

#REZ-2025-0046

BILL NO. Z-25-10-15

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map Nos. M-14 and M-18 (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 an R1 (Single
Family 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
Eades Addition	S 25 feet of the W 218.8 feet of vacated Fricke Ave	02-07-35-285-009.000-074 (part of)
Eades Addition	Lots 30-32, Lot A and vacated alley	02-07-36-159-003.000-074
Samuel Hannas Estate Plat C	Lot 4	
Wayne Water Power Addition	Lots 1-3 and Lot 4 EX Lots 1-3 and Lot 4 EX E 29.7 FRL of N 155 feet FRL and S FRL Lot 5 EX Rd	02-07-35-427-001.000-074
Samuel Hannas Estate Plat C, Sub of Lot 3	Lots 4 and 5, S of Rd	02-07-36-305-001.000-074
Riedels Addition	Lot 4	02-07-36-305-002.000-074
Samuel Hannas Estate Plat C, Sub of Lot 3	Sp Adj to St. Joseph River S of Horace H Hannas Estate of Lot 3 Plat C	02-07-36-305-003.000-074
J.M.E. Riedels Addition	Lots 22, and 24-31	02-07-36-305-004.000-074
Charles H. Hannas Addition	Lots 20-22	02-07-36-305-005.000-074
North Wildwood Addition	N 10.4 feet of Lot 32	02-07-36-330-032.000-074 (part of)

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3 and the symbols of the City of Fort Wayne Zoning Map Nos. M-14 and M-18 (Sec. 35 of
4 Washington Township and Zoning Map Nos. N-14 and N-18 (Sec. 36 of Washington
5 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
6 Wayne, Indiana is hereby changed accordingly.

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

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

16 _____
Council Member

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18 APPROVED AS TO FORM AND LEGALITY:

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20 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-2025-0046
Bill Number: Z-25-10-15
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 9.87 acres from C3/General Commercial and R2/Two Family Residential to R1/Single Family Residential

Location: 475, a portion of the 500 block, and 505 East State Boulevard; 400 and 500 Forest Avenue; 2215 Kentucky Avenue; 200 block of Pleasant Avenue; and south of 2017 Parnell Avenue. (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

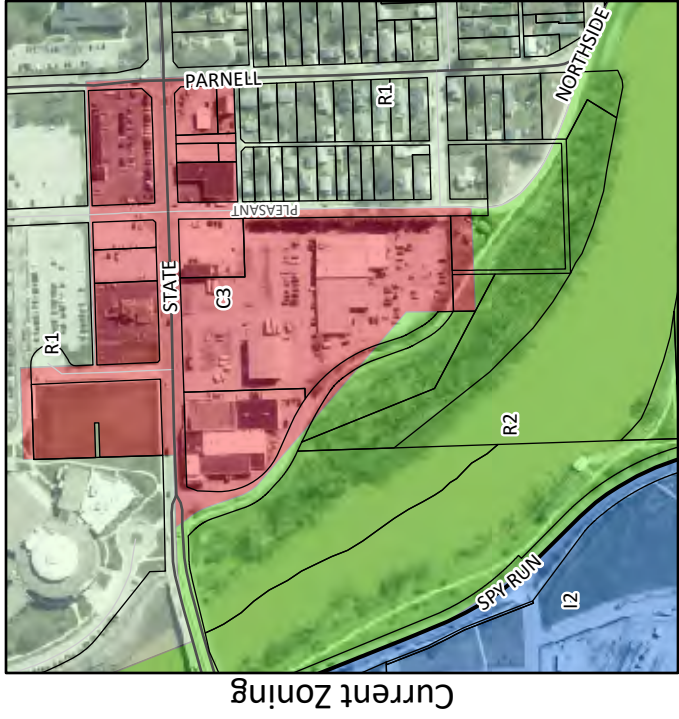
Related Petitions: REZ-2025-0045, REZ-2025-0047, and REZ-2025-0048

Effect of Passage: Properties will be rezoned to the R1/Single Family 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 Historic Northeast 2035 Neighborhood Plan to enhance and preserve existing neighborhood character, and encourage new urban scaled, pedestrian oriented land uses.

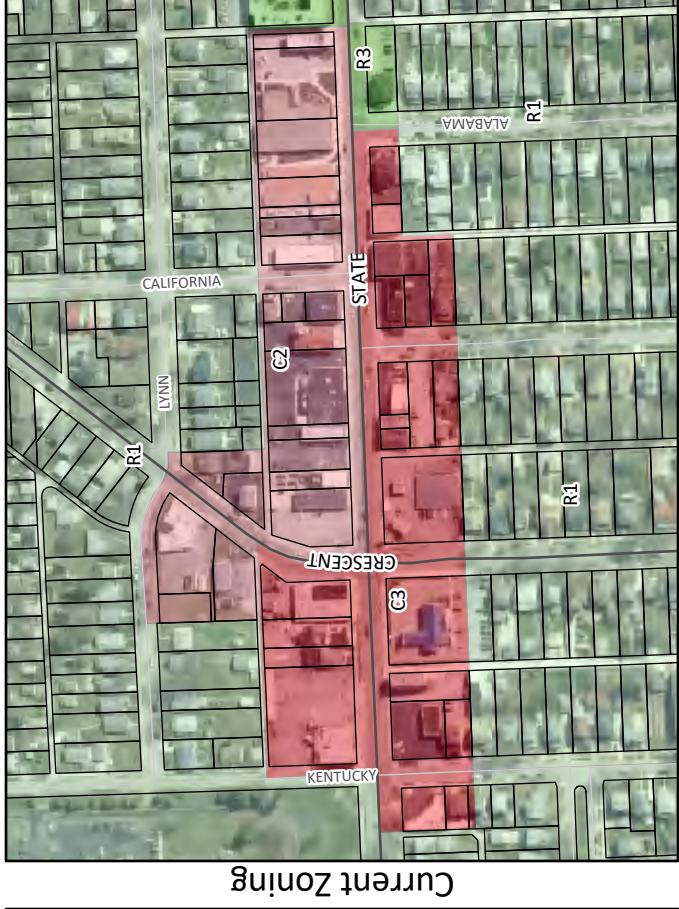
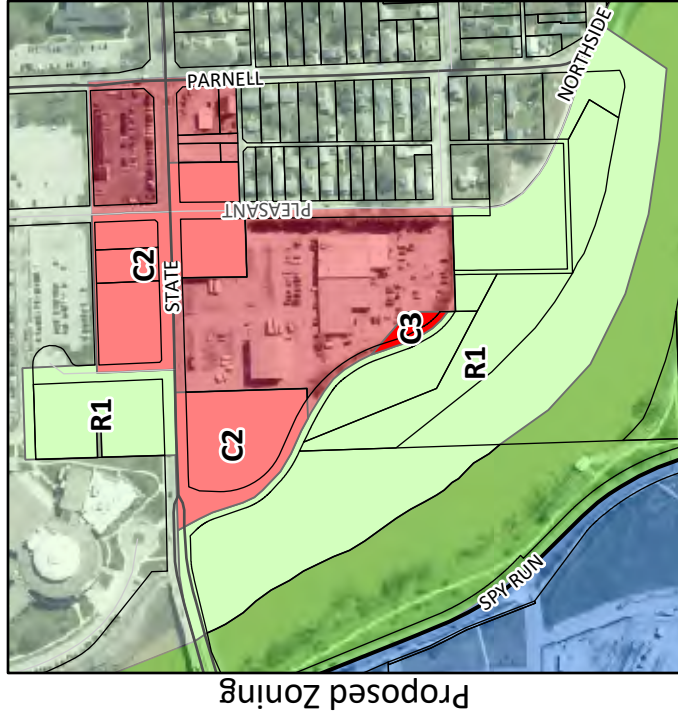
Effect of Non-Passage: Properties will remain zoned C3/General Commercial and R2/Two-Family Residential, zoning districts found to be ill-matched to the existing land use and/or incompatible with surrounding uses and the character of the corridor.

Proactive Rezoning Initiative: East State Blvd

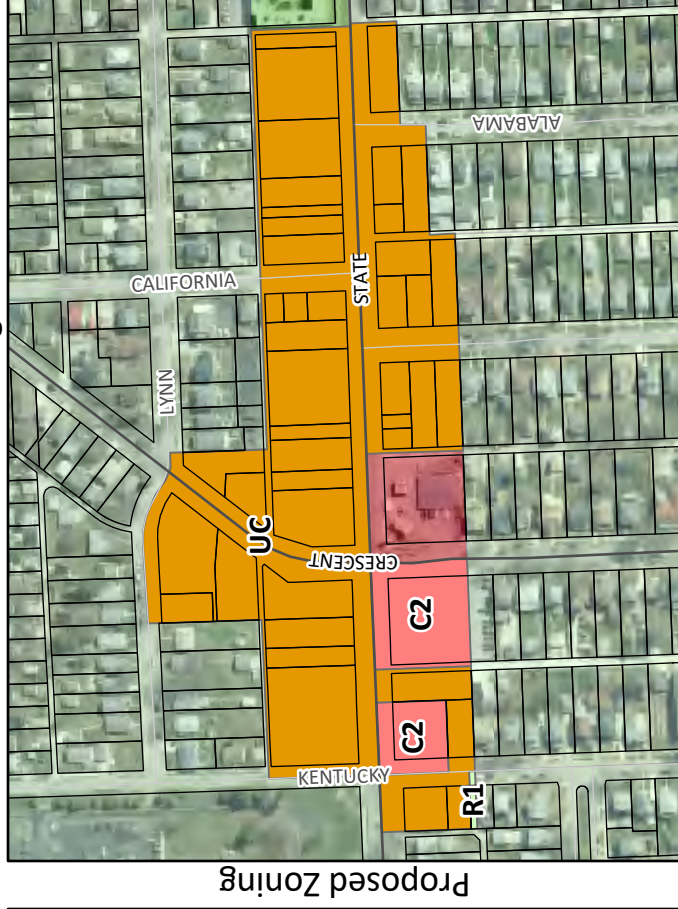
Draft: September 2, 2025



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 R1 Acreage to be rezoned 9.26
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 10:33:09 -04'00'
(signature of applicant)

9/3/25
(date)

(printed name of property owner)

(signature of property owner)

(date)



Received	Receipt No.	Hearing Date	Petition No.
9.2.25	—	10.13.25	REZ-2025-0046

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