

#REZ-2026-0034

BILL NO. Z-26-09-03

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map Nos. M-02 and M-03 (Sec. 11 of Wayne Township) and Map Nos. M-07 and
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 a UC (Urban
Corridor) 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
Unplatted	S29 OF N193 1/4 OF W 150FT SP BET LOT 233 & 268 HAMILTONS 4TH ON CALHOUN	02-12-11-429-004.000-074
Unplatted	S31 OF N224.25 OF W150FT SP BTW LOTS 233 & 268 HAMILTONS 4 TH	02-12-11-429-005.000-074
Unplatted	N23 OF S44.66 OF N268.91 OF W150 SP BET LOTS 233 & 268 HAMILTONS 4TH ADD	02-12-11-429-006.000-074
ANDERSONS, JOHN W, CALHOUN STREET PLACE ADD	LOTS 3 & 4 J W ANDERSONS CALHOUN ST PLACE ADD	02-12-14-407-017.000-074
BALTES, FLEMING & ESMOND ADD	Lots 3 thru 6 & S 29' Lot 2 Baltes Fleming & Esmond Addition	02-12-14-209-021.000-074
BALTES, FLEMING & ESMOND ADD	Lots 7 & 8 Baltes Fleming & Esmond Addition	02-12-14-209-023.000-074
BALTES, FLEMING & ESMOND ADD	LOTS 9 & 10 BALTES FLEMING & ESMOND ADD	02-12-14-209-025.000-074
BALTES, FLEMING & ESMOND ADD	LOT 11 BALTES FLEMING & ESMOND ADD	02-12-14-209-026.000-074
BALTES, FLEMING & ESMOND ADD	BALTES FLEMING & ESMONDS N33 & E 84.9 OF S7 LOT 12 & E86.1 LOT 13	02-12-14-209-027.000-074
BALTES, FLEMING & ESMOND ADD	W 47.6 OF S 7 LOT 12 W 46.4 LOT 13 BALTES FLEMING & ESMOND ADD	02-12-14-209-016.000-074

Subdivision Name	Legal Description	Parcel Number
BRANDRIFF & AYRES ADD	Lots 2 Thru 5 Brandriff & Ayres Addition	02-12-11-257-013.000-074
BRANDRIFF & AYRES ADD	LOTS 6 & 7 BRANDRIFF & AYRES ADD	02-12-11-257-014.000-074
CALHOUN PLACE	LOT 109 CALHOUN PLACE ADD	02-12-14-476-010.000-074
CALHOUN PLACE	LOT 108 CALHOUN PLACE ADD	02-12-14-476-011.000-074
CALHOUN PLACE	Lot 107 Calhoun Place	02-12-14-476-012.000-074
COURS SUB	N 16 2/3 LOT 10 & S 16 2/3 LOT 11 COURS SUB	02-12-14-256-023.000-074
COURS SUB	N 6 INCH LOT 9 S 33 1/3 LOT 10 COURS SUB	02-12-14-256-024.000-074
COURS SUB	N27 1/2 EX N6 IN LOT 9 COURS SUB	02-12-14-256-025.000-074
COURS SUB	N 5 LOT 8 S 22 1/2 LOT 9 COURS SUB	02-12-14-256-026.000-074
COURS SUB	N 31' of S 45' Lot 8 Cours Subdivision	02-12-14-256-027.000-074
COURS SUB	N 17' Lot 7 & S 14' Lot 8 Cours Subdivision	02-12-14-256-028.000-074
COURS SUB	S 33 LOT 7 COURS SUB	02-12-14-256-029.000-074
COURS SUB	LOT 6 COURS SUB	02-12-14-256-030.000-074
DREIBELBISS 1ST ADD.	LOT 134 DREIBELBISS 1ST ADD	02-12-14-407-020.000-074
DREIBELBISS 1ST ADD.	LOT 135 DREIBELBISS 1ST ADD	02-12-14-407-021.000-074
DREIBELBISS 1ST ADD.	LOT 136 DREIBELBISS 1ST ADD	02-12-14-407-022.000-074
DREIBELBISS 1ST ADD.	LOT 137 & 138 DREIBELBISS 1ST ADD	02-12-14-407-023.000-074
DREIBELBISS 1ST ADD.	LOT 139 DREIBELBISS 1ST ADD	02-12-14-407-024.000-074
DREIBELBISS 1ST ADD.	Dreibelbiss 1st Addition Lot 140	02-12-14-407-025.000-074
DREIBELBISS 1ST ADD.	LOT 141 DREIBELBISS 1ST ADD	02-12-14-407-026.000-074
DREIBELBISS 1ST ADD.	LOT 142 DREIBELBISS 1ST ADD	02-12-14-407-027.000-074

Subdivision Name	Legal Description	Parcel Number
DREIBELBISS 1ST ADD.	E 100 LOT 143 DREIBELBISS 1ST ADD	02-12-14-407-028.000-074
DREIBELBISS 1ST ADD.	LOT 144 DREIBELBISS 1ST ADD	02-12-14-409-018.000-074
DREIBELBISS 1ST ADD.	Lot 145 Dreibelbiss 1st Addition	02-12-14-409-019.000-074
DREIBELBISS 1ST ADD.	Lot 146 Dreibelbiss 1st Addition	02-12-14-409-020.000-074
02-12-14-409-021.000-074	Lot 147 Dreibelbiss 1st Addition	DREIBELBISS 1ST ADD.
02-12-14-409-022.000-074	LOTS 148 TO 150 DREIBELBISS 1ST ADD	DREIBELBISS 1ST ADD.
02-12-14-409-023.000-074	LOT 151 DREIBELBISS 1ST ADD	DREIBELBISS 1ST ADD.
02-12-14-409-024.000-074	LOTS 152 & 153 DREIBELBISS 1ST ADD	DREIBELBISS 1ST ADD.
02-12-14-409-025.000-074	Lot 154 Dreibelbiss 1st Addition	DREIBELBISS 1ST ADD.
02-12-14-407-001.000-074	EX 47 X 25 FRL LOT 192 DREIBELBISS 1ST ADD	DREIBELBISS 1ST ADD.
02-12-14-407-002.000-074	LOT 191 DREIBELBISS ADD EXC ST	DREIBELBISS 1ST ADD.
02-12-14-407-016.000-074	W 50 LOT 143 DREIBELBISS 1ST ADD	DREIBELBISS 1ST ADD.
02-12-14-276-001.000-074	LOT 1 EAST WILDWOOD EXTD ADD	EAST WILDWOOD ADD., EXTENDED
02-12-14-276-007.000-074	LOT 7 EAST WILDWOOD EXTD ADD	EAST WILDWOOD ADD., EXTENDED
02-12-14-276-002.000-074	LOT 2 EAST WILDWOOD EXTD ADD	EAST WILDWOOD ADD., EXTENDED
02-12-14-276-003.000-074	LOT 3 EAST WILDWOOD EXTD ADD	EAST WILDWOOD ADD., EXTENDED
02-12-14-229-001.000-074	Lots 1 & 3 & 4 Federal Place 1st Add & Lot 3 Ex E 80' of S 24.5' McLachlins to Mechanicsburg Add	FEDERAL PLACE
02-12-14-229-002.000-074	LOT 2 FEDERAL PLACE 1ST ADD	FEDERAL PLACE
02-12-14-229-006.000-074	LOT 5 FEDERAL PLACE 1ST ADD	FEDERAL PLACE
02-12-14-229-007.000-074	LOT 6 FEDERAL PLACE 1ST ADD	FEDERAL PLACE

Subdivision Name	Legal Description	Parcel Number
02-12-14-229-015.000-074	Fleming & Esmonds Addition Lot 30 & N 7.25' Lot 29	FLEMING & ESMONDS ADD.
02-12-11-278-002.000-074	Hamiltions 2nd Addition Lot 69 & Pt Vac Alleys	HAMILTONS 2ND ADD., PLAT OF LOTS 33 THRU 54 & 69 THRU 90
02-12-11-278-003.000-074	LOTS 70 & 71 HAMILTONS 2ND ADD & 1/2 VAC ALLEY	HAMILTONS 2ND ADD., PLAT OF LOTS 33 THRU 54 & 69 THRU 90
02-12-11-284-003.000-074	Hamiltions 4th Add Lot 188 Ex N 10.7 Ft	HAMILTONS 4TH ADD.
02-12-11-284-004.000-074	6-(SE)-11-1-083 LOT 189 HAMILTONS 4TH ADD	HAMILTONS 4TH ADD.
02-12-11-426-001.000-074	N 39FT LOT 190 HAMILTON 4TH ADD	HAMILTONS 4TH ADD.
02-12-11-429-001.000-074	LOTS 227 THRU 232 INCL HAMILTONS 4TH ADD & VAC ALLEY	HAMILTONS 4TH ADD.
02-12-11-429-002.000-074	LOT 233 HAMILTON'S 4TH ADDN & 1/2 VAC ALLEY & N 164 OF W 150 SPC BET LOTS 233 & 268 HAMILTONS 4TH ADDN E OF CALHOUN ST	HAMILTONS 4TH ADD.
02-12-11-429-009.000-074	Hamiltions 4th Addition Lot 268 & spc adj on N 66.36x150 Ft	HAMILTONS 4TH ADD.
02-12-11-429-010.000-074	LOT 269 HAMILTONS 4TH ADD	HAMILTONS 4TH ADD.
02-12-11-429-011.000-074	Lot 270 Hamiltions 4th Addition	HAMILTONS 4TH ADD.
02-12-11-434-001.000-074	LOT 264 HAMILTONS 4TH ADD	HAMILTONS 4TH ADD.
02-12-11-434-002.000-074	LOT 311 HAMILTONS 4TH ADD	HAMILTONS 4TH ADD.
02-12-11-434-003.000-074	Lots 312 & 313 Hamiltions 4th Add	HAMILTONS 4TH ADD.
02-12-11-434-005.000-074	Lot 314 Hamiltions 4th Addition	HAMILTONS 4TH ADD.
02-12-11-434-006.000-074	Lot 315 Hamiltions 4th Addition	HAMILTONS 4TH ADD.
02-12-11-479-002.000-074	Lots 442 & 444 & S 2 FT Lot 267 Hamiltions 4th Addition	HAMILTONS 4TH ADD.
02-12-11-479-003.000-074	LOTS 445 & 446 HAMILTONS 4TH ADD	HAMILTONS 4TH ADD.
02-12-11-479-006.000-074	LOT 447 HAMILTONS 4TH ADD	HAMILTONS 4TH ADD.
02-12-11-479-007.000-074	LOT 448 HAMILTONS 4TH ADD	HAMILTONS 4TH ADD.

Subdivision Name	Legal Description	Parcel Number
02-12-11-482-002.000-074	Hamiltons 4th Addition Lot 489	HAMILTONS 4TH ADD.
02-12-11-429-025.000-074	E 70' Lots 271 & 272 Hamiltons 4th Addition	HAMILTONS 4TH ADD.
02-12-11-284-001.000-074	Hamiltons 4th Add Lot 187 & N 10.7ft Lot 188	HAMILTONS 4TH ADD.
02-12-11-482-007.000-074	Hamiltons 4th Addition S73.7 Of W1/2 Lot 486	HAMILTONS 4TH ADD.
02-12-11-482-008.000-074	Hamiltons 4th Addition S 77' Lot 485 & S 73.7'of E 1/2 Lot 486	HAMILTONS 4TH ADD.
02-12-14-258-020.000-074	LOT 2 HOGANS ADD	HOGAN ADD.
02-12-14-258-021.000-074	LOT 3 HOGANS ADD	HOGAN ADD.
02-12-14-258-022.000-074	LOT 4 HOGANS ADD	HOGAN ADD.
02-12-14-258-023.000-074	LOT 5 HOGANS ADD	HOGAN ADD.
02-12-14-258-024.000-074	LOT 6 HOGANS ADD	HOGAN ADD.
02-12-14-258-025.000-074	LOT 7 HOGANS ADD	HOGAN ADD.
02-12-14-258-026.000-074	LOT 8 HOGANS ADD	HOGAN ADD.
02-12-11-257-015.000-074	LOT 1 JOHNSONS ADD	JOHNSONS ADD.
02-12-11-261-010.000-074	LOT 2 JOHNSONS ADD	JOHNSONS ADD.
02-12-11-261-011.000-074	N 25 FT LOT 3 JOHNSONS ADD	JOHNSONS ADD.
02-12-11-261-012.000-074	S 25 FT LOT 3 JOHNSONS ADD	JOHNSONS ADD.
02-12-11-261-013.000-074	Johnsons Add Lots 4 & 5 & Lot 1 & N 6" Lot 2 Williams Add & Vac Alley	JOHNSONS ADD.
02-12-11-260-007.000-074	Lot 12 Johnsons Addition	JOHNSONS ADD.
02-12-11-260-008.000-074	N 26 1/3' Lot 13 Johnsons Addition	JOHNSONS ADD.
02-12-11-260-009.000-074	S 23 2/3 FT LOT 13 JOHNSONS ADD	JOHNSONS ADD.
02-12-11-260-010.000-074	N 1/2 LOT 14 JOHNSONS ADD	JOHNSONS ADD.

Subdivision Name	Legal Description	Parcel Number
02-12-11-260-011.000-074	S 1/2 LOT 14 JOHNSONS ADD	JOHNSONS ADD.
02-12-11-260-012.000-074	N 1/2 LOT 15 JOHNSONS ADD	JOHNSONS ADD.
02-12-11-260-013.000-074	S 1/2 LOT 15 JOHNSONS ADD	JOHNSONS ADD.
02-12-14-229-011.000-074	LOT 1 KEIL BOS ADD	KEIL BROTHERS ADD.
02-12-14-229-012.000-074	LOT 2 KEIL BROS ADD	KEIL BROTHERS ADD.
02-12-14-202-007.000-074	LIMECOOLEYS ADD LOTS 1 2 3	LIMECOOLEYS, MINNIE M., ADD.
02-12-14-202-008.000-074	Limecooleys Add Lot 4 Exc S 12	LIMECOOLEYS, MINNIE M., ADD.
02-12-14-202-009.000-074	Dickeys Addn Lot 4 & Limecoolelys Addn Lot 5 & S 12 ft Lot 4	LIMECOOLEYS, MINNIE M., ADD.
02-12-14-202-019.000-074	Loos Addition Lots 1 thru 6	LOOS ADD.
02-12-14-202-019.001-074	Loos Addition N 50.50 Ft Lots 8 & 9	LOOS ADD.
02-12-14-202-019.002-074	Loos Addition N Frl 50.47 Ft Lot 7	LOOS ADD.
02-12-14-202-018.000-074	S 72' Lot 7 Loos Addition	LOOS ADD.
02-12-14-202-017.000-074	Loos Addition S 72' Lot 8	LOOS ADD.
02-12-14-202-016.000-074	S 72 FT LOT 9 LOOS ADD	LOOS ADD.
02-12-14-229-013.000-074	Lots 3 & 4 Keil Brothers Addition & 82' x 185' spc adj on S	MCLACHLINS ADD.
02-12-14-229-009.000-074	McLachlins Addition to Mechanicsburg S 24.5' of E 80' Lot 3	MCLACHLINS ADD.
02-12-14-226-004.000-074	LOT 1 COLERICKS TO MECHANICSBURG ADD	MECHANICSBURG
02-12-14-226-005.000-074	Colericks To Mechanicsburg Add Lot 2	MECHANICSBURG
02-12-14-226-006.000-074	Lot 3 Mechanicsburg	MECHANICSBURG
02-12-14-256-031.000-074	LOT 1 W H E MOELLERING ADD	MOELLERINGS, W.H.F., SUB.

Subdivision Name	Legal Description	Parcel Number
02-12-14-256-032.000-074	LOT 2 W H E MOELLERING ADD	MOELLERINGS, W.H.F., SUB.
02-12-14-256-033.000-074	LOT 3 W H E MOELLERING ADD	MOELLERINGS, W.H.F., SUB.
02-12-14-256-034.000-074	Lots 4 thru 6 W H F Moellering Addition	MOELLERINGS, W.H.F., SUB.
02-12-14-258-018.000-074	LOTS 1-2 & 3 MORRISON PLACE ADD & LOT 1 HOGANS ADDN	MORRISON PLACE ADD.
02-12-11-477-001.000-074	LOT 1 PARK PLACE ADD	PARK PLACE
02-12-11-477-002.000-074	LOT 2 PARK PLACE ADD	PARK PLACE
02-12-11-477-003.000-074	LOT 3 PARK PLACE ADD	PARK PLACE
02-12-11-477-005.000-074	Lots 4 & 5 Park Place	PARK PLACE
02-12-11-477-006.000-074	Lot 6 Park Place	PARK PLACE
02-12-11-477-007.000-074	LOT 7 PARK PLACE ADD	PARK PLACE
02-12-11-477-008.000-074	W 100 FT LOT 8 PARK PLACE ADD	PARK PLACE
02-12-11-477-015.000-074	E 50 FT LOT 8 PARK PLACE ADD	PARK PLACE
02-12-14-258-016.000-074	Lot 4 & N 10 Ft Lot 3 Ryan & Tancey Subdivision	RYAN & TANCEYS SUB.
02-12-14-258-017.000-074	LOT 3 EX N 10 FT & ALL LOTS 1 & 2 RYAN & TANCEY SUB	RYAN & TANCEYS SUB.
02-12-14-226-001.000-074	W 98 LOT 1 N 19.92 OF W 98 LOT 2 SIEMONS TO MECHANICSBURG AD	SIEMONS ADD.
02-12-14-226-002.000-074	S 30.16 OF W 98 LOT 2 N 9.83 OF W 98 LOT 3 SIEMONS TO MECHANICSBURG ADD	SIEMONS ADD.
02-12-14-226-003.000-074	S 40.25 OF W 98 FT LOT 3 SIEMONS TO SIEMONS TO MECHANICSBURG ADD	SIEMONS ADD.
02-12-14-226-007.000-074	E 52 LOTS 1-2-3 SIEMONS TO MECHANICSBURG ADD	SIEMONS ADD.
02-12-14-226-008.000-074	W 25 LOT 4 SIEMONS TO MECHANICSBURG ADD	SIEMONS ADD.
02-12-14-226-009.000-074	E 30' Lot 4 Siemons Addition to Mechanicsburg	SIEMONS ADD.

Subdivision Name	Legal Description	Parcel Number
02-12-14-226-010.000-074	LOT 5 SIEMONS TO MECHANICSBURG ADD	SIEMONS ADD.
02-12-14-276-008.000-074	Lot 62 South Calhoun Street Addition	SOUTH CALHOUN STREET ADD., THE
02-12-14-276-009.000-074	N 40 LOT 63 SOUTH CALHOUN ST ADD	SOUTH CALHOUN STREET ADD., THE
02-12-14-276-010.000-074	South Calhoun St Add Lot 63 Ex N40 & All Lot 64	SOUTH CALHOUN STREET ADD., THE
02-12-14-276-011.000-074	South Calhoun St Addition N 40 Lot 65	SOUTH CALHOUN STREET ADD., THE
02-12-14-276-012.000-074	Lot 66 & S 10' Lot 65 South Calhoun Street Addition	SOUTH CALHOUN STREET ADD., THE
02-12-14-276-013.000-074	N 33 LOT 67 SOUTH CALHOUN ST ADD	SOUTH CALHOUN STREET ADD., THE
02-12-14-276-014.000-074	South Calhoun Street Addition S 17' Lot 67 & N 16' Lot 68	SOUTH CALHOUN STREET ADD., THE
02-12-14-276-015.000-074	South Calhoun St Add S 34 Lot 68	SOUTH CALHOUN STREET ADD., THE
02-12-14-276-016.000-074	SOUTH CALHOUN ST ADD LOT 69	SOUTH CALHOUN STREET ADD., THE
02-12-14-276-017.000-074	South Calhoun Street Addition N 25' Lot 70	SOUTH CALHOUN STREET ADD., THE
02-12-14-276-020.000-074	Lot 71 & S 25' Lot 70 South Calhoun St Add	SOUTH CALHOUN STREET ADD., THE
02-12-11-437-000.000-074	<Null>	THE GATHERING CONDO
02-12-14-204-014.000-074	Lot 1 J B Whites Subdivision	WHITES, JAMES B., SUB.
02-12-14-204-015.000-074	N 1/2 Lot 2 J B Whites Subdivision	WHITES, JAMES B., SUB.
02-12-14-204-016.000-074	S 1/2 Lot 2 J B Whites Subdivision	WHITES, JAMES B., SUB.
02-12-14-204-017.000-074	Lots 3 Thru 7 J B Whites Subdivision	WHITES, JAMES B., SUB.
02-12-11-403-005.000-074	N 40FT LOT 2 EX N 6IN WILLIAMS ADD	WILLIAMS ADD.
02-12-11-403-006.000-074	Williams Add S10ft Lot 2 & All Lot 3	WILLIAMS ADD.
02-12-11-406-012.000-074	Lot 44 Williams Addition	WILLIAMS ADD.
02-12-11-406-013.000-074	Williams Addition Lots 45 & 46 & 1/2 Vac Alley	WILLIAMS ADD.

Subdivision Name	Legal Description	Parcel Number
02-12-11-402-014.000-074	N 55 FT OF E 1/2 LOT 7 WILLIAMS ADD	WILLIAMS ADD.
02-12-11-402-013.000-074	N 60 FT OF W1/2 & S 5 OF N 60 FT OF E 1/2 LOT 7 WILLIAMS	WILLIAMS ADD.
02-12-11-402-015.000-074	Williams Add S 90ft Lot 7	WILLIAMS ADD.
02-12-11-406-006.000-074	S 50FT LOT 41 & W 11FT OF S 50FT LOT 42 WILLIAMS ADD	WILLIAMS ADD.
02-12-11-406-004.000-074	Williams Add Lot 43	WILLIAMS ADD.
02-12-11-406-002.000-074	LOT 42 EX W 11 FT OF S 50 FT WILLIAMS ADD	WILLIAMS ADD.
02-12-11-406-001.000-074	N 100FT LOT 41 WILLIAMS ADD	WILLIAMS ADD.
02-12-11-402-012.000-074	E 1/2 LOT 8 WILLIAMS ADD	WILLIAMS ADD.
02-12-11-402-011.000-074	W 1/2 LOT 8 WILLIAMS ADD	WILLIAMS ADD.
02-12-11-402-010.000-074	E 22' Lot 9 Williams Addition	WILLIAMS ADD.
02-12-11-402-009.000-074	W 28FT LOT 9 WILLIAMS ADD	WILLIAMS ADD.
02-12-11-462-009.000-074	LOT 3 WILLIAMS TO MECHANICSBURG ADD	WILLIAMS ADD. (MECHANICSBURG)
02-12-11-462-010.000-074	LOT 2 WILLIAMS TO MECHANICSBURG ADD	WILLIAMS ADD. (MECHANICSBURG)
02-12-11-462-011.000-074	LOT 1 WILLIAMS TO MECHANICSBURG ADD	WILLIAMS ADD. (MECHANICSBURG)
02-12-11-412-017.000-074	LOT 121 WILLIAMS ADD	WILLIAMS ADD., CONTINUATION PLAT OF LOTS 120 THRU 131
02-12-11-412-019.000-074	E 75FT LOT 122 WILLIAMS ADD	WILLIAMS ADD., CONTINUATION PLAT OF LOTS 120 THRU 131
02-12-11-412-018.000-074	W 75 FT LOT 122 WILLIAMS ADD	WILLIAMS ADD., CONTINUATION PLAT OF LOTS 120 THRU 131
02-12-11-409-008.000-074	Williams Addition Lot 150	WILLIAMS ADD., CONTINUATION PLAT OF LOTS 141 THRU 153
02-12-11-409-009.000-074	N 20' Lot 149 Williams Addition	WILLIAMS ADD., CONTINUATION PLAT OF LOTS 141 THRU 153

Subdivision Name	Legal Description	Parcel Number
02-12-11-409-010.000-074	LOT 147 LOT 148 S 25FT LOT 149 WILLIAMS ADD & N21FT LOT 146	WILLIAMS ADD., CONTINUATION PLAT OF LOTS 141 THRU 153
02-12-11-409-011.000-074	WILLIAMS ADD S24FT LOT 146	WILLIAMS ADD., CONTINUATION PLAT OF LOTS 141 THRU 153
02-12-11-412-012.000-074	E 100' Lot 169 & N 40' of E 100' Lot 170 Williams Add	WILLIAMS ADD., CONTINUATION PLAT OF LOTS 166 THRU 172
02-12-11-412-014.000-074	S 5' of E 100' Lot 170 & N 38' Lot 171 Williams Addition	WILLIAMS ADD., CONTINUATION PLAT OF LOTS 166 THRU 172
02-12-11-412-015.000-074	Lot 172 & S 7' Lot 171 & Lot 120 Williams Add	WILLIAMS ADD., CONTINUATION PLAT OF LOTS 166 THRU 172
02-12-11-412-005.000-074	W 50 FT LOT 169 W 50 FT LOT 170 WILLIAMS ADD	WILLIAMS ADD., CONTINUATION PLAT OF LOTS 166 THRU 172
02-12-11-453-017.000-074	Williams Addition Lots 175 & 176 & Frl W 111.83' Lot 177	WILLIAMS ADD., CONTINUATION PLAT OF LOTS 173 THRU 244
02-12-11-453-018.000-074	N 42' Lot 177 Ex Frl W 111.83' Williams Addition	WILLIAMS ADD., CONTINUATION PLAT OF LOTS 173 THRU 244
02-12-11-453-019.000-074	S 3' Lot 177 & N 26.5't Lot 178 Williams Addition	WILLIAMS ADD., CONTINUATION PLAT OF LOTS 173 THRU 244
02-12-11-453-020.000-074	N 3.5 OF S 18.5 OF W 50FT & E 100 OF S 18.5 OF LOT 178 & E 100FT LOT 179 WILLIAMS ADD	WILLIAMS ADD., CONTINUATION PLAT OF LOTS 173 THRU 244
02-12-11-456-012.000-074	S 15 Ex S 5 Of W 36 Lot 185 N 15 Of E 100 & E 14 Of W 50 Of N 5 Lot 186 Williams Add	WILLIAMS ADD., CONTINUATION PLAT OF LOTS 173 THRU 244
02-12-11-456-013.000-074	S 30 FT OF E 100 FT LOT 186 WILLIAMS ADD	WILLIAMS ADD., CONTINUATION PLAT OF LOTS 173 THRU 244
02-12-11-459-001.000-074	LTS 132 & 133 LTS 136 THRU 139 187 THRU 194 & W 101FT LOT 195 & LTS 196 THRU 198 & VAC ALLEYS WILLAMS ADD	WILLIAMS ADD., CONTINUATION PLAT OF LOTS 173 THRU 244
02-12-11-456-006.000-074	S 5' of W 36' Lot 185 & N 5' of W 36' & W 50' of S 40' Lot 186 Williams Addition	WILLIAMS ADD., CONTINUATION PLAT OF LOTS 173 THRU 244
02-12-11-453-014.000-074	W 50' of S 15' Lot 178 & W 50' Lot 179 Williams Addition	WILLIAMS ADD., CONTINUATION PLAT OF LOTS 173 THRU 244

Subdivision Name	Legal Description	Parcel Number
02-12-11-453-015.000-074	Lots 1 & 2 & N 45.7' Lots 5 & 6 Williams Addition & Vac Alley adj	WILLIAMS ADD., CONTINUATION PLAT OF LOTS 173 THRU 244 & SUB. OF LOTS 173 & 174
02-12-11-453-016.000-074	Williams Subdivision Lots 3 & 4 & Lots 5 & 6 Ex N 45.7' & Vac Alleys Adj	WILLIAMS ADD., CONTINUATION PLAT OF LOTS 173 THRU 244 & SUB. OF LOTS 173 & 174
02-12-11-406-014.000-074	Lot 47 Williams Continuation Addition & 1/2 Vac Alley	WILLIAMS ADD., CONTINUATION PLAT OF LOTS 47 THRU 69
02-12-11-406-015.000-074	N 1/2 LOT 48 WILLIAMS ADD	WILLIAMS ADD., CONTINUATION PLAT OF LOTS 47 THRU 69
02-12-11-406-017.000-074	Lot 49 & S 1/2 Lot 48 Williams Addition	WILLIAMS ADD., CONTINUATION PLAT OF LOTS 47 THRU 69
02-12-11-254-010.000-074	LOTS 1 & 2 & 1/2 VAC ALLEY WILTS 3RD ADD	WILTS 3RD ADD.
02-12-11-254-012.000-074	Lots 3 thru 5 & 90 x 150 ft spc S of Lot 5 Wilts 3rd Addn & 1/2 vac alley & Lot 1 Brandriff & Ayres Addition & 1/2 vac alley	WILTS 3RD ADD.
02-12-11-254-001.000-074	LOT 6 WILTS 1ST ADD	WILTS ADD.

and the symbols of the City of Fort Wayne Zoning Map Nos. M-02 and M-03 (Sec. 11 of Wayne Township) and Map Nos. M-07 and 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-2026-0034
Bill Number: Z-26-09-03
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 35.6 acres of qualifying parcels within the focus area from
I1/Limited Industrial, I2/General Industrial, C3/General Commercial,
R1/Single-Family Residential, and R3/Multiple-Family Residential to
UC/Urban Corridor

Location: Generally along South Calhoun Street from Grand Street to Rudisill
Boulevard (Specifically: 1600, 1626, 1710, 1721, 1725, 1816, 1830, 1836,
1902, 1908, 1912, 1915, 1916, 1921, 1925, 1932, 1938, 2001, 2002, 2014,
2015, 2022, 2028, 2037, 2039, 2040, 2101, 2102, 2106, 2111, 2114, 2115,
2119, 2120, 2201, 2202, 2205, 2211, 2212, 2216, 2217, 2221, 2224, 2228,
2302, 2306, 2310, 2320, 2322, 2326, 2401, 2405, 2409, 2419, 2423, 2427,
2429 S 2432, 2434, 2513, 2517, 2525, 2529, 2602, 2608, 2615, 2616, 2701,
2702, 2707, 2710, 2712, 2713, 2721, 2723, 2725, 2801, 2802, 2805, 2814,
2818, 2825, 2826, 2827, 2833, 2905, 2924, 3010, 3020, 3026, 3028, 3105,
3109, 3114, 3115, 3116, 3118, 3121, 3122, 3128, 3129, 3131, 3132, 3134,
3202, 3205, 3209, 3210, 3211, 3214, 3215, 3218, 3223, 3227, 3230, 3235,
3304, 3316, 3326, 3330, 3410, 3414, 3418, 3422, 3430, 3430, 3504, 3520,
3530, 3602, 3610, 3616, 3618, 3622, 3626, 3630, 3702, 3706, 3710, 3714,
3720, 3730, 3802, 3808, 3923, 3927, and 3931 S Calhoun St, #02-12-14-202-
019.001-074, #02-02-14-202-019.002-074, #02-12-14-202-019.002-074, 114
W Creighton, 113 W Dewald, 115 E Dewald, 1615, 1902, 1908, 1912, 1914,
1918, 1920, 1924, 1928, 1930, 1940, 2015, 2501, 3501, 3505 S Harrison,
2816 James, 106, 110, and 114 W Leith, 116 and 118 E Leith, 112 E
Masterson, 114 W Oakdale, 116, 117, 118, 120, 121, 124 E Pontiac, 115 E
Suttenfield, 116 W Suttenfield, 114 W Taber, 106 E Wildwood, 110 W
Wildwood, 112 E Wildwood, 119, 123, 133, 208, 212, 214, and 218 W
Williams St, and #02-12-11-437-000.000-074

Reason for Request: Rezone properties to UC/Urban Corridor, implementing the recommendations of Southeast Strategy and Packard 2030 Plan.

Applicant: Proactive Rezoning Work Group

Property Owners: Various – See File

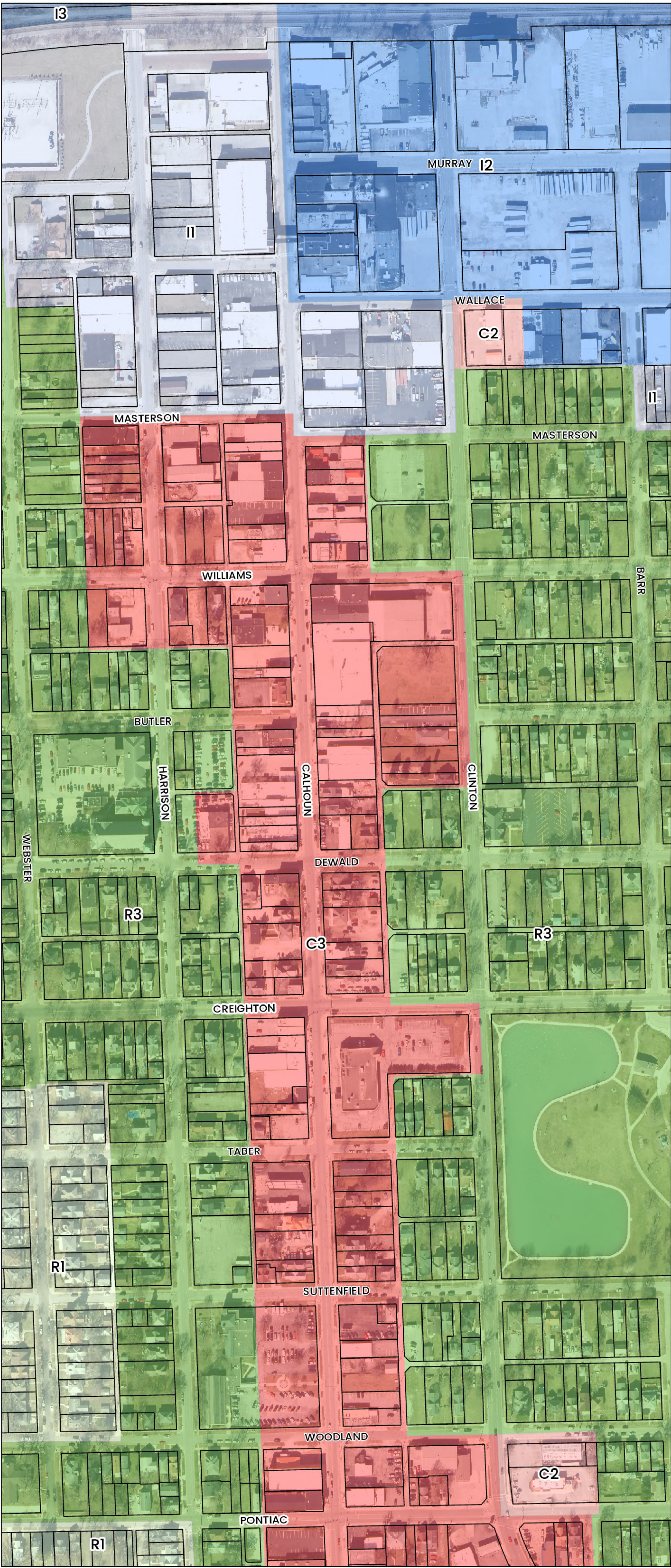
Related Petitions: REZ-2026-0032, REZ-2026-0033, and REZ-2026-0035

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 Southeast Strategy and Packard 2030 Plan. to enhance and preserve existing neighborhood character, and encourage new urban scaled, pedestrian oriented land uses.

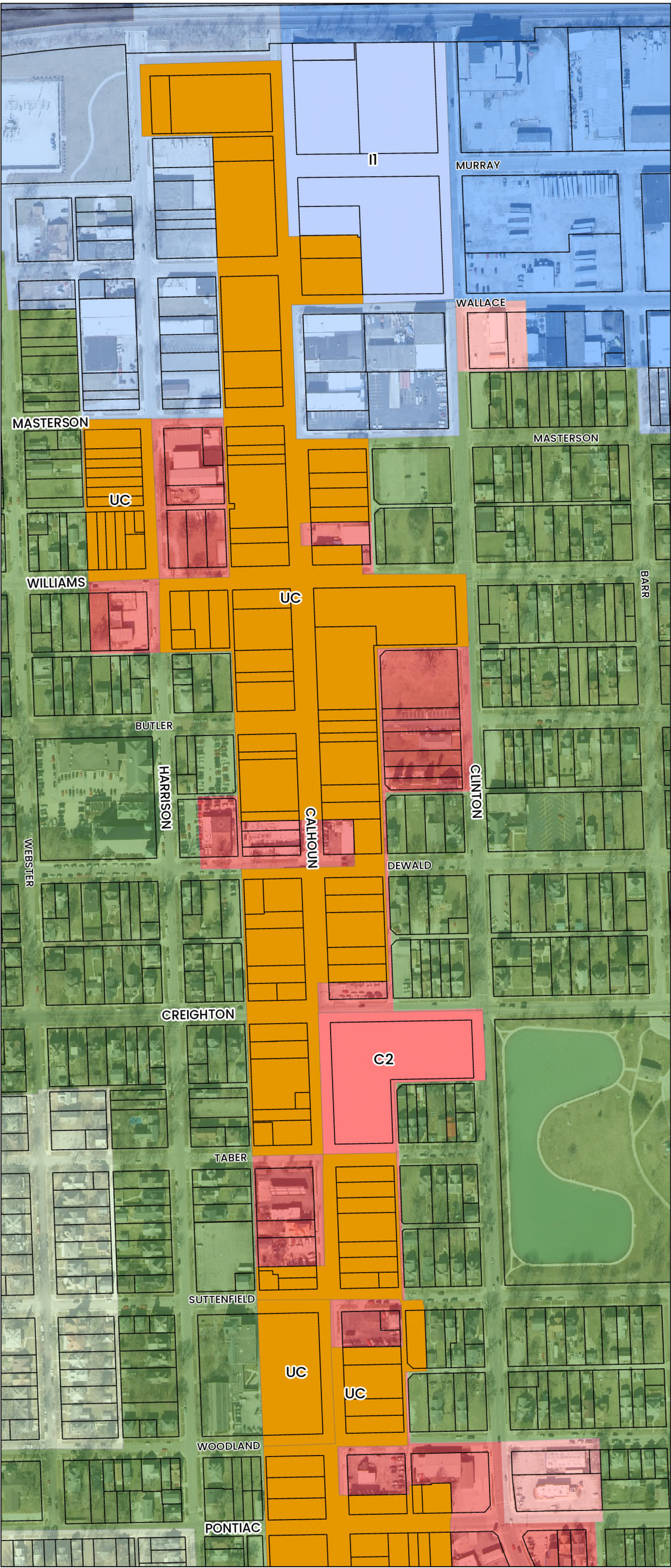
Effect of Non-Passage: Properties will remain zoned I1/Limited Industrial, I2/General Industrial, C3/General Commercial, R1/Single-Family Residential, and R3/Multiple-Family Residential zoning districts, found to be ill-matched to the existing land use and/or incompatible with surrounding uses and the character of the corridor.

Proactive Rezoning Initiative: South Calhoun Street

Current Zoning



Proposed Zoning



Grand. to Pontiac

Current Zoning

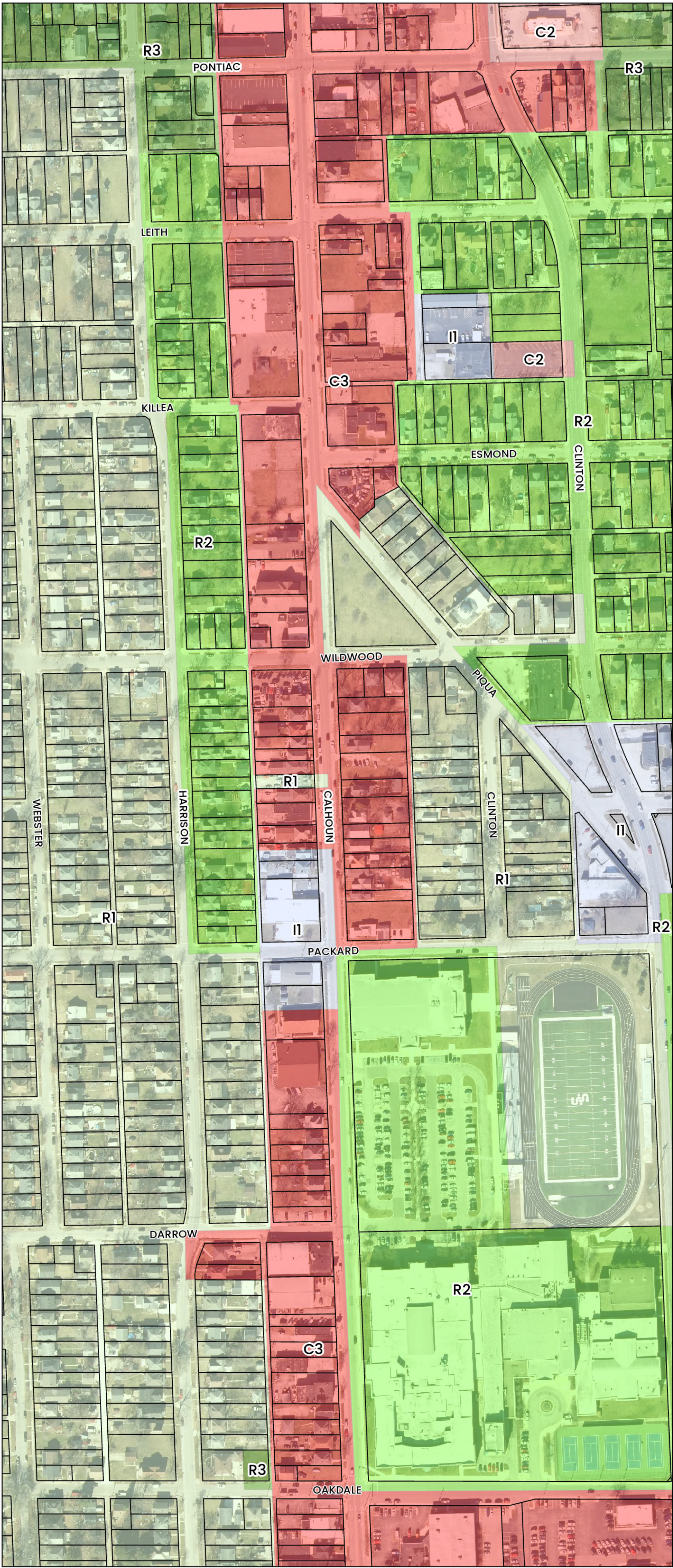
- R1 Single Family Residential
- R3 Multiple Family Residential
- C2 Limited Commercial
- C3 General Commercial
- I1 Limited Industrial
- I2 General Industrial
- I3 Intensive Industrial

Proposed Zoning

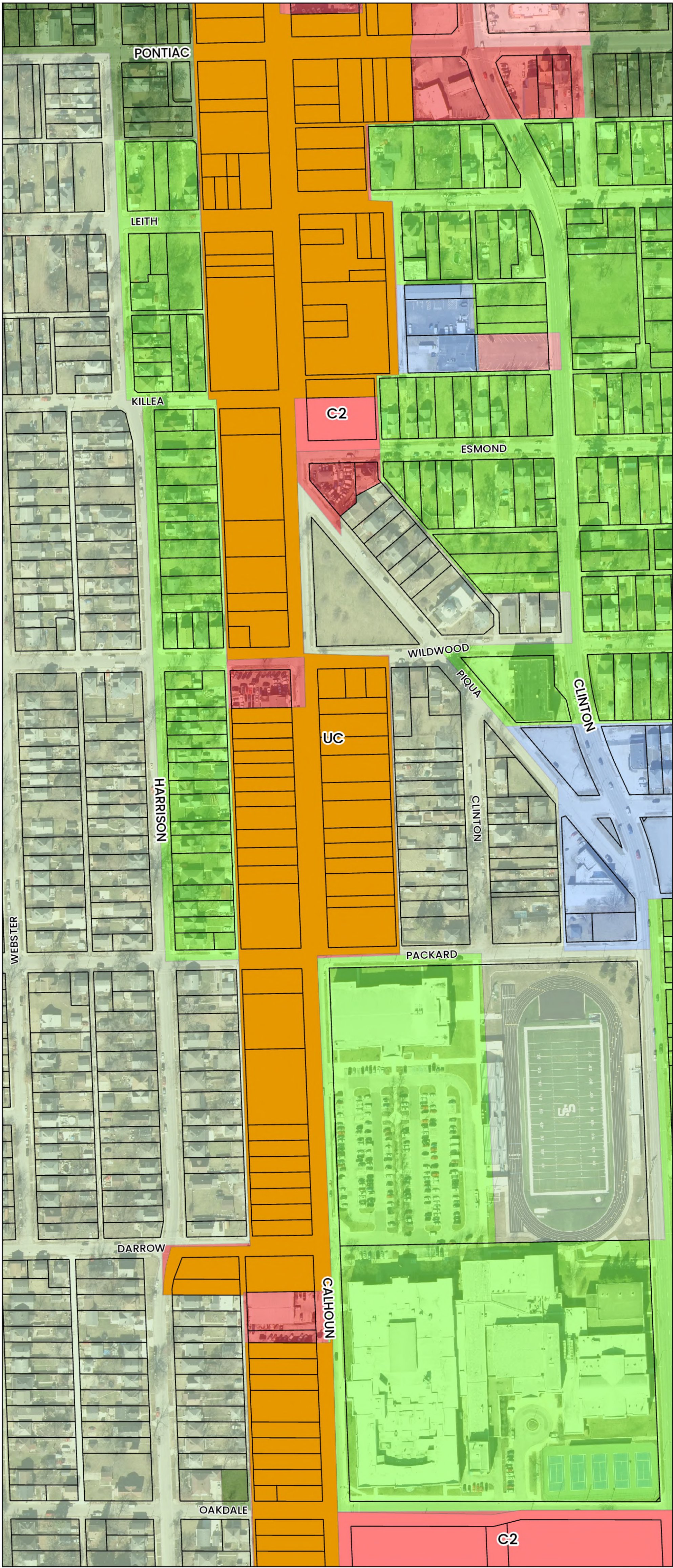
- C2 Limited Commercial
- UC Urban Corridor
- I1 Limited Industrial

Proactive Rezoning Initiative: South Calhoun Street

Current Zoning



Proposed Zoning



Pontiac to Oakdale

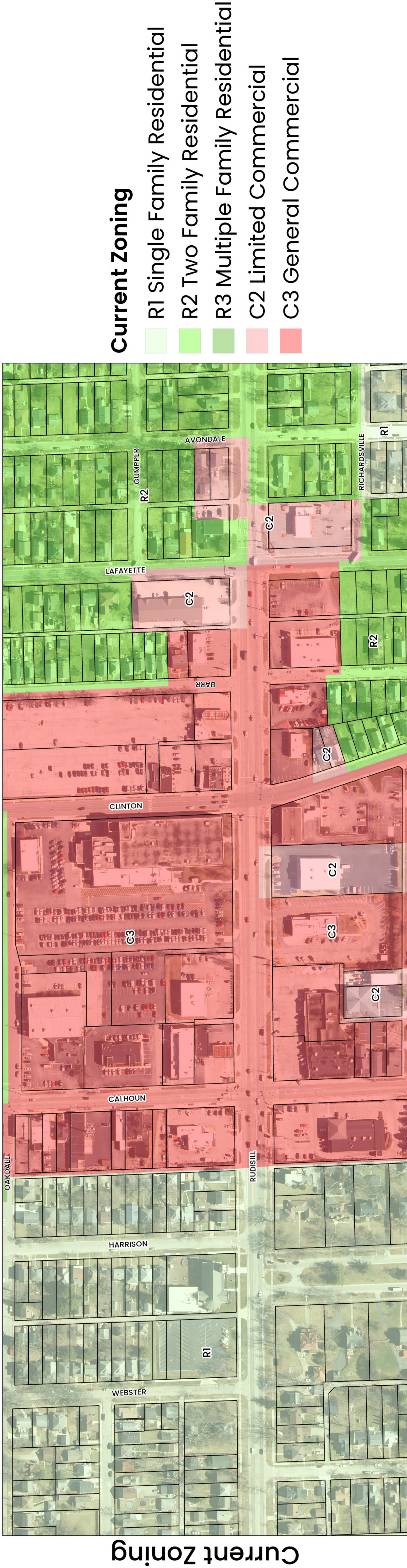
Current Zoning

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

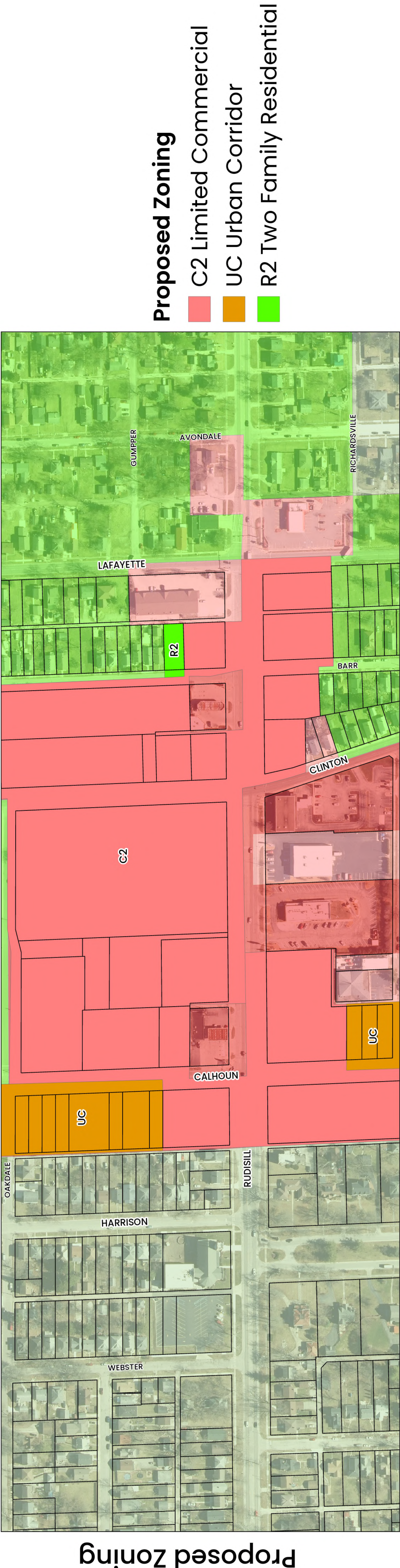
Proposed Zoning

- C2 Limited Commercial
- UC Urban Corridor

Proactive Rezoning Initiative: South Calhoun Street



Calhoun & Rudisill





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

