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COMP-2026-0009

BILL NO. G-26-04-15

GENERAL ORDINANCE NO. G-\_\_\_\_\_

AN ORDINANCE AMENDING SECTION 153.07 OF  
CHAPTER 153 "PLANNING & DEVELOPMENT OF  
THE CITY OF FORT WAYNE, INDIANA, CODE OF  
ORDINANCES)

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

WHEREAS, on March 16, 2026, the Fort Wayne Plan Commission initiated the amendment of the Comprehensive Plan to adopt the goals and policies of the Waynedale 2040 Plan; and

WHEREAS, the Common Council desires to amend Section 153.07 to recognize the amendment of the Waynedale 2040 Plan to the Comprehensive Plan; and

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

WHEREAS, this ordinance is to establish an amendment to the Comprehensive Plan to include the goals and policies of the Waynedale 2040 Plan; and

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

SECTION 1. Section 153.07 of Chapter 153 (Planning & Development) of the City of Fort Wayne is amended by including the following subsection and relettering the other subsections accordingly:

(O) *Waynedale 2040 Plan*. The Comprehensive Plan is amended by adding the goals and policies of the "Waynedale 2040 Plan" as set forth in that Plan.

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

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Council Member

APPROVED AS TO FORM AND LEGALITY:

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Malak Heiny, City Attorney

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

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**Department of Planning Services**

Title of Ordinance: Amendment to the All in Allen Comprehensive Plan  
Case Number: COMP-2026-0009 – Waynedale 2040 Plan  
Bill Number: G-26-04-15  
Council District: 4 – Dr. Scott Myers and 5 – Geoff Paddock

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Introduction Date: April 28, 2026

Plan Commission  
Public Hearing Date: May 11, 2026

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

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Synopsis of Ordinance: A proposal to amend the All in Allen Comprehensive Plan by  
including the goals and strategies of the Waynedale 2040 Plan.

Location: Generally, the incorporated area of Fort Wayne, south of the CSX  
Railway, west of the St. Mary’s River and east of Smith Road.

Applicant: The City of Fort Wayne Division of Community Development

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Related Petitions: Resolution R-26-04-16

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Effect of Passage: Adopting the goals and strategies of the Waynedale 2040 Plan will  
help fulfill a request of the Waynedale 2040 Plan, providing an  
updated strategy for development and redevelopment. The plan covers  
topics related to the Neighborhood and Safe Community, History and  
Heritage, Housing, Place, and People.

Effect of Non-Passage: The All in Allen Comprehensive Plan will continue to guide  
development, but will not include the updated strategies for the  
Waynedale Area.



# CITY OF FORT WAYNE

SHARON TUCKER, MAYOR

April 7, 2026

Ben Roussel, Director  
Allen County Department of Planning Services  
200 East Berry Street, Suite 150  
Fort Wayne, IN 46802

In alignment with the *All in Allen Comprehensive Plan* — specifically, Housing & Neighborhoods, Goal 1: Support and Strengthen Complete Neighborhoods, and Policy 1.6: Encourage Neighborhood Activation and Planning — the City of Fort Wayne, in partnership with the Waynedale 2040 Planning Committee, has developed the **Waynedale 2040 Neighborhood Plan**.

This planning effort began in the fall of 2024, due to this area's expected future investments and growth, additionally, from the interest of neighborhood residents to establish a neighborhood plan. Since then, city staff and a dedicated volunteer steering committee have diligently worked to gather extensive community input from nearly 950 residents, business owners, and stakeholders in the neighborhood.

**Waynedale 2040** includes updated demographic data, along with goals and policies, and reflects the community's current priorities. It also focuses on key areas, including neighborhood safety, walkability, access to recreation and wellness, and celebrating the neighborhood's history and community.

On **March 16, 2026**, the Fort Wayne Plan Commission formally initiated the adoption process for the Waynedale 2040 plan. As part of the next steps, the plan is set to be introduced to Common Council on **April 28, 2026**, followed by a public hearing hosted by the Plan Commission on **May 11, 2026**.

Staff members from the City of Fort Wayne's Department of Neighborhoods will prepare the Staff Report and provide all necessary documentation for the public hearing process.

If you have any questions regarding the Waynedale 2040 Neighborhood Plan, please do not hesitate to contact me at (260) 427-5694 or [dan.baisden@cityoffortwayne.org](mailto:dan.baisden@cityoffortwayne.org).

Sincerely,

A handwritten signature in black ink that reads "Dan Baisden".

Dan Baisden



# Waynedale

## 2040 NEIGHBORHOOD PLAN



### WHAT IS WAYNEDEALE 2040?

**Waynedale 2040** is a planning document that provides a shared vision and direction of 24 Neighborhoods located in the southeastern portion of the City of Fort Wayne. The Waynedale Plan area is rich in history and has a long-standing community that is moving forward to a bright future.

#### WHO DOES IT INCLUDE

- Neighborhood Associations
- City Leaders and Staff
- Investors, Developers, and Business Owners
- For-Profit Corporations & Non-Profit Organizations

#### WHAT WILL IT INCLUDE

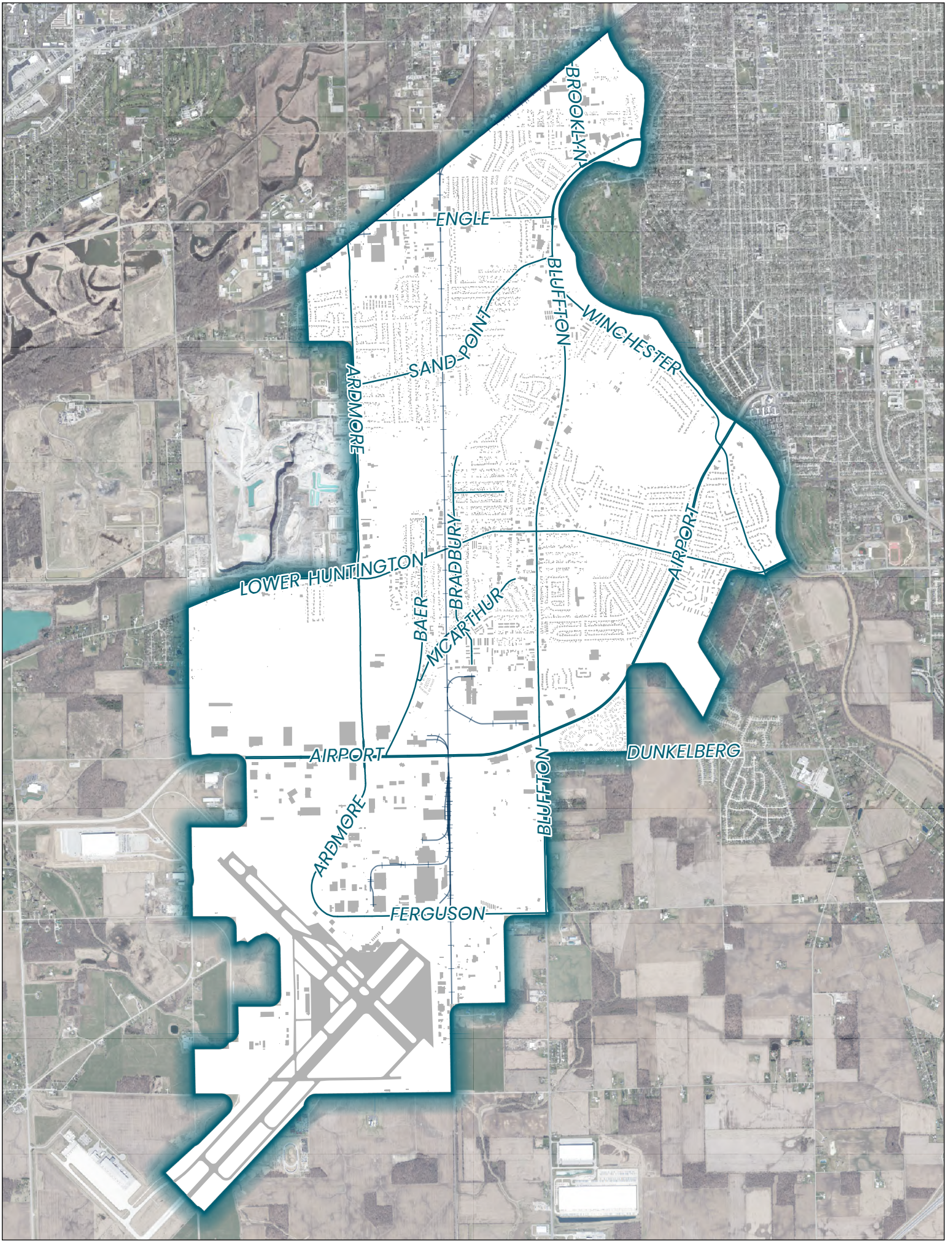
- Neighborhood History
- Neighborhood Existing Conditions
- Plan Recommendations
- Implementation Matrix

### WHAT IS THE PLANNING PROCESS?

The **Waynedale 2040** began in the fall of 2024, due to this area's expected future investments and growth, additionally, from the interest of neighborhood residents to establish a neighborhood plan. Since then, city staff and a dedicated volunteer steering committee have diligently worked to gather extensive community input from residents, business owners, and stakeholders in the neighborhood.

This process started with a steering committee made up of leaders and residents from the various businesses and neighborhoods within the plan boundary. The plan is called **Waynedale 2040** to honor its past and collective pride that the community still holds to this day.

**Waynedale 2040** is founded on stakeholder and resident contributions. From 2024-2026 over nine hundred community members have been engaged including youth, property owners, renters, elected officials, workers, and business owners. Over 15 events and workshops have been held in-person and online, including working group meetings, neighborhood walks, open houses, and neighborhood meetings at various locations including The Stand, Waynedale Park, Psi Ote Park, Avalon Church, and Waynedale United Methodist Church. Additional engagement included online surveys in English and Spanish. Overall about 950 neighborhood residents were engaged in the planning process to elicit a complete picture of the community's priorities and desires.



The following principles serve as the foundation of Waynedale 2040, guiding all strategies, actions, and recommendations within the plan. Rooted in the community's values and priorities, these principles reflect a shared vision for a stronger, more connected, and resilient neighborhood. They respond to both present-day challenges and long-term opportunities, ensuring that the community remains a place where residents feel safe, supported, and proud to call home.

## Planning Principles:

### **A Safer Waynedale**

People should feel safe in their neighborhoods. This aims at prioritizing strategies that help strengthen public safety, create inviting public spaces, and encourage community involvement. By fostering a greater connection, visibility, and sense of trust, it aims to enhance safety perceptions and a greater peace of mind in Waynedale.

### **A Vibrant Waynedale**

A flourishing business community can provide a lot of value to neighborhoods. From a local ice cream shop to a long-standing retail store, supporting strategies that can help lay groundwork for new businesses, and elevate, celebrate, and guide existing businesses is crucial to the area. This principle looks to provide clarity on supporting local businesses and elevating current those who have paved the way for decades.

### **A Connected Waynedale**

Physical and developmental changes often support and influence greater connections. Sidewalks and trails allow for physical connections to key parts of the neighborhood, while developmental changes can provide destinations to open up more social or economic connections. Providing ways to safely connect and bring community together are an important part of moving forward with neighborhoods in mind.

### **A Resourceful Waynedale**

Neighborhoods can have many strengths, but their ability to be both resourceful and resilient can showcase the true power of community connections. Leveraging internal resources like businesses, faith organizations, parks, and neighborhoods are powerful tools that Waynedale has. Using those resources to enhance those strengths through can open unseen potential and further advance community relationships.

### **A Celebrated Waynedale**

Neighborhoods are places that should not only feel like home, but are places that should celebrate its identity, pride, and unique strengths. Allowing a place to tell stories through art, literature, history, and community help to show pride-in-place. Waynedale has a deep sense of community pride, and it is important that this plan addresses ways in which those voices are shared, heard, and amplified.



## **GOAL ONE: WAYNEDEALE NEIGHBORHOODS ARE A SAFE AND THRIVING PLACE FOR RESIDENTS AND VISITORS TO LIVE, WORK, AND EXPLORE**

- 1.1** Implement Proven Crime Prevention Through Environmental Design (CPTED) Strategies That Enhance Safety and Security in Waynedale Neighborhoods
- 1.2** Enhance the Appearance and Promote Vibrant Neighborhoods through Community Led Cleanup Initiatives

## **GOAL TWO: WAYNEDEALE NEIGHBORHOODS ENJOY A THRIVING AND ACTIVE BUSINESS COMMUNITY FOR BOTH RESIDENTS AND VISITORS**

- 2.1** Support and Promote Existing Businesses in Waynedale
- 2.2** Attract Entrepreneurs and Foster Small Business Growth and Development
- 2.3** Foster Business Attraction and Growth Through Safe and Attractive Commercial Corridors

## **GOAL THREE: WAYNEDEALE NEIGHBORHOODS HAVE ACCESS TO SAFE, CONNECTED, AND RELIABLE INFRASTRUCTURE**

- 3.1** Support Safe Pedestrian Connectivity Through Sidewalk Improvements
- 3.2** Support Safe Pedestrian Connectivity Through Lighting Improvements
- 3.3** Advocate for the Coordination of Capital Improvement Projects that Support the Goals and Strategies of the Waynedale 2040 Plan
- 3.4** Encourage the Use of and Support Increased Access to Public Transportation
- 3.5** Encourage and Support Additional Trail Connectivity Through Waynedale to the Broader Trail Network
- 3.6** Encourage Enhancements on Major Waynedale Thoroughfares to Improve Safety, Accessibility, and Connectivity

## **GOAL FOUR: SUPPORT THE DESIRED DEVELOPMENT THAT REFLECTS THE COMMUNITY'S VISION FOR ITS FUTURE**

- 4.1** Align and Modify Zoning Designations to Support Recommendations in the Waynedale 2040 Plan
- 4.2** Encourage Redevelopment of Vacant and Underutilized Land in Waynedale to Support Infill and Mixed-Use Development

## **GOAL FIVE: WAYNEDEALE NEIGHBORHOODS ARE SOCIALLY CONNECTED AND CIVICALLY ENGAGED**

- 5.1** Support Youth Development Opportunities
- 5.2** Encourage Neighborhoods to Form Partnerships with Community Institutions
- 5.3** Support the Activation of Inactive Neighborhood Associations in Waynedale

## **GOAL SIX: WAYNEDEALE NEIGHBORHOODS HAVE ACCESS TO HIGH QUALITY PARKS AND PUBLIC FACILITIES**

- 6.1** Ensure that Existing Parks, Playgrounds, and Open Spaces are Upgraded and Maintained to a High Standard
- 6.2** Support the Implementation of Recommendations from the Parks and Recreation Department Master Plan for Parks in the Waynedale Area
- 6.3** Support the Development of a Park in the Lakeshores Neighborhood as Recommended in the Fort Wayne Parks and Recreation Comprehensive Plan

## **GOAL SEVEN: WAYNEDEALE'S HISTORY AND IDENTITY ARE A SOURCE OF COMMUNITY PRIDE**

- 7.1** Use Public Art and Placemaking to Create a Sense of Place within Waynedale Neighborhoods and Along Corridors
- 7.2** Encourage the Use of the Waynedale Brand Throughout Neighborhood, Commercial Corridors, and at Local Businesses
- 7.3** Celebrate Waynedale's Unique Identity through Marketing and Storytelling