

#REZ-2025-0045

BILL NO. Z-25-10-14

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. M-14 (Sec. 35 of Washington Township) and N-14 and N-18 (Sec. 36 of
Washington 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
Wayne Water Power Addition	Wayne Water Power Add N Pt Lot 5 and FRL E 29.7 feet Lot 4 and Sub of Lot 3 Samuel Hannas Estate Plat C FRL W 149.79 feet N Pt Lot 5	02-07-35-428-002.000-074
Eades Addition	Lot 33 Ex Sw Corner for St and Lots 34 35 & 36	02-07-36-160-011.000-074
Eades Addition	Lots 38 and 39	02-07-36-160-014.000-074
Frickes Amended Addition	Lot 22 Ex SE FRL for St	02-07-36-160-015.000-074
Dudenhoevers Addition	Lots 1 thru 3 Ex R/W and Vac Alley on South	02-07-36-301-004.000-074
Dudenhoevers Addition	Lot 4-5 Ex R/W	02-07-36-302-001.000-074
Fischers Addition	Lots 1 and 2	02-07-36-401-001.000-074
Forest Park Addition	Lots 1-3 of Block 29	02-07-36-401-013.000-074 (part of)
Follingers 2 nd Subdivision	Lots 1-3	

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2 and the symbols of the City of Fort Wayne Zoning Map No. M-14 (Sec. 35 of Washington
3 Township and Zoning Map Nos. N-14 and N-18 (Sec. 36 of Washington Township), as
4 established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is
5 hereby changed accordingly.
6

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.
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13 SECTION 3. That this Ordinance shall be in full force and effect from and after its
14 passage and approval by the Mayor.
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16 _____
Council Member

17 APPROVED AS TO FORM AND LEGALITY:

18 _____
19 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-2025-0045
Bill Number: Z-25-10-14
Council District: 2 – Russ Jehl

Introduction Date: October 28, 2025

Plan Commission
Public Hearing Date: October 13, 2025 (not heard by Council)

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

Synopsis of Ordinance: To rezone 3.93 acres from C3/General Commercial to C2/Limited
Commercial

Location: 500, 521, 535 to 610, 1102 and 1130 East State Boulevard (Sections 35 and
36 of Wayne Township)

Reason for Request: To implement the zoning recommendations of the East State Proactive
Rezoning Initiative.

Applicant: Proactive Rezoning Work Group

Property Owners: Various – See File

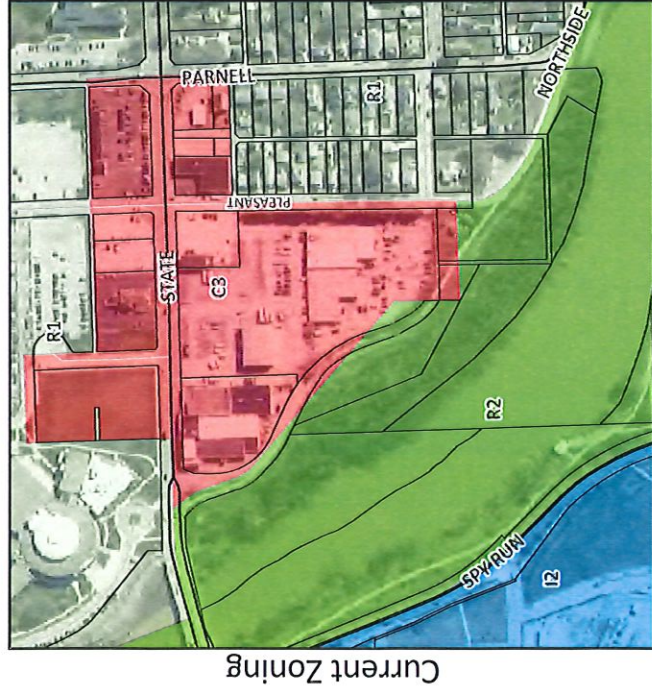
Related Petitions: REZ-2025-0046, REZ-2025-0047, and REZ-2025-0048

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 Historic Northeast 2035 Neighborhood Plan
to enhance and preserve existing neighborhood character, and encourage
new urban scaled, pedestrian oriented land uses.

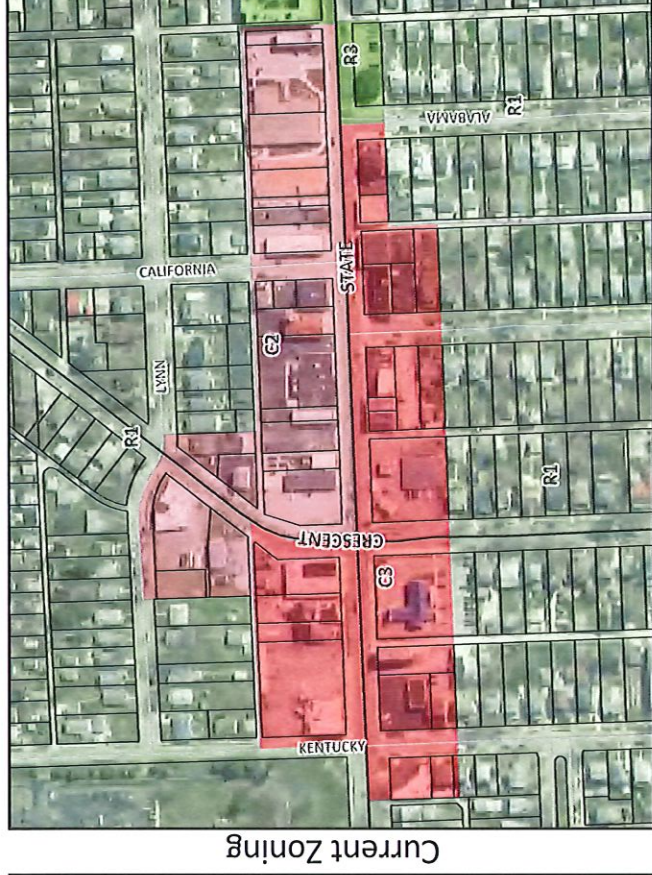
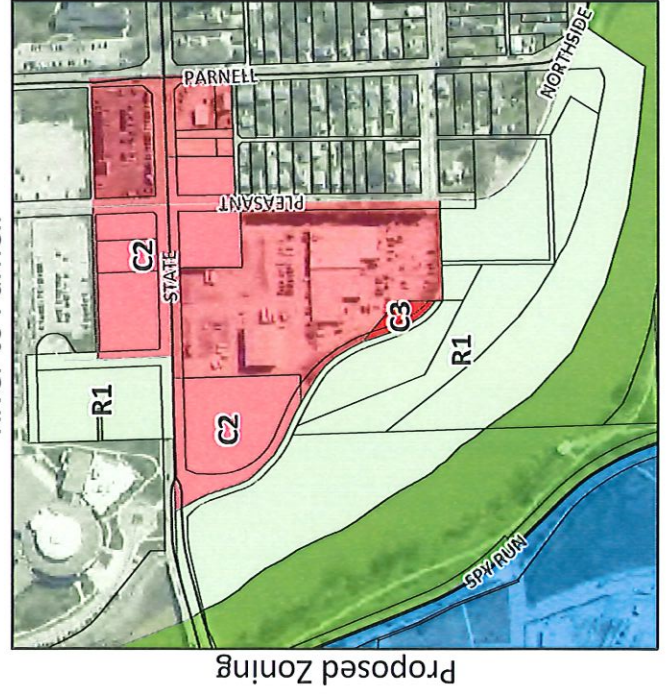
Effect of Non-Passage: Properties will remain zoned C3/General Commercial, a zoning district found
to be ill-matched to the existing land use and/or incompatible with
surrounding uses and the character of the corridor.

Proactive Rezoning Initiative: East State Blvd

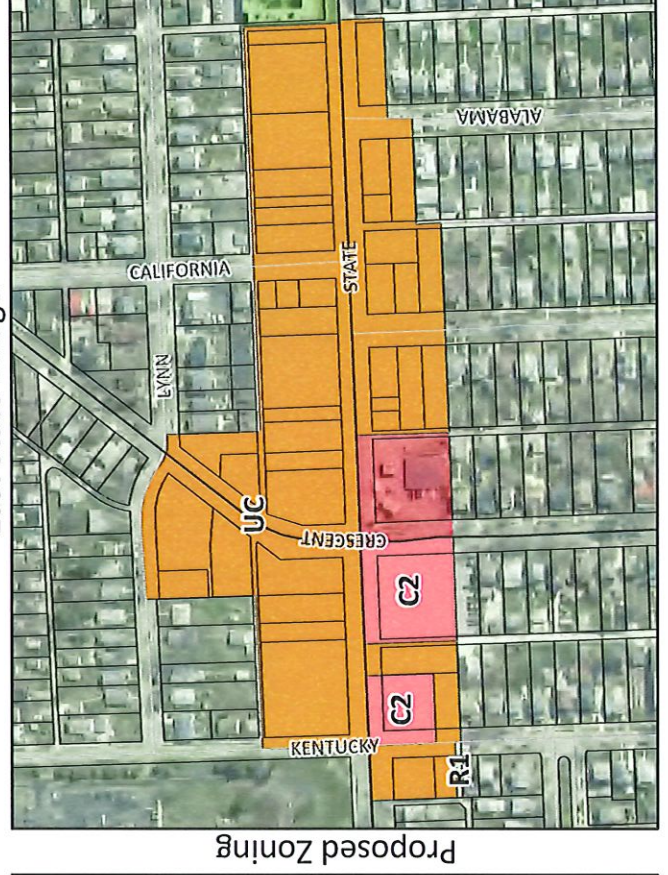
Draft: September 2, 2025



River to Parnell



East State Village



- Current Zoning**
- R1 Single Family Residential
 - R2 Two Family Residential
 - R3 Multiple Family Residential
 - C2 Limited Commercial
 - C3 General Commercial

- Proposed Zoning**
- R1 Single Family Residential
 - C2 Limited Commercial
 - C3 General Commercial
 - UC Urban Corridor

**Department of Planning Services
Rezoning Petition Application**

Applicant

Applicant Proactive Rezoning Work Group
Address 200 E. Berry Street Suite 320
City Fort Wayne State IN Zip 46802
Telephone 260-427-2138 E-mail russell.garriott@cityoffortwayne.org

**Property
Ownership**

Property Owner various - see file
Address _____
City _____ State _____ Zip _____
Telephone _____ E-mail _____

**Contact
Person**

Contact Person Russell Garriott
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 various - see file Township and Section Wayne, 36
Present Zoning C3, R2 Proposed Zoning C2 Acreage to be rezoned 3.93
Purpose of rezoning (attach additional page if necessary) To implement the rezoning recommendations of the Historic Northeast 2035 Neighborhood Plan
Sewer provider City of Fort Wayne Water provider City of Fort Wayne

**Filing
Checklist**

Applications will not be accepted unless the following filing requirements are submitted with this application.

- ☐ Filing fee \$1000.00
- ☐ Surveys showing area to be rezoned
- ☒ Legal Description of parcel to be rezoned
- ☐ Rezoning Criteria (please complete attached document)

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 Fort Wayne and Allen County Plan Commissions 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

Russell Garriott
(printed name of applicant)

Russell Garriott Digitally signed by Russell Garriott
Date: 2025.09.03 10:34:15 -04'00'
(signature of applicant)

9/3/25
(date)

(printed name of property owner)

(signature of property owner)

(date)



Received <u>9.2.25</u>	Receipt No. <u>—</u>	Hearing Date <u>10.13.25</u>	Petition No. <u>REZ-2025-0045</u>
Department of Planning Services • 200 East Berry Suite 150 • Fort Wayne, Indiana • 46802 Phone (260) 449-7607 • Fax (260) 449-7682 • www.allencounty.us • www.cityoffortwayne.org			

