

1 #COMP-2026-0002

2 BILL NO. G-26-01-26

3 GENERAL ORDINANCE NO. G-_____

4
5 AN ORDINANCE AMENDING SECTION 153.05 OF
6 CHAPTER 153 "PLANNING & DEVELOPMENT" OF
7 THE CITY OF FORT WAYNE, INDIANA, CODE OF
8 ORDINANCES

9 WHEREAS, Common Council of the City of Fort Wayne adopted a Comprehensive Plan for the
10 City of Fort Wayne (All-in-Allen), in accordance with the statutes of the State of Indiana; and,

11 WHEREAS, on December 15, 2025, the Fort Wayne Plan Commission initiated the
12 amendment of the Comprehensive Plan to adopt the Future Land Use map updates; and,

13 WHEREAS, the Common Council desires to amend Section 153.05 to recognize the
14 amendment of the Future Land Use map update to the Comprehensive Plan which will repeal
15 and replace the existing Future Land Use map; and

16 WHEREAS, the City Plan Commission, in accordance with the Planning Statutes of the
17 State of Indiana held a public hearing on the Amendment to the Comprehensive Plan; and,

18 WHEREAS, this ordinance is to establish an amendment to the Comprehensive Plan to
19 include updated Future Land Use maps based on issues that have come up since the effective
20 date of the All In Allen Comprehensive Plan, March 13, 2023.

21 NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF
22 FORT WAYNE, INDIANA:

23 SECTION 1. Section 153.05 of Chapter 153 (Planning & Development) of the City of
24 Fort Wayne is amended by repealing and replacing the Future Land Use map in the All In Allen
25 Comprehensive Plan.

26 SECTION 2. That this Ordinance, after its passage and approval by the Mayor, shall
27 be in full force and effect starting on April 8, 2026.

28 _____ Council Member

29 APPROVED AS TO FORM AND LEGALITY:

30 _____
31 Malak Heiny, City Attorney

**City of Fort Wayne Common Council
DIGEST SHEET**

Department of Planning Services

Title of Ordinance: Amendment to the All in Allen Comprehensive Plan
Case Number: COMP-2026-0002 – FW Future Land Use Map
Bill Number: G-26-01-26
Council District: All

Introduction Date: January 27, 2026

Plan Commission
Public Hearing Date: February 9, 2026

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

Synopsis of Ordinance: A proposal to amend the All in Allen Comprehensive Plan by proposing to update the Future Land Use map.

Location: Within the planning jurisdiction of Fort Wayne.

Applicant: The Fort Wayne Plan Commission

Related Petitions: N/A

Effect of Passage: This Future Growth and Development Map Update is proposed to address issues that have come up since the effective date of the All In Allen Comprehensive Plan, March 13, 2023.

Effect of Non-Passage: The Future Land Use section of the All in Allen Comprehensive Plan will stay unchanged since the previous effective date of March 23, 2023.

2025 Comprehensive Plan Update

Future Land Use Map Update Summary

Allen County, Fort Wayne, Huntertown, & Woodburn

This Future Land Use Map Update is proposed to address issues that have come up since the effective date of the All In Allen Comprehensive Plan, March 13, 2023.

A summary of the proposed All In Allen Comprehensive Plan Future Land Use Map updates is below; the proposed effective date is April 8, 2026.

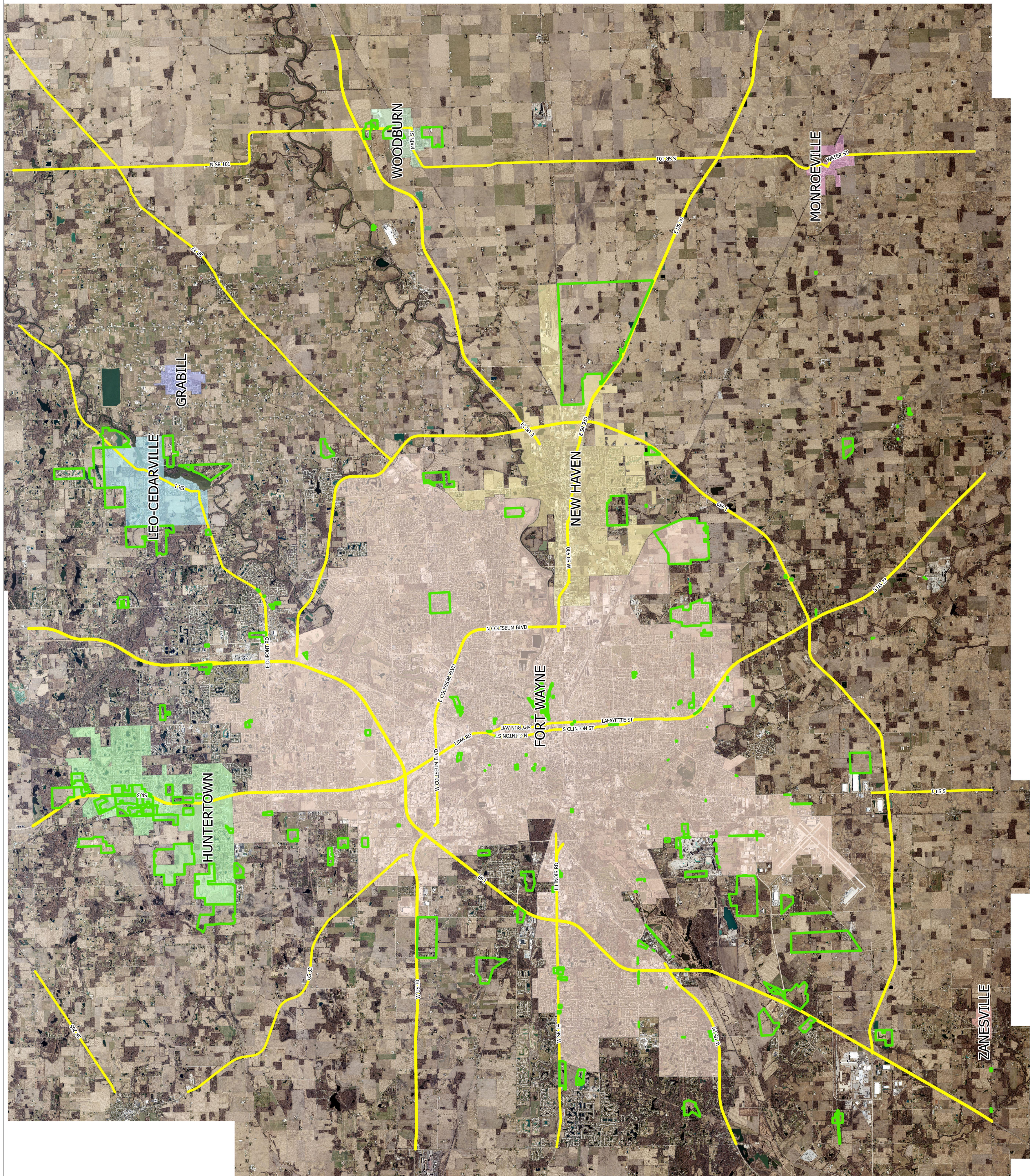
The proposed All In Allen Comprehensive Plan Future Land Use Map updates developed from the following sources:

- Technical Alignments: Staff identified over 70 areas that did not have any Future Land Use designation whatsoever and aligned these appropriately.
- Rezonings: Staff analyzed the Plan Commission Rezonings over the last several years and compared them with the map to identify any discrepancies.
- Annexations: Staff analyzed all Annexations in Allen County over the last several years and compared them with the map to identify any discrepancies.
- Subdivisions: Staff analyzed the Plan Commission Subdivision Plats over the last several years and compared them with the map to identify any discrepancies.
- Stakeholder Meetings: Staff met with developers, builders, economic development agencies, utility agencies, school district representatives, and jurisdiction representatives to ensure the map was up to date with current development trends.
- Adopted Neighborhood Plans: Staff met with Fort Wayne Community Development Department of Neighborhoods to ensure the map was up to date with adopted neighborhood plans.

The Future Land Use Map of Allen County, Fort Wayne, Huntertown, and Woodburn jurisdictions will be amended as part of this Future Land Use Map Update.



Proposed Future Land Use Changes



Although street accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any use of the information contained in this map. The map is the property of the County of Allen and is to be used for planning and zoning purposes only.

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State Plane Coordinate System, Indiana East

Photos and Contours: Spring 2009

Date: 12/17/2005

Department of Planning Services

Zoning Ordinance Amendment Application

Project Name _____

Applicant _____

Address _____

City _____ State _____

Telephone _____ Zip _____

Em _____

Allen County Planning Jurisdiction City of Fort Wayne Planning Jurisdiction

Other _____

Proposed Effective Date _____

Legislative Body _____

Brief Description of Zoning Ordinance Amendment
(Please attach full amendment document)

This comprehensive plan amendment is proposed to update to the Future Land Use Map of the All In Allen Comprehensive Plan for the Fort Wayne jurisdiction from six sources: technical alignments, rezonings, annexations, subdivisions, stakeholder meetings, and adopted neighborhood plans.

David Schaab

Signature of Applicant

Printed Name

Date