

#REZ-2026-0032

BILL NO. Z-26-09-01

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. M-03 (Section 11 of Wayne Township) and Map Nos. M-07 and M-11
(Section 14 of Wayne 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
CALHOUN ADD	Lots 1 Thru 7 Incl Calhoun Add	02-12-14-453-007.000-074
DREIBELBISS 1ST ADD.	Lots 155 thru 159 Dreibelbiss st Addition	02-12-14-409-026.000-074
DREIBELBISS 1ST ADD.	Lots 112 thru 115 & S 20' of W 133' Lot 83 & W 133' Lots 84 thru 87 & S 20' Lot 116 Dreibelbiss 1st & Vac Alley & N 6' of W 133' Lot 16 North & Gallmeyer 1st Add & 1/2 Vac Alley on W	02-12-14-429-001.000-074
DREIBELBISS 1ST ADD.	S 20 EX W 133FT LOT 83 & LOTS 84 THRU 87 INCL EX W 133FT & 1/2 VAC ST DREIBELBISS 1ST ADD	02-12-14-429-005.000-074
DREIBELBISS 1ST ADD.	Sears Roebuck & Co Plat A Lot 1 & Lots 36 thru 50 & N 25' Lot 35 Dreibelbiss 1st Add & Vac Alley & Vac Clinton Ct	02-12-14-429-010.000-074
FLEMING & ESMONDS ADD.	LOTS 27 & 28 & LOT 29 EX N 7.25' FLEMING & ESMONDS ADD	02-12-14-229-016.000-074
FREMIONS ADD., AMENDED	LOTS 8 9 & 10 FREMIONS AMD ADD	02-12-14-431-027.000-074
HAMILTONS 4TH ADD.	LOT 265 & LOTS 351 THRU 360 INCL & VAC ALLEY ADJ LOT 354 ON THE WEST HAMILTONS 4TH ADD	02-12-11-476-001.000-074

Subdivision Name	Legal Description	Parcel Number
KOEHLERS HEIGHTS ADD.	S 33 OF W 120 LOT 1 KOEHLERS ESTATE & 1/2 VAC ALLEY & LOTS 2 THRU 7 KOEHLERS HEIGHTS & 1/2 VAC ALLEY & LOTS 1 THRU 4 SPRANGS ADDN & 1/2 VAC ALLEY.	02-12-14-430-001.000-074
KOEHLERS, MICHAEL, ESTATE, PARTITION PLAT OF	Lot 6 Sprangs Addition & W 120' of S 57.16' Lot 3 Koehlers Estate	02-12-14-430-005.000-074
KOEHLERS, MICHAEL, ESTATE, PARTITION PLAT OF	Frl W 141.7' Lot 5 & Frl W 116' of N 40' Lot 7 Koehlers Estate	02-12-14-480-001.000-074
KOEHLERS, MICHAEL, ESTATE, PARTITION PLAT OF	E 114 OF W 255.7 LOT 5 & E 116 OF N 40 LOT 7 KIEHLER EST & LOT 8 LAMBERTS 8TH AMEND ADDN	02-12-14-480-011.000-074
KOEHLERS, MICHAEL, ESTATE, PARTITION PLAT OF	Lots 1 Thru 4 Piersons 1st Subdivision & Pt Lot 6 Koehlers Estate adj on E	02-12-14-481-001.000-074
NORTH & GALLMEYER 1ST ADD.	LOTS 6 THRU 15 NORTH & GALLMEYER 1ST ADD & 1/2 VAC ALLEY	02-12-14-429-002.000-074
NORTH & GALLMEYER 1ST ADD.	NORTH & GALLMEYER 1ST ADD LOTS 2 THRU 5 & 1/2 VAC ALLEY	02-12-14-429-003.000-074
NORTH & GALLMEYER 1ST ADD.	LOT 16 EX N 6 OF W 133FT ALL LOT 17 & 1/2 VAC ALLEY & ST NORTH & GALLMEYER 1ST ADD	02-12-14-429-006.000-074
NORTH & GALLMEYER 1ST ADD.	NORTH & GALLMEYER 1ST ADD LOTS 18 THRU 20 & LOT 21 EX S 4.94FT FRL 1/2 VAC ALLEY & 1/2 VAC ST	02-12-14-429-007.000-074
NORTH & GALLMEYER 1ST ADD.	S 4.94 FT FRL LOT 21 ALL LOTS 22 TO 24 & 17.5FT VAC ST & 1/2 VAC ALLEY NORTH & GALLMEYER 1ST ADD	02-12-14-429-008.000-074
SNYDERS ADD.	Rudisill Part Block 15 & Block 14 Ex E 40 ft & Snyders Addn Lots 1 thru 5 & Calhoun Place Addn Lot 110	02-12-14-476-002.000-074
SPRANGS ADD.	LOT 5 SPRANGS ADD & 1/2 VAC ALLEY	02-12-14-430-004.000-074
SPRANGS ADD.	LOT 1 KOEHLERS ESTATE & 1/2 VAC ALLEY ON W EX N 66 FT & EX E 40 FT & LOTS 8 THRU 13 KOEHLER HEIGHTS & 1/2 BSV SLLRY & LOTS 7 THRU 14 SPRANGS ADDN & 1/2 VAC ALLEY.	02-12-14-430-008.000-074

Subdivision Name	Legal Description	Parcel Number
TREACES ADD.	LOTS 1 THRU 3 & LOT 7 TREACES ADD	02-12-14-430-007.000-074

and the symbols of the City of Fort Wayne Zoning Map No. M-03 (Section 11 of Wayne Township) and Map Nos. M-07 and M-11 (Section 14 of Wayne 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.

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

Council Member

APPROVED AS TO FORM AND LEGALITY:

Malak Heiny, City Attorney

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2026-0032
Bill Number: Z-26-09-01
Council District: 5- Geoff Paddock and 6- Rohli Booker

Introduction Date: September 8, 2026

Plan Commission
Public Hearing Date: August 10, 2026

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

Synopsis of Ordinance: To rezone 18.48 acres of qualifying parcels within the focus area from C3/General Commercial to C2/Limited Commercial

Location: Generally along Rudisill Boulevard from South Calhoun Street to Lafayette Street (Specifically: 3706 Barr St, 2915, 3701, 3701 S Calhoun St (Beh), 3805, 3811, 3918, 3700 S Clinton St (Blk Of), 3707, 3737, and 3739 S Clinton St, 110 E Creighton Ave, 116 W Rudisill Blvd, 117, 120, 201, 204, 220, 301, and 310 E Rudisill Blvd, 1601 and 1609 S Calhoun St)

Reason for Request: Rezone properties to C2/Limited Commercial, implementing the recommendations of Southeast Strategy and Packard 2030 Plan.

Applicant: Proactive Rezoning Work Group

Property Owners: Various – See File

Related Petitions: REZ-2026-0033, REZ-2026-0034, and REZ-2026-0035

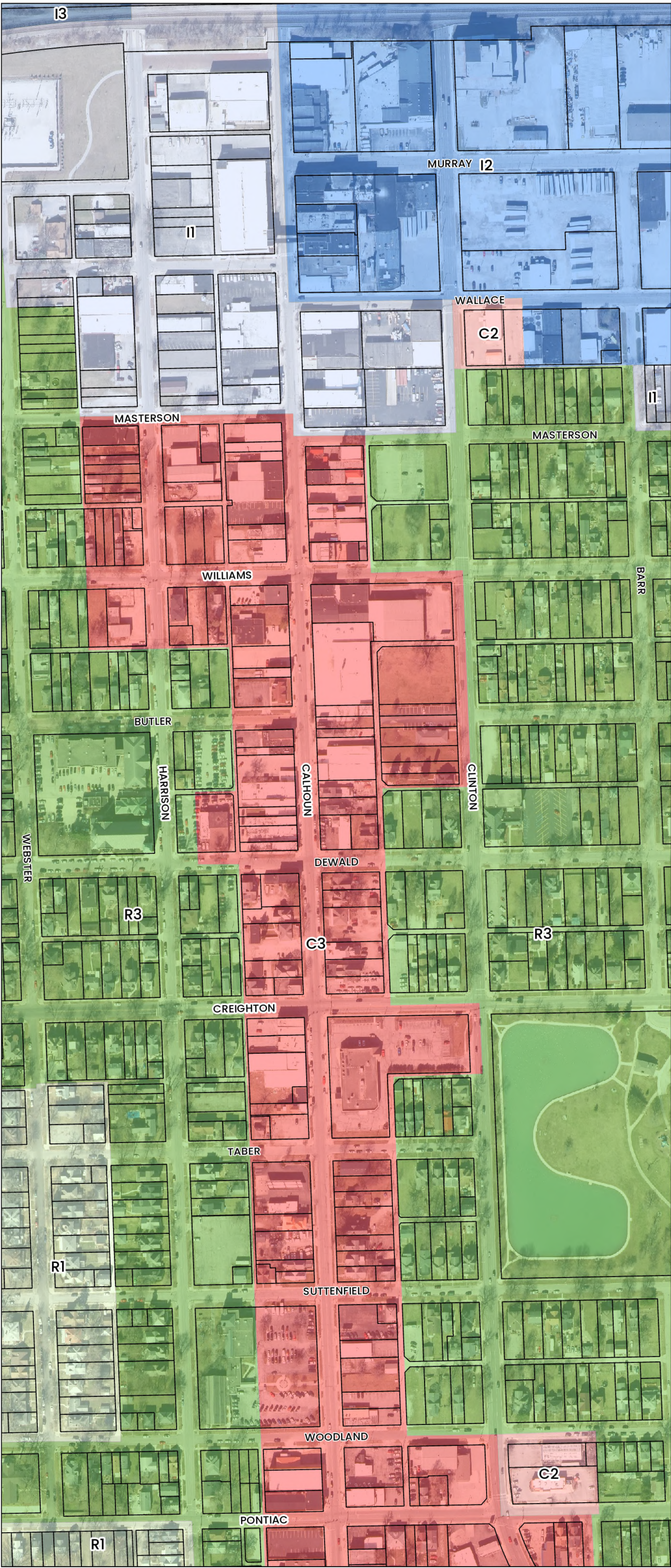
Effect of Passage: Properties will be rezoned to the C2/Limited Commercial zoning district, either bringing the existing use into compliance with the zoning ordinance or enhancing compatibility with surrounding uses. This proactive rezoning fulfills recommendations of the Southeast Strategy and Packard 2030 Plan. to enhance and preserve existing neighborhood character, and encourage new urban scaled, pedestrian oriented land uses.

Effect of Non-Passage:

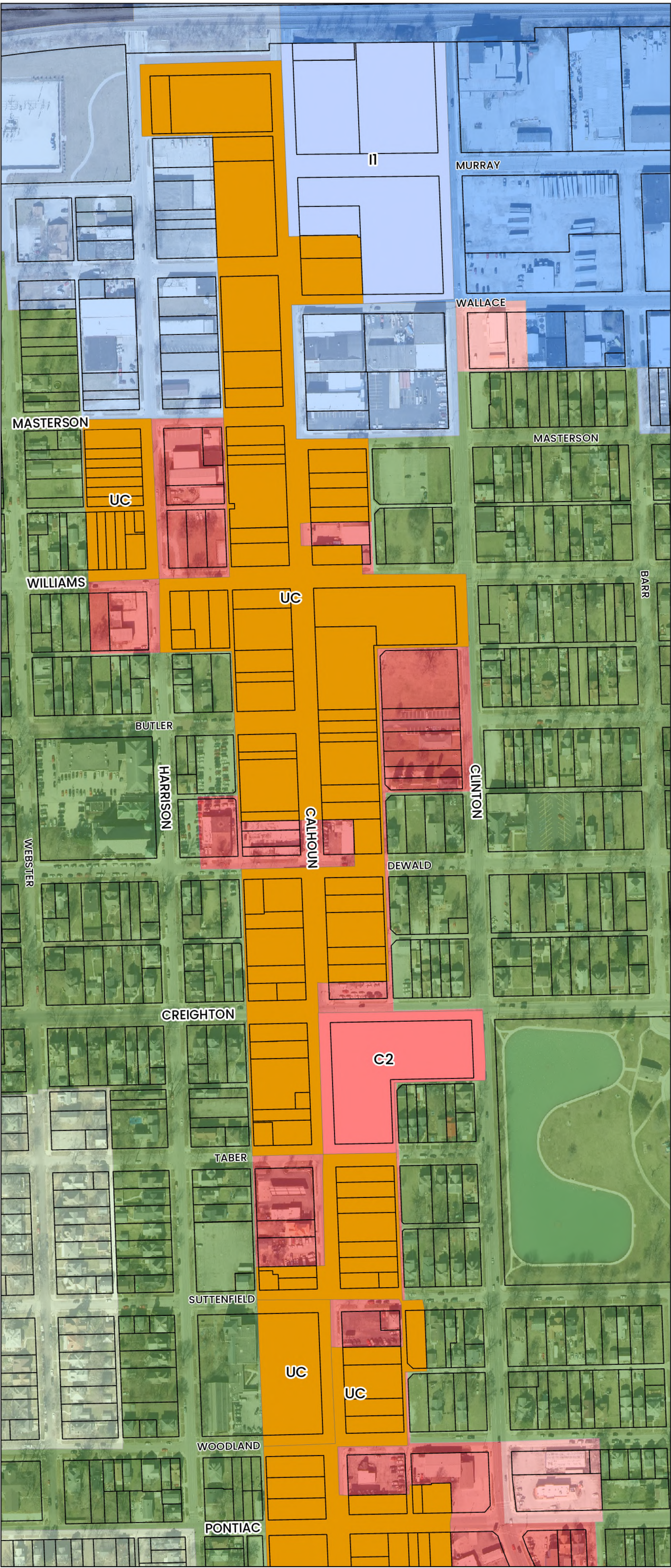
Properties will remain zoned C3/General Commercial, a zoning district found to be ill-matched to the existing land use and/or incompatible with surrounding uses and the character of the corridor.

Proactive Rezoning Initiative: South Calhoun Street

Current Zoning



Proposed Zoning



Grand. to Pontiac

Current Zoning

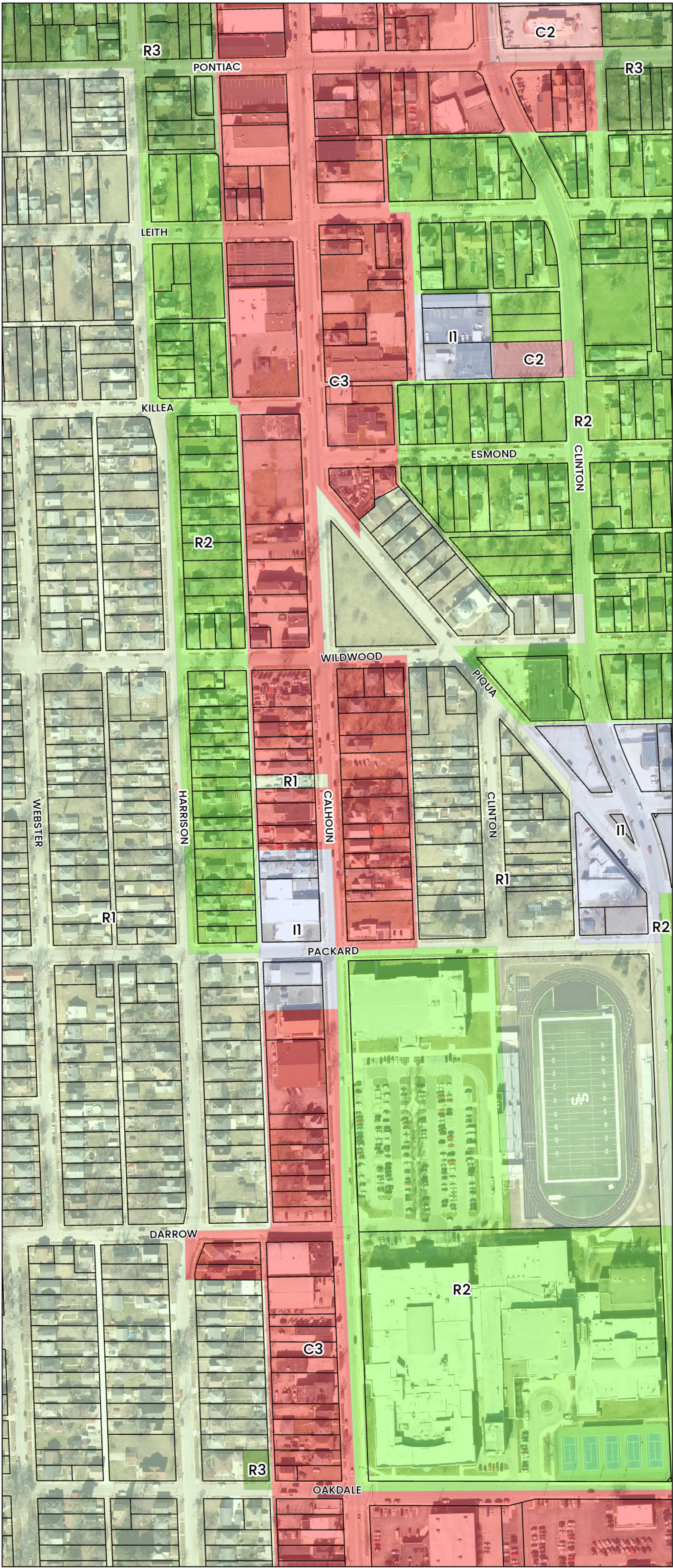
- R1 Single Family Residential
- R3 Multiple Family Residential
- C2 Limited Commercial
- C3 General Commercial
- I1 Limited Industrial
- I2 General Industrial
- I3 Intensive Industrial

Proposed Zoning

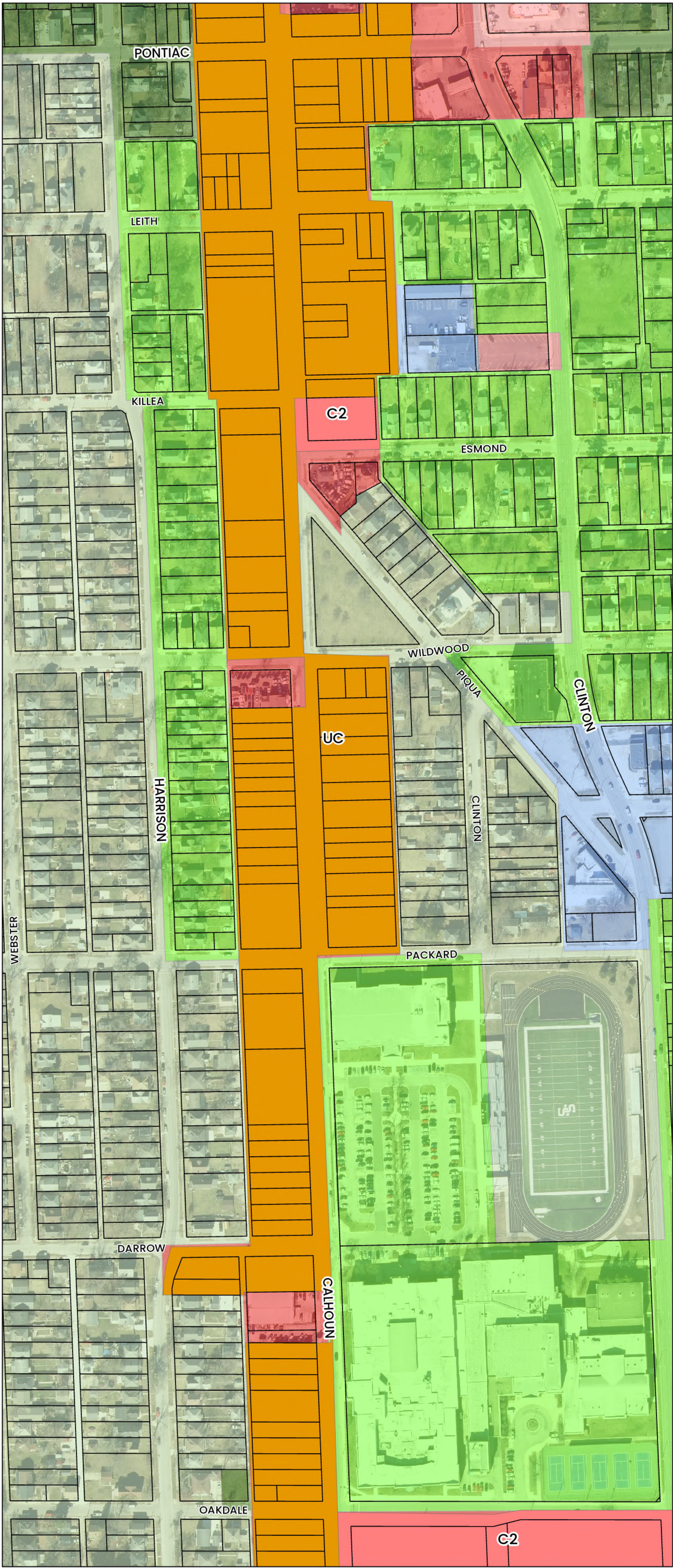
- C2 Limited Commercial
- UC Urban Corridor
- I1 Limited Industrial

Proactive Rezoning Initiative: South Calhoun Street

Current Zoning



Proposed Zoning



Pontiac to Oakdale

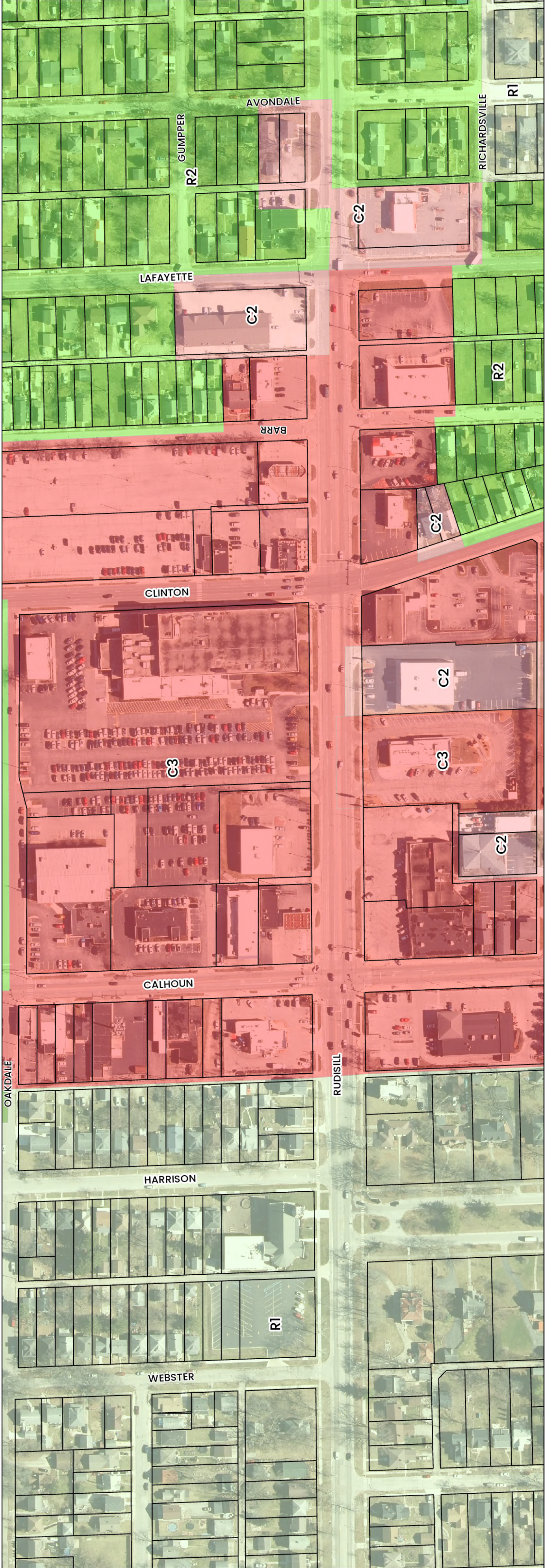
Current Zoning

- R1 Single Family Residential
- R2 Two Family Residential
- R3 Multiple Family Residential
- C2 Limited Commercial
- C3 General Commercial
- I1 Limited Industrial

Proposed Zoning

- C2 Limited Commercial
- UC Urban Corridor

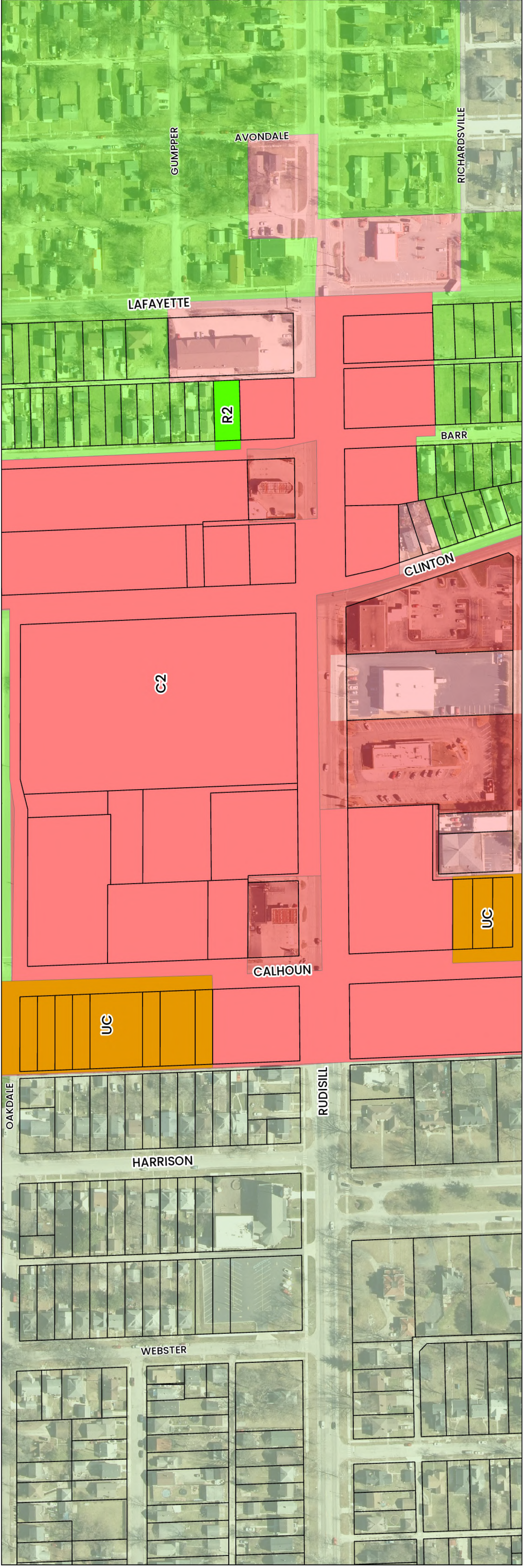
Proactive Rezoning Initiative: South Calhoun Street



Current Zoning

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

Calhoun & Rudisill



Proposed Zoning

- Proposed Zoning**
- C2 Limited Commercial
 - UC Urban Corridor
 - R2 Two Family Residential



Applicant

Applicant Name: _____
Address: _____ City: _____ State: _____ Zip: _____
Email (type or print): _____ Phone: _____

Property Ownership

☐ Same as applicant

Owner Name: _____
Address: _____ City: _____ State: _____ Zip: _____
Email (type or print): _____ Phone: _____

Primary Contact Person

☐ Same as applicant

All staff correspondence will be sent only to the designated primary contact person
Primary Contact: _____
Address: _____ City: _____ State: _____ Zip: _____
Email (type or print): _____ Phone: _____

Planning Jurisdiction

- ☐ Unincorporated Allen County
- ☐ Town of Grabill
- ☐ Town of Monroeville
- ☐ City of Fort Wayne
- ☐ Town of Hometown
- ☐ City of Woodburn

Property Information

Development Address or PIN #: _____
Present Zoning : _____ Proposed Zoning : _____ Acreage to be rezoned : _____
Purpose of rezoning (attach additional page if necessary): _____

Township Name: _____ Township Section Number: _____
Sewer Provider: _____ Water Provider: _____

Filing Requirements

- ☐ Filing fee \$1250.00 or \$350.00 for downzoning an existing SFR use to R1 Zoning
- ☐ Application signed by property owner(s)
- ☐ Boundary/ Utility Survey showing area to be rezoned
- ☐ Legal Description of parcel to be rezoned (**Please provide in separate word document**)
- ☐ Rezoning Criteria (please complete attached document)

Acknowledgements and Signatures

- 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 applicable Zoning 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.

- In addition, **I/We** hereby authorize and consent to the on-site inspection and sign posting on the property subject to this zoning application by the Department of Planning Services for the purposes of verifying the information in this application and for purposes of determining compliance with the applicable zoning ordinance.

printed name of applicant



signature of applicant

date

printed name of property owner

signature of property owner

date

STAFF USE ONLY			
Received	Receipt Number	Hearing Date	Petition Number

