

#REZ-2023-0038

BILL NO. Z-23-08-04

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map Nos. L-06 and M-06 (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 DC
(Downtown Core) 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
Ewings Addition	Lots 1 through 3, Block 8 & Lots 1 through 8, Block 9 & Lots 5 & 6, Block 10	02-12-02-333-002.000-074
Together With		
Hannas Addition	Lots 555 through 558 & RR adj on N & Vacated Streets	02-12-02-333-002.000-074

and the symbols of the City of Fort Wayne Zoning Map Nos. L-06 and M-06 (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(s): REZ-2023-0038
Bill Number: Z-23-08-04
Council District: 5-Geoff Paddock

Introduction Date: August 8, 2023

Plan Commission
Public Hearing Date: August 14, 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 3.84 acres from I1/Limited Industrial and I2/General Industrial to DC/Downtown Core.

Location: 350 Pearl Street, northeast corner of its intersection of Ewing and Pearl Street (Section 2 of Wayne Township)

Reason for Request: Proactive rezoning of parcels to align zoning with surrounding districts and furthering the goals and strategies of adopted Downtown plans.

Applicant: Fort Wayne Plan Commission

Property Owners: Sweet Real Estate – City Center LLC

Related Petitions: Petitions ZORD-2023-0003, REZ-2023-0039, -40, -41, and -42 are being collectively brought forward by the Fort Wayne Plan Commission for consideration by the Fort Wayne Common Council.

Effect of Passage: Properties will be rezoned to the DC/Downtown Core district, aligning the zoning with surrounding districts and furthering the goals and strategies of adopted Downtown plans.

Effect of Non-Passage: Properties will remain zoned I1 and I2, zoning districts found to be ill-matched to existing and proposed Downtown development.

Department of Planning Services

Rezoning Petition Application

Applicant

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

Property Ownership

Property Owner _____
 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 _____ Township and Section _____
 Present Zoning _____ Proposed Zoning _____ Acreage to be rezoned _____
 Purpose of rezoning (attach additional page if necessary) _____

 Sewer provider _____ Water provider _____

Filing Checklist

Applications will not be accepted unless the following filing requirements are submitted with this application.

- ☐ Filing fee \$1000.00
- ☐ Surveys showing area to be rezoned
- ☐ Legal Description of parcel to be rezoned
- ☐ Rezoning Criteria (please complete attached document)

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 Fort Wayne and Allen County Plan Commissions 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

 (printed name of applicant) (signature of applicant) (date)

 (printed name of property owner) (signature of property owner) (date)



Received	Receipt No.	Hearing Date	Petition No.
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Department of Planning Services • 200 East Berry Suite 150 • Fort Wayne, Indiana • 46802
 Phone (260) 449-7607 • Fax (260) 449-7682 • www.allencounty.us • www.cityoffortwayne.org





DEPARTMENT OF PLANNING SERVICES

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Fort Wayne, Indiana 46802

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www.allencounty.us/dps



MEMORANDUM

To: Fort Wayne Plan Commission
From: Co-Project Managers – Downtown Design Manual Update Project
Date: May 10, 2023
Subject: Downtown Design Manual Project – Update and Initiation of Rezoning to DC/DE

This letter serves to inform the Fort Wayne Plan Commission of Staff's intent to update you regarding the status of the Fort Wayne Updated Downtown Design Manual Project.

Community Development and Department of Planning Services Staff are jointly managing this project.

Staff previously presented an update of the project at the February 20, 2023 Fort Wayne Plan Commission Business Meeting, where staff requested that the Plan Commission Initiate the following items: (1) Adoption of the Updated Downtown Design Manual; (2) Downtown Design Standards Zoning Ordinance Amendment; and (3) Riverfront Overlay Zoning District Amendment.

Staff will present an additional update of the project at the May 15, 2023 Plan Commission Business Meeting.

In addition to the update, staff will request for the Plan Commission to Initiate:

- The Rezoning of certain portions of the projected Riverfront Overlay Zoning District area to DC or DE as applicable.

Submitted by the Downtown Design Manual Project Co-Project Managers:

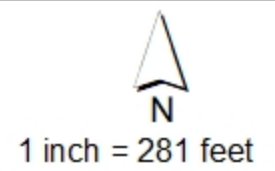
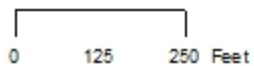
Sarah Jones, AICP
Senior Planner | Special Projects
Department of Planning Services

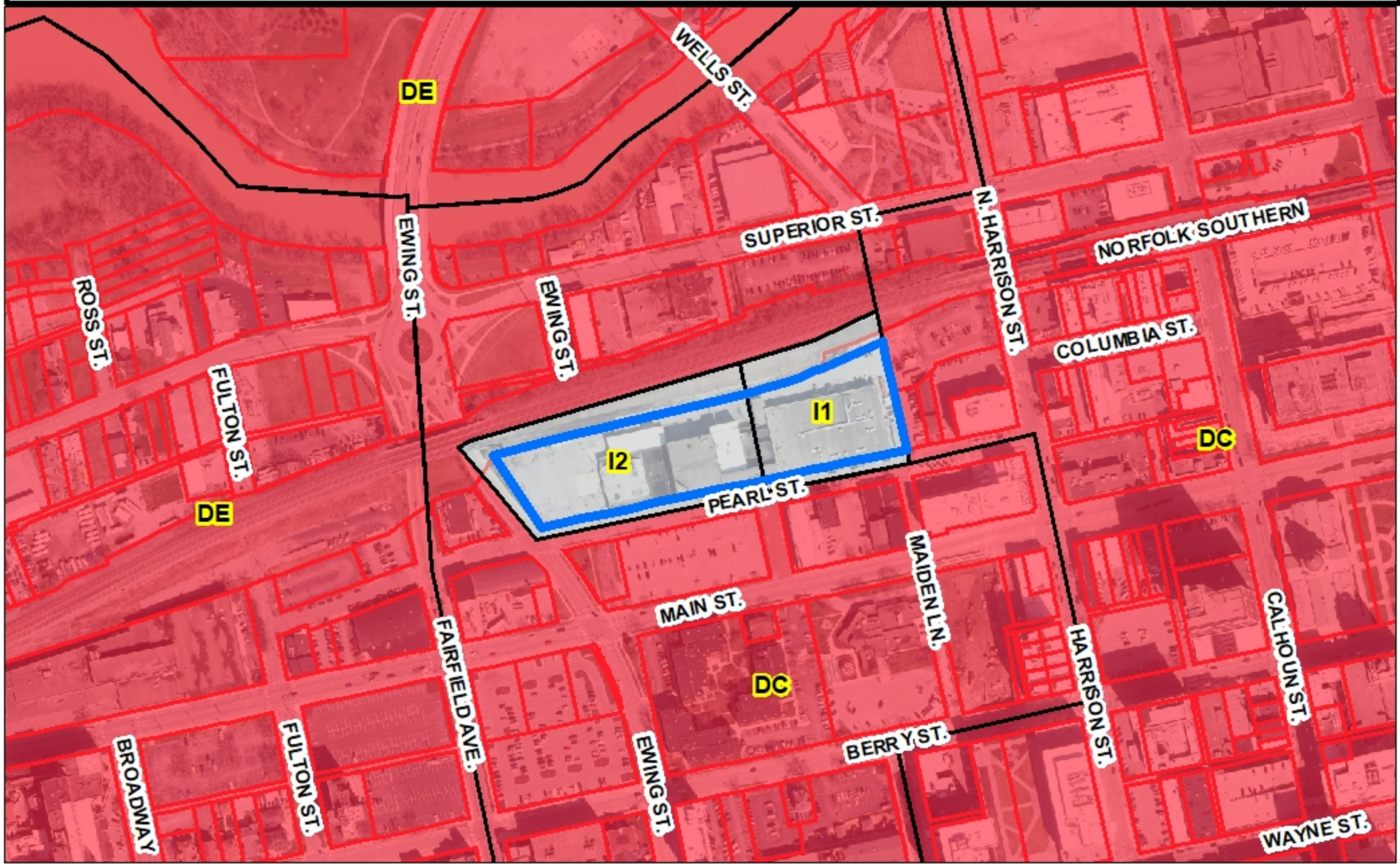
Russell Garriott
Senior Planner | Planning and Policy
Fort Wayne Community Development



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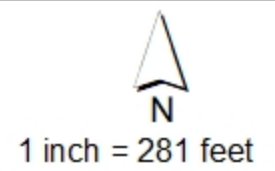
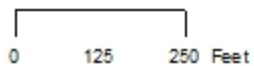
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Date: 7/25/2023





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CarsonLLP.com

The Harrison

301 W. Jefferson Boulevard, Suite 200

Fort Wayne, IN 46802

260-423-9411

Andrew D. Boxberger

aboxberger@carsonllp.com

July 18, 2023

VIA ELECTRONIC DELIVERY:

Fort Wayne Plan Commission
c/o Department of Planning Services
200 East Berry Street, Suite 150
Fort Wayne, IN 46802
Email: davidschaab@allencounty.us

Dear Commissioners:

This firm represents the interests of Sweet Real Estate – City Center LLC (“SRE”), the owner of real estate located at 350 Pearl St., Fort Wayne, IN 46802 (“Property”). Recently, Fort Wayne’s Department of Planning Services filed a petition to rezone the Property from I1 (Limited Industrial) and I2 (General Industrial) to DC (Downtown Core), in order to support SRE’s redevelopment of the old Perfection Bakeries campus for mixed-use, non-profit and commercial purposes to support the growth and redevelopment of downtown Fort Wayne.

I am writing to you today on behalf of SRE to express my client’s support for the rezoning of the Property. Rezoning the Perfection Bakeries campus from Industrial to Downtown Core will play a pivotal role in further enhancing our downtown area, by allowing for the redevelopment of the Property, which will, in turn, promote economic growth and foster a vibrant and inclusive community space. We believe rezoning the Property is in the best interest of Fort Wayne.

SRE firmly believes that rezoning the Property from General and Limited Industrial uses to Downtown Core will bring numerous benefits for the City of Fort Wayne. It will prompt economic growth, aid in the rejuvenation of downtown, preserve historic buildings, and create a more vibrant and inclusive community space.

Thank you for your time, consideration, and dedication to our city.

Sincerely,

CARSON LLP

A handwritten signature in black ink, appearing to read 'Andrew Boxberger', with a long horizontal flourish extending to the right.

Andrew Boxberger, Partner