

#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<br>8 & Lots 1 through 8,<br>Block 9 & Lots 5 & 6,<br>Block 10 | 02-12-02-333-002.000-074 |
| Together With    |                                                                                       |                          |
| Hannas Addition  | Lots 555 through 558 &<br>RR adj on N & Vacated<br>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

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### 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

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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

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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

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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.

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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. |
|----------|-------------|--------------|--------------|

Department of Planning Services • 200 East Berry Suite 150 • Fort Wayne, Indiana • 46802  
 Phone (260) 449-7607 • Fax (260) 449-7682 • [www.allencounty.us](http://www.allencounty.us) • [www.cityoffortwayne.org](http://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](http://www.allencounty.us/dps)



## MEMORANDUM

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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

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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:

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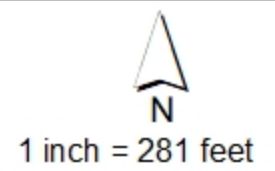
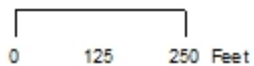
**Sarah Jones, AICP**  
Senior Planner | Special Projects  
Department of Planning Services

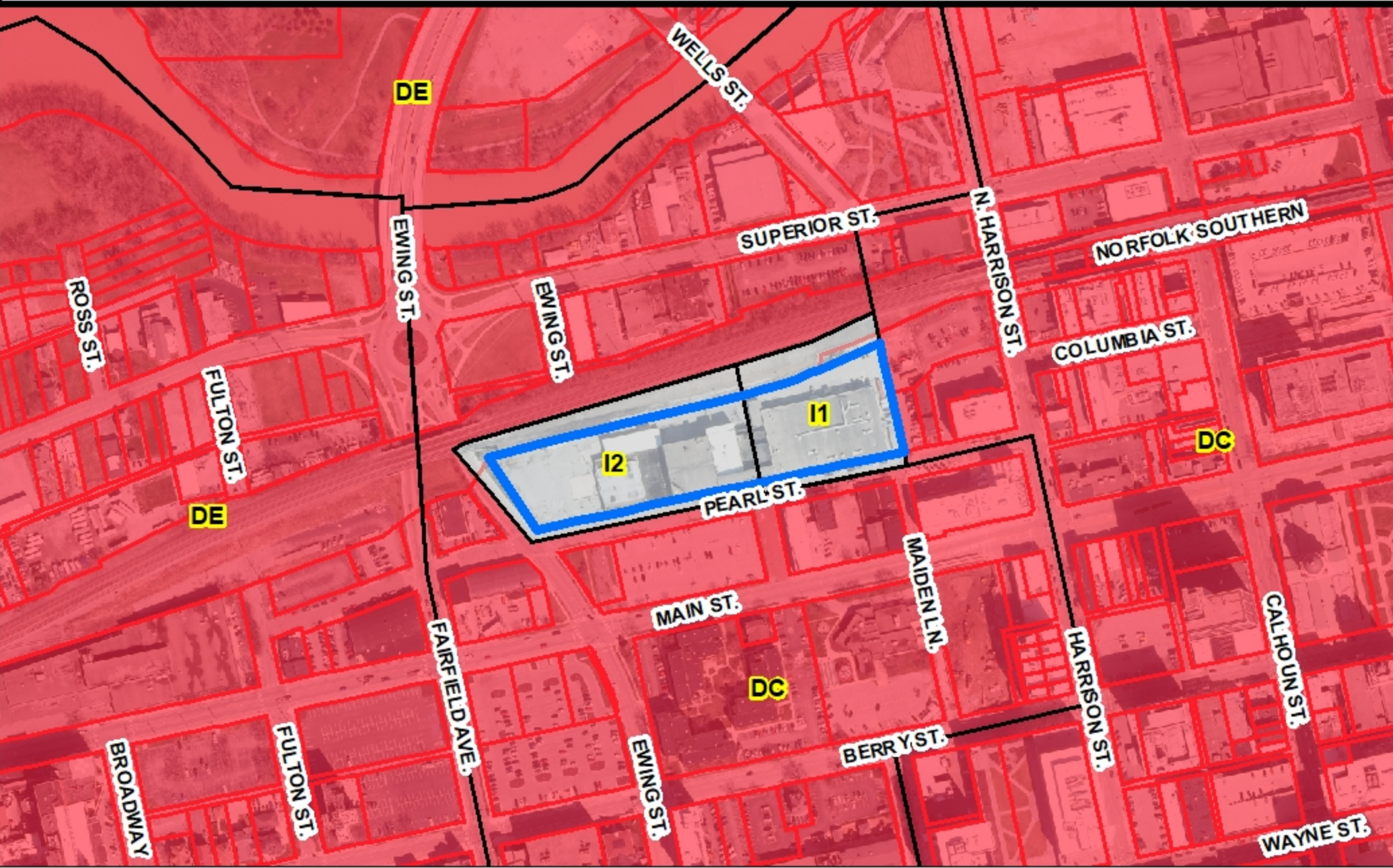
**Russell Garriott**  
Senior Planner | Planning and Policy  
Fort Wayne Community Development



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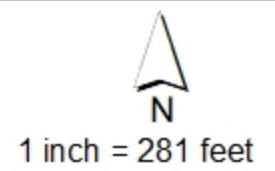
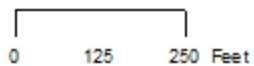
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Photos and Contours: Spring 2009  
Date: 7/25/2023





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Date: 7/25/2023





CarsonLLP.com

The Harrison

301 W. Jefferson Boulevard, Suite 200

Fort Wayne, IN 46802

260-423-9411

Andrew D. Boxberger  
[aboxberger@carsonllp.com](mailto: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](mailto: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

## FACT SHEET

|                      |                   |                          |
|----------------------|-------------------|--------------------------|
| Case #ZORD-2023-0003 | Bill # G-23-08-03 | Project Start: July 2023 |
| Case #REZ-2023-0038  | Bill # Z-23-08-04 | Project Start: July 2023 |
| Case #REZ-2023-0039  | Bill # Z-23-08-05 | Project Start: July 2023 |
| Case #REZ-2023-0040  | Bill # Z-23-08-06 | Project Start: July 2023 |
| Case #REZ-2023-0041  | Bill # Z-23-08-07 | Project Start: July 2023 |
| Case #REZ-2023-0042  | Bill # Z-23-08-08 | Project Start: July 2023 |

|                     |                                                                                                   |
|---------------------|---------------------------------------------------------------------------------------------------|
| APPLICANT:          | Fort Wayne Plan Commission                                                                        |
| REQUEST:            | Design Standards Ordinance Amendment and Riverfront Overlay Zoning District and Rezoning to DE/DC |
| REZONING LOCATIONS: | Various; see file                                                                                 |
| LAND AREA:          | Approximately 17.75 acres                                                                         |
| PRESENT ZONING:     | R2/Two Family Residential, I1/Limited Industrial, I2/General Industrial, and UC/Urban Corridor    |
| PROPOSED ZONING:    | DE/Downtown Edge                                                                                  |
| COUNCIL DISTRICT:   | 5-Geoff Paddock                                                                                   |
| SPONSOR:            | City of Fort Wayne Plan Commission                                                                |

### August 14, 2023 Public Hearing

- Six individuals spoke at the hearing.
- Karen Richards was absent.

### August 21, 2023 Business Meeting

- Tom Freistroffer was absent.

### ZORD-2023-0003

#### Plan Commission Recommendation: DO PASS

A motion was made by Ryan Neumeister and seconded by Paul Sauerteig to return the ordinance with a Do Pass recommendation to Common Council for their final decision.

#### 8-0 MOTION PASSED

### REZ-2023-0038

#### Plan Commission Recommendation: DO PASS

A motion was made by Rachel Tobin-Smith and seconded by Paul Sauerteig to return the ordinance with a Do Pass recommendation to Common Council for their final decision.

#### 8-0 MOTION PASSED

**REZ-2023-0039**

**Plan Commission Recommendation: DO PASS**

A motion was made by Ryan Neumeister and seconded by Paul Sauerteig to return the ordinance with a Do Pass recommendation to Common Council for their final decision.

**8-0 MOTION PASSED**

**REZ-2023-0040**

**Plan Commission Recommendation: DO PASS**

A motion was made by Karen Richards and seconded by Ryan Neumeister to return the ordinance with a Do Pass recommendation to Common Council for their final decision.

**8-0 MOTION PASSED**

**REZ-2023-0041**

**Plan Commission Recommendation: DO PASS**

A motion was made by Paul Sauerteig and seconded by Rachel Tobin-Smith to return the ordinance with a Do Pass recommendation to Common Council for their final decision.

**8-0 MOTION PASSED**

**REZ-2023-0042**

**Plan Commission Recommendation: DO PASS**

A motion was made by Ryan Neumeister and seconded by Karen Richards to return the ordinance with a Do Pass recommendation to Common Council for their final decision.

**8-0 MOTION PASSED**

Fact Sheet Prepared by:  
Michelle Wood, Senior Land Use Planner  
September 6, 2023

## PROJECT HISTORY AND DISCUSSION

The purpose of this request is to ask the Commission to recommend approval of the Design Standards Ordinance Amendment and the Riverfront Overlay District (ZORD-2023-0003). This approval recommendation is aligned with the approval of the Downtown Design Manual Update and recommendation of the approval of the proactive rezoning of affected project areas to DE and DC (REZ-2023-0038; REZ-2023-0039; REZ-2023-0040; REZ-2023-0041; REZ-2023-0042).

If approved, these amendments will be to implement the zoning ordinance related requirements from the updated Downtown Design Manual, which incorporates guidance from the Riverfront Development Implementation Framework. The amendments are intended to ensure that the city continues to achieve high quality development for both privately financed and publicly supported projects, furthering the goals and strategies of adopted Downtown plans.

The ordinance amendments are intended to put the requirements set forth in the Design Manual into the City's Zoning Ordinance. As part of the ordinance amendment portion of this project, the following sections of the current Zoning Ordinance (Chapter 157) are proposed to be amended:

|                                               |                                                                    |
|-----------------------------------------------|--------------------------------------------------------------------|
| <b>§157.113</b> Overlay Districts             | <b>§157.404</b> Development Design Standards                       |
| <b>§157.218</b> DC Downtown Core              | <b>§157.407</b> Parking                                            |
| <b>§157.219</b> DE Downtown Edge              | <b>§157.408</b> Landscape Standards                                |
| <b>§157.301</b> Development Plans             | <b>§157.410</b> Riverfront Overlay District ( <b>new section</b> ) |
| <b>§157.302</b> Site Plan Review              | <b>§157.506</b> Definitions                                        |
| <b>§157.402</b> Accessory Structures and Uses |                                                                    |

### **Key Updates in the Design Manual and Zoning Ordinance Amendment – Applies to Applicable Development Proposals in the DC or DE districts**

- New Guidance for Building Design section including height, setbacks, and façade design; required elements were incorporated into the zoning ordinance amendment.
- New Guidance for Site Elements section including accessory -structures, setbacks for active uses, lighting, and parking structures; required elements were incorporated into the zoning ordinance amendment.
- Updated and aligned drive-through facilities design standards to ensure that pedestrians are not compromised by wide or multiple lane traffic crossing the sidewalk; required elements were incorporated into the zoning ordinance amendment.
- A Restaurant with Drive-Through use is no longer permitted in the DC and DE districts, but is available as a Special Use option along arterial roadways.
- An updated Design Review Process has been created to include a formalized pre-preview process; required elements were incorporated into the zoning ordinance amendment.
- The Public Streetscape section includes an updated Streetscape Template Map.
- New guidance for Urban Design section including sustainability, green infrastructure, and other site guidelines.
- Incorporated a new Riverfront Overlay District; required elements were incorporated into the zoning ordinance amendment as a new Section 157.410, specifically:

- **Purpose**

To create an area of high-quality design within a river-focused context, following the guidance of the Riverfront Development Implementation Framework Plan. The overlay provides standards that preserve important viewsheds and public access to and from the river as new development and redevelopment occurs. The Riverfront Overlay and its regulating plan foster a diversity of activities in the public realm and on private property that creates a varied riverfront pedestrian experience.

- **Required Key Features**

- Frontages: Primary, Secondary, and Riverfront
- Prohibited Use: Drive-through facilities
- New Use: Artisan Space
- Height: Minimum 2 occupiable stories and 20 feet, maximum 80 feet
- Stepbacks: On Riverfront facades, buildings taller than 4 stories shall setback additional stories at least 10 feet from property line (if less than 80 feet from edge of riverbank, as measured by property boundary).
- Transparency: Minimum of 50% of ground-floor facades must be transparent, upper stories along Riverfront frontage needs to be at least 25%.
- Entrances: Publicly-accessible entrance for business or commercial uses on a Riverfront frontage.
- Open Space and Plazas: Allowing buildings along designated frontages to setback further with enhanced activation.

In terms of public input and outreach opportunities for the project, in addition to this Plan Commission public hearing, the following took place:

- *An 11-member Advisory Committee was created, representing the following key stakeholders:*
  - Architects/Designers
  - Business Owners
  - Downtown Improvement District
  - Design Review Committee
  - Developers
  - Fort Wayne Common Council
  - Plan Commission
  - Property Owners
- *A Staff Review Team was established, with the following departments represented:*
  - Planning and Policy-CD
  - Redevelopment-CD
  - Department of Planning Services
  - Parks and Recreation
  - Public Works
  - City Utilities
- *Additional stakeholders were engaged via interviews, focus groups, and other outreach, including:*
  - Developers
  - Architects and Designers
  - Land Use Attorneys
  - Design Review Committee
  - Community/Economic Organizations
  - Community/Neighborhood Organizations
- *An open house was held on the draft Design Manual on June 1<sup>st</sup>, 2023; over 25 people attended*
  - Open house information was e-mailed to a list of Downtown stakeholders
  - Open house information was mailed to every property owner in the proposed affected area within the current or proposed Downtown Core (DC), Downtown Edge (DE), and Riverfront Overlay District boundary
  - Open house information was mailed to every property owner - informing the owner that their property was proposed to be rezoned as a part of the project

This will primarily affect areas within the draft Riverfront Overlay District, along with a small portion of property that is currently zoned I1/I2, but surrounded by DC zoning.

The Zoning Ordinance Amendment ZORD-2023-0003, which includes a new Riverfront Overlay District, will have the proposed effective date of January 1<sup>st</sup>, 2024.

At the August 14<sup>th</sup> Public Hearing the Plan Commission voted to adopt the updated Downtown Design Manual.

## **PUBLIC HEARING SUMMARY:**

Presenter: Beth Elliott of Stantec represented the project team and presented to the PC as outlined above

### Public Comments:

1. Robert Jones: old Fort use and historic preservation, how this might affect character of the area.
2. Celina Crawford: vacant lot near property, what might be built and concern of blocking of views
3. Duane Shepherd: what kinds of development will be built, and what is the time frame for development in the High Street area
4. Erica Hoy: off-street parking, how this proposal would affect availability
5. Anne Clark: wanted to know the petitioner, and what might happen to the Dike in the area
6. Sam Wells: existing homes in the area, and if they were going to be absorbed/taken over

### Closing Comments:

Project team responses to questions:

1. Old Fort and surrounding property are owned by the Fort Wayne Board of Park Commissioners. As a public park, owned by a municipality, the use is considered to be Universally Permitted, and will continue as is. The Rezoning brings the area into alignment with adopted community Plans, including the All In Allen Comprehensive Plan, and the Riverfront Implementation Framework.
2. DE contains many permitted uses, encouraging a mix of uses and emphasizing pedestrian oriented development. There are additional design standards and restrictions for development adjacent to residentially zoned properties; these residential Impact Mitigation Standards restrict buildings over a certain height within a number of feet of a residentially zoned property.
3. There are no specific developments planned or applied for at this time in the High Street area. This rezoning, along with the Riverfront Overlay District and updated standards will set the stage for future development and help to encourage and shape the area as desired by the community and expressed in the adopted plans.
4. Properties DE and DC districts do not have a minimum off street parking requirement for any use. The proposed project clarifies how off-street parking areas and parking structures can be designed and where they can be located within a property.
5. Nothing is going to happen to the Dike as part of this rezoning petition and Overlay District. The Plan Commission is the petitioner. The Dike is located on land owned by the City of Fort Wayne, and must be in compliance with all applicable Federal, State and Local Floodplain standards.
6. Single and Two family uses are not affected by the design standard requirements of the proposed Design Manual or related zoning ordinance amendments. Single and Two family uses are not affected by the Riverfront Overlay District standards. Existing Single and Two family uses are protected through nonconforming standards, and the property can continue to be used and maintained and improved. The rezoning petition and Overlay District does not include any development proposals or involve any aspect of taking of properties.

## **FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT**

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### **Zoning Ordinance Amendment ZORD-2023-0003 and Riverfront Overlay District**

APPLICANT: Fort Wayne Plan Commission  
REQUEST: To adopt an amendment to the Fort Wayne Zoning Ordinance, which amends or partially repeals the following general portions of Chapter 157 of the City Code: Section 157.113 (Overlay Districts); Section 157.218 (DC Downtown Core); Section 157.219 (DE Downtown Edge); Section 157.301 (Development Plans); Section 157.302 (Site Plan Review); Section 157.402 (Accessory Structures and Uses); Section 157.404 (Development Design Standards); Section 157.407 (Parking); Section 157.408 (Landscape Standards); Section 157.410 (Riverfront Overlay District); Section 157.506 (Definitions).  
LOCATION: The incorporated areas within the municipal boundaries of the City of Fort Wayne, Indiana.

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**Plan Commission recommends that Zoning Ordinance Amendment ZORD-2023-0003, which includes a new Riverfront Overlay District, be returned to the Fort Wayne Common Council with a “Do Pass” recommendation – the proposed effective date is January 1<sup>st</sup>, 2024.**

These findings approved by the Fort Wayne Plan Commission on August 21, 2023.



Benjamin J. Roussel  
Executive Director  
Secretary to the Commission

## FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

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### Rezoning Petition REZ-2023-0038

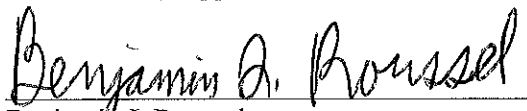
|                  |                                                                                                                |
|------------------|----------------------------------------------------------------------------------------------------------------|
| APPLICANT:       | Fort Wayne Plan Commission                                                                                     |
| REQUEST:         | Rezone property 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) |
| LAND AREA:       | Approximately 3.84 acres                                                                                       |
| PRESENT ZONING:  | I1/Limited Industrial and I2/General Industrial                                                                |
| PROPOSED ZONING: | DC/Downtown Core                                                                                               |

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**The Plan Commission recommends that Rezoning Petition REZ-2023-0038 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 All In Allen Comprehensive Plan and the Fort Wayne Action Plan: Blueprint for the Future.
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 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 Downtown area, fulfilling economic and land use development policies outlined in the All In Allen Comprehensive Plan and the Fort Wayne Action Plan: Blueprint for the Future.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Approval will compliment adjacent uses and support future growth and development. New development will be built in a form which will blend with the downtown development patterns.

These findings approved by the Fort Wayne Plan Commission on August 21, 2023.



Benjamin J. Roussel

Executive Director

Secretary to the Commission

## FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

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### Rezoning Petition REZ-2023-0039

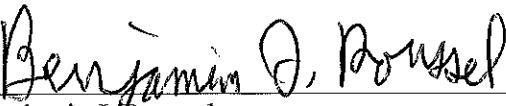
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|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICANT:       | Fort Wayne Plan Commission                                                                                                                                                                                         |
| REQUEST:         | Rezone property 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) |
| LAND AREA:       | Approximately 17.75 acres                                                                                                                                                                                          |
| PRESENT ZONING:  | R2/Two Family Residential, I2/General Industrial, and UC/Urban Corridor                                                                                                                                            |
| PROPOSED ZONING: | DE/Downtown Edge                                                                                                                                                                                                   |

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**The Plan Commission recommends that Rezoning Petition REZ-2023-0039 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 All In Allen Comprehensive Plan and the Riverfront Implementation Framework plan.
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 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 Downtown and Riverfront area, fulfilling economic and land use development policies outlined in the All In Allen Comprehensive Plan and the Riverfront Implementation Framework plan.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Approval will compliment adjacent uses and support future growth and development. New development will be built in a form which will blend with the downtown and riverfront development patterns.

These findings approved by the Fort Wayne Plan Commission on August 21, 2023.

  
\_\_\_\_\_  
Benjamin J. Roussel  
Executive Director  
Secretary to the Commission

## FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

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### Rezoning Petition REZ-2023-0040

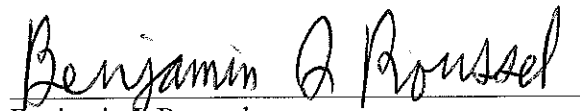
|                  |                                                                                                                                             |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICANT:       | Fort Wayne Plan Commission                                                                                                                  |
| REQUEST:         | Rezone property from I2/General Industrial and UC/Urban Corridor to DE/Downtown Edge accompanied by a proposed Riverfront Overlay District. |
| LOCATION:        | 1207 N Harrison Street, 1116 Wells Street, 1130 Wells Street, 1010 Cass Street, and 1022 Cass Street (Section 2 of Wayne Township)          |
| LAND AREA:       | Approximately 6.47 acres                                                                                                                    |
| PRESENT ZONING:  | I2/General Industrial and UC/Urban Corridor                                                                                                 |
| PROPOSED ZONING: | DE/Downtown Edge                                                                                                                            |

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**The Plan Commission recommends that Rezoning Petition REZ-2023-0040 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 All In Allen Comprehensive Plan and the Riverfront Implementation Framework plan.
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 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 Downtown and Riverfront area, fulfilling economic and land use development policies outlined in the All In Allen Comprehensive Plan and the Riverfront Implementation Framework plan.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Approval will compliment adjacent uses and support future growth and development. New development will be built in a form which will blend with the downtown and riverfront development patterns.

These findings approved by the Fort Wayne Plan Commission on August 21, 2023.



Benjamin J. Roussel  
Executive Director  
Secretary to the Commission

## FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

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### Rezoning Petition REZ-2023-0041

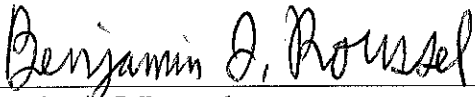
|                  |                                                                                                                                                                      |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICANT:       | Fort Wayne Plan Commission                                                                                                                                           |
| REQUEST:         | Rezone property from R3/Multiple Family, I1/Limited Industrial, and I2/General Industrial to DE/Downtown Edge accompanied by a proposed Riverfront Overlay District. |
| LOCATION:        | The east side of N Harrison Street from 1310 to 1532 (Section 2 of Wayne Township)                                                                                   |
| LAND AREA:       | Approximately 2.78 acres                                                                                                                                             |
| PRESENT ZONING:  | R3/Multiple Family, I1/Limited Industrial, and I2/General Industrial                                                                                                 |
| PROPOSED ZONING: | DE/Downtown Edge                                                                                                                                                     |

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The Plan Commission recommends that Rezoning Petition REZ-2023-0041 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 All In Allen Comprehensive Plan and the Riverfront Implementation Framework plan.
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 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 Downtown and Riverfront area, fulfilling economic and land use development policies outlined in the All In Allen Comprehensive Plan and the Riverfront Implementation Framework plan.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Approval will compliment adjacent uses and support future growth and development. New development will be built in a form which will blend with the downtown and riverfront development patterns.

These findings approved by the Fort Wayne Plan Commission on August 21, 2023.



Benjamin J. Roussel  
Executive Director  
Secretary to the Commission

## FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

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### Rezoning Petition REZ-2023-0042

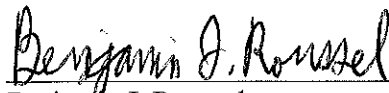
|                  |                                                                                                                                                  |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICANT:       | Fort Wayne Plan Commission                                                                                                                       |
| REQUEST:         | Rezone property from R3/Multiple Family to DE/Downtown Edge accompanied by a proposed Riverfront Overlay District.                               |
| LOCATION:        | 1201 and 1249 Spy Run as well as a portion of the River Greenway, southwest of its intersection with Baltes Avenue (Section 2 of Wayne Township) |
| LAND AREA:       | Approximately 7.93 acres                                                                                                                         |
| PRESENT ZONING:  | R3/Multiple Family                                                                                                                               |
| PROPOSED ZONING: | DE/Downtown Edge                                                                                                                                 |

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**The Plan Commission recommends that Rezoning Petition REZ-2023-0042 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 All In Allen Comprehensive Plan and the Riverfront Implementation Framework plan.
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 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 Downtown and Riverfront area, fulfilling economic and land use development policies outlined in the All In Allen Comprehensive Plan and the Riverfront Implementation Framework plan.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Approval will compliment adjacent uses and support future growth and development. New development will be built in a form which will blend with the downtown and riverfront development patterns.

These findings approved by the Fort Wayne Plan Commission on August 21, 2023.



Benjamin J. Roussel

Executive Director

Secretary to the Commission