

#REZ-2023-0026

BILL NO. Z-23-06-13

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 an R2 (Two 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
Rockhills 2nd Addition	W 34' Lot 157 & E 30' Lot 158	02-12-03-435-001.000-074
Rockhills 2nd Addition	W 20 FT LOT 158 & E 10 FT LOT 159	02-12-03-410-005.000-074
Rockhills 2nd Addition	E 53 FT OF W 168 & VAC ST LOT 239	02-12-03-434-001.000-074
Rockhills 2nd Addition	E 94.8 & VAC ST ADJ LOT 239	02-12-03-434-002.000-074

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.

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.

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

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5 _____
6 Council Member

7 APPROVED AS TO FORM AND LEGALITY:

8 _____
9 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-2023-0026
Bill Number: Z-23-06-13
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 .042 acres from I1/Limited Industrial to R2/Two Family Residential.

Location: 1214 to 1225 Boone Street.

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-2023-0025

Effect of Passage: Properties will be rezoned to the R2/Two Family Residential, bringing the existing use into compliance with the zoning ordinance and 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 I1, a zoning district 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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Proactive Rezoning Initiative: Nebraska Neighborhood Plan

DRAFT

West Main Street

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