

#REZ-2023-0060

BILL NO. Z-24-01-02

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. L-03 (Sec. 11 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:

Affected Parcels:

Parcel Number	Address	Legal Description
02-12-11-327-026.000-074	2030 FAIRFIELD AV	Lot 7 & S 1 1/4' Lot 6 Nindes 2nd Addition Ex W 2' for Alley
02-12-11-327-023.000-074	2018 FAIRFIELD AVE	Nindes 2nd Addition N 20.3' Lot 5 E x W 2' for Alley
02-12-11-327-025.000-074	2024 FAIRFIELD AV	S 1/2 Lot 6 Ex S 1 1/4' Lot 6 Nindes 2nd Addition Ex W 2' for Alley
02-12-11-327-024.000-074	2020 FAIRFIELD AV	Lot 5 Ex N 20.3' & N 1/2 Lot 6 Nindes 2nd Addition Ex W 2' for Alley S 8 IN LOT 1 & LOTS 2 THRU 4 NINDES
02-12-11-327-022.000-074	2010 FAIRFIELD AVE	2ND ADD EX W 2 FT FOR ALLEY
02-12-11-327-021.000-074	2002 FAIRFIELD AV	EX S 8 IN LOT 1 NINDES 2ND ADD EX W 2 FT FOR ALLEY
02-12-11-179-012.000-074	1936 FAIRFIELD AVE	S 29.85FT LOT 20 & ALL LOT 21 STURGIS 2ND ADD

and the symbols of the City of Fort Wayne Zoning Map No. L-03 (Sec. 11 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: REZ-2023-0060
Bill Number: Z-24-01-02
Council District: 5-Geoff Paddock

Introduction Date: January 9, 2024

Plan Commission
Public Hearing Date: January 8, 2024 (not heard by Council)

Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance: To rezone approximately 1.27 acres from C3/General Commercial to UC/Urban Corridor

Location: Along Fairfield Avenue from 1936 to 2022 Fairfield Avenue (West Side – Lot immediately north of Taylor Street to Walnut Street)

Reason for Request: Proactive downzoning of parcels to align zoning with existing uses and to implement recommendations of the Packard 2030 Plan amendment to the Comprehensive Plan.

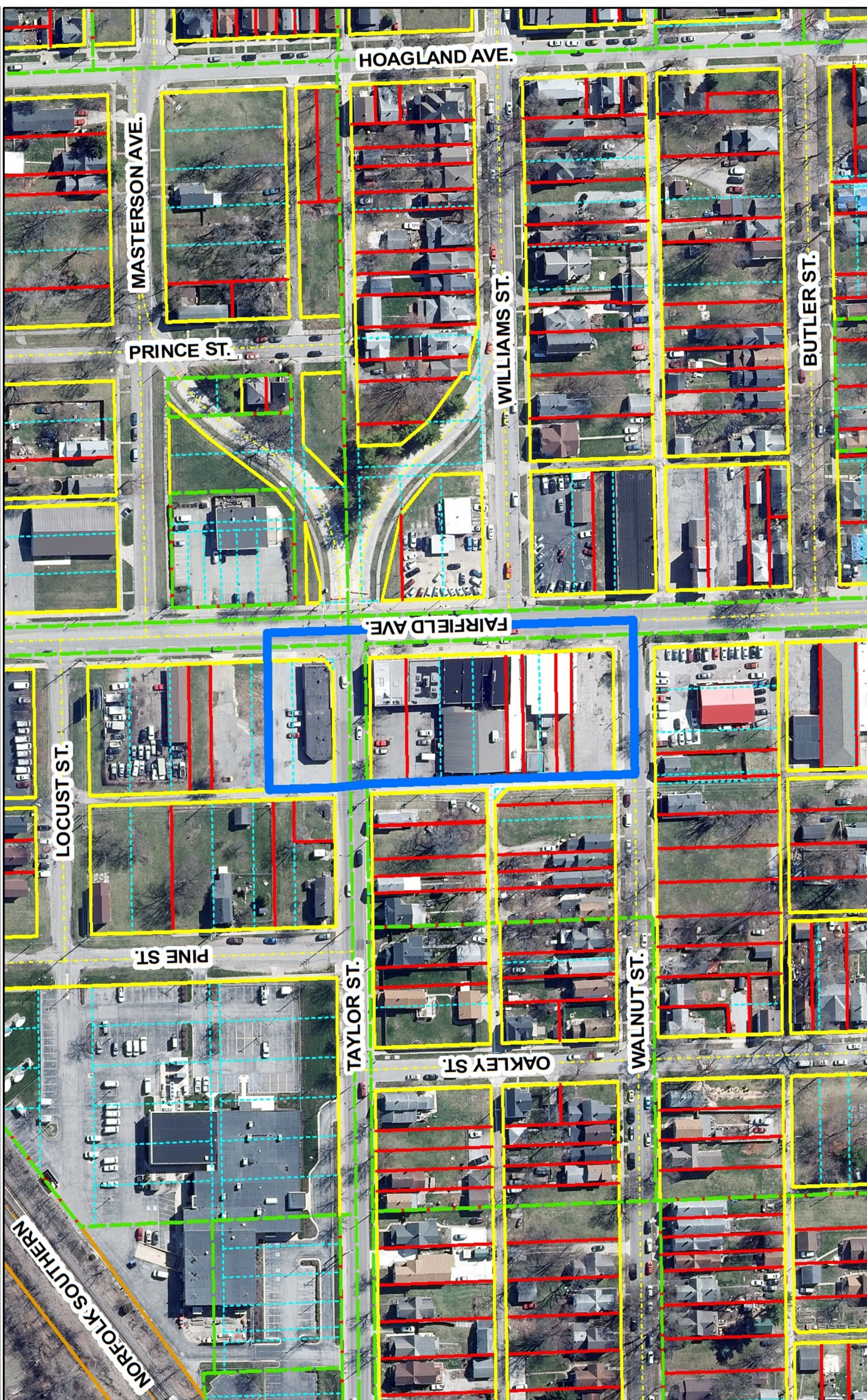
Applicant: Fort Wayne Plan Commission

Property Owner: Various; see project file

Related Petitions: none

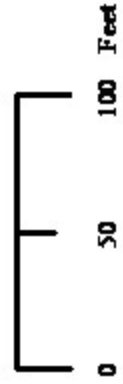
Effect of Passage: Properties will be rezoned to the UC/Urban Corridor, either bringing the existing use into compliance with the zoning ordinance or enhancing compatibility with surrounding uses. The proactive rezoning fulfills recommendation of the Packard 2030 Plan to help stabilize neighborhoods, encourage desired land uses and prevent the encroachment of incompatible zoning districts.

Effect of Non-Passage: Properties will remain zoned C3, 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.



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.

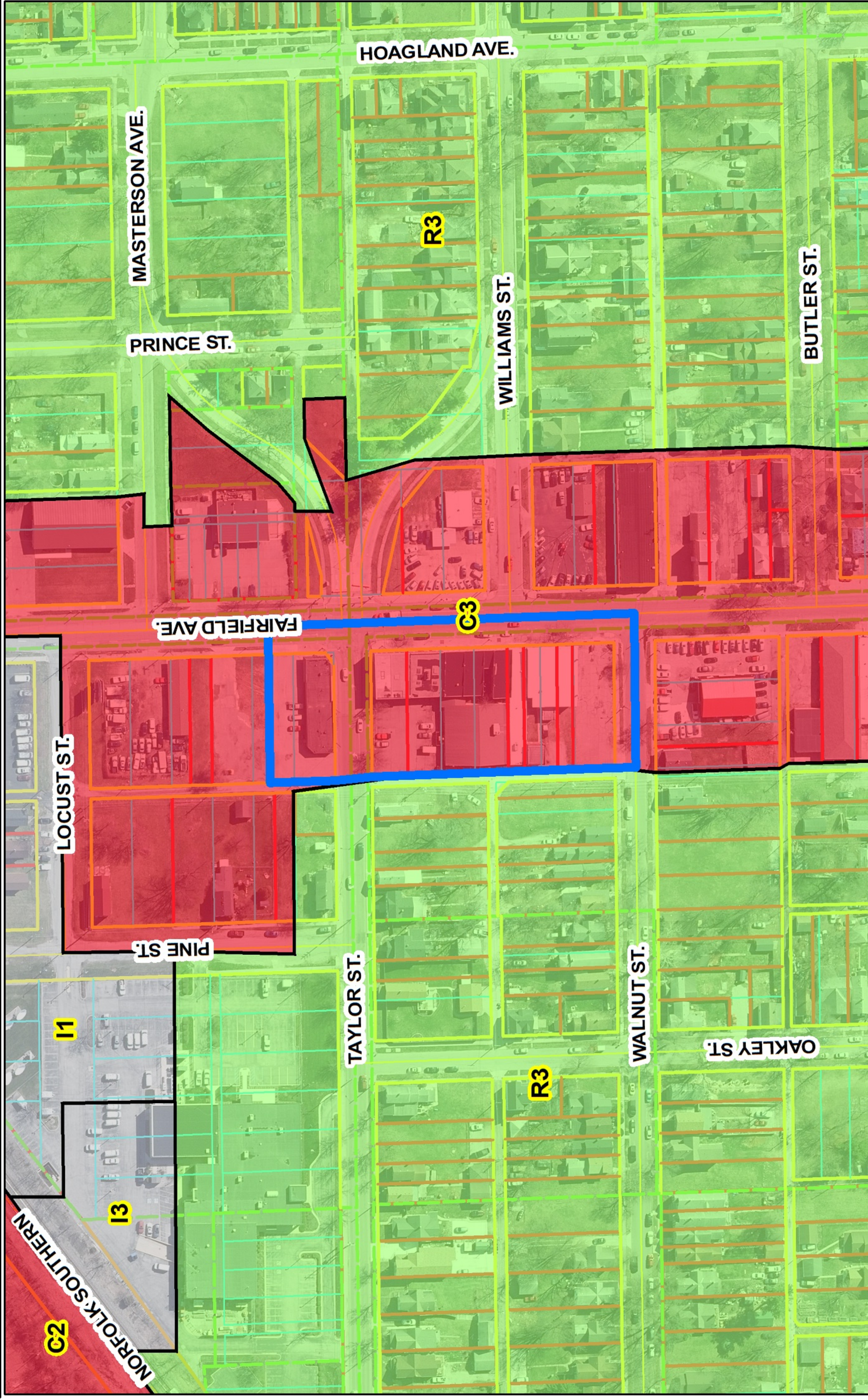
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 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 12/16/2023



1 inch = 150 feet

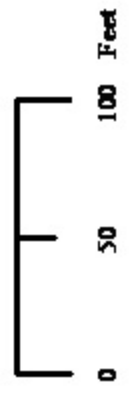
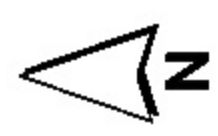


Rezoning Petition REZ-2023-0060 - Fairfield Proactive Rezoning



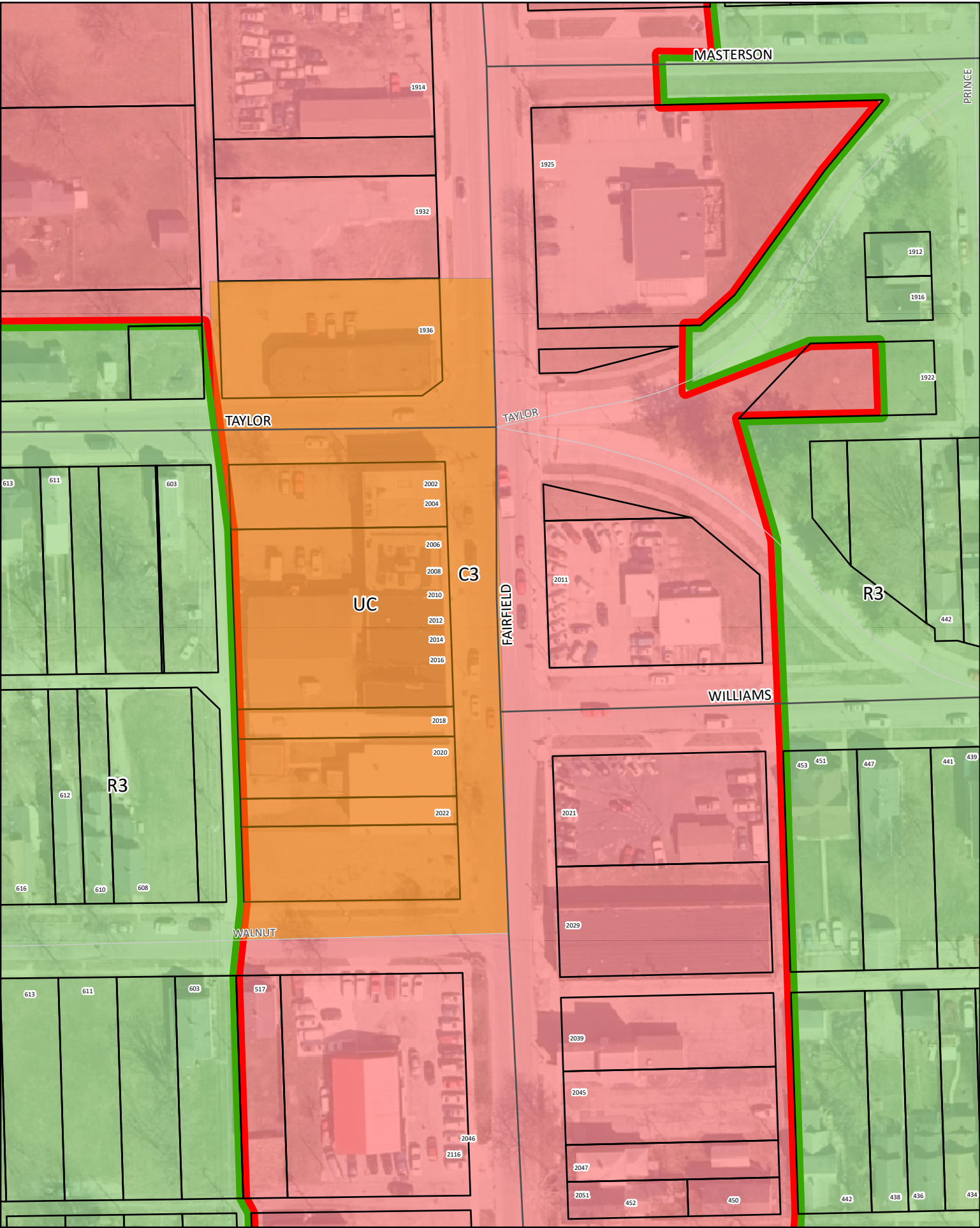
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State Plane Coordinate System, Indiana East
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Proactive Rezoning: Fairfield Phase 1
Proposed Zoning



01/10/24

Metro Real Estate Inc.

2042 Broadway

Fort Wayne, IN. 46802

Fort Wayne Plan Commission

Attention: Michelle Wood

200 E Berry St., Suite 150

Fort Wayne, IN. 46802

RE: Urban Corridor Zoning of the 2000 Block of Fairfield

Ladies and gentlemen,

As the owner of 7 storefronts on the West Side of the 2000 Block of Fairfield we wish to provide our strong support for the UC zoning change. This zoning is much more in line with the use and viability of these great historic buildings, which due to current zoning has forced the entire second floor apartments to remain vacant. By assisting us with the change you are making a positive impact on one of the few virtually fully intact blocks of vintage storefronts left in Fort Wayne.

Thank you,

A handwritten signature in black ink, appearing to read "B. Schaper", with a horizontal line extending to the right.

Brian Schaper, president

Metro Real Estate Inc.



Garage53, LLC

7801 Baer Rd
Fort Wayne, IN 46809
EIN: 47-2914129

December 13, 2023

Fort Wayne Plan Commission
Attn: Michelle Wood
200 E. Berry Street, Suite 150
Fort Wayne, IN 46802

RE: 2018-2034 Fairfield Ave.—UC Zoning

Dear Ladies & Gentlemen of the Plan Commission:

I am the owner of Garage 53, LLC, and Garage 53 owns the properties from 2018 Fairfield south to 2034 Fairfield (at the northwest corner of Fairfield and Walnut Street).

I fully support the Plan Commission initiative to re-zone the 2000 block of Fairfield as "Urban Corridor" or "UC." The UC Zoning classification is appropriate, and will be a benefit to this entire historic commercial block from Taylor Street south to Walnut Street.

The area is in the midst of re-branding as Irishtown, and it is one of the more walkable neighborhoods in Fort Wayne. The pedestrian emphasis of the UC classification will be a benefit as the area develops. It will also be a benefit for reactivation of second floor apartments that are now vacant.

Thank you for your consideration of this important change in zoning classification.

Sincerely,

A handwritten signature in black ink, appearing to read 'Creager Smith', written over a light blue horizontal line.

Creager Smith
Garage 53, LLC