

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2024-0035
Bill Number: Z-24-08-14
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 33.59 acres from C3/General Commercial to SC/Shopping Center

Location: Generally Southgate Plaza

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-2024-0034 and REZ-2024-0036

Effect of Passage: Property will be rezoned to the SC/Shopping 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 C3, a zoning district found to be ill-matched to the existing land use and incompatible with surrounding uses and the character of the corridor.

#REZ-2024-0035

BILL NO. Z-24-08-14

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. M-19 (Sec. 23 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 SC
(Shopping Center) District under the terms of Chapter 157 Title XV of the Code of the City of
Fort Wayne, Indiana:

Township Name	Legal Description	Parcel Number
Wayne Twp	East 265 feet of the West 881.57 feet of the North 170 feet South of Petit and East of Calhoun in the East ½ of the SE ¼ of Section 23	02-12-23-426-003.000-074
Wayne Twp	West 270.18 feet of the South 206.61 feet of the North 398.11 feet South of Petit and East of Calhoun in the East ½ of the SE ¼ of Section 23	02-12-23-426-007.000-074
Wayne Twp	East 256 feet of the West 598.92 feet of the North 170 feet South of Petit in the SE ¼ of Section 23	02-12-23-426-001.000-074
Wayne Twp	North 150.75 feet of the West 283.19 feet of the SE ¼ of Section 23, lying South of Petit and East of South Calhoun	02-12-23-426-002.000-074
Wayne Twp	25.98 acre irregular tract within the North 40 acres of the East ½ of the SE ¼ of Section 23, lying between East Petit, South Calhoun and Hwy 27 S	02-12-23-426-009.000-074

Township Name	Legal Description	Parcel Number
Wayne Twp	East 2.759 acres of the South 5.02 acres of the North 40 acres of the East ½ of the SE ¼ of Section 23, lying east of Calhoun and West of Hwy 27 S	02-12-23-426-010.002-074
Wayne Twp	South 308.84 feet of the North 1320.77 feet of the West 284 feet Ex the West 40 feet in the East ½ of the SE ¼ of Section 23	02-12-23-426-010.001-074

and the symbols of the City of Fort Wayne Zoning Map No. M-19 (Sec. 23 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



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.

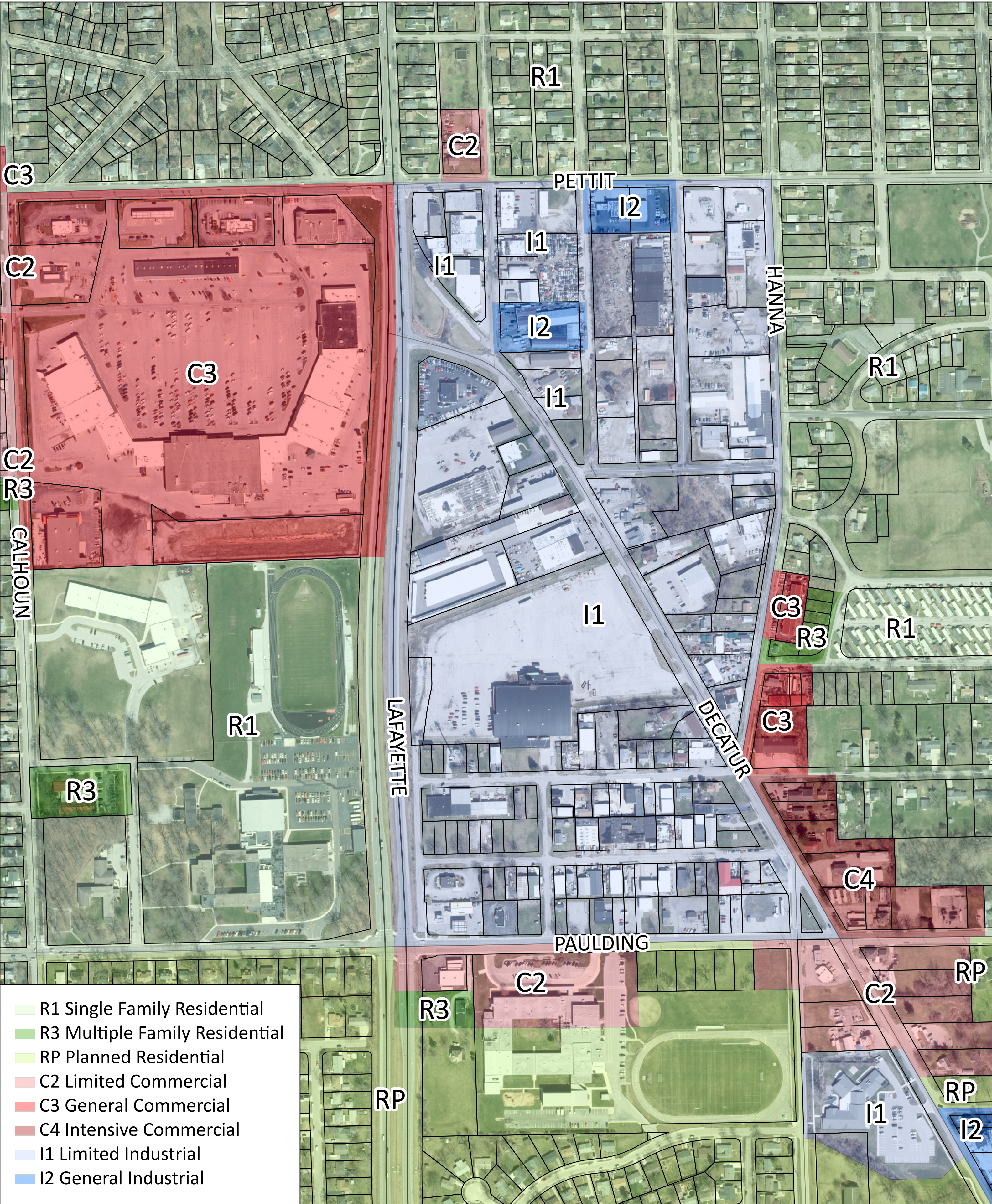
A map of the rezoning area and the rezoning applications are attached.

**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

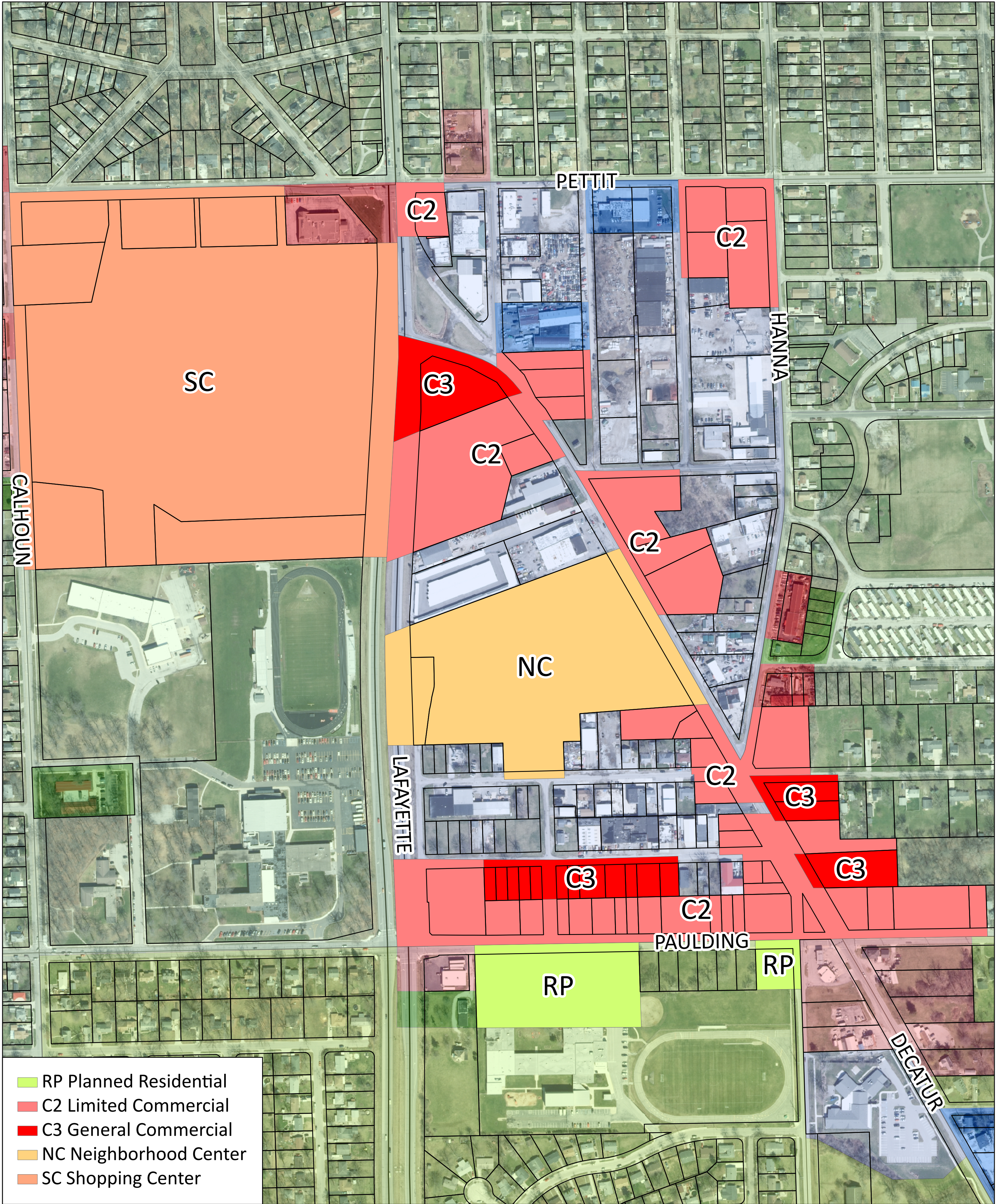
Current Zoning



DRAFT 06/03/2024

Decatur Road

Proposed Zoning



**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Proactive Rezoning Work Group
Address 200 E. Berry St.
City Fort Wayne State IN Zip 46802
Telephone _____ E-mail _____

Contact Person
Contact Person Russell Garriott
Address 200 E. Berry St. Suite 320
City Fort Wayne State IN Zip 46802
Telephone 260-427-2138 E-mail russell.garriott@cityoffortwayne.org

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 Various locations, see attached address list and map
Present Zoning C3 Proposed Zoning SC Acreage to be rezoned 33.58623 acres
Proposed density _____ units per acre
Township name Wayne Township section # 23
Purpose of rezoning (attach additional page if necessary) See attached

Sewer provider 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 Rezoning Only

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 Allen County Plan Commission 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 I/we agree to pay Allen County the cost of notifying the required interested persons at the rate of \$0.85 per notice and a public notice fee of \$50.00 per Indiana code.

<u>Russell A. Garriott</u> (printed name of applicant)	<u>Russell Garriott</u> (signature of applicant) <i>Digitaly signed by Russell Garriott DN: cn=Russell Garriott, o=City of Fort Wayne, ou=City of Fort Wayne, email=Russell.Garriott@cityoffortwayne.org, c=US Date: 2023.11.15 16:23:05 -0500</i>	<u>8/06/24</u> (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

Received	Receipt No.	Hearing Date	Petition No.
8-5-24		9-9-24	REZ-2024-0035

Decatur Road Area Rezoning

Parcels Proposed to Rezoned to SC

352 E Pettit Ave, 4901 S Calhoun St, 4911 S Calhoun St, 340 Southgate Plaza, 232 E Pettit Ave, 5221 S Calhoun St, 5000 S Calhoun St (beh Blk Of)