

#REZ-2025-0021

BILL NO. Z-25-04-12

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map Nos. 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 C3 (General
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
Elzeys 3rd Addition	Frl N 67 feet of Lot 37	02-12-28-453-001.000-074
	Frl E 82.6 feet of Frl S 185.5 feet of S 1/2 Lot A	02-12-28-409-017.000-074
	Lots 33 and 34 and Frl SW 46.5 feet of Lot 32	02-12-28-453-005.000-074
	Lot 35	02-12-28-453-004.000-074
	Lot 36	02-12-28-453-003.000-074
	Except the N 67 feet FRL of Lot 37	02-12-28-453-002.000-074
	Lots 45 and 46	02-12-28-452-008.000-074
	Lot 47	02-12-28-452-007.000-074
Waynedale Original Plat	Lot 35 and the S 80 feet of Lot 36 and the W 2 feet of the S 80 feet of Lot 37	02-12-28-476-001.000-074
Unplatted	NW 2.24 A of the W 32.67 A of the N 439.5 feet of the S 1/2 S 1/2 NW 1/4 Sec 34	02-12-34-153-017.000-074

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3 and the symbols of the City of Fort Wayne Zoning Map Nos. I-27 (Sec. 28 of Wayne
4 Township) and J-31 (Sec. 34 of Wayne Township), as established by Section 157.082 of
5 Title XV of the Code of the City of Fort Wayne, Indiana is hereby changed accordingly.

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7 SECTION 2. If a written commitment is a condition of the Plan Commission's
8 recommendation for the adoption of the rezoning, or if a written commitment is modified and
9 approved by the Common Council as part of the zone map amendment, that written
10 commitment is hereby approved and is hereby incorporated by reference.

11 SECTION 3. That this Ordinance shall be in full force and effect from and after its
12 passage and approval by the Mayor.

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14 _____
Council Member

15 APPROVED AS TO FORM AND LEGALITY:

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17 _____
Malak Heiny, City Attorney
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City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2025-0021
Bill Number: Z-25-04-12
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 6.16 acres from C4/Intensive Commercial to C3/General Commercial

Location: 2725, 2802, 2912, 2916, 2938, 2942, 3008, 3012 Lower Huntington Road, 6809 Elzey Street, 6719 Beaty and 7673, 7671 and 7701 Bluffton Road. (Sections 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.

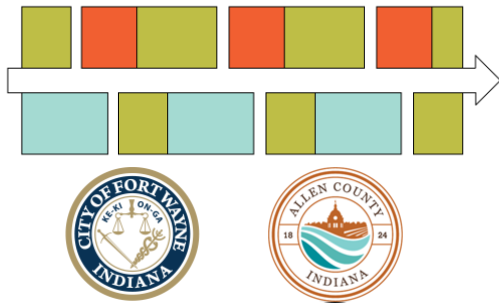
Applicant: Proactive Rezoning Work Group

Property Owners: Various – See File

Related Petitions: REZ-2025-0016, REZ-2025-0017, REZ-2025-0018, REZ-2025-0019, REZ-2025-0020, REZ-2025-0022, REZ-2025-0023, and REZ-2025-0024

Effect of Passage: Properties will be rezoned to the C3/General 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 C4/Intensive Commercial, a zoning district found to be ill-matched to the existing land use and 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.

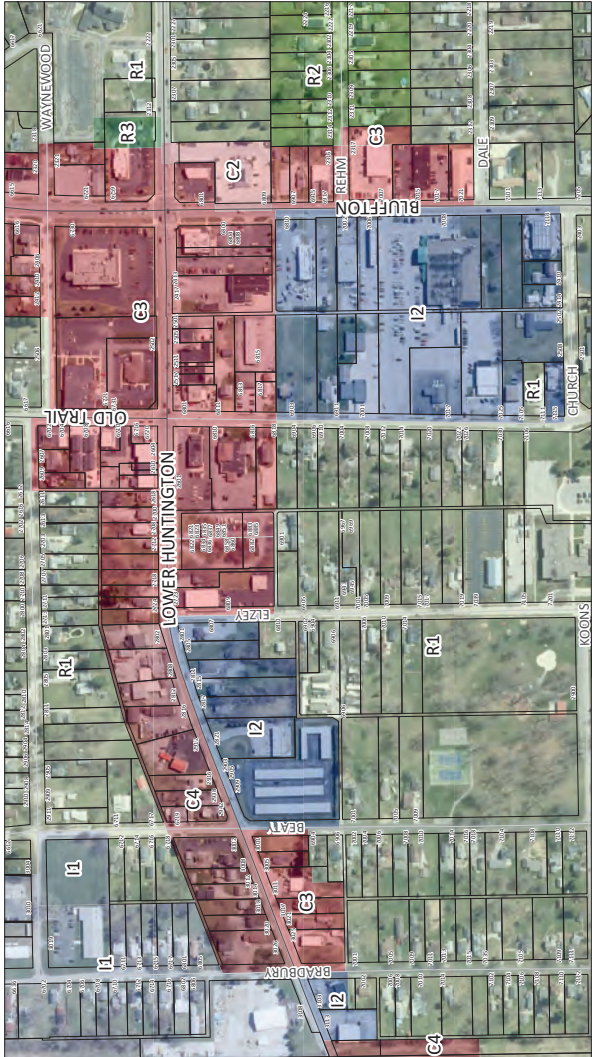
The Bluffton Road/Lower Huntington Road rezoning was a recommendation of the Bluffton Road Lower Huntington Road Corridor Improvement Plan, adopted in 2017 by Common Council.

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.

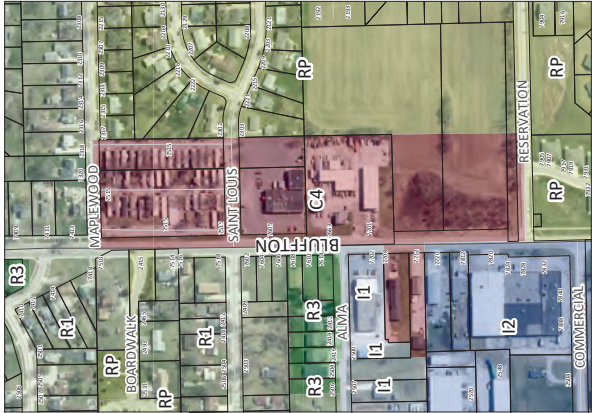
The work group filed these rezoning petitions after several site visits, two community open houses on March 6, 2025, and outreach to several affected property owners and stakeholders. The effort yielded rezoning petitions that allow existing uses to continue and for uses and development patterns to complement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

Proactive Rezoning Initiative: Bluffton Rd & Lower Huntington Rd

Draft: Apr 01, 2025

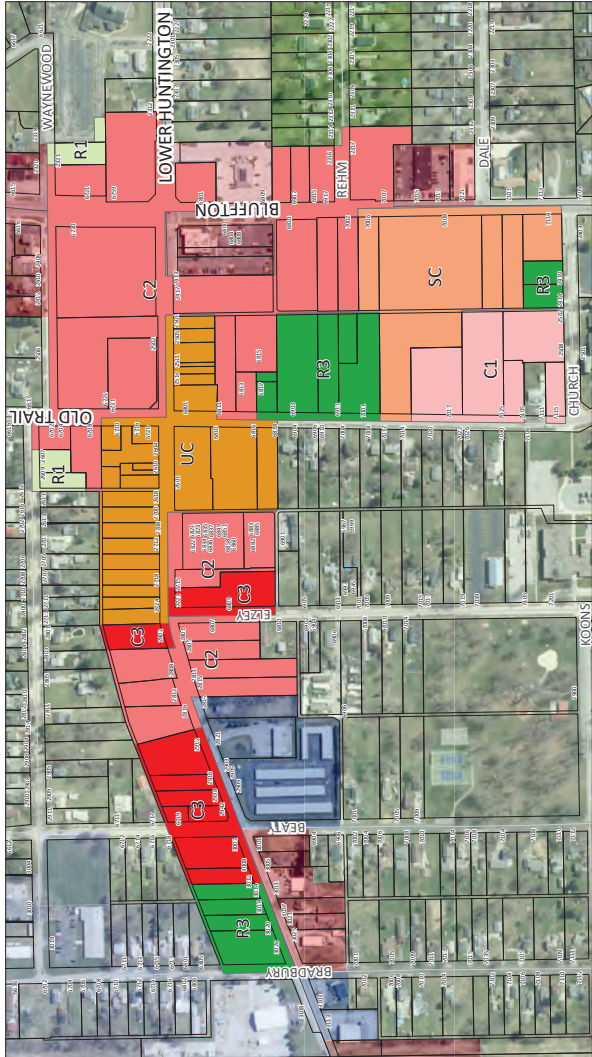


Current Zoning

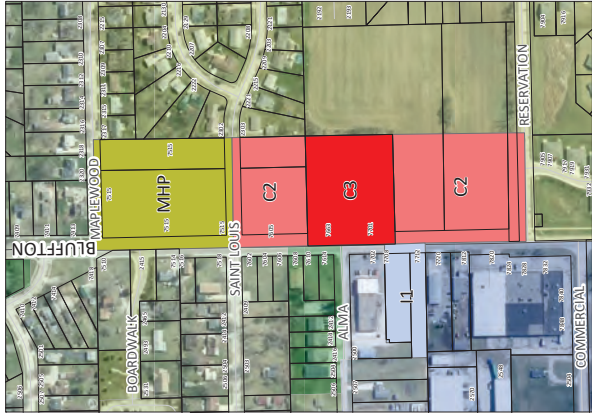


Current Zoning

- 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



- 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: C4 Proposed Zoning: C3 Acreage to be rezoned: 6.16
 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: 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 [Signature] 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-2025-0021</u>

#6 C3
Wayne 28
I-27
Wayne 34
J-31
6.16 AC



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BILL NO. Z-25-04-12

(as amended)

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<u>Elzeys 3rd Addition</u>	<u>Frl E 101.2 feet of the Frl W 247.15 feet of the S 1/2 of Pt. A</u>	<u>02-12-28-409-016.000-074</u>
	<u>Frl NE 30 feet of Lot 32 and the W 53.45 feet of the S 1/2 of Pt. A</u>	<u>02-12-28-409-014.000-074</u>
	<u>E 92.5 feet Frl of the W 145.95 feet Frl of the S 1/2 of Pt. A</u>	<u>02-12-28-409-015.000-074</u>

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