City of Fort Wayne Common Council **DIGEST SHEET**

Department of Planning Services

Title of Ordinance: Zoning Map Amendment

Case Number: REZ-2024-0033
Bill Number: Z-24-08-12

Council District: 6 – Rohli Booker

Introduction Date: August 27, 2024

Plan Commission

Public Hearing Date: September 9, 2024 (not heard by Council)

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

Plan Commission

Synopsis of Ordinance: To rezone 19.21 acres from I1/Limited Industrial, C4/Intensive

Commercial and C3/General Commercial to C2/Limited Commercial

Location: Includes areas of East Petit between Lafayette and Hanna, areas of

Decatur Road between Lafayette and Paulding, and areas of Paulding Road west of Lafayette and the north side of the Hanna-Decatur

intersection.

Reason for Request: Proactive downzoning of parcels to align zoning with existing uses and to

implement recommendations of the Southeast Strategy amendment to the

Comprehensive Plan.

Applicant: Proactive Rezoning Work Group

Property Owners: Various – See File

Related Petitions: REZ-2024-0032, REZ-2024-0034, REZ-2024-0035 and REZ-2024-0036

Effect of Passage: Properties will be rezoned to the C2/Limited Commercial zoning district,

either bringing the existing use into compliance with the zoning ordinance or enhancing compatibility with surrounding uses. The proactive

rezoning fulfills recommendation of the Southeast Strategy to enhance and preserve existing neighborhood character, and encourage new urban

scaled, pedestrian oriented land uses.

Effect of Non-Passage: Properties will remain zoned I1, C3 or C4, zoning districts found to be ill-

matched to the existing land use and/or incompatible with surrounding

uses and the character of the corridor.

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#REZ-2024-0033

BILL NO. Z-24-08-12

ZONING MAP ORDINANCE NO. Z-____

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. N-19 (Sec. 24 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 C2 (Limited Commercial) 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	
Southwood Heights	Lot 31 Ex St and Lot 32	02-12-24-304-001.000-074	
Addition			
Wayne Twp	Southwest corner of the	02-12-24-380-001.000-074	
1000	East ½ of the Southwest ¼	a .	
п	of Section 24, btw Decatur,		
	Hanna and E. Paulding		
South View Addition	Lots 114 & 115	02-12-24-357-018.000-074	
South View Addition	Lots 116 & 117	02-12-24-357-020.000-074	
Wayne Twp	West 0.55 acres of the	02-12-24-381-011.000-074	
	South 178 feet of the		
	Southeast 1/4 of the		
	Southwest 1/4 of Sec 24		
	lying East of Decatur Rd		
	Ex St		
South View Addition	Lots 23 & 24	02-12-24-351-021.000-074	
Griffiths Acre	South 110 feet of the East	02-12-24-351-006.000-074	
Addition	140 feet of Lot 14 (see		
	map)		
Southwood Heights	Lots 36 through 38 & the	02-12-24-304-005.000-074	
Addition	South 39 feet of Lot 39 and		
~	the vacated Lenox St		
Southwood Heights	Lots 1 & 2 Ex R/W	02-12-24-301-001.000-074	
Addition			
South View Addition	Lot 113	02-12-24-357-017.000-074	
South View Addition	Lot 118	02-12-24-357-021.000-074	
Southwood Heights	Lots 33 and 34	02-12-24-304-002.000-074	
Addition			

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Subdivision Name	Legal Description	Parcel Number
South View Addition	Lots 108, 109 and 110	02-12-24-356-009.000-074
Wayne Twp	West 60 feet of the East	02-12-24-381-015.000-074
	787 feet of the South 178	
	feet and the West 204 feet	
	of the East 991 feet of the	
	South 178 feet of the	ш н
	Southeast ¼ of the	1
	Southwest ¼ of Section 24,	
	Ex St	
South View Addition	Lot 77	02-12-24-357-016.000-074
South View Addition	West 67 feet of Lots 75 & 76	02-12-24-357-014.000-074
South View Addition	Lots 122, 123 and 124 and	02-12-24-357-025.000-074
	vacated Monroe Street	
South View Addition	Lot 125	02-12-24-357-026.000-074
South View Addition	Lot 75 and 76 Ex West 67 feet	02-12-24-357-015.000-074
South View Addition	Lot 74 and South ½ of Lot 73	02-12-24-355-020.000-074
Philleys Homestead	Lot 29 and a 0.35 acre tract adjacent on South	02-12-24-381-003.000-074
Hirons Addition	Lots 74, 78 and 79 and the South 17.5 feet of Lots 73 and 77 and the vacated alley adjacent	02-12-24-302-011.001-074
South View Addition	Lot 126	02-12-24-357-027.000-074
South View Addition	Lot 127	02-12-24-357-028.000-074
Wayne Twp	Northwest 0.54 acres of the 5.51 acre tract of the Southwest ¼ of Section 24 lying North of intersection of Decatur Rd and Hanna St	02-12-24-306-002.000-074
Griffiths Acre	3.16 acre irregular tract in parts of Lots 3 through 7	02-12-24-305-003.000-074
South View Addition	Lots 111 and 112	02-12-24-356-011.000-074
South View Addition	Lot 119	02-12-24-357-022.000-074
South View Addition	Lots 120 and 121	02-12-24-357-023.000-074
Wayne Twp	West 60 feet of the East 727 feet of the South 178 feet of the Southeast ¼ of the Southwest ¼ of Section 24, Ex St	02-12-24-381-016.000-074

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South View Addition	Subdivision Name	Legal Description	Parcel Number
Philleys Homestead	Griffiths Acre	the South 110 feet of the	02-12-24-351-005.000-074
Hirons Addition Lots 47 through 49 and Lots 52 through 57 and the West ½ of the vacated alley adjacent North 2.2 feet of East 79.06 feet of Lot 3 Wayne Twp South 155.1 feet of the North 266 feet of the West 250 feet of a 5.51 acre tract North of the intersection of Decatur and Hanna and South of Hirons Addition in the Southwest ¼ of Section 24 Southwood Heights Addition Lot 40 and the North 40 feet of Lot 39 Ex St Hirons Addition Lot 80 and 81 and ½ the vacated alley South View Addition Wayne Twp East 0.37 acres of the West 0.92 acres of the South 178 feet in the Southeast ¼ of the Southwest ¼ of Section 24 ying East of Decatur Rd Ex St South View Addition Coriffiths Acre Lot 72 and the North ½ of Lot 73 Griffiths Acre Lots 72 and 76 and the North 22.55 feet of Lot 6 Hirons Addition Lots 72 and 76 and the North 22.5 feet of Lots 73 and 77 and the vacated alley adjacent O2-12-24-302-011.000-074 O2-12-24-305-004.000-074 O2-12-24-355-019.000-074 O2-12-24-305-004.000-074	South View Addition	Lots 25 and 26	02-12-24-355-016.000-074
Lots 52 through 57 and the West ½ of the vacated alley adjacent	Philleys Homestead	Lots 1, 2 and 3	02-12-24-353-002.000-074
Addition	Hirons Addition	Lots 52 through 57 and the West ½ of the vacated	02-12-24-306-001.000-074
North 266 feet of the West 250 feet of a 5.51 acre tract North of the intersection of Decatur and Hanna and South of Hirons Addition in the Southwest ¼ of Section 24 Southwood Heights Addition East 10.40 and the North 40 feet of Lot 39 Ex St Hirons Addition South View Addition Lot 80 and 81 and ½ the vacated alley South View Addition South View Addition East 0.37 acres of the West 0.92 acres of the South 178 feet in the Southeast ¼ of the Southwest ¼ of Section 24 lying East of Decatur Rd Ex St South View Addition Criffiths Acre East 131 feet of Lot 5 and the North 22.55 feet of the East 154.25 feet of Lot 6 Hirons Addition Lots 72 and 76 and the North 22.5 feet of Lots 73 and 77 and the vacated alley adjacent			02-12-24-301-002.000-074
Addition feet of Lot 39 Ex St Hirons Addition Lot 80 and 81 and ½ the vacated alley South View Addition 98 Through 107 Ex St Wayne Twp East 0.37 acres of the West 0.92 acres of the South 178 feet in the Southeast ¼ of the Southwest ¼ of Section 24 lying East of Decatur Rd Ex St South View Addition Lot 72 and the North ½ of Lot 73 Griffiths Acre East 131 feet of Lot 5 and the North 22.55 feet of the East 154.25 feet of Lot 6 Hirons Addition Lots 72 and 76 and the North 22.5 feet of Lots 73 and 77 and the vacated alley adjacent O2-12-24-302-011.000-074 O2-12-24-302-011.000	Wayne Twp	North 266 feet of the West 250 feet of a 5.51 acre tract North of the intersection of Decatur and Hanna and South of Hirons Addition in the Southwest 1/4 of	02-12-24-352-001.000-074
South View Addition 98 Through 107 Ex St 02-12-24-356-008.000-074	Addition	TO THE STATE OF TH	02-12-24-304-004.000-074
Wayne Twp East 0.37 acres of the West 0.92 acres of the South 178 feet in the Southeast ¼ of the Southwest ¼ of Section 24 lying East of Decatur Rd Ex St South View Addition Cariffiths Acre Lot 72 and the North ½ of Lot 73 East 131 feet of Lot 5 and the North 22.55 feet of the East 154.25 feet of Lot 6 Hirons Addition Lots 72 and 76 and the North 22.5 feet of Lots 73 and 77 and the vacated alley adjacent O2-12-24-381-012.000-074 02-12-24-381-012.000-074 02-12-24-355-019.000-074 02-12-24-305-004.000-074	Hirons Addition	1 2 - SESSON O SERVICIO APPROVIDE MESSON O MESSO	02-12-24-302-012.000-074
0.92 acres of the South 178 feet in the Southeast ¼ of the Southwest ¼ of Section 24 lying East of Decatur Rd Ex St South View Addition Lot 72 and the North ½ of Lot 73 Griffiths Acre East 131 feet of Lot 5 and the North 22.55 feet of the East 154.25 feet of Lot 6 Hirons Addition Lots 72 and 76 and the North 22.5 feet of Lots 73 and 77 and the vacated alley adjacent 02-12-24-305-004.000-074 02-12-24-302-011.000-074	South View Addition	98 Through 107 Ex St	02-12-24-356-008.000-074
Griffiths Acre East 131 feet of Lot 5 and the North 22.55 feet of the East 154.25 feet of Lot 6 Hirons Addition Lots 72 and 76 and the North 22.5 feet of Lots 73 and 77 and the vacated alley adjacent Lot 73 02-12-24-305-004.000-074 02-12-24-302-011.000-074	Wayne Twp	0.92 acres of the South 178 feet in the Southeast ¼ of the Southwest ¼ of Section 24 lying East of Decatur	02-12-24-381-012.000-074
the North 22.55 feet of the East 154.25 feet of Lot 6 Hirons Addition Lots 72 and 76 and the North 22.5 feet of Lots 73 and 77 and the vacated alley adjacent 102-12-24-302-011.000-074	South View Addition		02-12-24-355-019.000-074
North 22.5 feet of Lots 73 and 77 and the vacated alley adjacent	Griffiths Acre	the North 22.55 feet of the	02-12-24-305-004.000-074
South View Addition Lots 128 through 132 02-12-24-357-028.001-074	Hirons Addition	North 22.5 feet of Lots 73 and 77 and the vacated	02-12-24-302-011.000-074
	South View Addition	Lots 128 through 132	02-12-24-357-028.001-074

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and the symbols of the City of Fort Wayne Zoning Map No. N-19 (Sec. 24 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 LEGAL	TY:
Malak Heiny, City Attorney	







MEMO

To: Fort Wayne Plan Commission

From: Proactive Rezoning Work Group, City-CD, DPS

Date: 8/06/24

RE: Decatur Road Area Rezoning – Plan Commission Filing

CC:

Paul Spoelhof, Director of Planning & Policy

Michelle Wood, Senior Planner, Department of Planning Services

On July 15, 2024, the Fort Wayne Plan Commission initiated rezoning multiple parcels in the Decatur Road Area- bounded by Pettit Avenue, Paulding Road, Hanna Street, and South Calhoun. Based upon that action, the Proactive Rezoning Work Group is submitting the following five (5) rezoning applications for the September 9th Plan Commission Public Hearing.

The Decatur Road rezoning is a recommendation from the Southeast Strategy Update Plan, adopted in 2021 by Fort Wayne Common Council. The plan recommends rezoning portions of this area to a more appropriate zoning district for the actual land uses and to encourage more compatible land uses and development patterns for the surrounding area.

The request is to rezone portions of this area to RP /Planned Residential, C2 / Limited Commercial, C3 / General Commercial, NC / Neighborhood Center, and SC / Shopping Center. The current zoning for this area includes I1/Limited Industrial, C4 / Intensive Commercial, C3/General Commercial, C2/Limited Commercial.

A staff person from the Proactive Rezoning Work Group will attend the September 9th Plan Commission meeting to present and answer questions regarding this rezoning.

A map of the rezoning area and the rezoning applications are attached.

^{*}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.

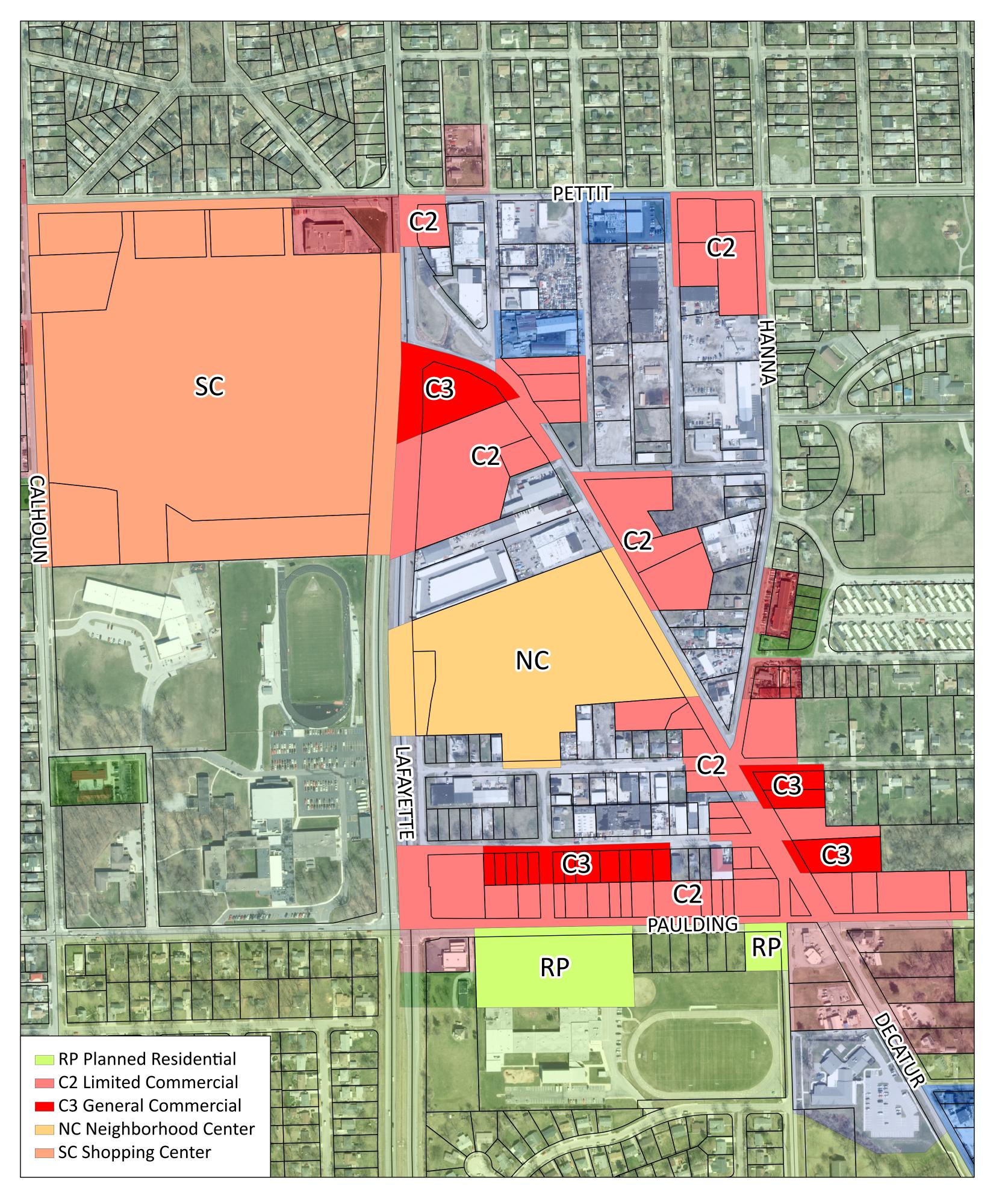
Proactive Rezoning Initiative: Southeast Strategy Current Zoning

NNO R1 R3 PAULDING R1 Single Family Residential R3 Multiple Family Residential RP Planned Residential C2 Limited Commercial **C3** General Commercial C4 Intensive Commercial I1 Limited Industrial I2 General Industrial

DRAFT 06/03/2024

Decatur Road

Proposed Zoning



Department of Planning Services Rezoning Petition Application

	Applicant Proactive Rezoning Work Group				
ant					
Applicant	City For	t Wayne	State IN	Zip 4680	2
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		Duna all Carr	!-#		-
		Person Russell Garr			
Contact Person		200 E. Berry St. S		1000	
Con	City For	t vvayne	State IN E-mail russell.gar	Zip 4680	2
	Telephor	_{ie} 260-427-2138	_{E-mail} russell.gar	riott@cityoffortway	ne.org
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oroperty de Ordinance o the hand /we agree	escribed in th as well as all lling and dispo	is application; that I/we age procedures and policies of the esition of this application; the County the cost of notifying	nission of this application, that ree to abide by all provisions he Allen County Plan Commiss at the above information is true the required interested persons	of the Allen County Zoni tion as those provisions, pro- and accurate to the best of	ng and Subdivision Control ocedures and policies related my/our knowledge; and that
Russell A. Garriott		Russell Garriott	toly signed by Russell Carnott con-Russell Carnott, or or, sin-Russell Carnotti, Colorottolyne org. cru.5 a. 2020 01:31 De 20:35 65500	8/06/24	
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8-5-	-24		9-9-24	RET-2014	-0033

Decatur Road Area Rezoning

Parcels Proposed to Rezoned to C2

4901 S Lafayette St, 4919 S Monroe St, 612 E Pettit Ave, 4914 S Hanna St, 5010 Decatur Rd, 5902 Wayne Trce, 5027 Decatur Rd, 5015 Decatur Rd, 5011 Decatur Rd, 5211 Decatur Rd, 5223 Decatur Rd, 5307 Decatur Rd, 5420 Decatur Rd, 5506 Decatur Rd, 5520 Decatur Rd, 5515 S Hanna St, 5602 Decatur Rd, 5610 Decatur Rd, 5616 Decatur Rd, 5621 Decatur Rd, BEH 5706 DECATUR RD, 5706 Decatur Rd, 5710 Decatur Rd, 629 E PAULDING RD, 5700 Decatur Rd (blk Of), 5707 Decatur Rd, 707 E Paulding Rd, 727 E Paulding Rd, 805 E Paulding Rd, 411 E Paulding Rd, 425 E Paulding Rd, 400 BLK E PAULDING RD, 501 E Paulding Rd, 507 E Paulding Rd, 513 E Paulding Rd, 515 E Paulding Rd, 515 E Paulding Rd, 607 E Paulding Rd, 600 BLK E PAULDING RD, W OF 629 E PAULDING RD, 627 E PAULDING RD