

#REZ-2025-0020

BILL NO. Z-25-04-11

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map Nos. J-27 (Sec. 27 of Wayne Township), and I-27 (Sec. 28 of Wayne
Township) and J-31 (Sec. 34 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
Unplatted	W 388.72 feet of the S 397 feet of the NW quarter of Section 34, except the S 237.5 feet	02-12-34-153-018.000-074 (part of)
	W 388.72 feet of the S 237.5 feet of the NW quarter of Section 34	02-12-34-153-019.000-074 (part of)
Elzeys 1st Addition	Lots 103 and 104	02-12-28-477-034.000-074
	Lot 105	02-12-28-477-035.000-074
	Lot 106	02-12-28-477-036.000-074
	Lots 98 and 99	02-12-28-477-009.000-074
	Lot 95 except the Frl N 5.3 feet of the Frl W 86.19 feet	02-12-28-477-013.000-074
	Lot 94, except the Frl W 129 feet and Lot 93 except the Frl W 130.9 feet	02-12-28-477-027.000-074
Elzeys 3 rd Addition	Frl W 129 feet of Lot 94	02-12-28-477-014.000-074
	Frl E 101.2 feet of the Frl W 247.15 feet of the S 1/2 of Pt. A	02-12-28-409-016.000-074
	Frl NE 30 feet of Lot 32 and the W 53.45 feet of the S 1/2 of Pt. A	02-12-28-409-014.000-074

Subdivision Name	Legal Description	Parcel Number
Elzeys 3 rd Addition	E 92.5 feet Frl of the W 145.95 feet Frl of the S 1/2 of Pt. A	02-12-28-409-015.000-074
	Lot 4 and Lot 5 except W 50 feet	02-12-28-433-013.000-074
	Lots 6 and 7 except W 124 feet	02-12-28-433-012.000-074
Elzeys 4th Addition	N 140 feet of Lots 1 and 2	02-12-27-351-001.000-074
	Lot 38	02-12-27-351-003.000-074
	Lot 39	02-12-27-351-004.000-074
	Lot 40	02-12-27-351-005.000-074
	Lots Lot 41, 42 and 44	02-12-27-353-001.000-074
Liberty Gardens Addition	Lot 45 and W 70 feet of Lot 46	02-12-27-306-017.000-074
	Lots 43 and 44 and Lots 51 and 52 and the W Pt of Lots 45 and 53 W of Bluffton Rd	02-12-28-434-003.000-074
	Lots 53 and 54 and the W 95 feet of Lot 55	02-12-27-306-019.000-074
	S 5 feet Frl of Lot 49 and S 5 feet of the W 70 feet of Lot 50	02-12-28-434-001.001-074
	Lot 49 and W 70 feet Lot 50	02-12-28-434-001.002-074
	Lots 41 and 42 and E 70 feet of Lot 50	02-12-28-434-001.000-074
Unplatted	6-(SWX)-34-295-041 S 208.72 feet of N 676.75 feet of W 248.72 feet of S 1/2 NW 1/4 Sec 34 E of Bluffton Rd and S of St. Louis Ave	02-12-34-153-001.000-074
Unplatted	E 100 feet of the W 348 feet Frl of S 208.7 feet of N1/2 S1/2 NW1/4 Sec 34	02-12-34-153-002.000-074
Waynedale Original Plat	S 100 feet except W 2 feet of S 80 feet of Lot 37 and S 100 feet of Lots 38 and 39	02-12-28-476-004.000-074
	N 220 feet of Lots 37 thru 39	02-12-28-476-003.000-074

Subdivision Name	Legal Description	Parcel Number
Waynedale Original Plat	E 58 feet of N 145 feet and E 10 feet of S 175 feet of Lot 36 and W 2 feet of S 80 feet of Lot 37	02-12-28-476-002.001-074
	Lot 21 except S 120 feet	02-12-28-456-008.000-074
	N 247.8 feet of Lot 20	02-12-28-456-007.000-074
	Lot 19	02-12-28-456-006.000-074
	Lot 18	02-12-28-456-005.000-074

and the symbols of the City of Fort Wayne Zoning Map Nos. J-27 (Sec. 27 of Wayne Township), I-27 (Sec. 28 of Wayne Township) and J-31 (Sec. 34 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-2025-0020
Bill Number: Z-25-04-11
Council District: 4 – Scott Myers

Introduction Date: April 22, 2024

Plan Commission
Public Hearing Date: May 12, 2025 (not heard by Council)

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

Synopsis of Ordinance: To rezone 25.87 acres from R3/Multiple Family Residential, C3/General Commercial, C4/Intensive Commercial, and I2/General Industrial to C2/Limited Commercial

Location: 2413, 2417, 2500, 2502, 2709 (behind), 2711, 2801, 2805, 2808, 2811, 2812, 2815, and 2816 Lower Huntington Road, 6704, 6708, 6721, 6731, 6811, 6813, and 6815 Old Trail Road, 6730, 6721, 6759, 6801, 6810, 6901, 6907, 6910, 6915, 6917, 7002, 7007, 7011, 7605, the 7700-7800 block (east side of), 8315 (behind) Bluffton Road, and west of 2303 St. Louis Avenue (Sections 27, 28, and 34 of Wayne Township)

Reason for Request: To implement the zoning recommendations of the 2017 Bluffton Road – Lower Huntington Road Corridor Improvement Plan.

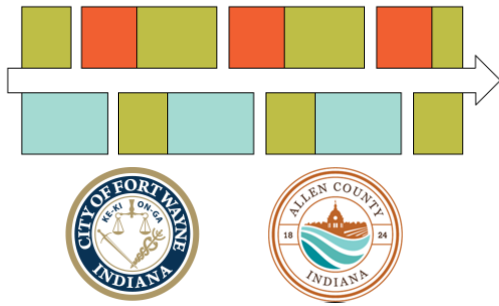
Applicant: Proactive Rezoning Work Group

Property Owners: Various – See File

Related Petitions: REZ-2025-0016, REZ-2025-0017, REZ-2025-0018, REZ-2025-0019, REZ-2025-0021, REZ-2025-0022, REZ-2025-0023, and REZ-2025-0024

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. This proactive rezoning fulfills recommendations of the 2017 Bluffton Road – Lower Huntington Road Corridor Improvement Plan to enhance and preserve existing neighborhood character, and encourage new urban scaled, pedestrian oriented land uses.

Effect of Non-Passage: Properties will remain zoned R3, C3, C4, and I2, zoning districts found to be ill-matched to the existing land use and/or incompatible with surrounding uses and the character of the corridor.



MEMO

To: Fort Wayne Plan Commission
From: Proactive Rezoning Work Group, City-CD, DPS
Date: 04/01/25
RE: Bluffton/Lower Huntington Rezoning

CC: Paul Spoelhof, Director of Planning & Policy
Michelle Wood, Senior Planner, Department of Planning Services

On **May 12, 2025**, the Proactive Rezoning Work Group will petition the Fort Wayne Plan Commission to rezone targeted commercial corridors extending from the intersection of Bluffton Road and Lower Huntington Road, in the central Waynedale area.

The Proactive Rezoning Work Group is a collaborative effort between the City of Fort Wayne Planning and Policy Department and the Allen County Department of Planning Services to proactively rezone corridors and other areas identified as part of neighborhood and other community-based plans. Often these plans include recommendations to rezone areas to a more appropriate zoning district for the actual land uses, or to encourage more compatible land uses and development patterns for the neighborhood.

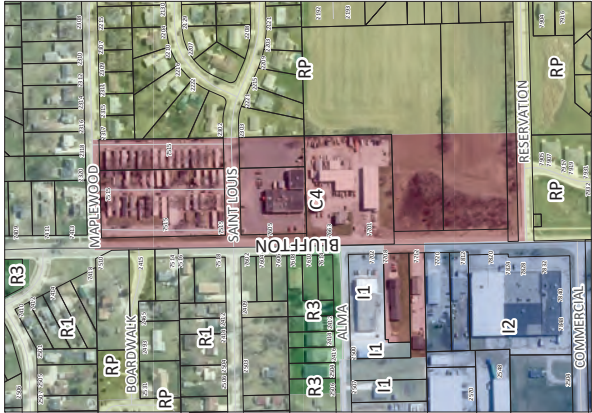
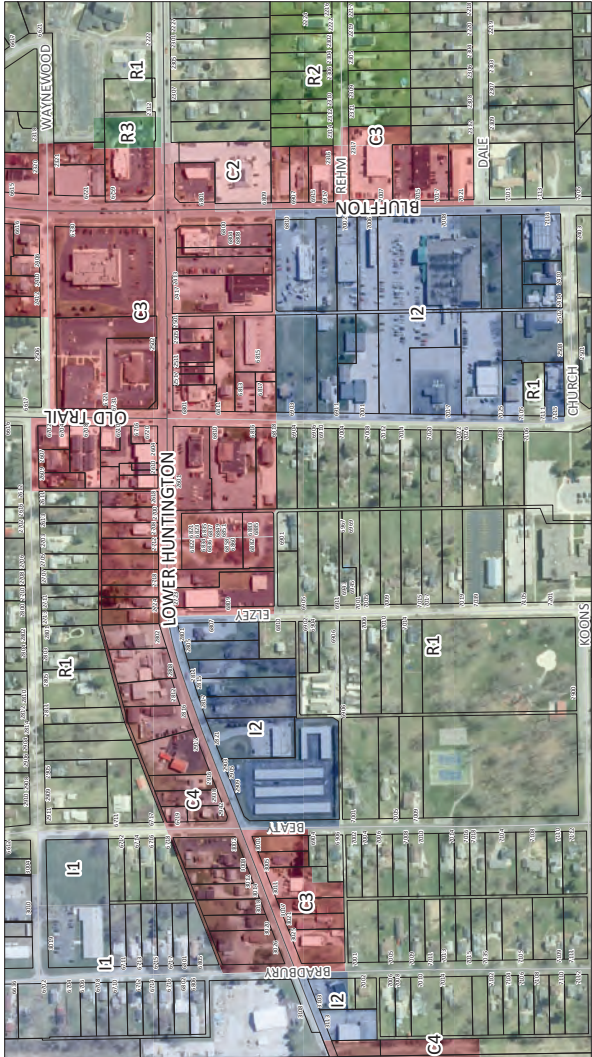
The Bluffton Road/Lower Huntington Road rezoning was a recommendation of the Bluffton Road Lower Huntington Road Corridor Improvement Plan, adopted in 2017 by Common Council.

The request is to rezone portions of the corridors to UC /Urban Corridor, C1/Professional Office and Personal Services, C2/Limited Commercial, C3/General Commercial, SC/Shopping Center, I1/Limited Industrial, R3/Multiple Family Residential and MHP/Manufactured Home Park. The UC district will allow for and encourage mixed uses with a focus on neighborhood and pedestrian oriented commercial and personal service uses. The current zoning for this area includes C3/General Commercial, C4/Intensive Commercial, I1/Limited Industrial, and I2/General Industrial.

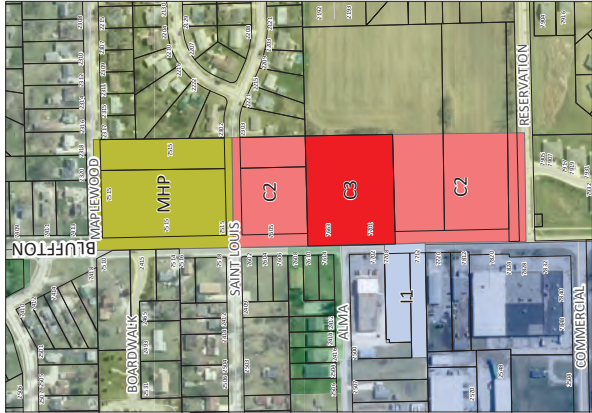
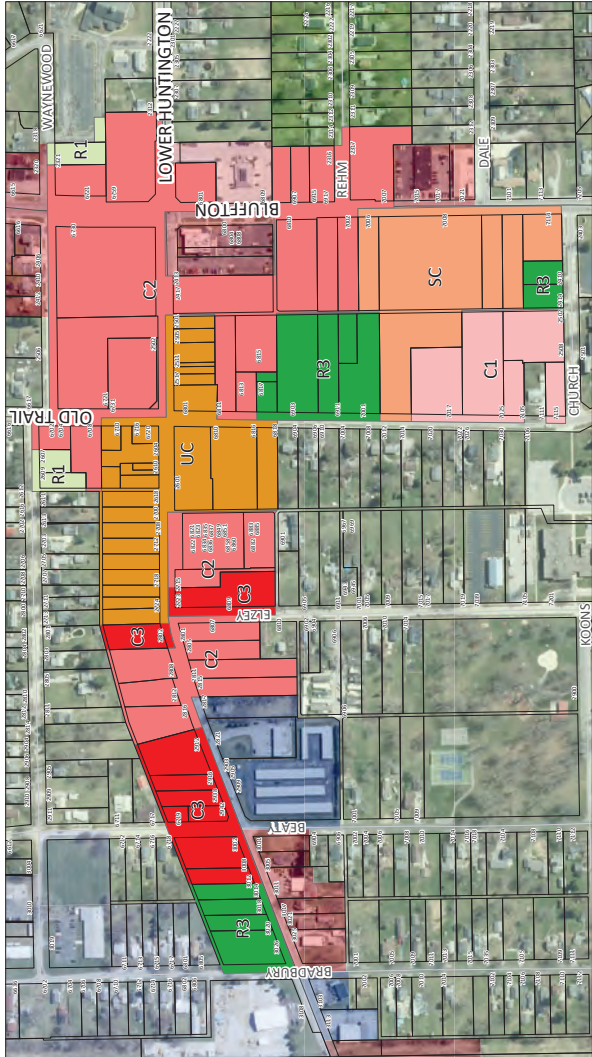
The work group filed these rezoning petitions after several site visits, two community open houses on March 6, 2025, and outreach to several affected property owners and stakeholders. The effort yielded rezoning petitions that allow existing uses to continue and for uses and development patterns to complement the existing development patterns in the greater Waynedale area.

Proactive Rezoning Initiative: Bluffton Rd & Lower Huntington Rd

Draft: Apr 01, 2025



- Current Zoning
- R1 Single Family Residential
 - R2 Two Family Residential
 - R3 Multiple Family Residential
 - RP Planned Residential
 - C2 Limited Commercial
 - C3 General Commercial
 - C4 Intensive Commercial
 - I1 Limited Industrial
 - I2 General Industrial



- Proposed Zoning
- R1 Single Family Residential
 - R3 Multiple Family Residential
 - MHP Mobile Home Park
 - C1 Professional Office and Personal Services
 - C2 Limited Commercial
 - C3 General Commercial
 - SC Shopping Center
 - UC Urban Corridor
 - I1 Limited Industrial



DPS Plan Commission
Rezoning Petition Application

Applicant

Applicant Name: Proactive Rezoning Work Group
Address: 200 East Berry, Suite 320 City: Fort Wayne State: IN Zip: 46805
Email (type or print): russellgarriott@cityoffortwayne.org Phone: 260-427-1127

Property Ownership ☐ Same as applicant

Owner Name: Various - see file
Address: _____ City: _____ State: _____ Zip: _____
Email (type or print): _____ Phone: _____

Primary Contact Person ☒ Same as applicant

All staff correspondence will be sent only to the designated primary contact person
Primary Contact: Russ Garriott
Address: _____ City: _____ State: _____ Zip: _____
Email (type or print): _____ Phone: _____

Planning Jurisdiction

- ☐ Unincorporated Allen County ☐ Town of Grabill ☐ Town of Monroeville
☒ City of Fort Wayne ☐ Town of Huntertown ☐ City of Woodburn

Property Information

Development Address or PIN #: Various - see file
Present Zoning: ^{E3, C3} C4, 12 Proposed Zoning: C2 Acreage to be rezoned: 25.87
Purpose of rezoning (attach additional page if necessary): To implement the zoning recommendations of the 2017 Bluffton Road - Lower Huntington Road Corridor Improvement Plan
Township Name: Wayne Township Section Number: 27, 28, 34
Sewer Provider: City of Fort Wayne Water Provider: City of Fort Wayne

Filing Requirements

- ☐ Filing fee \$1000.00 or \$250.00 for downzoning an existing SFR use to R1 Zoning N/A
☐ Application signed by property owner(s) N/A
☐ Boundary/ Utility Survey showing area to be rezoned N/A
☒ Legal Description of parcel to be rezoned (Please provide in separate word document)
☐ Rezoning Criteria (please complete attached document) N/A

Acknowledgements and Signatures

- I/We understand and agree, upon execution and submission of this application, that I/We agree to abide by all provisions of the applicable zoning ordinance to the property (unincorporated Allen County, City of Fort Wayne, Town of Grabill, Town of Huntertown, Town of Monroeville, or City of Woodburn), as well as all procedures and policies of the applicable Plan Commission.
- In addition, I/We acknowledge that if the Plan Commission approves my/our request that the Plan Commission may impose certain conditions of approval and/or impose a written commitment as part of the Board decision.
- In addition, I/We affirm that the above information is true and accurate and that if any information submitted is false or inaccurate, then the Plan Commission may deny my request.
- In addition, I/We hereby authorize and consent to the on-site inspection of the property subject to this zoning application by the Department of Planning Services for the purposes of verifying the information in this application and for purposes of determining compliance with the applicable zoning ordinance.

Russell A Garriott Russell A Garriott 4/1/25
printed name of applicant signature of applicant date

printed name of property owner signature of property owner date

STAFF USE ONLY

Received	Receipt Number	Hearing Date	Petition Number
<u>April 1, 2025</u>	<u>N/A</u>	<u>May 12, 2025</u>	<u>REZ-2025-0020</u>

#5 C2
Wayne 27
J-27
Wayne 28
I-27
Wayne 34
J-31 25.87 ac



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(as amended)

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