

#REZ-2026-0033

BILL NO. Z-26-09-02

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. M-11 (Sec. 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 an R2 (Two-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
FREMIONS ADD.	Lot 11 & S 17' Lot 12 Fremions Addition	02-12-14-431-015.000-074

and the symbols of the City of Fort Wayne Zoning Map No. M-11 (Sec. 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-2026-0033
Bill Number: Z-26-09-02
Council District: 5 -Geoff Paddock

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 0.14 acres of the qualifying parcel within the focus area from
C3/General Commercial to R2/Two-Family Residential

Location: 3819 Barr Street

Reason for Request: Rezone property to R2/Two-Family Residential, implementing the
recommendations of Southeast Strategy and Packard 2030 Plan.

Applicant: Proactive Rezoning Work Group

Property Owners: Rosa E Valenzuela Gomez

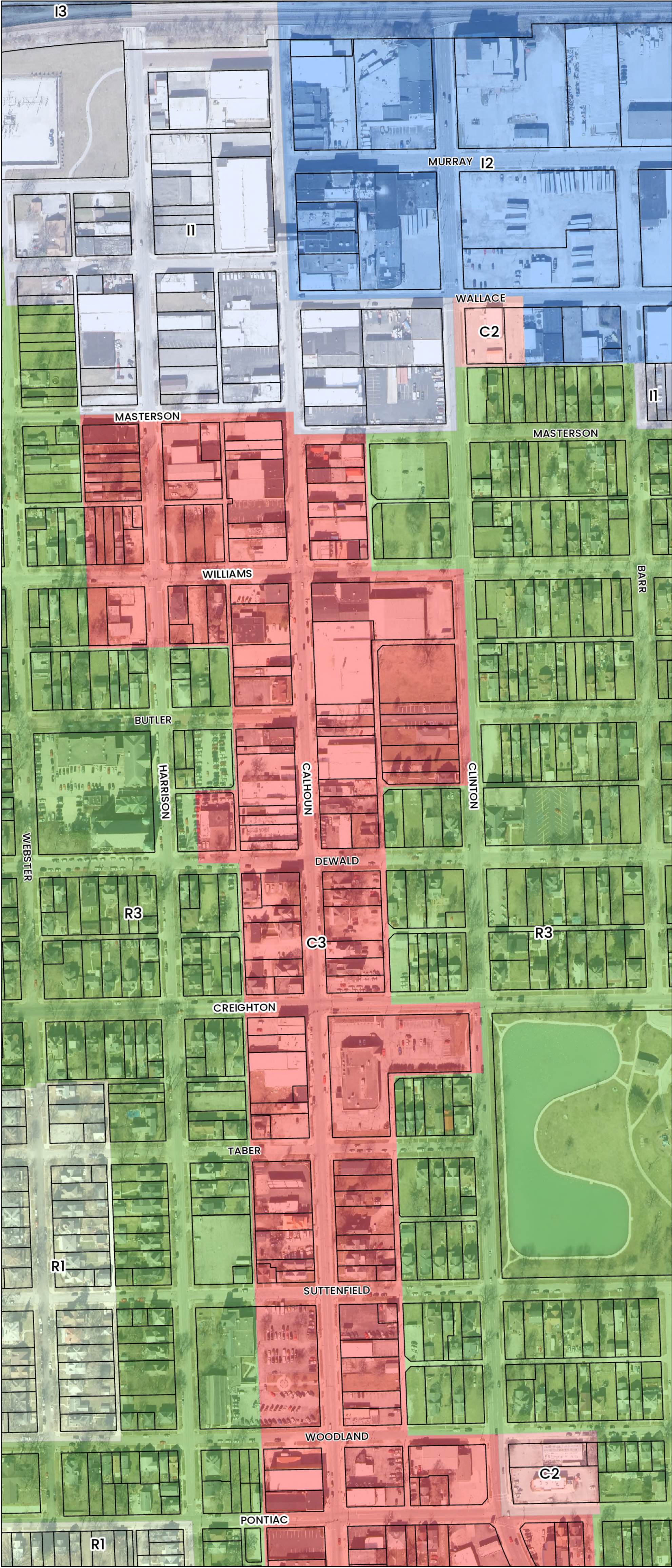
Related Petitions: REZ-2026-0032, REZ-2026-0034, and REZ-2026-0035

Effect of Passage: Property will be rezoned to the R2/Two-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 Southeast Strategy and Packard 2030 Plan.
to enhance and preserve existing neighborhood character, and encourage
new urban scaled, pedestrian oriented land uses.

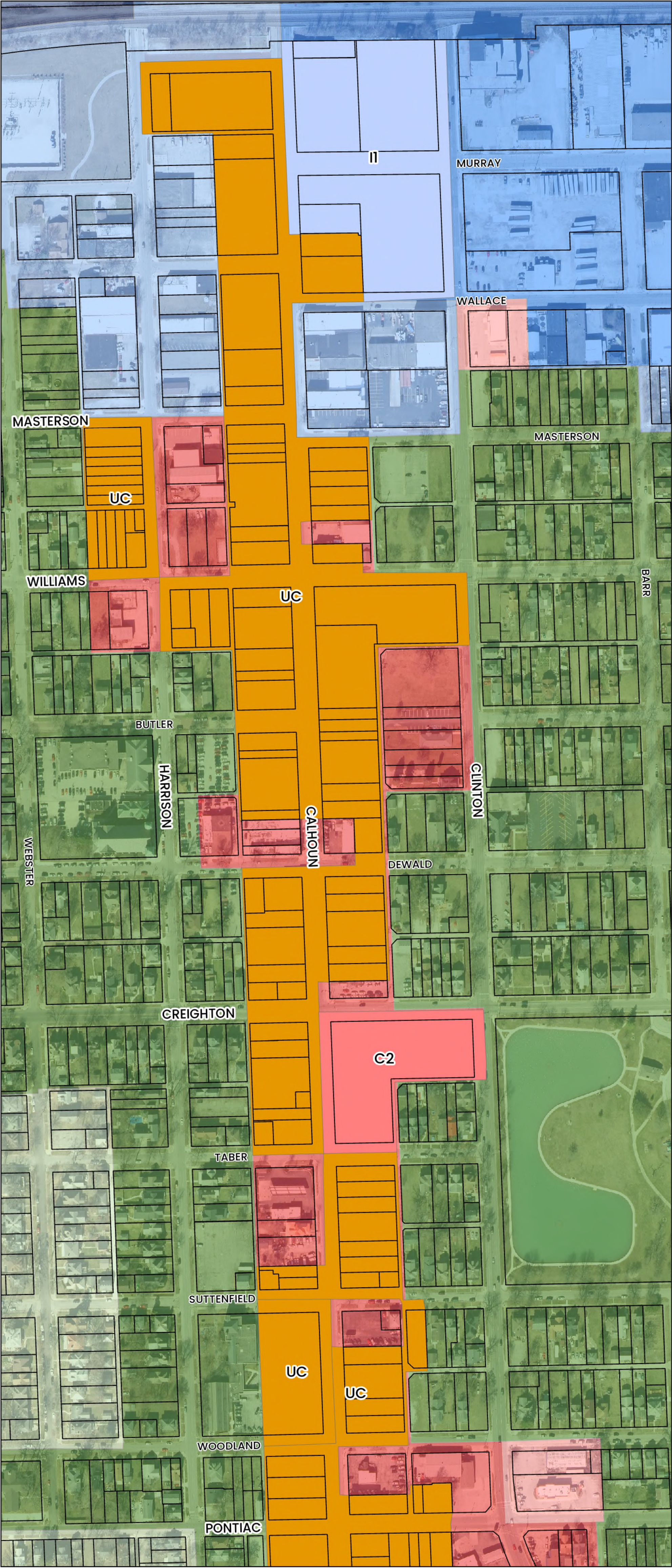
Effect of Non-Passage: Property will remain zoned C3/General Commercial, a zoning district found
to be ill-matched to the existing land use and/or incompatible with
surrounding uses and the character of the corridor.

Proactive Rezoning Initiative: South Calhoun Street

Current Zoning



Proposed Zoning



Grand. to Pontiac

Current Zoning

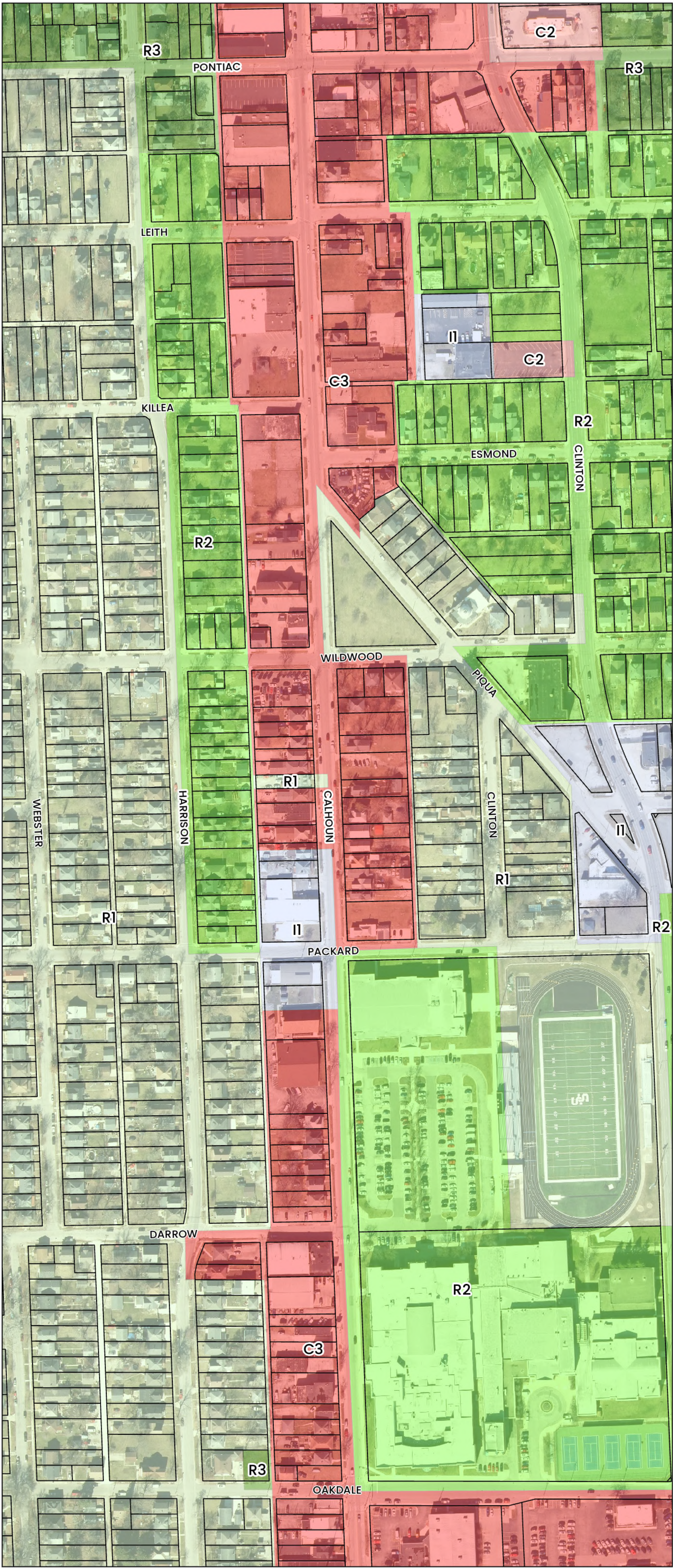
- R1 Single Family Residential
- R3 Multiple Family Residential
- C2 Limited Commercial
- C3 General Commercial
- I1 Limited Industrial
- I2 General Industrial
- I3 Intensive Industrial

Proposed Zoning

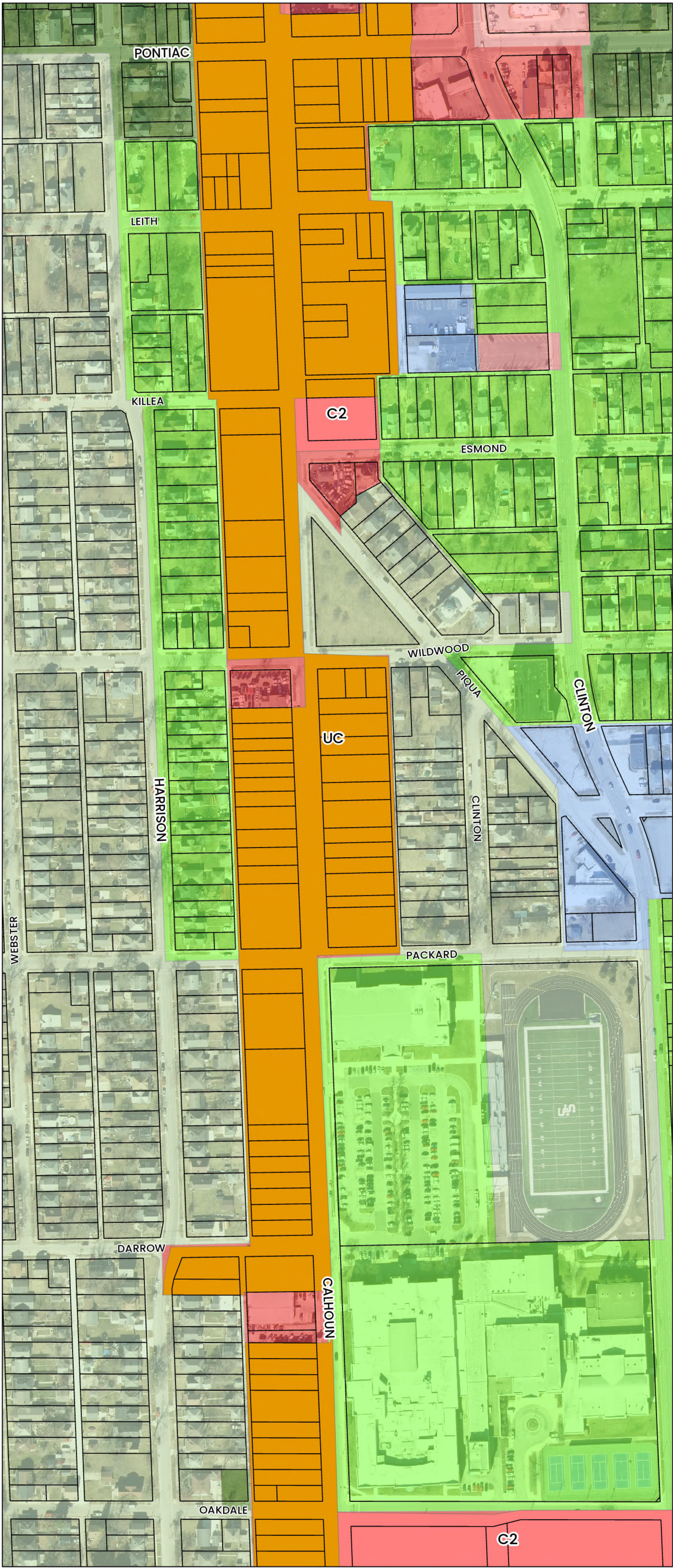
- C2 Limited Commercial
- UC Urban Corridor
- I1 Limited Industrial

Proactive Rezoning Initiative: South Calhoun Street

Current Zoning



Proposed Zoning



Pontiac to Oakdale

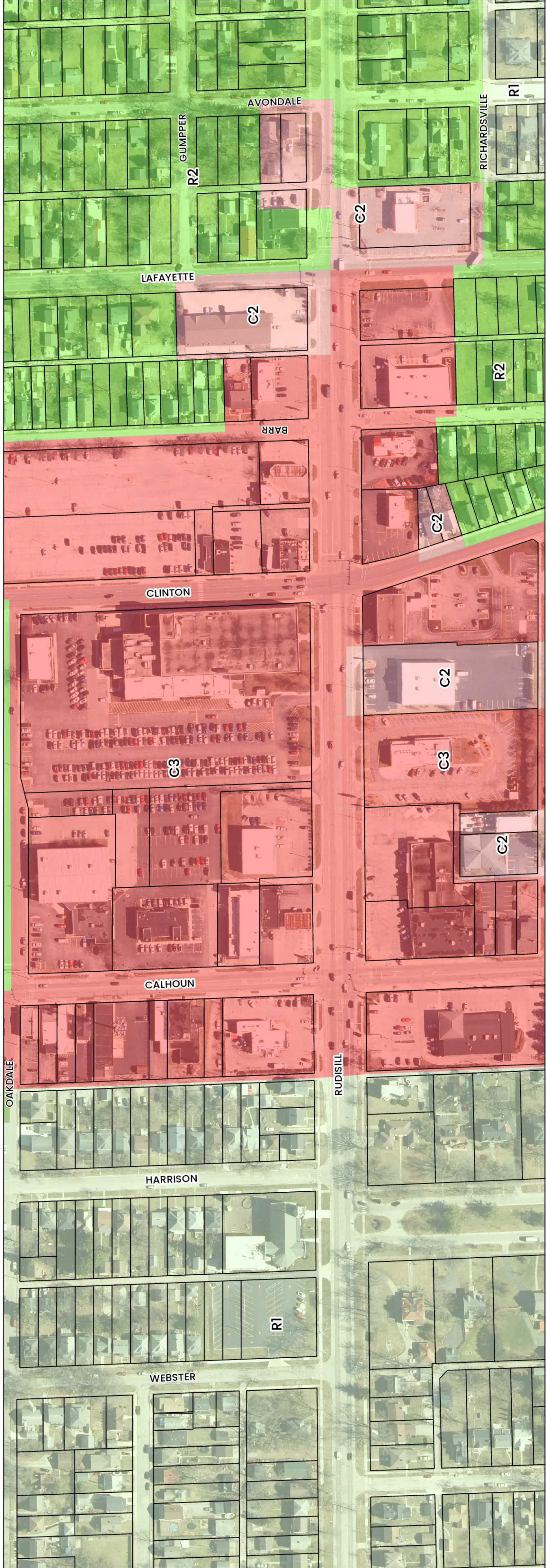
Current Zoning

- 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

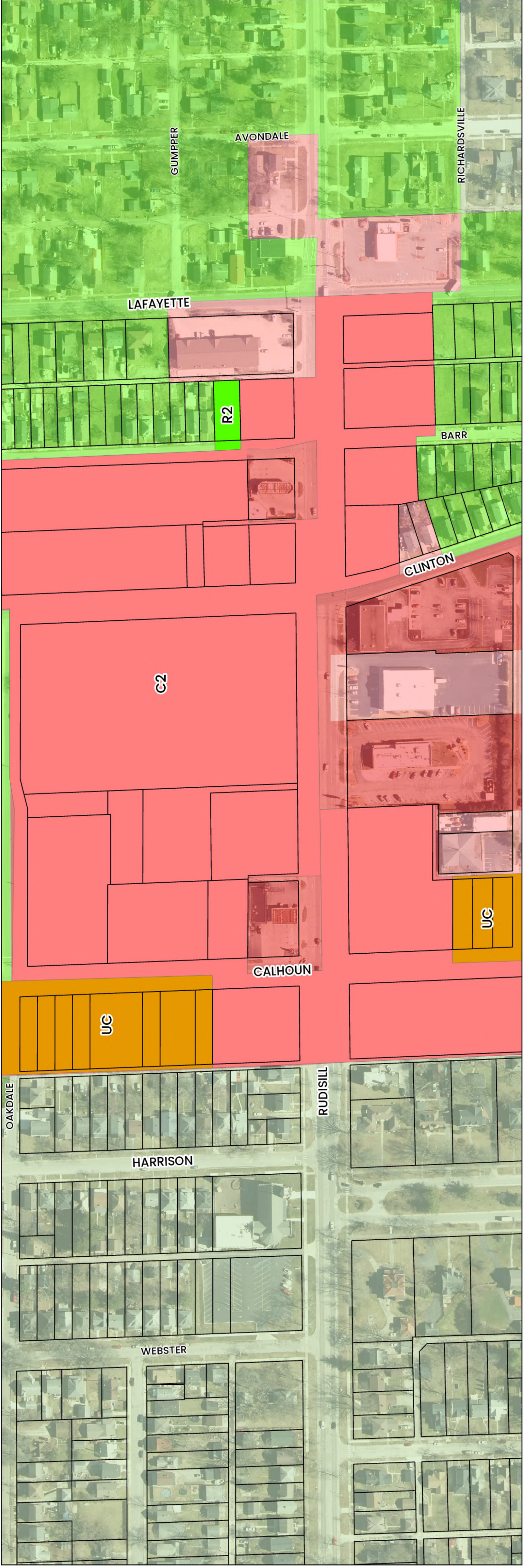
Proactive Rezoning Initiative: South Calhoun Street



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

