

#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	Hamiltons 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	Hamiltons 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	Hamiltons 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 Hamiltons 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 Hamiltons 4th Add	HAMILTONS 4TH ADD.
02-12-11-434-005.000-074	Lot 314 Hamiltons 4th Addition	HAMILTONS 4TH ADD.
02-12-11-434-006.000-074	Lot 315 Hamiltons 4th Addition	HAMILTONS 4TH ADD.
02-12-11-479-002.000-074	Lots 442 & 444 & S 2 FT Lot 267 Hamiltons 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.

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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.

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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.

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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

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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

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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

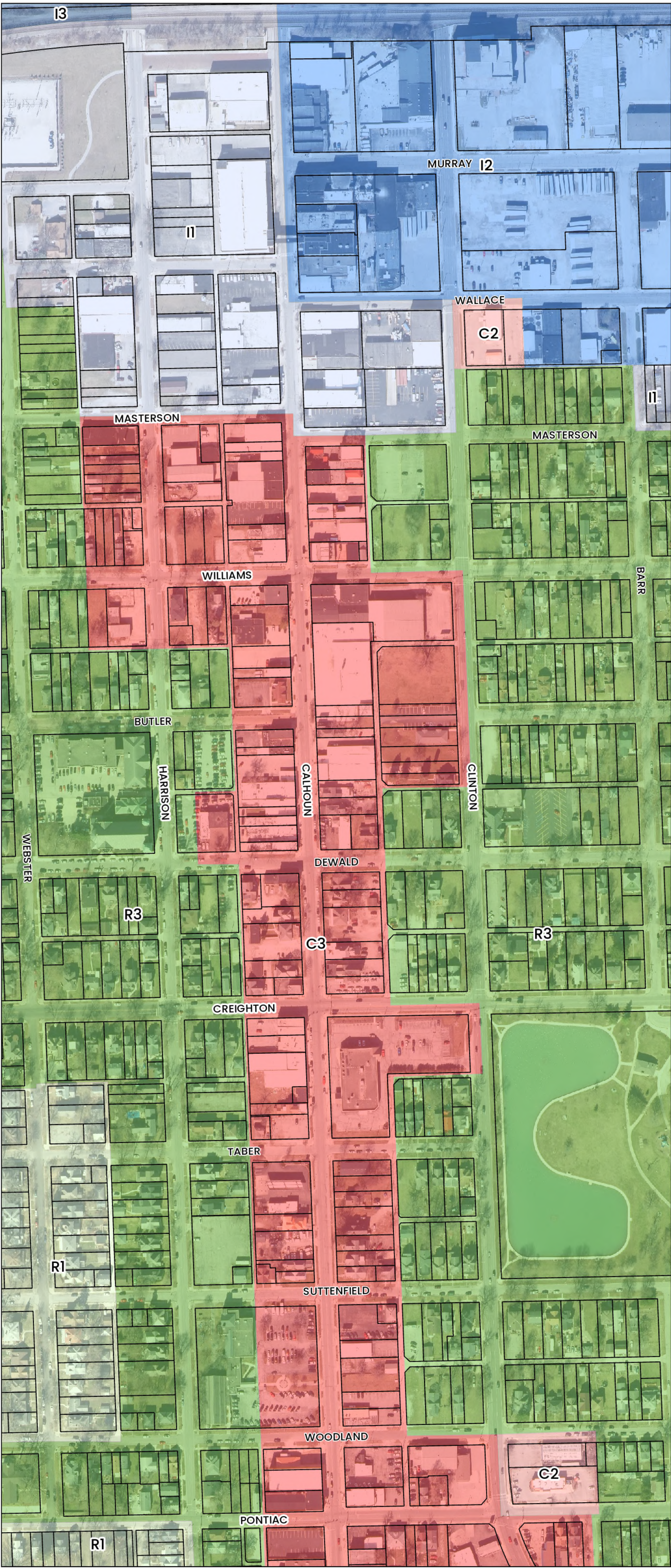
Related Petitions: REZ-2026-0032, REZ-2026-0033, and REZ-2026-0035

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.

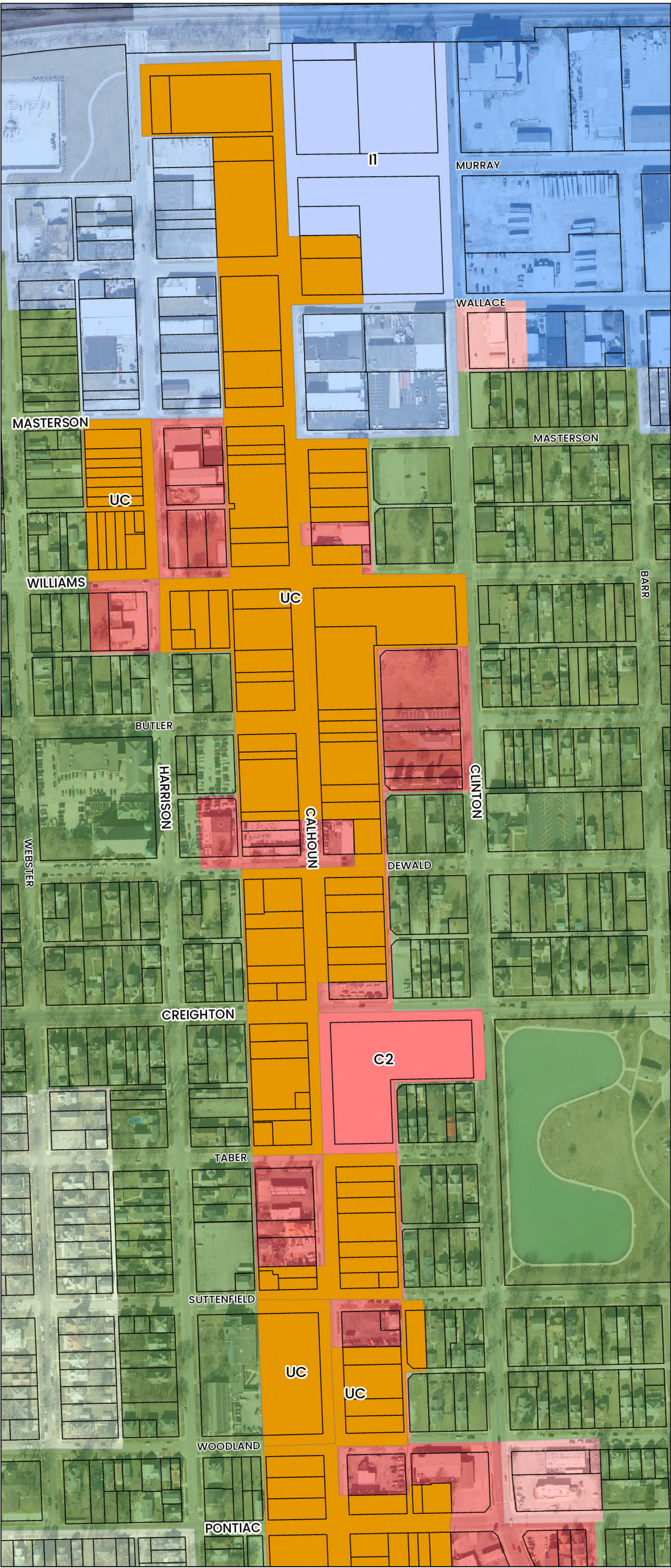
Effect of Non-Passage: Properties will remain zoned I1/Limited Industrial, I2/General Industrial, C3/General Commercial, R1/Single-Family Residential, and R3/Multiple-Family Residential zoning districts, found to be ill-matched to the existing land use and/or incompatible with surrounding uses and the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

Proactive Rezoning Initiative: South Calhoun Street

Current Zoning



Proposed Zoning



Grand. to Pontiac

Current Zoning

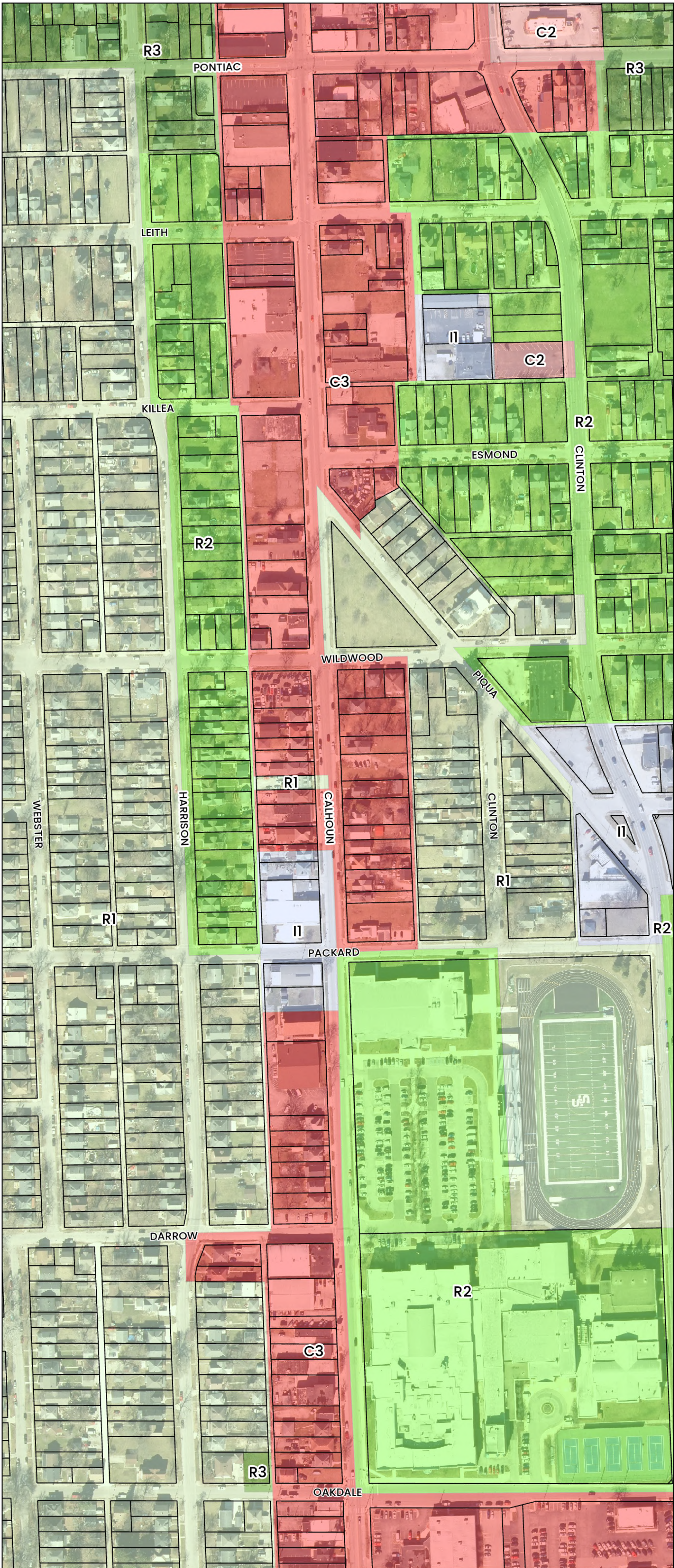
- R1 Single Family Residential
- R3 Multiple Family Residential
- C2 Limited Commercial
- C3 General Commercial
- I1 Limited Industrial
- I2 General Industrial
- I3 Intensive Industrial

Proposed Zoning

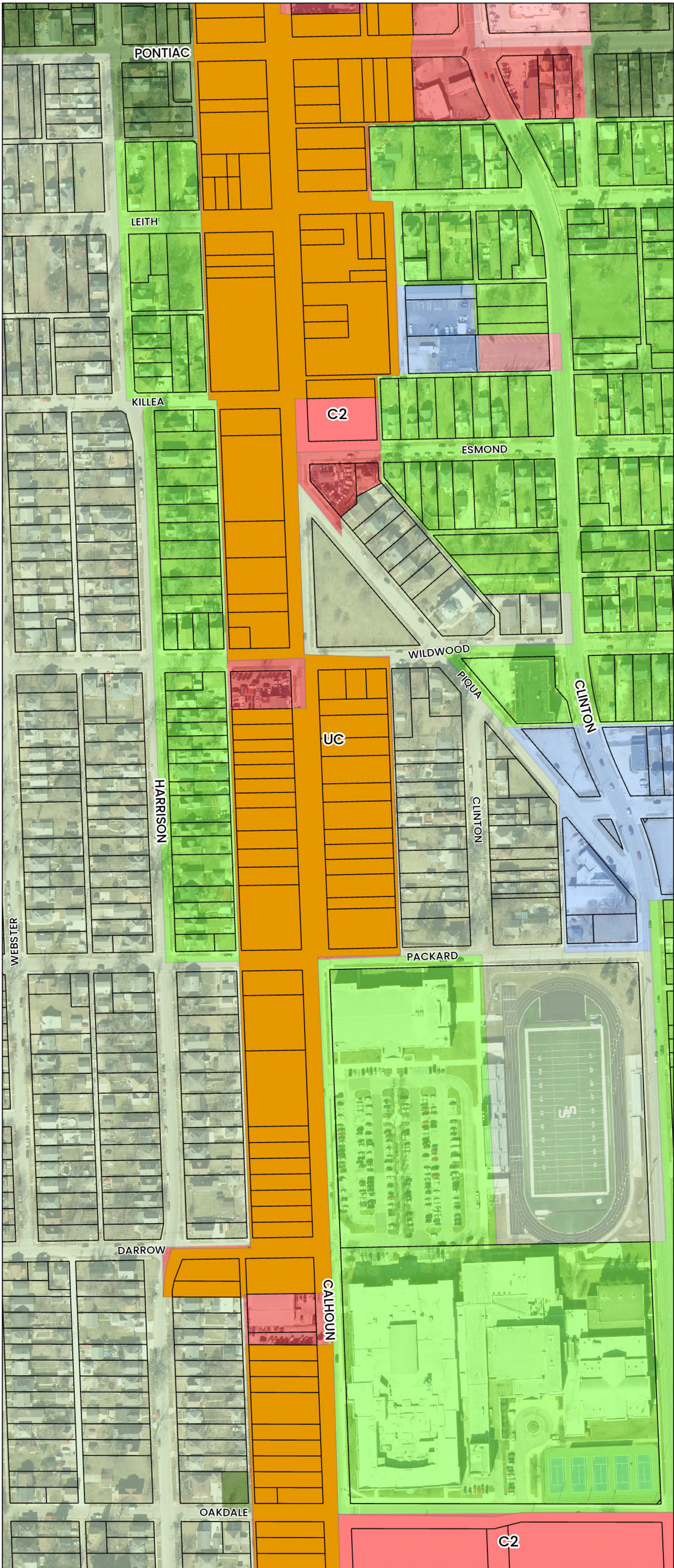
- C2 Limited Commercial
- UC Urban Corridor
- I1 Limited Industrial

Proactive Rezoning Initiative: South Calhoun Street

Current Zoning



Proposed Zoning



Pontiac to Oakdale

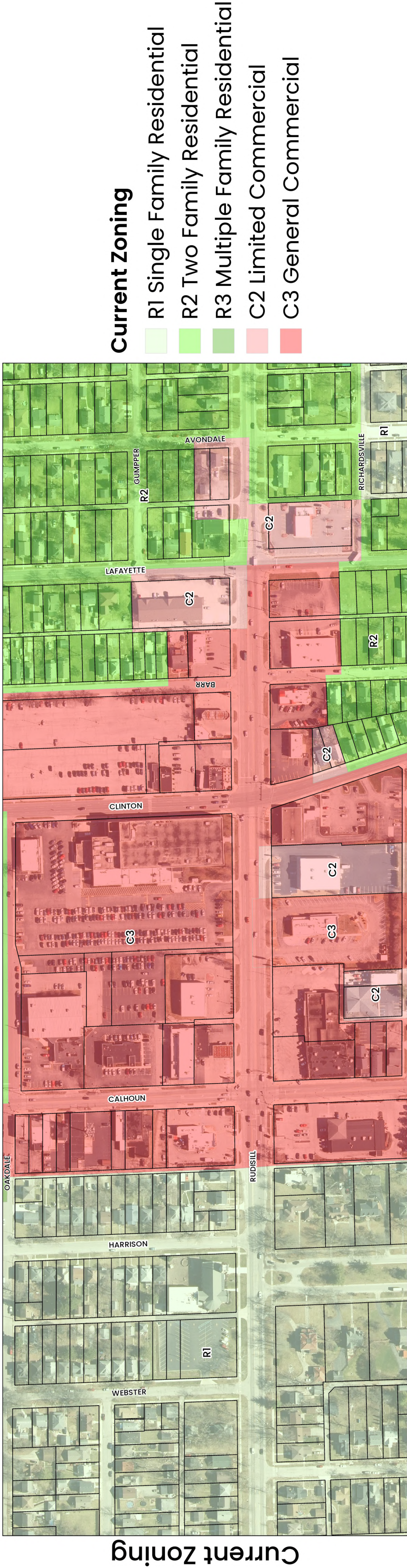
Current Zoning

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

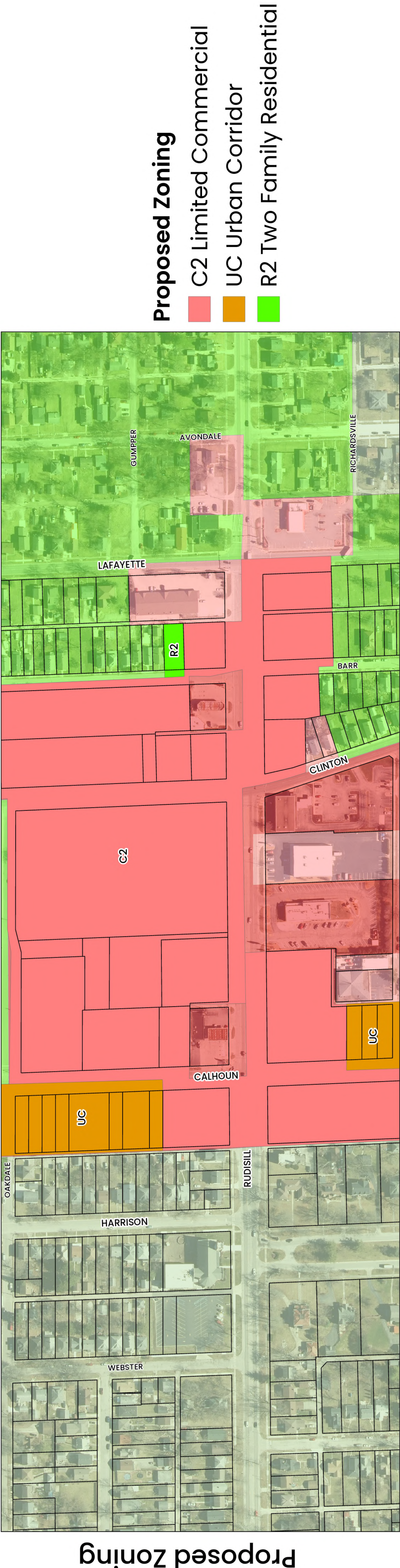
Proposed Zoning

- 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



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.