

#REZ-2025-0047

BILL NO. Z-25-10-16

**ZONING MAP ORDINANCE NO. Z-\_\_\_\_\_**

**AN ORDINANCE amending the City of Fort Wayne  
Zoning Map Nos. 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 UC (Urban  
Corridor) District under the terms of Chapter 157 Title XV of the Code of the City of Fort  
Wayne, Indiana:

<b>Subdivision Name</b>	<b>Legal Description</b>	<b>Parcel Number</b>
Crescent Place Amended Addition	Lot 13	02-07-36-258-008.000-074
Crescent Place Amended Addition	Lots 10-12	02-07-36-258-009.000-074
Kincade Homestead Addition	FRL N Pt Lot 12	
Kincade Homestead Addition	Lot 11 and Frl S 27.4 feet of Lot 12	02-07-36-258-011.000-074
Kincaid Homestead Addition	Lots 8-10	02-07-36-258-013.000-074
Kincaid Homestead Addition	Lots 1-5	02-07-36-258-014.000-074
Kincaid Homestead Addition	Lot 6	02-07-36-258-015.000-074
Kincaid Homestead Addition	Lot 7	02-07-36-258-016.000-074
Bush Homestead Addition	W 102.3 feet N of All E of Crescent Ex N 68 feet Frl	02-07-36-259-002.000-074
Bush Homestead Addition	40 feet E of W 102.3 feet N of Alley & Frl N 68 feet of W 102.3 feet N of Alley Ex St Sec 36 & S 33 feet of 40 feet W of E230 of N140 Lynn & Calif	02-07-36-259-003.000-074
Bush Homestead Addition	E 53 feet N of S 108 feet S of Alley	02-07-36-259-010.000-074

Subdivision Name	Legal Description	Parcel Number
Bush Homestead Addition	N 41 feet of S 108 feet of E 50 feet	02-07-36-259-011.000-074
Bush Homestead Addition	W 100 feet by 140 feet Frl S of alley and N of State	02-07-36-259-013.000-074
Bush Homestead Addition	32 ½ feet E of W 100 feet S of Alley and N of State	02-07-36-259-014.000-074
Bush Homestead Addition	55 feet E of W 132-1/2 feet of S 140 feet between California and Crescent N of State	02-07-36-259-015.000-074
Bush Homestead Addition	E 25 feet of W 212.5 feet of S 140 feet in SW ¼ of NW ¼ of Sec 36 lying N of State and E of Crescent	02-07-36-259-016.000-074
Bush Homestead Addition	130 feet W of E 100 feet of S 140 feet	02-07-36-259-017.000-074
Bush Homestead Addition	W 50 feet of E 100 feet of S 140 feet W of California	02-07-36-259-018.000-074
Lot 55 Bush Homestead Addition	E 50 feet of S 67 feet W of California Between Lynn and State	02-07-36-259-019.000-074
Petitts Addition	Lot 55	02-07-36-260-010.000-074
Petitts Addition	W 32 feet of Lot 54	02-07-36-260-011.000-074
Petitts Addition	E 18 feet of Lot 54	02-07-36-260-012.000-074
Petitts Addition	Lot 53	02-07-36-260-013.000-074
Petitts Addition	Frl W .4 feet of Lot 50 & Lots 51 and 52	02-07-36-260-014.000-074
Petitts Addition	Lot 49 and W 1/2 of Lot 48 & Lot 50 Frl Ex W .4 feet	02-07-36-260-015.000-074
Petitts Addition	E 1/2 Lot 48	02-07-36-260-016.000-074
North Wildwood	Lot 30	02-07-36-330-030.000-074
North Wildwood	Lot 31	02-07-36-330-031.000-074
Fischers Addition	Lots 4 and 5	02-07-36-401-002.000-074
Fischers Addition	Lot 3	02-07-36-401-003.000-074



<b>Subdivision Name</b>	<b>Legal Description</b>	<b>Parcel Number</b>
Forest Park Addition	W 35 feet of Lot 1 Block 30	02-07-36-402-012.000-074
Forest Park Addition	W 24 feet of E 115 feet of Lot 1 Block 30	02-07-36-402-013.000-074
Forest Park Addition	E 91 feet of Lot 1 Block 30	02-07-36-402-014.000-074
Forest Park Addition	Lot 2 Block 30	02-07-36-402-015.000-074
Forest Park Addition	Lot 3 Block 30	02-07-36-402-016.000-074
Forest Park Addition	W 90 feet of Lot 28 Block 31	02-07-36-403-001.000-074
Forest Park Addition	W 90 feet of Lot 27 Block 31	02-07-36-403-002.000-074
Forest Park Addition	E 60 feet of Lots 27 and 28	02-07-36-403-003.000-074
Forest Park Addition	Lot 26 Block 31	02-07-36-403-004.000-074
Forest Park Addition	W 50 feet of Lot 1 Block 31	02-07-36-403-018.000-074
Forest Park Addition	E 100 feet of Lot 1 Block 31	02-07-36-403-019.000-074
Forest Park Addition	Lot 2 Block 31	02-07-36-403-020.000-074
Forest Park Addition	Lot 28 Block 32	02-07-36-404-001.000-074

and the symbols of the City of Fort Wayne Zoning Map Nos. N-14 and N-18 (Sec. 36 of Washington 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.

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

4 \_\_\_\_\_  
5 Council Member

6 APPROVED AS TO FORM AND LEGALITY:

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8 Malak Heiny, City Attorney  
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City of Fort Wayne Common Council  
**DIGEST SHEET**

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**Department of Planning Services**

Title of Ordinance: Zoning Map Amendment  
Case Number: REZ-2025-0047  
Bill Number: Z-25-10-16  
Council District: 2 – Russ Jehl

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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

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Synopsis of Ordinance: To rezone 6.71 acres from R1/Single Family Residential, R3/Multiple Family Residential, C2/Limited Commercial, and C3/General Commercial to UC/Urban Corridor

Location: 1058, 1105, 1116, 1121 to 1129, 1201, and 1205 to 1415 East State; 2218 to 2224, 2309 and 2311, and 2232 California Avenue; 2311, 2318, 2324, 2329, 2339, Crescent Avenue; and 2219 and 2220 Kentucky Avenue (Section 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

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Related Petitions: REZ-2025-0045, REZ-2025-0046, and REZ-2025-0048

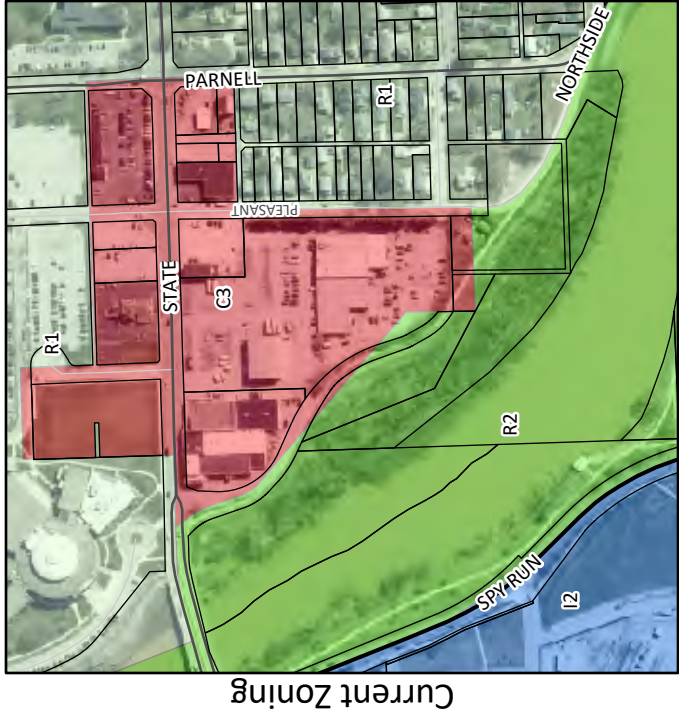
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Effect of Passage: Properties will be rezoned to the UC/Urban Corridor zoning district, either bringing the existing use into compliance with the zoning ordinance or enhancing compatibility with surrounding uses. This proactive rezoning fulfills recommendations of the Historic Northeast 2035 Neighborhood Plan to enhance and preserve existing neighborhood character, and encourage new urban scaled, pedestrian oriented land uses.

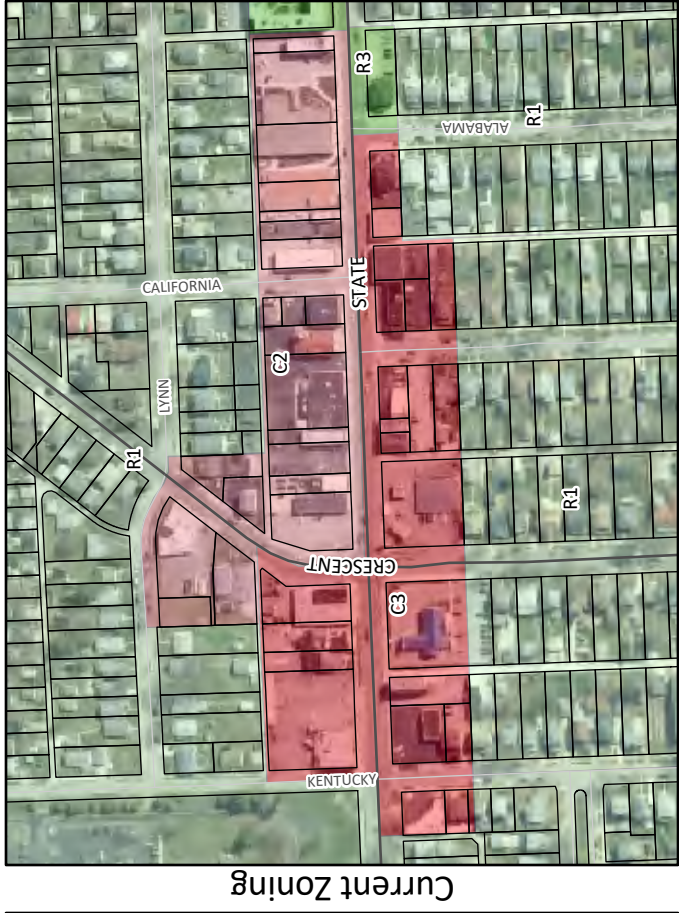
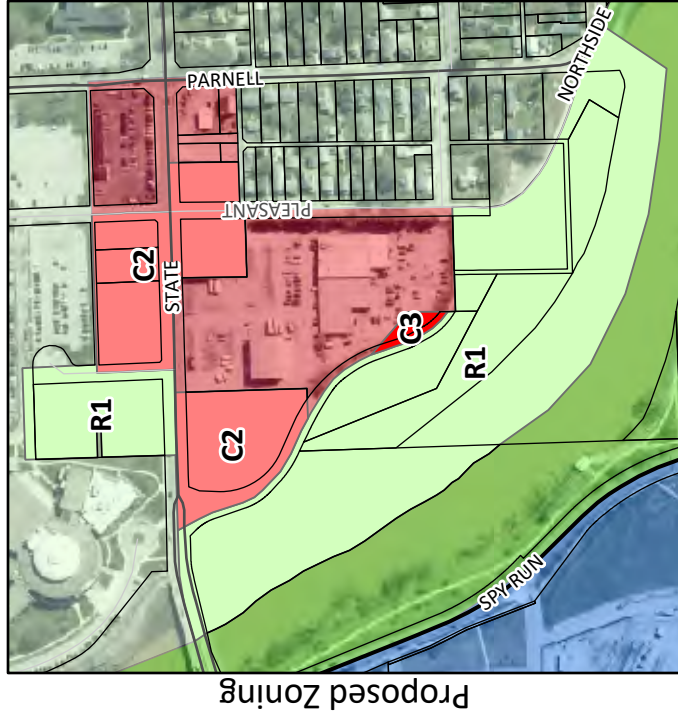
Effect of Non-Passage: Properties will remain zoned R1, R2, C2, and C3, zoning districts found to be ill-matched to the existing land use and/or incompatible with surrounding uses and the character of the corridor.

Proactive Rezoning Initiative: East State Blvd

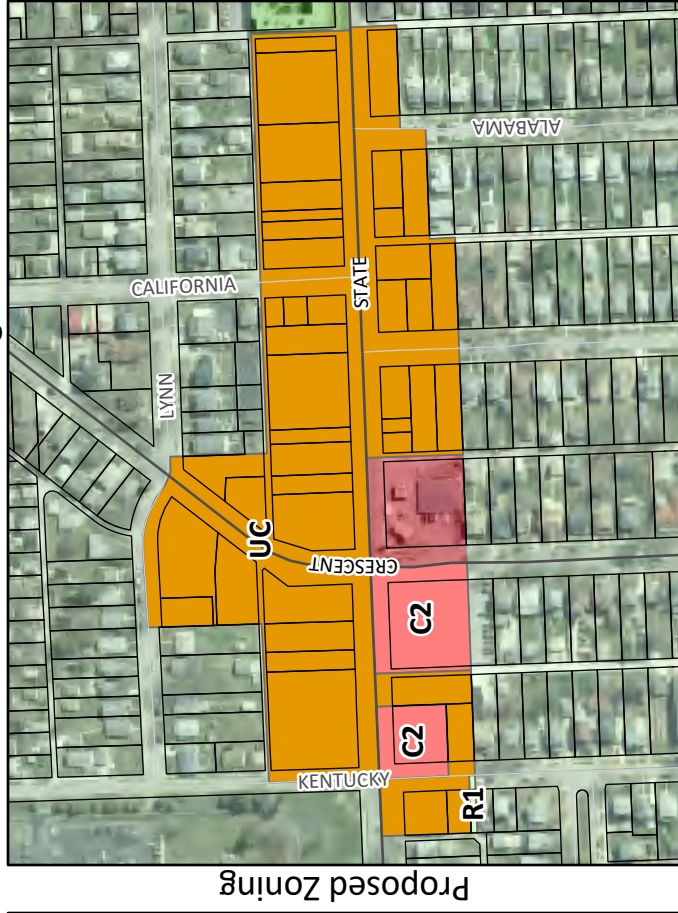
Draft: September 2, 2025



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 C2,C3, R3, R1 Proposed Zoning UC Acreage to be rezoned 6.71  
 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 Russell Garriott Digitally signed by Russell Garriott  
Date: 2025.09.03 10:32:27 -04'00' 9/3/25  
 (printed name of applicant) (signature of applicant) (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-2025-0047

Department of Planning Services • 200 East Berry Suite 150 • Fort Wayne, Indiana • 46802  
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