

#REZ-2023-0039

BILL NO. Z-23-08-05

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map Nos. K-10 and L-10 (Secs. 2 and 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 DE
(Downtown Edge) 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
Gerkins Addition	E 33' of Lot 1	02-12-02-151-017.000-074
Gerkins Addition	Lot 1 Ex E 33'	02-12-02-151-016.000-074
Gerkins Addition	Lot 2	02-12-02-151-015.000-074
Gerkins Addition	E 1/2 Lot 3	02-12-02-151-014.000-074
Gerkins Addition	W 1/2 Lot 3 & 6' Vacated Alley	02-12-02-151-013.000-074
Gerkins Addition	E 1/2 Lot 4 & 6' Vacated Alley Adj	02-12-02-151-012.000-074
Gerkins Addition	W 1/2 Lot 4	02-12-02-151-011.000-074
Gerkins Addition	Lot 5	02-12-02-151-010.000-074
Gerkins Addition	Lot 6	02-12-02-151-009.000-074
Hannas Out Lots (Samuel)	E 28.5' Of W 57' Of N 144' Lot 12	02-12-02-151-002.000-074
Hannas Out Lots (Samuel)	W 208.51' Of S 249.99' Lot 12 50' E	02-12-02-151-019.000-074
Hannas Out Lots (Samuel)	E 28.5' of W 85.5' of N 144' Pt Lot 12	02-12-02-151-003.000-074
Hannas Out Lots (Samuel)	E 53.5' of W 139' of N 144' Lot 12	02-12-02-151-004.000-074
Hannas Out Lots (Samuel)	E 15' Of W 154' Of N 144' Lot 12	02-12-02-151-006.000-074
Hannas Out Lots (Samuel)	74' E Of W 154' Of N 144' E Of Lot 12	02-12-02-151-007.000-074

Hannas Out Lots (Samuel)	W 28.5' Of N 144' E Of Lot 12	02-12-02-151-001.000-074
Hannas Out Lots (Samuel)	50 N' Of S 222.2' Of W 175' Of Lot 13 & 1/2 Vacated Alley	02-12-02-152-007.000-074
Hannas Out Lots (Samuel)	S 60.7' Of N 434.2' Of W 141' Of Lot 13 & 1/2 Vacated Alley	02-12-02-152-011.000-074
Hannas Out Lots (Samuel)	S 161.5' of N 373.5' of W 141' of Lot 13 & 1/2 Vacated Alley	02-12-02-152-008.000-074
Hannas Out Lots (Samuel)	.244 Acre Tract N of RR, Lot 16 Ex Pt E of W line of Ewing St	02-12-02-179-013.000-074
Mary Schneider Addition	E 25.4' Lot 1	02-12-03-283-002.000-074
Mary Schneider Addition	Frl W 24.6' Lot 1 Ex R/W	02-12-03-283-001.000-074
Mary Schneider Addition	N 24' Lot 2	02-12-03-283-003.000-074
McCulloch Subdivision	S 29' Lot 1 Ex Se Frl For St E 30' Of S 29' Lot 2	02-12-02-178-023.000-074
McCulloch Subdivision	W 31' Of S 29' Lot 2 & S 29' Lots 3 & 4	02-12-02-178-004.000-074
McCulloch Subdivision	N 29' of S 34' of W 24.5' Lot 10 & N 29' of S 34' Lots 11 & 12	02-12-02-178-001.000-074
Papes 1st Addition	E 50' Lot 2	02-12-02-152-004.000-074
Papes 1st Addition	W 10' Lot 2 & E 25' Lot 3	02-12-02-152-003.000-074
Papes 1st Addition	W 35' Lot 3	02-12-02-152-002.000-074
Papes 1st Addition	N 104' Lot 4	02-12-02-152-001.000-074
Papes 1st Addition	S 40' Lot 4	02-12-02-152-006.000-074
P A Randalls Subdivision	Lot 1 Ex E Frl Pt For St	02-12-02-178-024.000-074
P A Randalls Subdivision	Lot 2 Ex E Frl Pt For St	02-12-02-178-025.000-074
P A Randalls Subdivision	Lot 3 Ex E Frl For St	02-12-02-178-026.000-074
P A Randalls Subdivision	W 40' Lot 4	02-12-02-178-027.000-074
P A Randalls Subdivision	Lots 5 Through 8	02-12-02-178-022.000-074

P A Randalls Subdivision	Lot 9	02-12-02-178-018.000-074
P A Randalls Subdivision	Lots 10 through 22 Ex Nw Corner of Lot 22	02-12-02-178-017.000-074
P A Randalls Subdivision	Tri Tr Nw Corner of Lot 22	02-12-02-178-005.001-074
P A Randalls Subdivision	Lot A Ex Pt E of W line Ewing St	02-12-02-180-001.000-074
Ewings George W Subdivision of Out Lots	E 50' of N 71.5' Lot 13	02-12-03-283-004.000-074
Together With		
Mary Schneider Addition	S 56' Lot 2	02-12-03-283-004.000-074
Together With		
Schroeders Addition	E 50' Lot 6	02-12-03-283-004.000-074
Gerkins Addition	Lot 7 & 8 & Vacated alley on N	02-12-02-151-021.000-074
Together With		
Hannas Out Lots (Samuel)	Lot 12 Ex W 208.51' Of S 249.99', 50' E	02-12-02-151-021.000-074
Hannas Out Lots (Samuel)	Pt Lots 13 & 14	02-12-02-152-013.001-074
Together With		
McCulloch Subdivision	1.408 A Pt Lot 13	02-12-02-152-013.001-074
Hannas Out Lots (Samuel)	E 1/2 of S Pt Lot 13 N of RR Ex N 144' & Lot 14 N of RR Ex N 144' & Lot 15 N of RR & 1/2 Vacated Alley	02-12-02-152-013.000-074
Together With		
McCulloch Subdivision	Lot 13 Ex N 144'	02-12-02-152-013.000-074
Hannas Out Lots (Samuel)	N 144' Lot 14	02-12-02-152-012.000-074
Together With		
McCulloch Subdivision	N 144' of Lot 13	02-12-02-152-012.000-074
Together With		

Papes 1st Addition	Lot 1	02-12-02-152-012.000-074
Hannas Out Lots (Samuel)	Pt Lots 15 & 16 Adj on S	02-12-02-179-012.000-074
Together With		
P A Randalls Subdivision	Lots 23 through 29 & E 208' Lot B	02-12-02-179-012.000-074
McCulloch Subdivision	N 29' of S 34' Lots 6 Through 9 & N 29' of S 34' Lot 10 Ex W 24.5' & 1/2 Vacated alley	02-12-02-178-002.000-074
Together With		
Muhns Subdivision	S 29' Lot 4 & 1/2 Vacated Alley	02-12-02-178-002.000-074

and the symbols of the City of Fort Wayne Zoning Map Nos. K-10 and L-10 (Secs. 2 and 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.

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-2023-0039
Bill Number: Z-23-08-05
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 17.75 acres from R2/Two Family Residential, I2/General Industrial, and UC/Urban Corridor to DE/Downtown Edge accompanied by a proposed Riverfront Overlay District.

Location: The south side of High Street from 613 to 826, south to the Norfolk Southern Railroad, the south side of Commerce Drive from 417 to 551, 431 Fairmount Place, and 1124 Sherman Blvd, (Section 2 of Wayne Township)

Reason for Request: Proactive rezoning of parcels to align zoning with the proposed Riverfront Overlay District and to implement recommendations of the Riverfront Development Implementation Framework.

Applicant: Fort Wayne Plan Commission

Property Owners: Various; see project file.

Related Petitions: Petitions ZORD-2023-0003, REZ-2023-0038, -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 DE/Downtown Edge district, aligning the zoning with the proposed Riverfront Overlay District and to implement recommendations of the Riverfront Development Implementation Framework.

Effect of Non-Passage: Properties will remain zoned R2/Two Family Residential, I2/General Industrial, and UC/Urban Corridor, zoning districts which may hinder the implementation of the previously approved Riverfront Development Implementation Framework and the proposed Riverfront Overlay District and Design Manual that will accompany this rezoning.

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.
----------	-------------	--------------	--------------

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

Citizens Square
200 East Berry Street, Suite 150
Fort Wayne, Indiana 46802

260.449.7607 Office
260.449.7682 Fax
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.

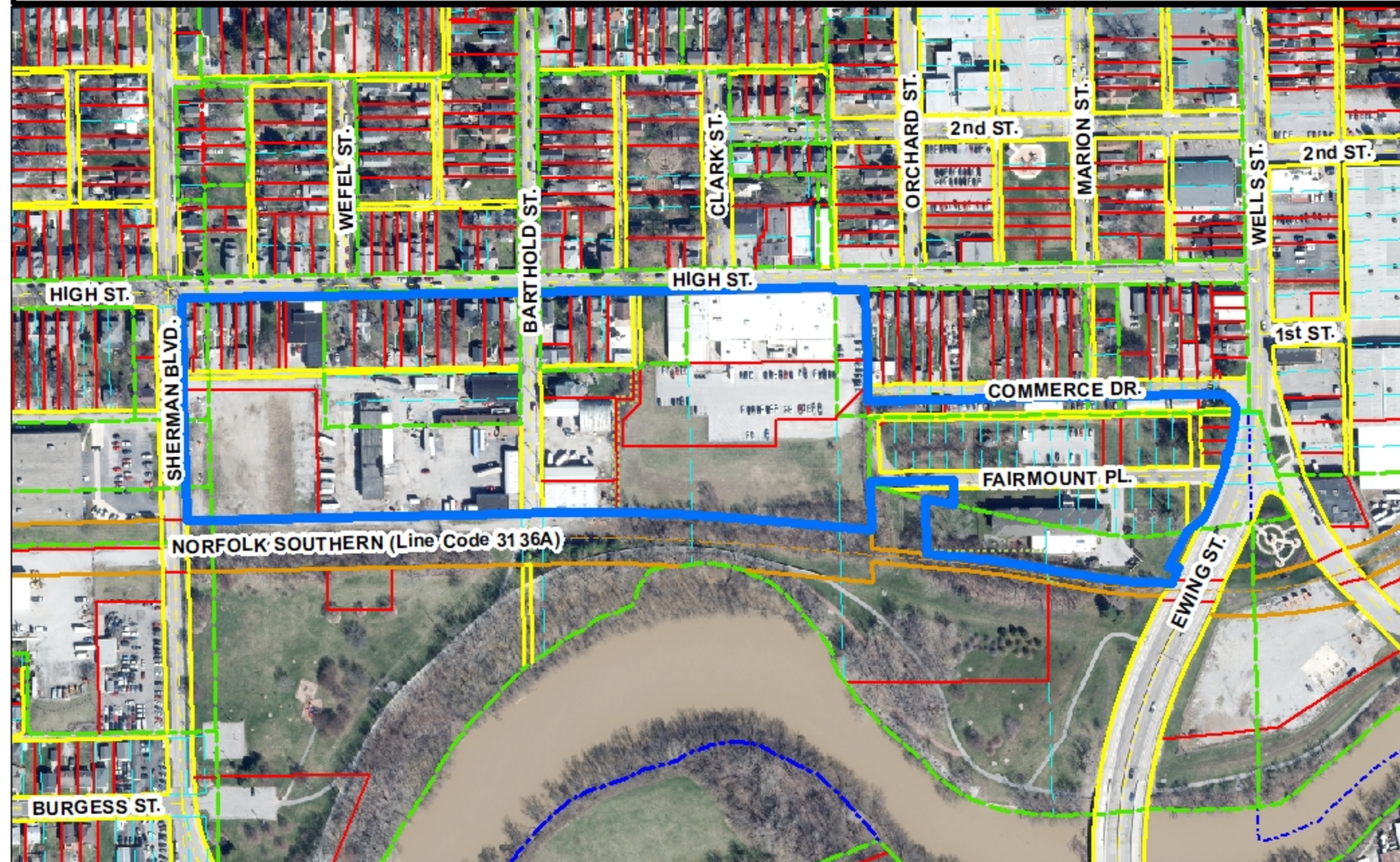
In addition to the update, staff will request for the Plan Commission to Initiate:

- 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



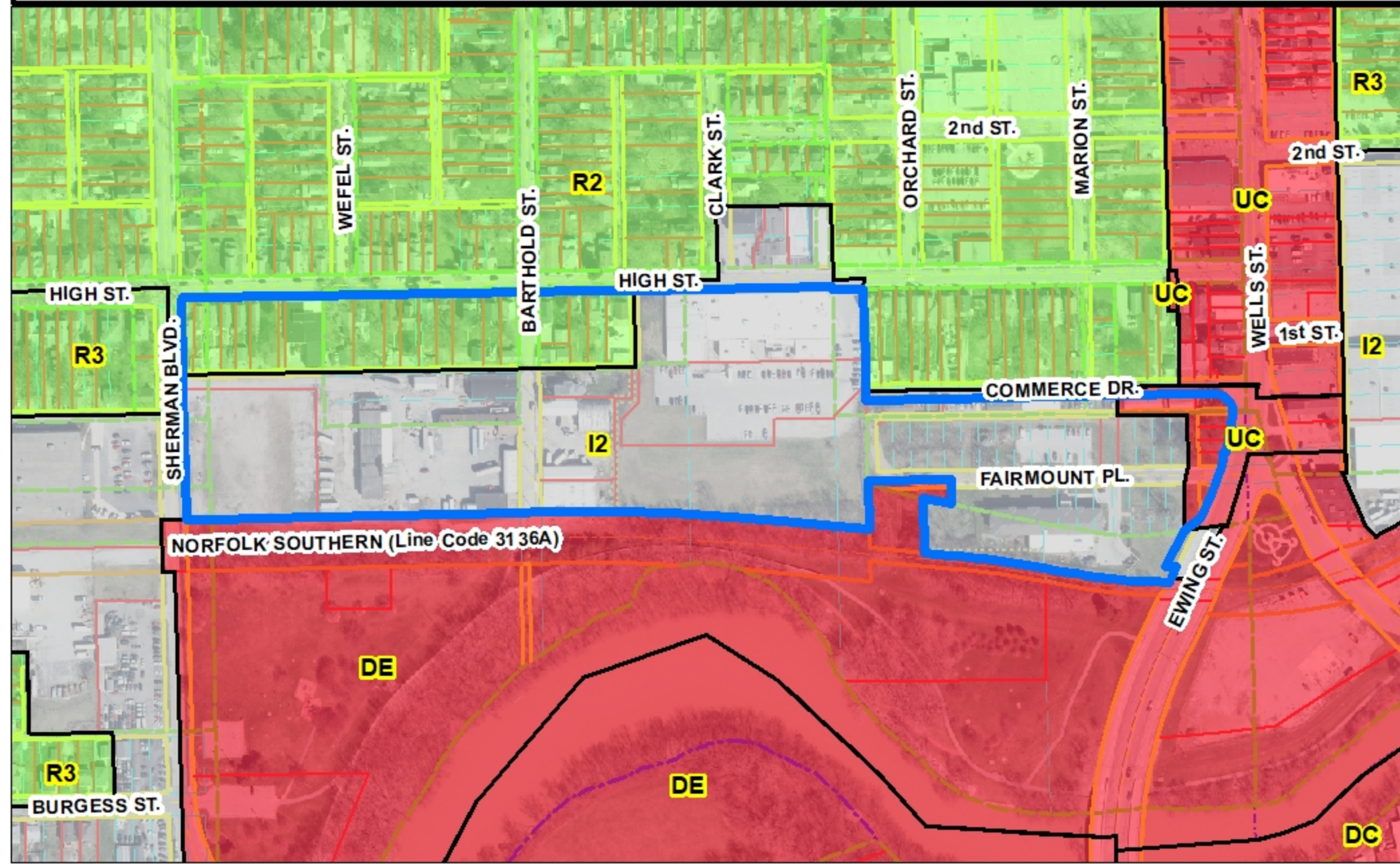
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 7/25/2023

0 125 250 Feet



1 inch = 250 feet



Although strict 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.

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 7/25/2023

