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

Department of Planning Services

Title of Ordinance: Zoning Map Amendment

Case Number: REZ-2024-0034
Bill Number: Z-24-08-13

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 10.45 acres from I1/Limited Industrial to NC/Neighborhood

Center

Location: 5300 Decatur Road

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 Owner: City Church Fort Wayne, Inc.

Related Petitions: REZ-2024-0032, REZ-2024-0033, REZ-2024-0035 and REZ-2024-0036

Effect of Passage: Property will be rezoned to the NC/Neighborhood Center zoning district,

keeping the existing use in compliance with the zoning ordinance and 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: Property will remain zoned I1, a zoning district found to be ill-matched to

the existing land use and incompatible with surrounding uses and the

character of the corridor.

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#REZ-2024-0034

BILL NO. Z-24-08-13

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 an NC (Neighborhood Center) 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
Griffiths Acre	Lot 11 Ex the North 30.5	02-12-24-351-002.000-074
9	feet and Lots 12 and 13,	2
	and Lot 14 Ex the East 485	
	feet; together with:	
South View Addition	Lots 8, 9, 10, and 11 and	
	the vacated Warsaw St	
Griffiths Acre	0.446 irregular tract lying	02-12-24-351-002.001-074
	along West edge of Lots 11	
	through 14	

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.

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3	5	SECTION 3. That	t this Ordina	nce shall be i	n full force and effe	ct from and after	r its
4	passage	and approval by	the Mayor.				
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6			×		Council N	ember	
7		APPROVED A	AS TO FORI	M AND LEGA	ALITY:		5
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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.

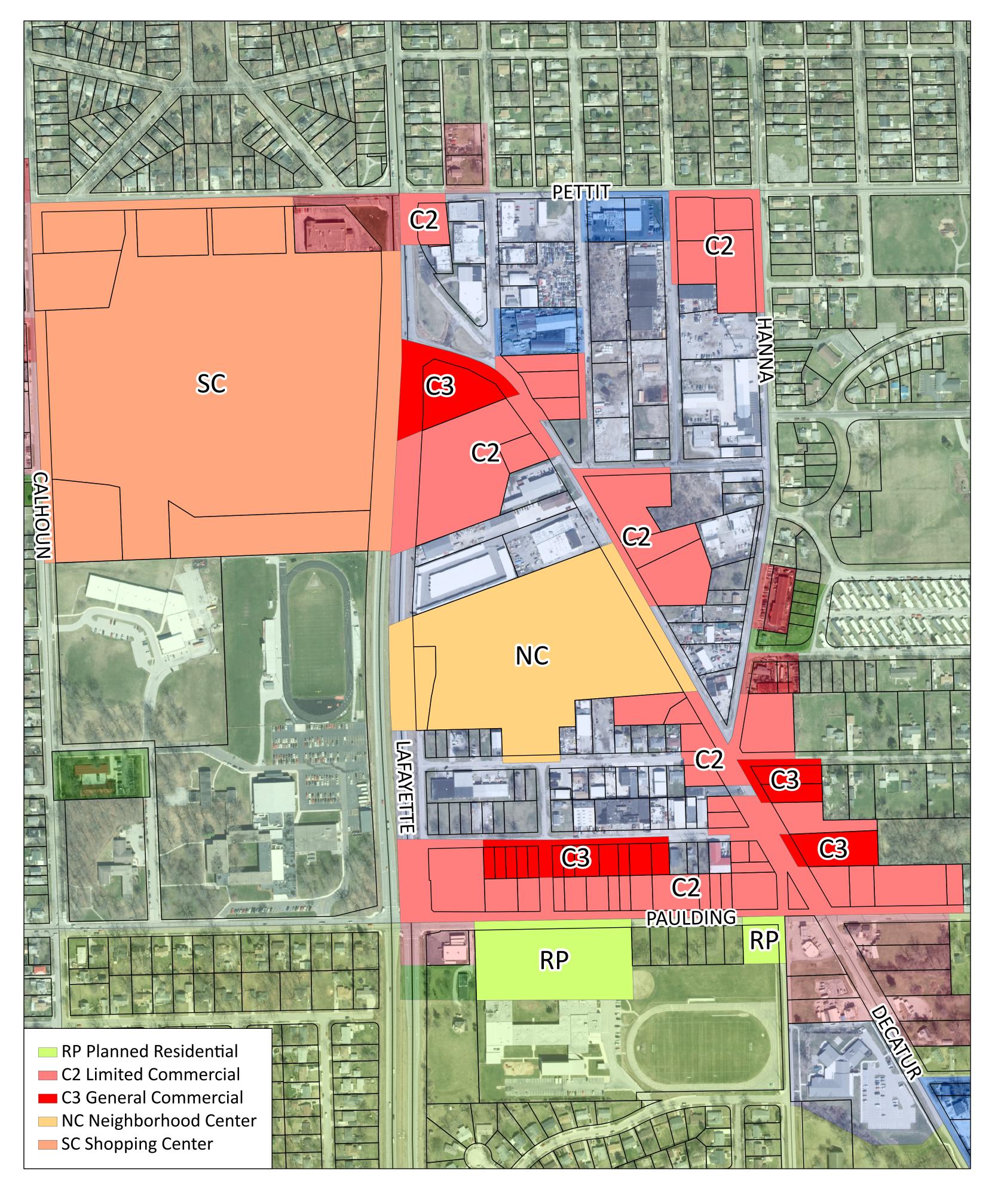
Proactive Rezoning Initiative: Southeast Strategy Current Zoning

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	Address	200 E. Berry St.					
Applicant	City Fo	rt Wayne	State IN	Zip 46802			
Αþ	Telephoi	ne	E-mail				
Contact Person	Address	Person Russell Garrio 200 E. Berry St. Suirt Wayne ne 260-427-2138	te 320		e.org		
		n County Planning Jurisof the property 5300 D	Alleger and the second of the	rt Wayne Planning Jui	risdiction		
	Present Z	Zoning 11 Propos	sed Zoning NC				
Request	Townshi	_{n name} Wayne		Township section #2	units per acre		
Req		Proposed density units per acre Township name_Wayne Township section #24 Purpose of rezoning (attach additional page if necessary) See attached					
	-						
	Sewer pr	ovider City Utilities	Water	provider City Utilities			
Filing Requirements	Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements. Applicable filing fee Applicable number of surveys showing area to be rezoned (plans must be folded) Legal Description of parcel to be rezoned Rezoning Questionnaire (original and 10 copies) County Rezonings Only						
property de Ordinance a to the handl I/we agree t	escribed in the as well as all ling and disp	ree, upon execution and submis nis application; that I/we agree procedures and policies of the osition of this application; that to County the cost of notifying the	to abide by all provisions o Allen County Plan Commission the above information is true a	f the Allen County Zoning on as those provisions, proceed and accurate to the best of my	and Subdivision Control dures and policies related /our knowledge; and that		
Russell	l A. Garri	ott	Russell Garriott	squed by Russell Gardott Russell Gardott, co. po. Charles Gardott, co. po. CCD 21.31 08.33.35 05.07	8/06/24		
(printed name of applicant)		(signature of applicant)		(date)			
(printed name of property owner)		(signature of property owner)		(date)			
(printed name of property owner)		(signature of property owner) (date)		(date)			
(printed name of property owner)		(signature of property owner) (date)		(date)			
8-5-	eived Z4	Receipt No.	Hearing Date 9 - 9 - 24	REZ- 1024 -	tion No.		