

#REZ-2025-0026

BILL NO. Z-25-05-01

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. 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 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
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
	W 388.72 feet of the S 33 feet of the NW quarter of Section 34	02-12-34-300-009.000-074 (part of)

and the symbols of the City of Fort Wayne Zoning Map No. 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-2025-0026
Bill Number: Z-25-05-01
Council District: 4 – Scott Myers

Introduction Date: May 13, 2025

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 3.73 acres from C4/Intensive Commercial to RP/Planned Residential

Location: 7700-7800 block (east side of), (Section 34 of Wayne Township)

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

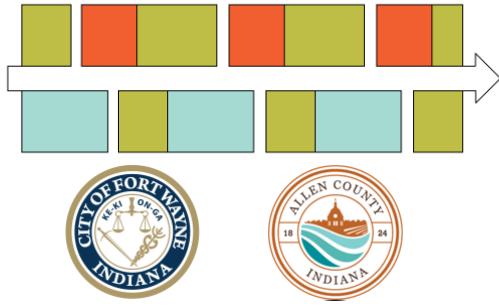
Applicant: Proactive Rezoning Work Group

Property Owners: I 69-24 Investments LLC

Related Petitions: REZ-2025-0016, REZ-2025-0017, REZ-2025-0018, REZ-2025-0019, REZ-2025-0020, REZ-2025-0021, REZ-2025-0022, REZ-2025-0023, and REZ-2025-0024

Effect of Passage: Properties will be rezoned to the PR/Planned Residential 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 zoning district 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.

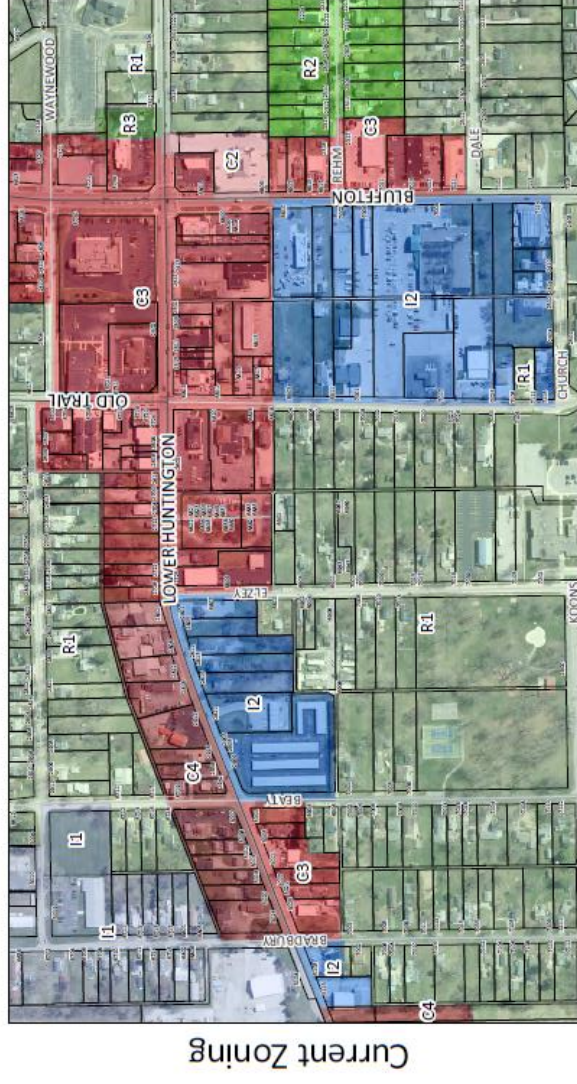
The Bluffton Road/Lower Huntington Road rezoning was a recommendation of the Bluffton Road Lower Huntington Road Corridor Improvement Plan, adopted in 2017 by Common Council.

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

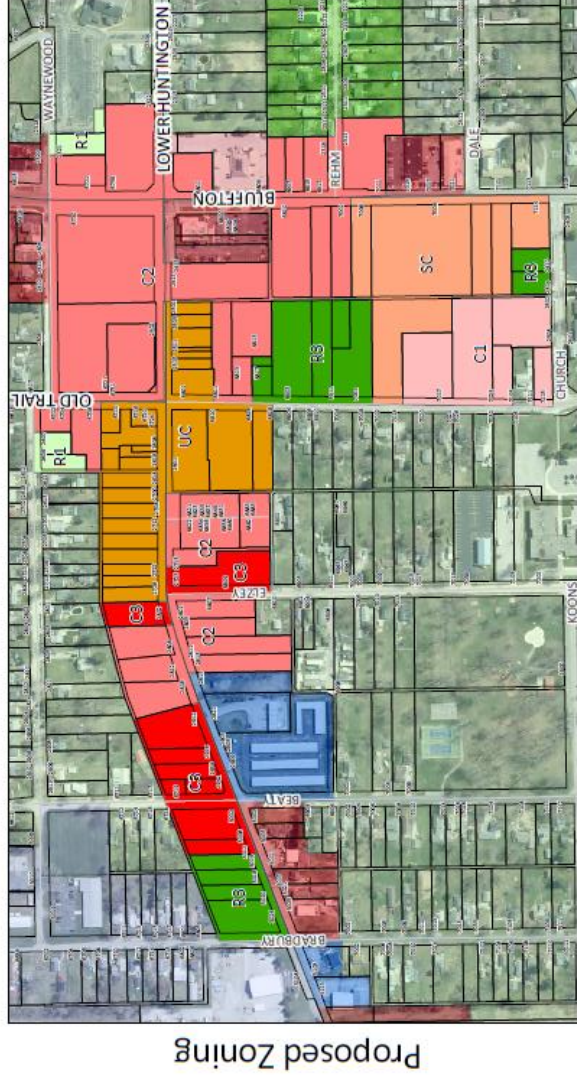


Current Zoning



Current Zoning

- Current Zoning**
- R1 Single Family Residential
 - R2 Two Family Residential
 - R3 Multiple Family Residential
 - C2 General Commercial
 - C3 Limited Commercial
 - C4 Intensive Commercial
 - I1 Limited Industrial
 - I2 General Industrial
 - I3



Proposed Zoning



Proposed Zoning

- Proposed Zoning**
- R1 Single Family Residential
 - R3 Multiple Family Residential
 - RP Planned 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

Department of Planning Services
Rezoning Petition Application

Applicant	Applicant _____
	Address _____
	City _____ State _____ Zip _____
	Telephone _____ E-mail _____

Contact Person	Contact Person _____
	Address _____
	City _____ State _____ Zip _____
	Telephone _____ E-mail _____

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 _____
	Present Zoning _____ Proposed Zoning_____ Acreage to be rezoned_____
	Proposed density_____ units per acre
	Township name_____ Township section #_____
	Purpose of rezoning (attach additional page if necessary) _____

Sewer provider_____ Water provider_____	

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.

_____	_____	_____
(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)
_____	_____	_____
(printed name of property owner)	(signature of property owner)	(date)

Received	Receipt No.	Hearing Date	Petition No.
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