

#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

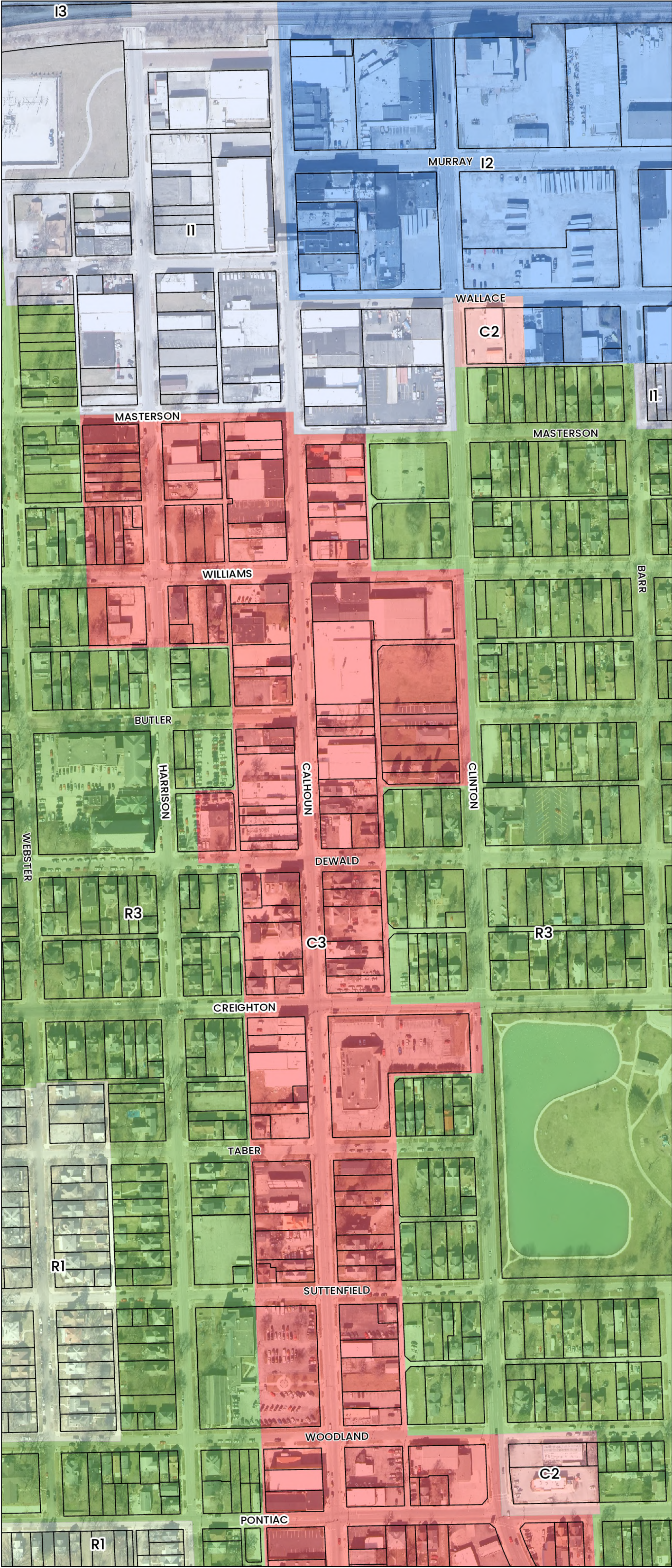
Effect of Passage: Properties will be rezoned to the C2/Limited Commercial zoning district, either bringing the existing use into compliance with the zoning ordinance or enhancing compatibility with surrounding uses. This proactive rezoning fulfills recommendations of the Southeast Strategy and Packard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

Effect of Non-Passage:

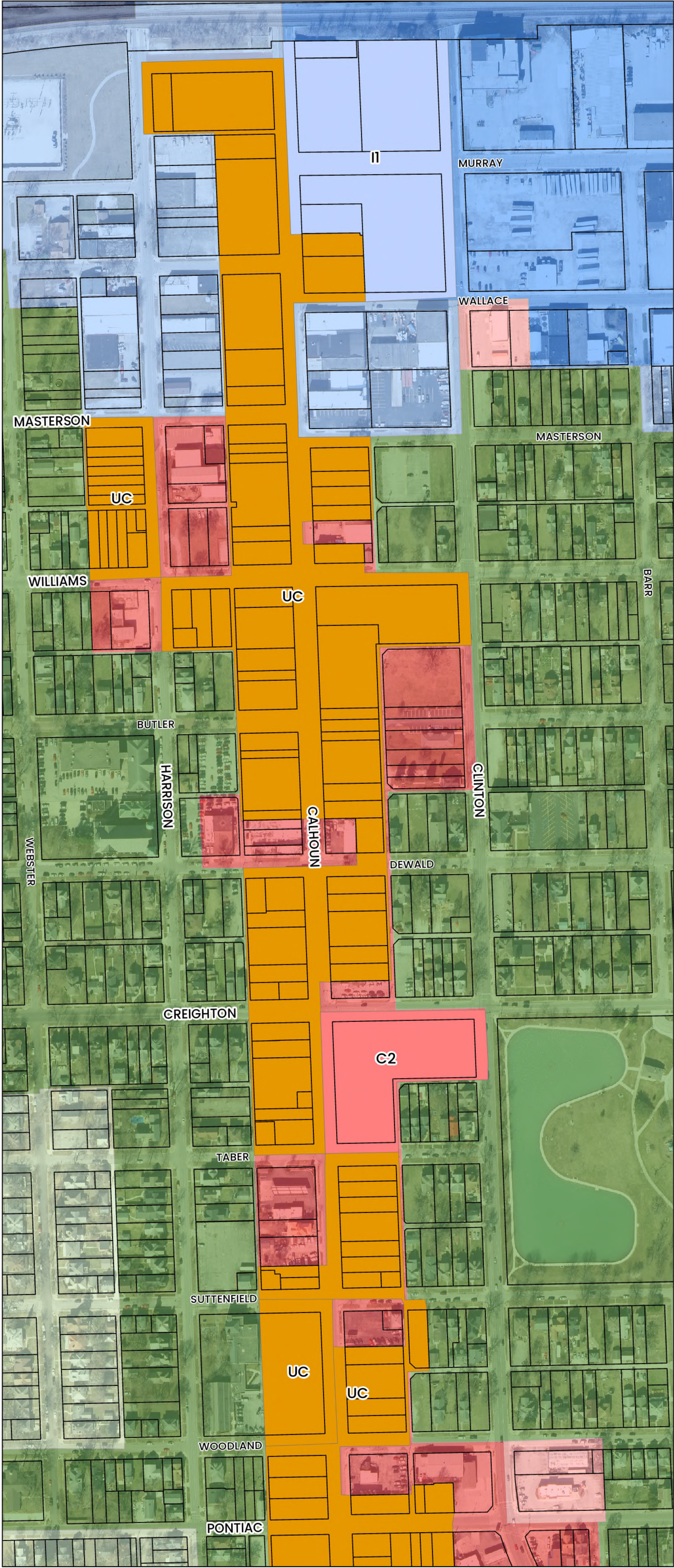
Properties will remain zoned C3/General Commercial, a zoning district found to be ill-matched to the existing land use and/or incompatible with surrounding uses and the character of the corridor.

Proactive Rezoning Initiative: South Calhoun Street

Current Zoning



Proposed Zoning



Grand. to Pontiac

Current Zoning

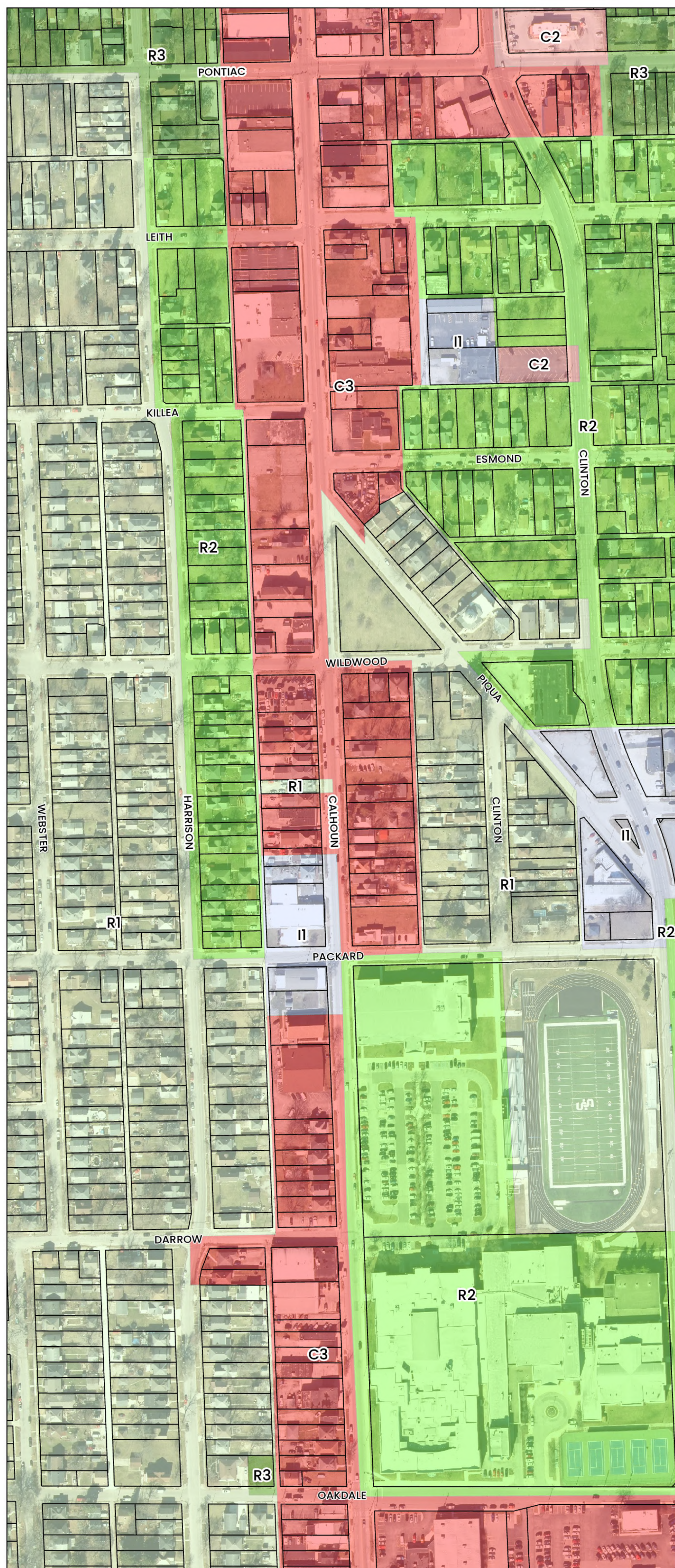
- R1 Single Family Residential
- R3 Multiple Family Residential
- C2 Limited Commercial
- C3 General Commercial
- I1 Limited Industrial
- I2 General Industrial
- I3 Intensive Industrial

Proposed Zoning

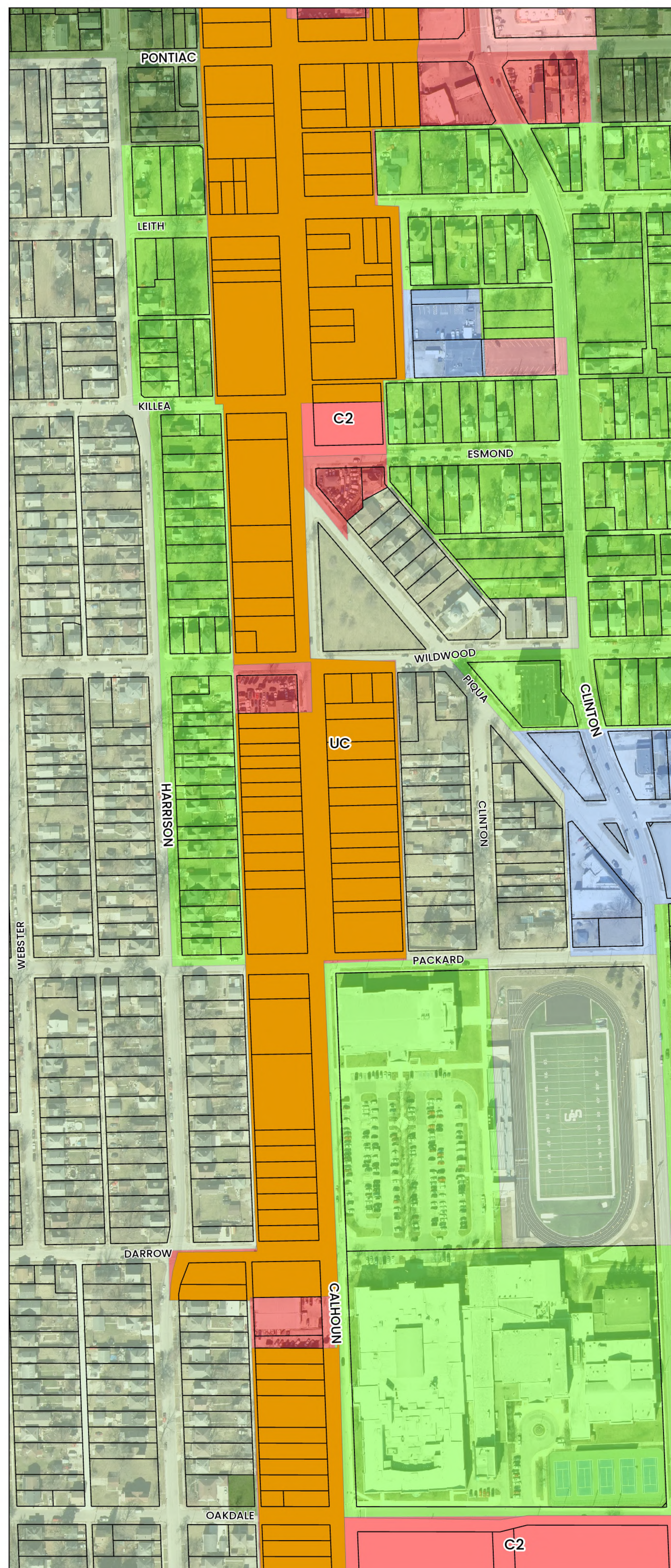
- C2 Limited Commercial
- UC Urban Corridor
- I1 Limited Industrial

Proactive Rezoning Initiative: South Calhoun Street

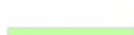
Current Zoning



Proposed Zoning



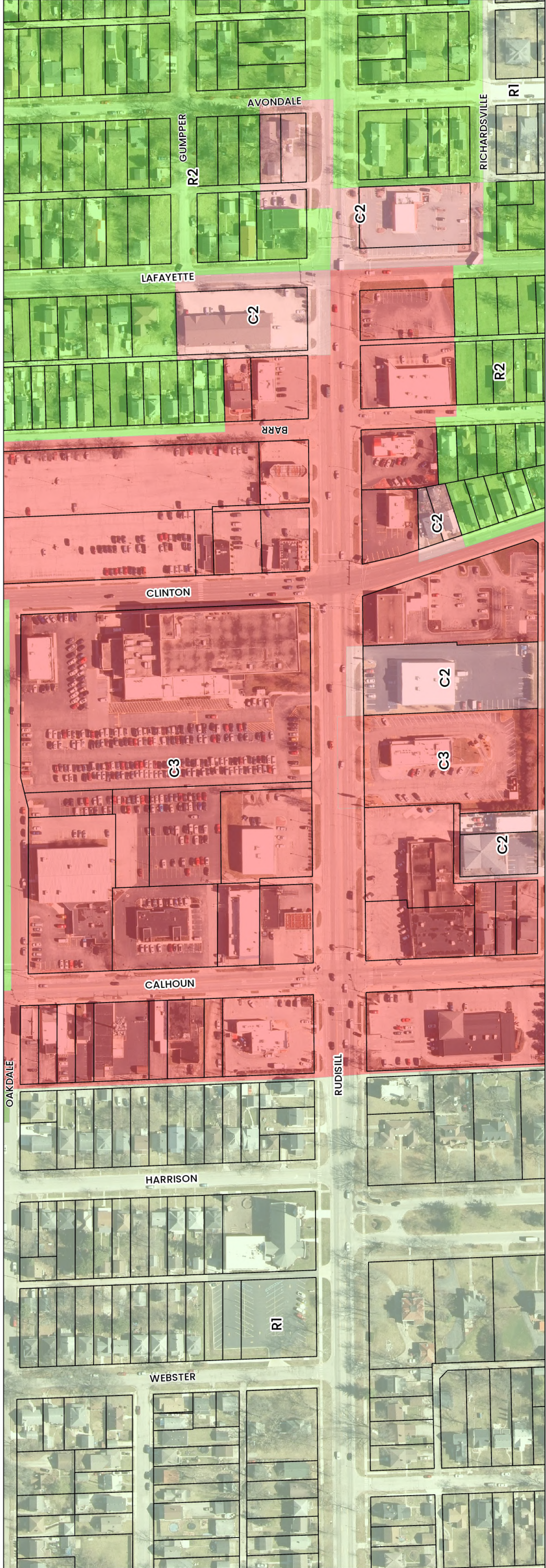
Current Zoning

-  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

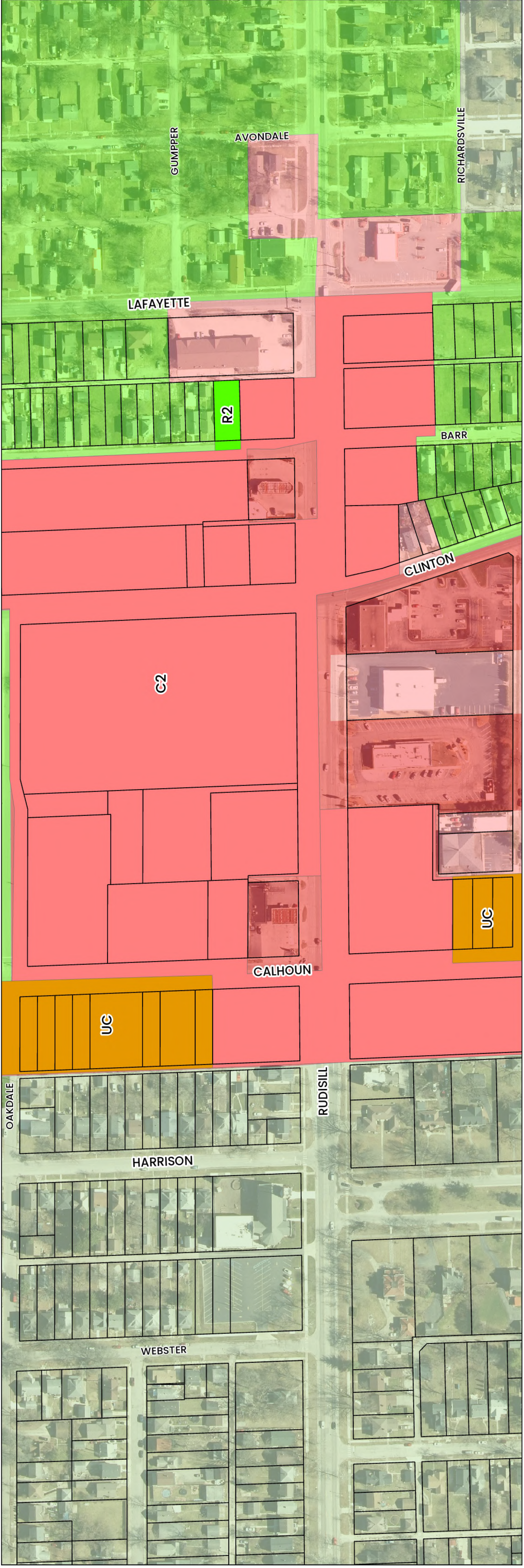
Proactive Rezoning Initiative: South Calhoun Street



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



FACT SHEET

Department of Planning Services

Case #REZ-2026-0032	Bill # Z-26-09-01	Project Start: July 2026
Case #REZ-2026-0033	Bill # Z-26-09-02	
Case #REZ-2026-0034	Bill # Z-26-09-03	
Case #REZ-2026-0035	Bill # Z-26-09-04	

PROPOSALS:	Rezoning Petitions REZ-2026-0032 - REZ-2026-0035 - Calhoun Proactive Rezoning
APPLICANT:	Proactive Rezoning Work Group
REQUEST:	To rezone various properties to R2/Two Family Residential, C2/Limited Commercial, UC/Urban Corridor, and I1/Limited Industrial, implementing the recommendations of the Southeast Strategy and the Packard 2030 Plan.
LOCATION:	Properties generally along South Calhoun Street from Grand Street to Rudisill Boulevard, and Rudisill Boulevard from Calhoun Street to Lafayette Street – see file for specific properties
LAND AREA:	0.14 acres – R2/Two Family Residential 35.6 acres – UC/Urban Corridor 18.48 acres – C2/Limited Commercial 4.4 acres – I1/Limited Industrial TOTAL: Approximately 59 acres
COUNCIL DISTRICT:	5 - Geoff Paddock and 6 - Rohli Booker
SPONSOR:	Fort Wayne Plan Commission

August 10, 2026 Public Hearing:

- Two letters and one email in support were received.
- Two residents spoke in support.
- No one spoke with in opposition or with concerns.
- Scott Myers and Patrick Zaharako were absent.

August 17, 2026 Business Meeting:

- Scott Myers and Rachel Tobin-Smith were absent.
- Karen Richards abstained from all four votes.

Z-26-09-01 (REZ-2026-0032 -- C2 Zoning)

Plan Commission Recommendation: **DO PASS**

- A motion was made by Paul Sauerteig and seconded by Rick Briley to return the ordinance with a Do Pass recommendation to Common Council for their final decision.
- **6-1-0 MOTION PASSED**

Z-26-09-02 (REZ-2026-0033 – R2 Zoning)

Plan Commission Recommendation: **DO PASS**

- A motion was made by Paul Sauerteig and seconded by Rick Briley to return the ordinance with a Do Pass recommendation to Common Council for their final decision.
- **6-1-0 MOTION PASSED**

Z-26-09-03 (REZ-2026-0034 – UC Zoning)

Plan Commission Recommendation: **DO PASS**

- A motion was made by Patrick Zaharako and seconded by Ryan Neumeister to return the ordinance with a Do Pass recommendation to Common Council for their final decision.
- **6-1-0 MOTION PASSED**

Z-26-09-04 (REZ-2026-0035 – I1 Zoning)

Plan Commission Recommendation: **DO PASS**

- A motion was made by Paul Sauerteig and seconded by Ryan Neumeister to return the ordinance with a Do Pass recommendation to Common Council for their final decision.
- **6-1-0 MOTION PASSED**

PROJECT SUMMARY

This rezoning satisfies the goals and policies outlined in the Packard 2030 Plan and the Southeast Strategy Update, both adopted by Common Council. These plans, now included and incorporated as part of the All in Allen Comprehensive Plan, recommend rezoning areas to more appropriate districts to encourage more compatible development patterns and land uses that support area businesses and serve residents in the surrounding neighborhoods.

This rezoning request has been developed by the Proactive Rezoning Work Group, referenced as “Work Group”. The Work Group, consisting of Community Development’s Planning and Policy Department, and Allen County Department of Planning Services staff, was created to implement zoning recommendations from neighborhood and sub-area plans. As part of these rezoning requests, the Work Group reviews and evaluates existing and proposed land uses and development forms within the study area to determine the proposed zoning classifications.

Based on recommendations from the All in Allen Comprehensive Plan, Packard 2030 Plan, and Southeast Strategy Update along with additional analysis from the Work Group, it was determined that there are several zoning and land use conflicts present in areas zoned for general commercial and, in limited locations, general industrial uses that are inconsistent with the existing neighborhood character and development pattern. The primary land use conflicts in the C3/General Commercial zoned areas are properties used primarily for residential, personal services, neighborhood-oriented commercial, and limited commercial land uses. Rezoning areas to zoning districts more appropriate to existing development types will help to stabilize these areas, encourage desired land uses, and prevent the encroachment of incompatible commercial and industrial uses. A majority of the corridor is identified as mixed urban commercial corridor on the All in Allen Generalized Future Land Use map.

As part of the public outreach for this rezoning request, the Work Group began with an informal meeting of the affected neighborhood association representatives to introduce them to the project and field any initial questions or concerns. The Work Group then hosted two open house sessions on May 7, 2026, from 11:00 a.m. to 1:00 p.m. and from 5:30–7:00 p.m. at Blue Jacket, located at 2826 South Calhoun Street, which is within the rezoning area. The open house was attended by more than 30 residents and business owners. Postcards were mailed to property owners in the affected area in advance of the open house. Prior to the open house, staff canvassed the study area to distribute flyers to businesses. This approach allowed staff to have in-depth conversations with several property/business owners about the rezoning for their specific property. Outreach materials were produced in English, Spanish, and Burmese to reach the diverse community along the South Calhoun corridor.

Digital outreach included a dedicated page on the Engage Fort Wayne website <https://engage.cityoffortwayne.org/south-calhoun-rezoning>. The Engage site serves as a virtual open house that informs the public about the rezoning and timeline, has an interactive map and provides direct contacts to the staff team. Postcards and flyers used throughout the engagement process included the website link and QR code to the Engage Page. As of July 7th, 2026, there have been 589 visits to the webpage. Prior to and after the open house, additional one-on-one meetings and correspondence took place with several business and property owners to discuss the rezoning. The draft rezoning map was amended based on input received at the open house and in conversations with individual property owners.

The proposed rezoning will have no adverse impact on the current conditions in the area or the uses in the area.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

The project site is located within the Priority Investment Area; the following Goal and Strategies would be applicable:

- **LUD1** -- Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas
- **LUD1.1** -- Explore new zoning classifications, updated development regulations, and other tools to encourage compatible infill development and redevelopment.

Overall Land Use Policies

Staff determined the following Land Use Policies would be applicable and supportive of this request:

- **LUD Policy 2** -- Promote complete neighborhoods through sustainable development, preservation, and growth by encouraging and enhancing mixed use neighborhood areas
- **LUD Policy 4** -- Nonresidential development which is adjacent to residential neighborhoods should be limited to lower intensity neighborhood commercial uses.
- **LUD Policy 7** -- Encourage compatible adaptive reuse of vacant, obsolete, or underutilized nonresidential buildings.

Generalized Future Land Use Map

The project site is located within the Mixed Urban Commercial Corridor, Traditional Neighborhood, and Community Commercial designations.

Overall Land Use Related Action Steps

Staff determined the following recommendations would be applicable and supportive of this proposal:

- **HN1.1** -- Promote the creation of complete neighborhood areas through compact development, increased density, and infill.
- **ED 1.2.3** -- Identify gateways and corridors to target for proactive land use planning, beautification efforts, and appropriate context-sensitive development and redevelopment.
- **ED1.3** -- Support business development and expansion, and new business attraction.
- **ED1.3.2** -- Identify barriers to the development and expansion of businesses and explore the creation of new incentives and programs to address identified barriers.

Other Applicable Plans

The rezoning request satisfies the following goals and policies of the Packard 2030 Plan (2023) and the Southeast Strategy Update (2021):

Packard 2030 Plan:

Goal 4: Enhance, improve and protect neighborhood character and property values through the application of appropriate zoning tools and improved enforcement of zoning ordinance provisions.

- 4.1. Encourage the application of Urban Corridor (UC) designation to specific locations to enhance and preserve existing urban scaled, pedestrian-oriented, mixed-use corridors.
- 4.2. Ensure screening and buffering standards are consistently enforced on commercial properties adjacent to residential-zoned neighborhoods.
- 4.4. Evaluate zoning and land-use conflicts in the Packard Area and Prioritize areas for zoning district modifications

Southeast Strategy Update:

Community & Pride:

- Zoning classifications should be compatible with existing land uses and development patterns in developed areas.
- Nonresidential development adjacent to residential neighborhoods should contain lower intensity, neighborhood-oriented uses that focus on the needs of the surrounding community.
- Lower intensity neighborhood-oriented commercial zoning districts should be used as a buffer between residential uses and higher intensity commercial and industrial uses.
- Enhance and preserve existing urban-scaled, pedestrian-oriented, mixed-use corridors through application of Urban Corridor (UC) zoning.
- Infill development and redevelopment in existing residential and commercial areas should respect and complement historic and surrounding development patterns, including mix of uses, lot sizes, development standards, and building forms.

PUBLIC HEARING SUMMARY:

Presenter: Russ Garriott, representing the Proactive Rezoning Workgroup, presented the request as outlined above.

Public Comments:

Kody Tinnel (1310 W Foster Pkwy): Supports rezoning; commends the work being completed; aligns with goals, etc.

Tony Hudson – Blue Jacket Inc. (2826 & 2001 S Calhoun St): Supports rezoning; commends the planners and their work; excited about the rezoning.

BUSINESS MEETING FOLLOW-UP:

Following the public hearing staff was contacted by the property owner of 2902 South Calhoun. The existing business is a printing and office support company, which would fit in either C3 or UC zoning; however, the owner has plans to use a portion of the building for his custom motorcycle repair and design work, which would be permitted now, under the C3 zoning classification. He would prefer to remain C3, to establish this use. This option was presented to the Plan Commission and they voted to remove the property from the proposal. All other properties remain included, as advertised.