13, 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 2.37 acres from C3/General Commercial and R2/Two Family Residential to UC/Urban Corridor

Location: 700 block of East Pontiac, from Hanna Street to Weisser Park Avenue

Reason for Request: To complete the proactive rezoning of the East Pontiac corridor, as recommended by the Southeast Strategy

Applicant: Proactive Rezoning Work Group

Property Owners: Minnie Girvin, Irma Beasley, Jennifer Curry and Living Word of God Ministries

Related Petitions: none

Effect of Passage: Property will be rezoned to the UC/Urban Corridor zoning district, which will enhance compatibility with surrounding zoning and allow development standards that are beneficial for church expansion. The proposed zoning will also bring the existing daycare into compliance.

Effect of Non-Passage: The property will remain zoned C3/General Commercial and R2/Two Family Residential, districts either ill-matched to the existing uses or that allow uses incompatible with the surrounding uses and character.



Rezoning Petition REZ-2023-0002 - E Pontiac Street Proactive Rezone, Phase 2



Although some accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy or fidelity of information contained herein, and disclaims any and all liability to others for any error or omission in this map.

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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Coordinates: Spring 2009
Date: 2/22/2023



1 inch = 200 feet





Rezoning Petition REZ-2023-0002 - E Pontiac Street Proactive Rezoning, Phase 2



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© 2004 Board of Commissioners of the County of Allen
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Photos and Contours: Spring 2009
Date: 2-27-2023



1 inch = 200 feet

Legal descriptions for Pontiac Proactive Rezoning Phase II:

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FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

Rezoning Petition REZ-2023-0002

APPLICANT: Proactive Rezoning Work Group: A Cooperation between City of Fort Wayne and the Allen County Department of Planning Services

REQUEST: To rezone property from C3 General Commercial and R2/Two Family Residential zoning districts to UC/Urban Corridor in accordance with the adopted Southeast Strategy plan and the current built environment

LOCATION: In general, the site stretches along the south side of the 700 block of East Pontiac Street (Hanna to Weisser Park Ave)

LAND AREA: 2.37 acres

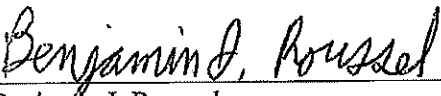
PRESENT ZONING: C3 General Commercial and R2/Two Family Residential

PROPOSED ZONING: UC/Urban Corridor

The Plan Commission recommends that Rezoning Petition REZ-2023-0002 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 City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The proposed zoning is supported by the goals, policies and recommendations found within the Land Use and Housing chapters of the Fort Wayne- Allen County Comprehensive Plan – Plan it Allen. Furthermore, the rezoning is a recommendation of the Southeast Strategy Update Plan which was adopted as an amendment to the Comprehensive Plan in 2021.
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. The Zoning Ordinance allows existing legal nonconforming uses to continue to exist and expand, with certain limitations.
3. Approval is consistent with the preservation of property values in the area. Approval of the proposed rezoning will allow new public and private investment that is consistent with the ongoing redevelopment within the Pontiac Corridor, fulfilling economic and land use development policies outlined in the comprehensive plan and the Southeast Strategy Update.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Most of the uses within the rezoning area are more consistent with the proposed classification than the current general commercial classification they fall under. Approval will also compliment adjacent uses and support future growth and development. New development will be built in a form which will blend with the existing urban development patterns and historical flavor, using alley access, smaller setbacks, and mixed uses including residential use of upper building floors.

These findings approved by the Fort Wayne Plan Commission on March 20, 2023.


Benjamin J. Roussel
Executive Director
Secretary to the Commission