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

Department of Planning Services

Title of Ordinance: Zoning Map Amendment

Case Number: REZ-2024-0032 Bill Number: Z-24-08-11

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 14.27 acres from C2/Limited Commercial to RP/Planned

Residential

Location: 420 East Paulding

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-2024-0033, REZ-2024-0034, REZ-2024-0035 and REZ-2024-0036

Effect of Passage: Property will be rezoned to the RP/Planned Residential zoning district,

which permits educational institutions and better aligns with adjacent uses. The proactive rezoning fulfills recommendation of the Southeast Strategy to enhance and preserve existing neighborhood character.

Effect of Non-Passage: Property will remain zoned C2, which will continue to permit the existing

school, but also permits more intensive uses that may be considered less

compatible with the adjacent residential neighborhoods.

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#REZ-2024-0032

BILL NO. Z-24-08-11

ZONING MAP ORDINANCE NO. Z-____

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. N-23 (Sec. 25 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 RP (Planned Residential) 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
South Acres Addition	The east 572.86 feet of the	02-12-25-102-002.000-074
Facklers Subdivision	west 761.86 feet of the north	
	660 feet of the NW quarter of	
	Section 25 (except Burns	
	Drive), and Lots 1 through 4	
	of Facklers Subdivision and	
	Lots 7 through 28 of South	
	Acres Addition and the	
	vacated Cox Drive	

and the symbols of the City of Fort Wayne Zoning Map No. N-23 (Sec. 25 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.

	*	
1	SECTION 3. That this Ordinance shall be in	full force and effect from and after its
2	passage and approval by the Mayor.	
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4		Council Member
5	APPROVED AS TO FORM AND LEGAL	JTY:
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7	Malak Heiny, City Attorney	
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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.

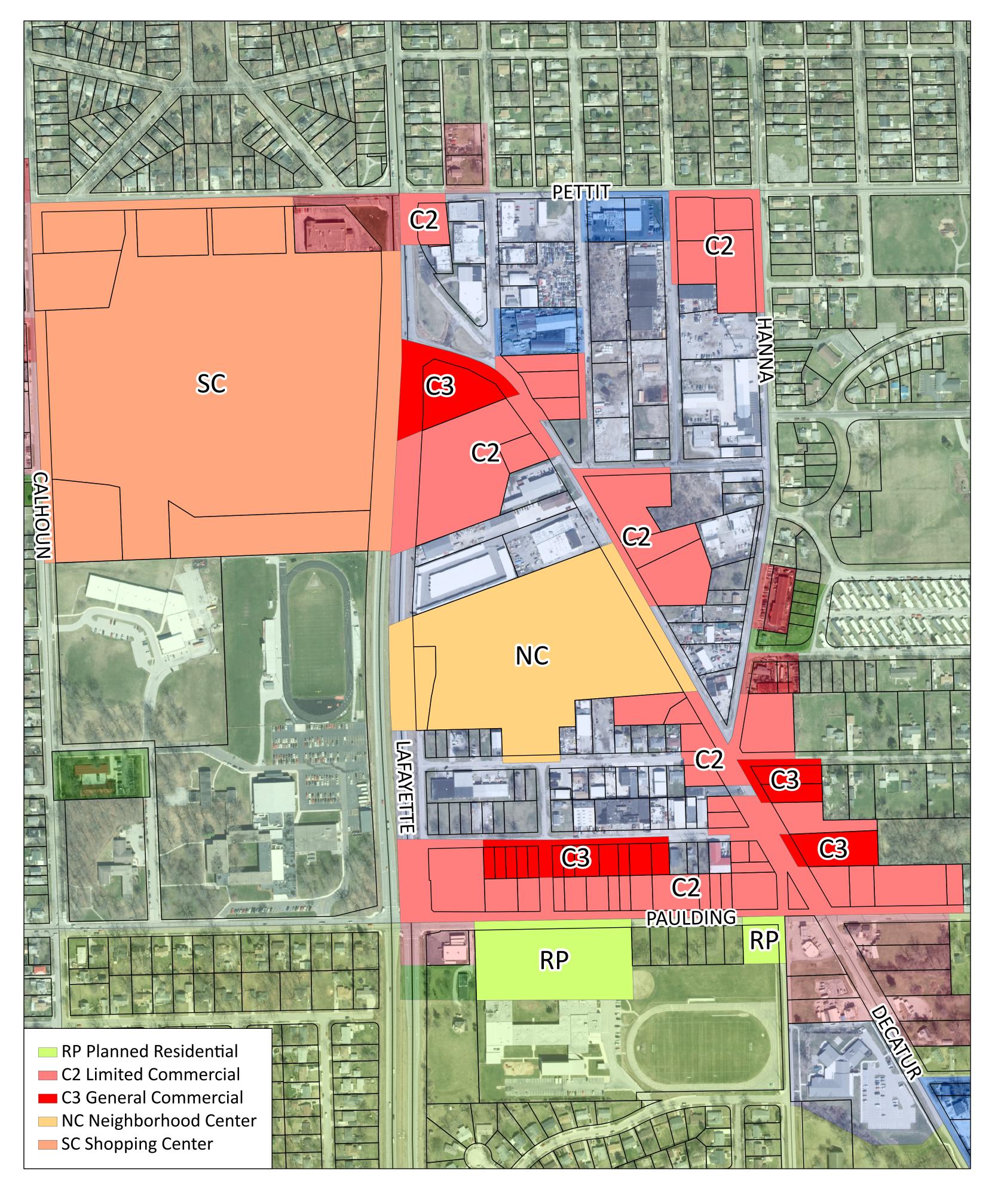
Proactive Rezoning Initiative: Southeast Strategy Current Zoning

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 Rez	oning work Group				
Address 200 E. Berry St.	8				
City Fort Wayne	State_IN	Zip 468	02		
Telephone	E-mail				
City Fort Wayne	State IN	Zip_468	02		
Telephone 260-427-2138	_{E-mail} russell.	garriott@cityoffortwa	ayne.org		
All staff correspondence will be sent only to the designated contact person.					
☐ Allen County Planning Jurisdiction ☐ City of Fort Wayne Planning Jurisdiction					
Address of the property 420	Address of the property 420 E Paulding Rd,				
Present Zoning C2 P	roposed Zoning RP	Acreage to be rea	zoned_14.27672 acres		
Proposed density units per acre					
			₁ #_25		
Purpose of rezoning (attach	additional page if neces	sary) See attached			
Sewer provider City Utilitie	s/	Vater provider City Util	ities		
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 si		be rezoned (plans must be	folded)		
		tu Bazaninas Only			
as well as all procedures and policies	of the Allen County Plan Cou	nmission as those provisions,	procedures and policies related		
to pay Allen County the cost of notify					
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			(date)		
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me of property owner)	(signature of propert	y owner)	(date)		
	Hearing Date	0[7 7	Petition No. 024-0032		
- 24		11 1/10 / - /			
	Address 200 E. Berry St. City Fort Wayne Telephone Contact Person Russell G. Address 200 E. Berry St. City Fort Wayne Telephone 260-427-2138 All staff corr Allen County Planning Address of the property 420 Present Zoning C2 Proposed density Township name Wayne Purpose of rezoning (attach and several stands of the property of the propert	Contact Person Russell Garriott Address 200 E. Berry St. Suite 320 City Fort Wayne State IN Telephone 260-427-2138 E-mail russell. All staff correspondence will be sent on the staff correspondence will be sent on the sent of the property 420 E Paulding Rd, Present Zoning C2 Proposed Zoning RP Proposed density Township name Wayne Purpose of rezoning (attach additional page if necess the sent of the property of the sent of the sent of the sent of the sent Zoning RP Proposed density Township name Wayne Purpose of rezoning (attach additional page if necess the sent Zoning RP Purpose of rezoning (attach additional page if necess the sent Zoning RP Purpose of rezoning (attach additional page if necess the sent Zoning Filing Fees and plants and Legal Description of parcel to be rezoned Rezoning Questionnaire (original and 10 copies) Counts and and agree, upon execution and submission of this application, searched in this application, that I/we agree to abide by all provisa well as all procedures and policies of the Allen County Plan Conling and disposition of this application; that the above information it to pay Allen County the cost of notifying the required interested pel Indiana code. I.A. Garriott Russell Garried (signature of property owner) (signature of property ome of property owner) (signature of property ome of property owner) (signature of property ome of property owner) (signature of property owner) (signature of property owner)	Address 200 E. Berry St. City Fort Wayne State IN Zip 468 Telephone E-mail Contact Person Russell Garriott Address 200 E. Berry St. Suite 320 City Fort Wayne State IN Zip 468 Telephone 260-427-2138 E-mail russell.garriott@cityoffortween all staff correspondence will be sent only to the designated contact all staff correspondence will be sent only to the designated contact all staff correspondence will be sent only to the designated contact all staff correspondence will be sent only to the designated contact all staff correspondence will be sent only to the designated contact all staff correspondence will be sent only to the designated contact all staff correspondence will be sent only to the designated contact all staff correspondence will be sent only to the designated contact all staff correspondence will be sent only to the designated contact all staff correspondence will be sent only to the designated contact all staff correspondence will be sent only to the designated contact all staff correspondence will be sent only to the designated contact all staff correspondence will be sent only to the designated contact all staff correspondence will be sent only to the designated contact all staff correspondence will be sent only to the designated contact all staff correspondence will be sent only to the designated contact all staff correspondence will be sent only to the designated contact all staff correspondence will be sent only to the designated contact all staff correspondence will be sent only to the designated contact all staff correspondence will be sent only to the designated contact all staff correspondence will be sent only to the designated contact all staff correspondence will be sent only to the designated contact all staff correspondence will be sent only to the designated contact all staff correspondence will be sent only to the designated contact all staff correspondence will be sent only to the designated contact all staff correspondence will be sent only to the designated contact all staff		