

#REZ-2026-0035

BILL NO. Z-26-09-04

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. M-02 (Sec. 11 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 I1 (Limited
Industrial) 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
HAMILTONS 5TH ADD.	N 8IN & SP ON NORTH LOT 1 HAMILTONS 5TH ADD	02-12-11-276-001.000-074
HAMILTONS 5TH ADD.	Hamiltons 5th Addition Lot E Ex 202.27' & Lots 2 thru 6 & Lot 1 Ex N 8' & Space Adj on S	02-12-11-276-002.000-074
HAMILTONS 5TH ADD.	Hamiltons 5th Addition E 202.27' Lot E	02-12-11-276-002.001-074
HAMILTONS 2ND ADD., PLAT OF LOTS 33 THRU 54 & 69 THRU 90	S 1/2 Lot 53 & Lot 54 Hamiltons 2nd Add & 1/2 vacated alley adjoining on E	02-12-11-278-001.000-074
HAMILTONS 2ND ADD., PLAT OF LOTS 33 THRU 54 & 69 THRU 90	LOTS 48 THRU 52 & N 1/2 LOT 53 & LOTS 72 THRU 75 HAMILTONS 2ND ADD & VAC ALLEYS	02-12-11-278-004.000-074

and the symbols of the City of Fort Wayne Zoning Map No. M-02 (Sec. 11 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

1 commitment is hereby approved and is hereby incorporated by reference.
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4 SECTION 3. That this Ordinance shall be in full force and effect from and after its
5 passage and approval by the Mayor.
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7 _____
Council Member

8 APPROVED AS TO FORM AND LEGALITY:
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10 _____
Malak Heiny, City Attorney
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City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2026-0035
Bill Number: Z-26-09-04
Council District: 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 4.4 acres of qualifying parcels within the focus area from
I2/General Commercial to I1/Limited Industrial

Location: 1601, 1609, and 1717 S Calhoun St, and 131 and 136 Murray St

Reason for Request: Rezone properties to I1/Limited Industrial, implementing the
recommendations of Southeast Strategy and Packard 2030 Plan.

Applicant: Proactive Rezoning Work Group

Property Owners: Various – See File

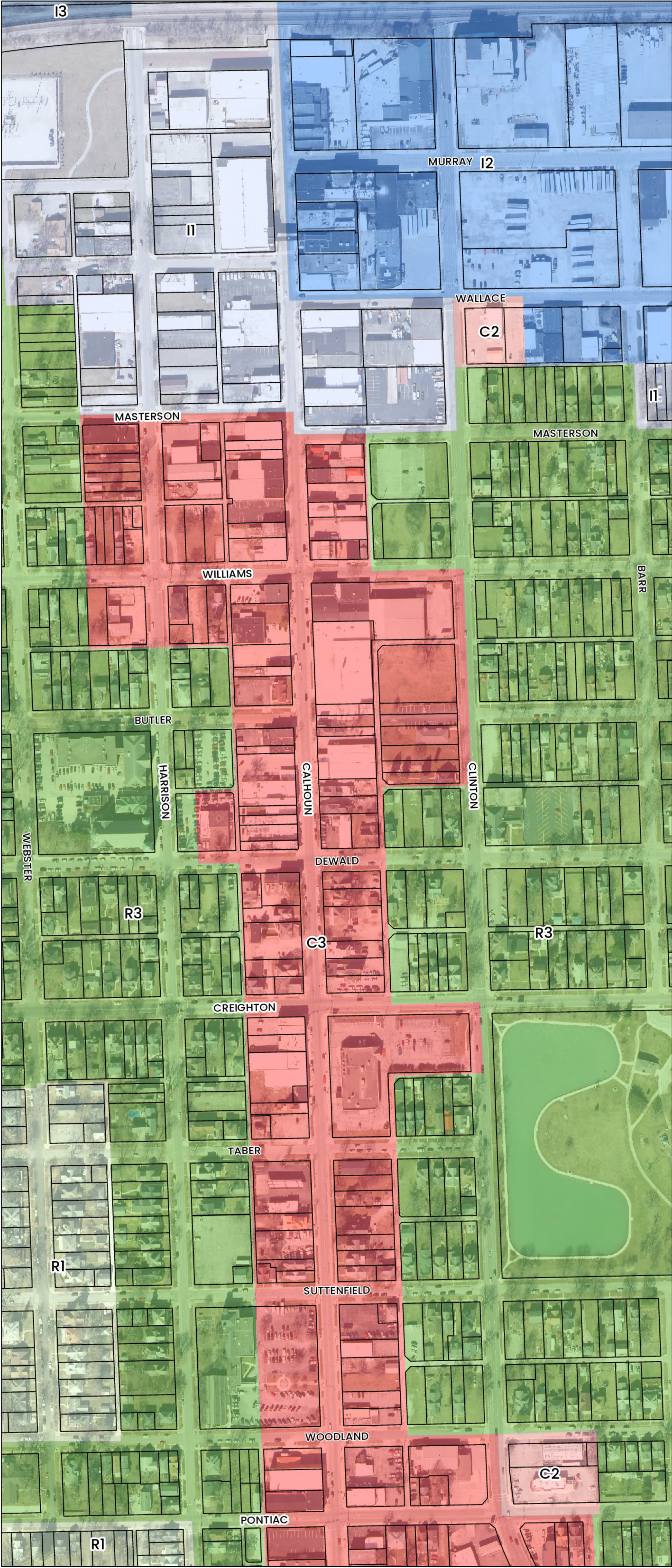
Related Petitions: REZ-2026-0032, REZ-2026-0033, and REZ-2026-0034

Effect of Passage: Properties will be rezoned to the I1/Limited Industrial 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.

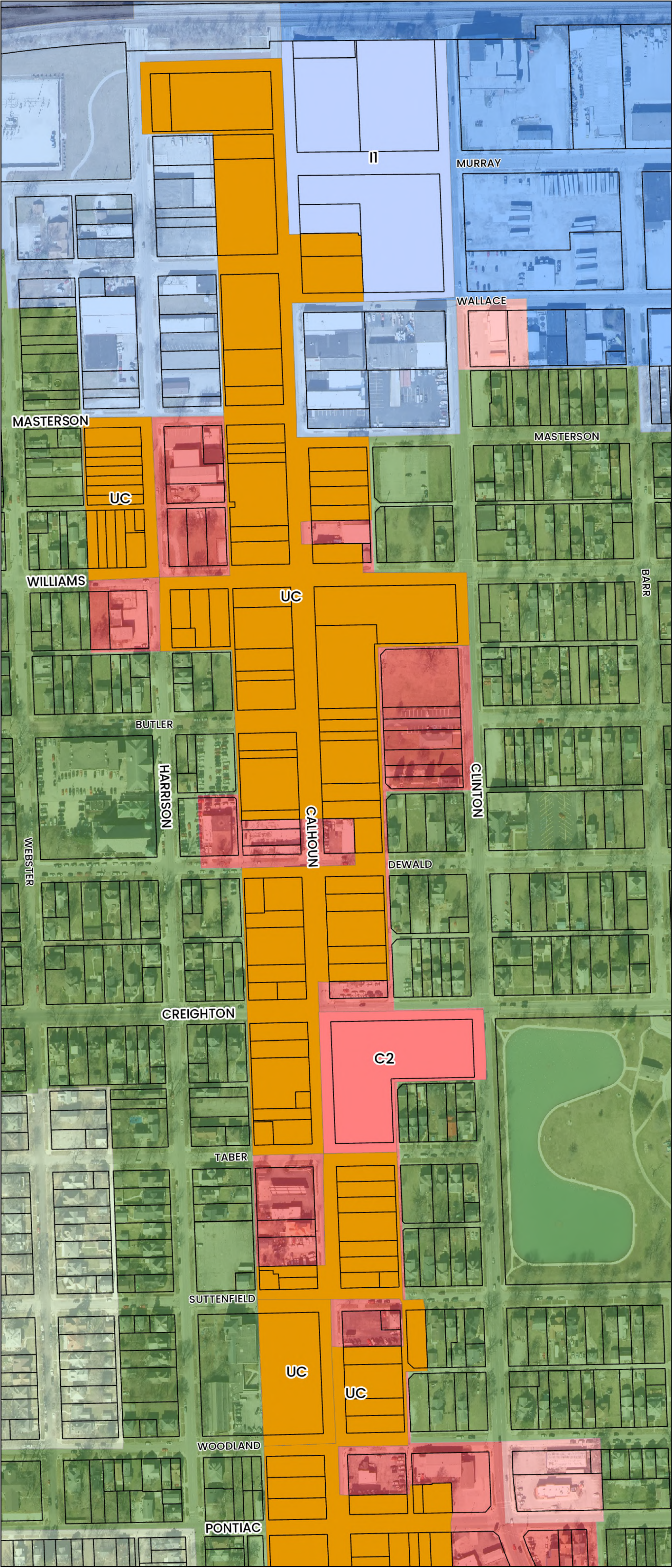
Effect of Non-Passage: Properties will remain zoned I2/General Commercial, a zoning district found
to be ill-matched to the existing land use and/or incompatible with
surrounding uses and the character of the corridor.

Proactive Rezoning Initiative: South Calhoun Street

Current Zoning



Proposed Zoning



Grand. to Pontiac

Current Zoning

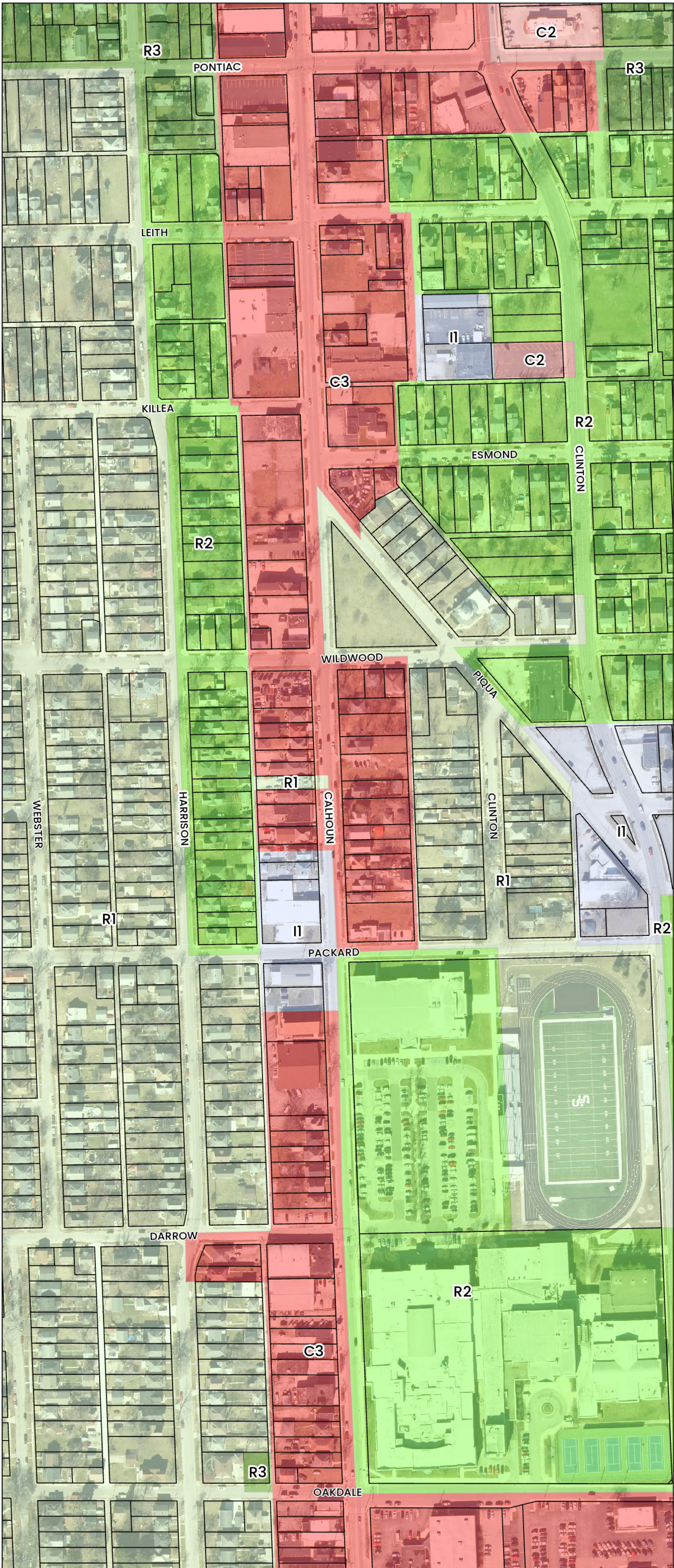
- R1 Single Family Residential
- R3 Multiple Family Residential
- C2 Limited Commercial
- C3 General Commercial
- I1 Limited Industrial
- I2 General Industrial
- I3 Intensive Industrial

Proposed Zoning

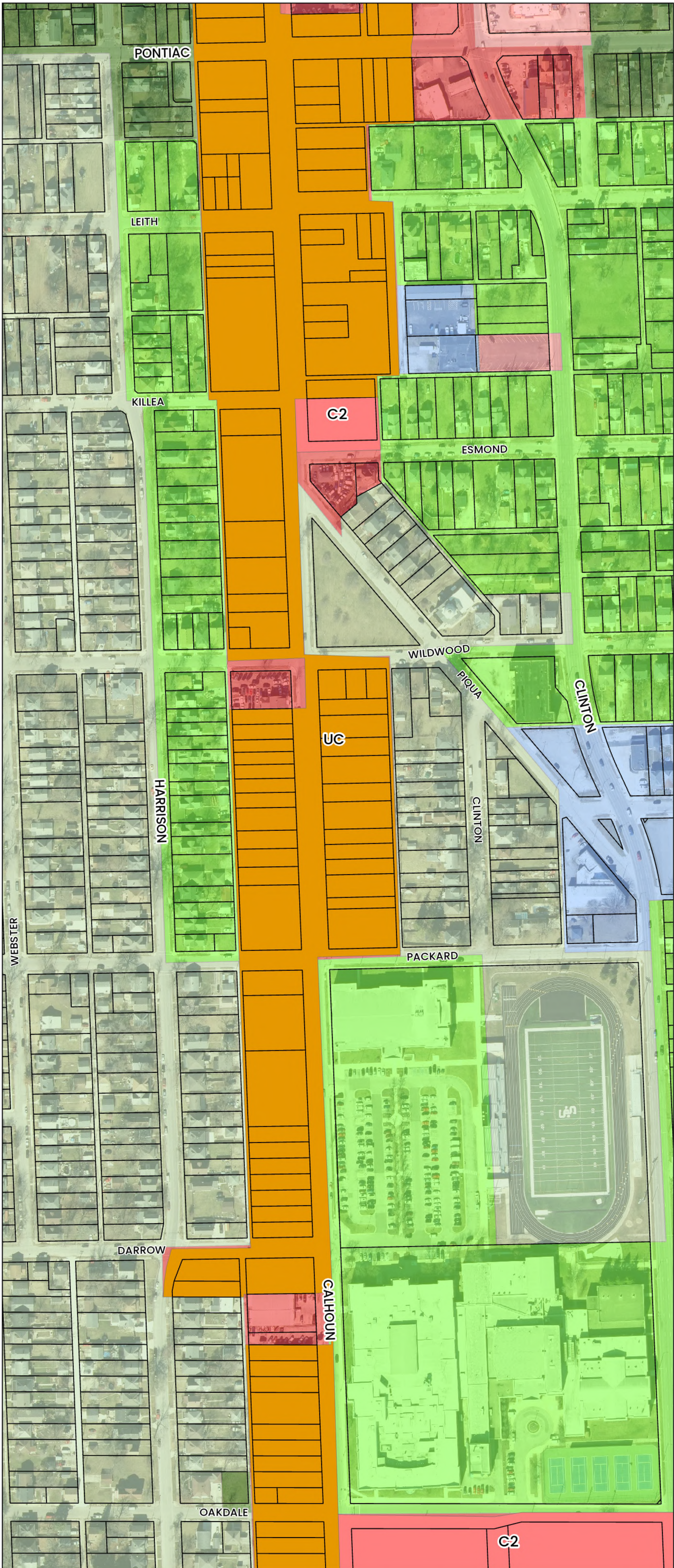
- C2 Limited Commercial
- UC Urban Corridor
- I1 Limited Industrial

Proactive Rezoning Initiative: South Calhoun Street

Current Zoning



Proposed Zoning



Pontiac to Oakdale

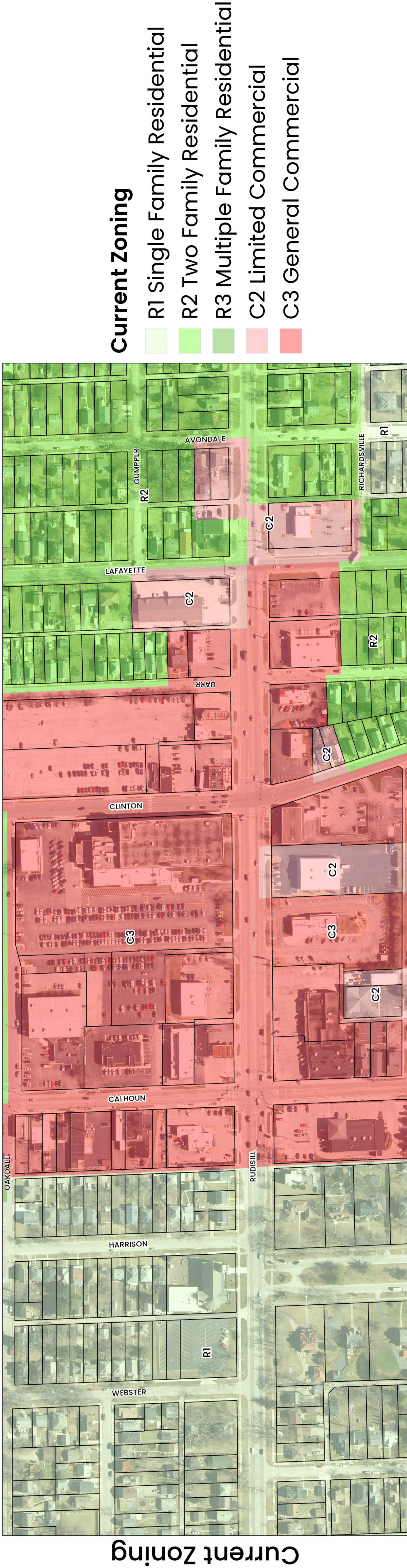
Current Zoning

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

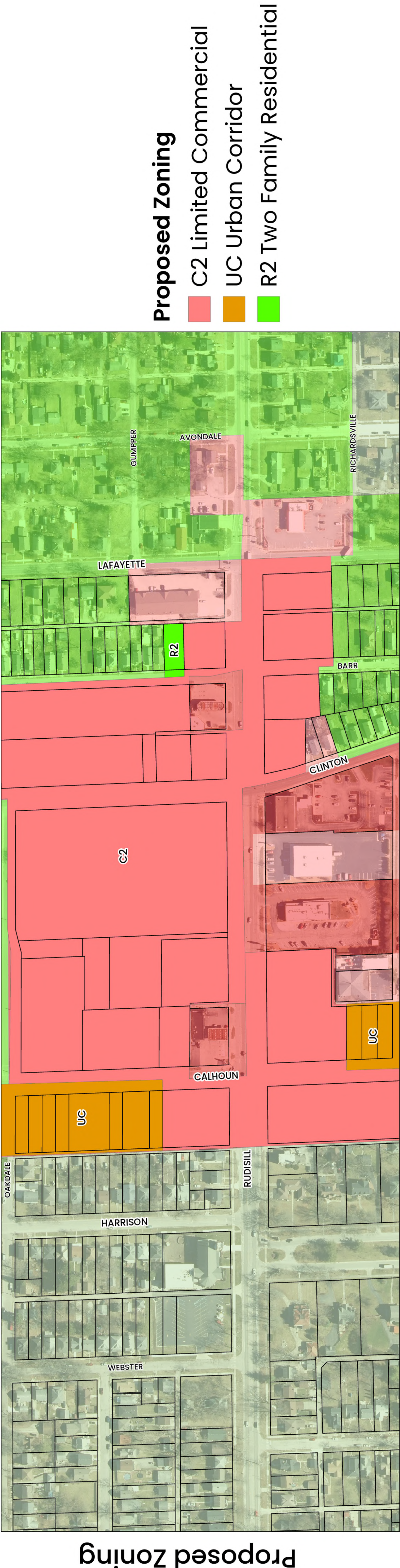
Proposed Zoning

- C2 Limited Commercial
- UC Urban Corridor

Proactive Rezoning Initiative: South Calhoun Street



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 Huntertown ☐ 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

