

#REZ-2023-0025

BILL NO. Z-23-06-08

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. K-06 (Sec. 3 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
Rockhills 2nd Addition	Lot 3 Ex 10ft For St	02-12-03-477-009.000-074
Rockhills 2nd Addition	Lot 4	02-12-03-477-008.000-074
Rockhills 2nd Addition	E 1/2 LOT 5	02-12-03-477-007.000-074
Rockhills 2nd Addition	W 1/2 LOT 6	02-12-03-477-004.000-074
Rockhills 2nd Addition	Lot 7	02-12-03-477-003.000-074
Rockhills 2nd Addition	W 25 OF N 90 LOT 8	02-12-03-477-001.000-074
Rockhills 2nd Addition	E 25 OF N 90 FT LOT 8	02-12-03-477-002.000-074
Rockhills 2nd Addition	S 60 FT LOT 8	02-12-03-477-010.000-074
Rockhills 2nd Addition	E20 OF N100 LOT 9	02-12-03-476-003.000-074
Rockhills 2nd Addition	Lots 11 & 12 & W 24' Lot 10 & E 1/2 Lot 13	02-12-03-476-001.000-074

Subdivision Name	Legal Description	Parcel Number
Rockhills 2nd Addition	Lot 14 Ex W 3' & W 1/2 Lot 13	02-12-03-453-004.000-074
Rockhills 2nd Addition	Lot 15 Ex E 28'	02-12-03-453-001.000-074
Rockhills 2nd Addition	W 3' Lot 14	02-12-03-453-003.000-074
Rockhills 2nd Addition	E 28' Lot 15	02-12-03-453-002.000-074
Rockhills 2nd Addition	Lot 9 Ex E 20' of N 100' & Lot 10 Ex W 24'	02-12-03-476-002.000-074
Rockhills 2nd Addition	W 25 FT LOT 16	02-12-03-452-006.000-074
Rockhills 2nd Addition	E 25FT LOT 16	02-12-03-452-007.000-074
Rockhills 2nd Addition	E 1/2 LOT 6	02-12-03-477-005.000-074
Rockhills 2nd Addition	Lot 17 & E 9.5 Ft Lot 18	02-12-03-452-005.000-074
Rockhills 2nd Addition	W 40 1/2' Lot 18	02-12-03-452-004.000-074
Rockhills 2nd Addition	W 1/2 LOT 5	02-12-03-477-006.000-074
Rockhills 2nd Addition	Lot 19	02-12-03-452-003.000-074
Rockhills 2nd Addition	Lot 20 & Lot 21	02-12-03-452-002.000-074
Rockhills 2nd Addition	EX S 71.5 FT LOT 22	02-12-03-451-022.000-074
Rockhills 2nd Addition	S 71.5 FT LOT 22 & S 71.5 OF E 1/2 LOT 23	02-12-03-451-023.000-074
Rockhills 2nd Addition	Lot 24 & W 1/2 Lot 23 & E 37.5' Lot 96	02-12-03-451-018.000-074
Rockhills 2nd Addition	E 1/2 LOT 23 EX S 71.5 FT	02-12-03-451-021.000-074

Subdivision Name	Legal Description	Parcel Number
Rockhills 2nd Addition	W 12.5' Lot 96 & E 25' Lot 97	02-12-03-451-017.000-074
Rockhills 2nd Addition	Lots 138 thru 140 & W 1/2 Lot 141	02-12-03-408-015.000-074
Rockhills 2nd Addition	E 1/2 Lot 141	02-12-03-408-021.000-074
Rockhills 2nd Addition	Lots 142 & 143	02-12-03-408-022.000-074
Rockhills 2nd Addition	N 50FT LOT 144	02-12-03-409-012.000-074
Rockhills 2nd Addition	S 100 FT LOT 144 & W 1/2 LOT 145	02-12-03-409-013.000-074
Rockhills 2nd Addition	E 1/2 LOT 145	02-12-03-409-015.000-074
Rockhills 2nd Addition	W 25FT LOT 146	02-12-03-409-016.000-074
Rockhills 2nd Addition	E 25 FT LOT 146	02-12-03-409-017.000-074
Rockhills 2nd Addition	LOT 147	02-12-03-409-018.000-074
Rockhills 2nd Addition	W 1/2 LOT 148	02-12-03-409-019.000-074
Rockhills 2nd Addition	E 1/2 LOT 148	02-12-03-409-020.000-074
Rockhills 2nd Addition	N 37 FT LOT 149	02-12-03-409-010.000-074
Rockhills 2nd Addition	S 31 5/6 OF N 68 5/6 LOT 149	02-12-03-409-011.000-074
Rockhills 2nd Addition	S 81.2' Lot 149	02-12-03-409-021.000-074
Rockhills 2nd Addition	Lot 155 & 25' Strip adj on East	02-12-03-435-007.000-074

Subdivision Name	Legal Description	Parcel Number
Rockhills 2nd Addition	E 25' of 50' x 150' space lying E of Lot 155	02-12-03-435-009.000-074
Rockhills 2nd Addition	W 17 FT LOT 156 E 16 FT LOT 157	02-12-03-435-002.000-074
Rockhills 2nd Addition	27 2/3 FT W OF E 5 1/3 FT LOT 156	02-12-03-435-003.000-074
Rockhills 2nd Addition	E 5.33 ft Lot 156 & 50 ft Spc Adj on E	02-12-03-435-005.000-074
Roots Addition	LOT 1	02-12-03-436-010.000-074
Roots Addition	LOT 2	02-12-03-436-009.000-074
Roots Addition	LOT 3	02-12-03-436-008.000-074
Roots Addition	Lot 4	02-12-03-436-007.000-074
Roots Addition	LOT 5	02-12-03-436-006.000-074
Roots Addition	LOT 6	02-12-03-436-005.000-074
Roots Addition	Lot 7	02-12-03-436-004.000-074
Roots Addition	LOT 8	02-12-03-436-003.000-074
Roots Addition	LOT 9	02-12-03-436-002.000-074
Roots Addition	LOT 10	02-12-03-436-001.000-074

and the symbols of the City of Fort Wayne Zoning Map Nos. K-06 (Sec. 3 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.

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2 SECTION 2. If a written commitment is a condition of the Plan Commission's
3 recommendation for the adoption of the rezoning, or if a written commitment is modified and
4 approved by the Common Council as part of the zone map amendment, that written
5 commitment is hereby approved and is hereby incorporated by reference.
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7 SECTION 3. That this Ordinance shall be in full force and effect from and after its
8 passage and approval by the Mayor.
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Council Member

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11 APPROVED AS TO FORM AND LEGALITY:

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Malak Heiny, City Attorney
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City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2023-0025
Bill Number: Z-23-06-08
Council District: 5-Geoff Paddock

Introduction Date: June 6, 2023

Plan Commission
Public Hearing Date: June 12, 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 7.92 acres from C3/ General Commercial and I1/Limited Industrial to UC/Urban Corridor.

Location: 1131 to 1432 West Main and 602 to 632 Cherry Street. See file for exact parcels.

Reason for Request: Proactive downzoning of parcels to align zoning with existing uses and to implement recommendations of the Nebraska Neighborhood Plan amendment to the Comprehensive Plan (approved by Council in 2010).

Applicant: Fort Wayne Plan Commission

Property Owners: Various; see project file.

Related Petitions: REZ-2023-0026

Effect of Passage: Properties will be rezoned to the UC/Urban Corridor, either bringing the existing use into compliance with the zoning ordinance or enhancing compatibility with surrounding uses. The proactive rezoning fulfills recommendation of the Nebraska Neighborhood Plan 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.



MEMO

To: Fort Wayne Plan Commission
From: Proactive Rezoning Work Group, City-CD, DPS
Date: 5/08/23
RE: West Main Street Rezoning
CC:
Paul Spoelhof, Director of Planning & Policy
Michelle Wood, Senior Planner, Department of Planning Services

The Proactive Rezoning Work Group has submitted two rezoning applications that are located within the Nebraska Neighborhood.

- **1131 to 1432 West Main Street (Camp Allen Drive to Osage St) and 602 to 632 Cherry Street** from I1/Limited Industrial and C3/General Commercial **to UC/Urban Corridor**; and
- **1214 to 1225 Boone Street** (a small residential area just north of West Main) from I1/Limited Industrial **to R2/Two Family Residential**.

The Fort Wayne Plan Commission is being requested to initiate the rezonings in accordance with the Nebraska Neighborhood Plan and All In Allen Comprehensive Plan.

The Nebraska Neighborhood Plan, adopted in 2010 by Common Council, includes recommendations to rezone these areas to a more appropriate zoning district that matches the actual land uses, and to encourage more compatible land uses and development patterns for the neighborhood.

In 2015, West Main Street from Osage west to Edgerton was rezoned to UC/Urban Corridor. The UC zoning district will allow for and encourage mixed uses with a focus on neighborhood and pedestrian oriented commercial and personal service uses.

The rezonings have been filed for the upcoming June 12th Plan Commission Public Hearing. Staff from the Proactive Rezoning Work Team will attend this meeting to present and answer any questions regarding this request.

**The Proactive Rezoning Work Group is a collaboration between the City of Fort Wayne Planning and Policy Department and the Allen County Department of Planning Services to actively rezone corridors and other areas identified as part of neighborhood and other community-based plans.*

Department of Planning Services
Rezoning Petition Application

Applicant	Applicant _____
	Address _____
	City _____ State _____ Zip _____
	Telephone _____ E-mail _____

Contact Person	Contact Person _____
	Address _____
	City _____ State _____ Zip _____
	Telephone _____ E-mail _____

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 _____
	Present Zoning _____ Proposed Zoning _____ Acreage to be rezoned _____
	Proposed density _____ units per acre
	Township name _____ Township section # _____
	Purpose of rezoning (attach additional page if necessary) _____

Sewer provider _____ Water provider _____	

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.

_____	_____	_____
(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.
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Current Zoning



- R1 Single Family Residential
- R2 Two Family Residential
- R3 Multiple Family Residential
- C3 General Commercial
- DE Downtown Edge
- UC Urban Corridor
- I1 Limited Industrial
- I2 General Industrial

Proposed Zoning



- R2 Two Family Residential
- UC Urban Corridor