

1 #COMP-2026-0002

2 BILL NO. G-26-01-26

3  
4 GENERAL ORDINANCE NO. G-9-26

5 AN ORDINANCE AMENDING SECTION 153.05 OF  
6 CHAPTER 153 "PLANNING & DEVELOPMENT" OF  
7 THE CITY OF FORT WAYNE, INDIANA, CODE OF  
8 ORDINANCES

9 WHEREAS, Common Council of the City of Fort Wayne adopted a Comprehensive Plan for the  
10 City of Fort Wayne (All-in-Allen), in accordance with the statutes of the State of Indiana; and,

11 WHEREAS, on December 15, 2025, the Fort Wayne Plan Commission initiated the  
12 amendment of the Comprehensive Plan to adopt the Future Land Use map updates; and,

13 WHEREAS, the Common Council desires to amend Section 153.05 to recognize the  
14 amendment of the Future Land Use map update to the Comprehensive Plan which will repeal  
15 and replace the existing Future Land Use map; and

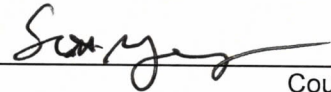
16 WHEREAS, the City Plan Commission, in accordance with the Planning Statutes of the  
17 State of Indiana held a public hearing on the Amendment to the Comprehensive Plan; and,

18 WHEREAS, this ordinance is to establish an amendment to the Comprehensive Plan to  
19 include updated Future Land Use maps based on issues that have come up since the effective  
20 date of the All In Allen Comprehensive Plan, March 13, 2023.

21 NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF  
22 FORT WAYNE, INDIANA:

23 SECTION 1. Section 153.05 of Chapter 153 (Planning & Development) of the City of  
24 Fort Wayne is amended by repealing and replacing the Future Land Use map in the All In Allen  
25 Comprehensive Plan.

26 SECTION 2. That this Ordinance, after its passage and approval by the Mayor, shall  
27 be in full force and effect starting on April 8, 2026.

28 

29 Council Member

30 APPROVED AS TO FORM AND LEGALITY:



Malak Heiny, City Attorney

City of Fort Wayne Common Council  
**DIGEST SHEET**

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**Department of Planning Services**

Title of Ordinance: Amendment to the All in Allen Comprehensive Plan  
Case Number: COMP-2026-0002 – FW Future Land Use Map  
Bill Number: G-26-01-26  
Council District: All

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Introduction Date: January 27, 2026

Plan Commission  
Public Hearing Date: February 9, 2026

Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

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Synopsis of Ordinance: A proposal to approve an amendment of the Comprehensive Plan for the City of Fort Wayne and Allen County, also known as the “All In Allen Comprehensive Plan”, by amending the Future Land Use Map, with guiding input from recent zoning map amendments, annexations, new subdivisions, and stakeholder meetings.

Location: Within the planning jurisdiction of Fort Wayne.

Applicant: The Fort Wayne Plan Commission

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Related Petitions: R-26-01-32

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Effect of Passage: Adopting this Future Land Use Map Update will align the map with recent planning and development changes, as well as address new input from community stakeholders, since the effective date of the All In Allen Comprehensive Plan, March 13, 2023.

Effect of Non-Passage: The Future Land Use section of the All in Allen Comprehensive Plan will stay unchanged since the previous effective date of March 23, 2023.

# **2025 Comprehensive Plan Update**

## **Future Land Use Map Update Summary**

### **Allen County, Fort Wayne, Hometown, & Woodburn**

This Future Land Use Map Update is proposed to address issues that have come up since the effective date of the All In Allen Comprehensive Plan, March 13, 2023.

A summary of the proposed All In Allen Comprehensive Plan Future Land Use Map updates is below; the proposed effective date is April 8, 2026.

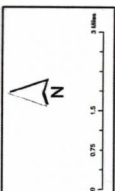
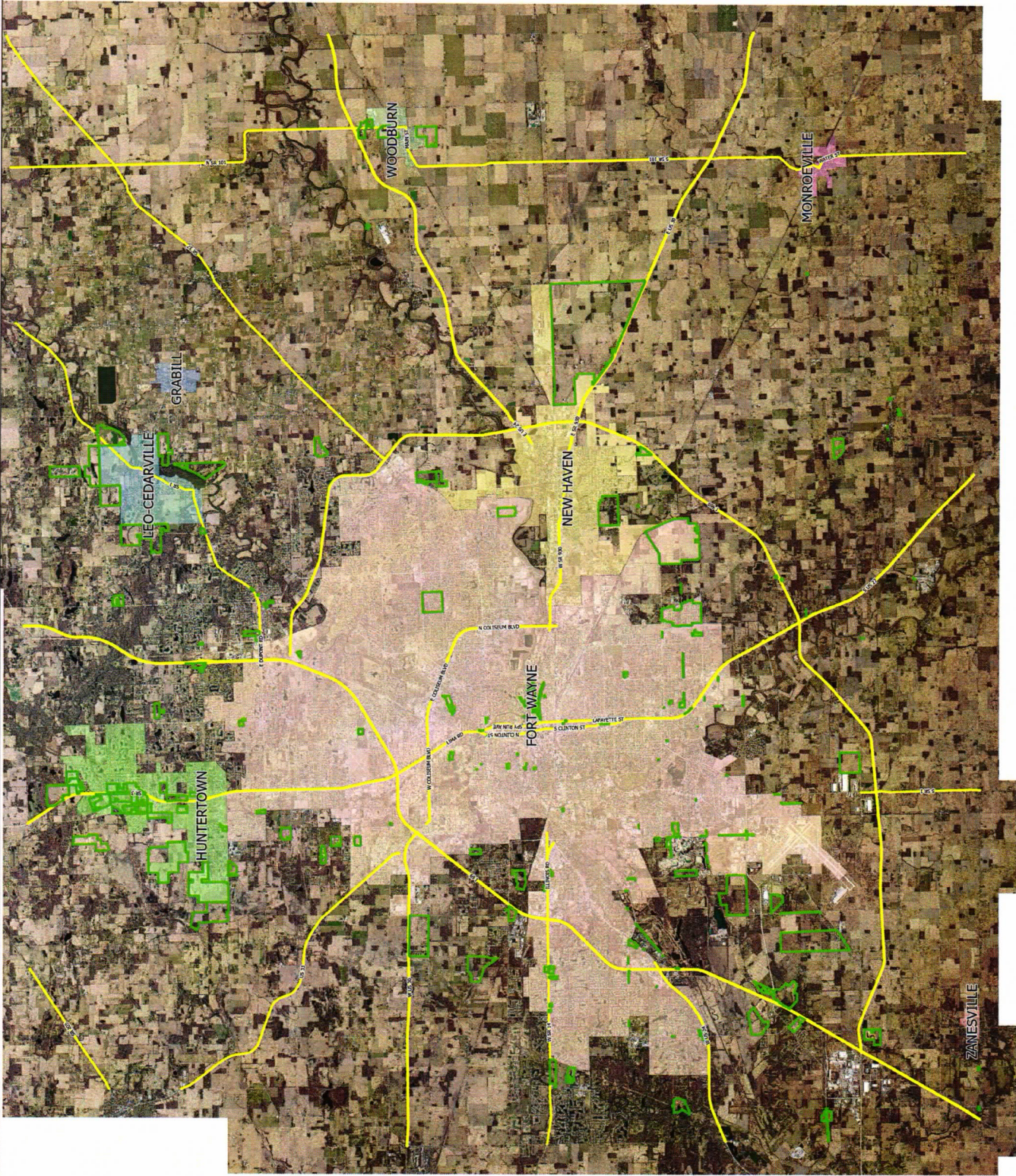
The proposed All In Allen Comprehensive Plan Future Land Use Map updates developed from the following sources:

- Technical Alignments: Staff identified over 70 areas that did not have any Future Land Use designation whatsoever and aligned these appropriately.
- Rezonings: Staff analyzed the Plan Commission Rezoning over the last several years and compared them with the map to identify any discrepancies.
- Annexations: Staff analyzed all Annexations in Allen County over the last several years and compared them with the map to identify any discrepancies.
- Subdivisions: Staff analyzed the Plan Commission Subdivision Plats over the last several years and compared them with the map to identify any discrepancies.
- Stakeholder Meetings: Staff met with developers, builders, economic development agencies, utility agencies, school district representatives, and jurisdiction representatives to ensure the map was update to date with current development trends.
- Adopted Neighborhood Plans: Staff met with Fort Wayne Community Development Department of Neighborhoods to ensure the map was up to date with adopted neighborhood plans.

The Future Land Use Map of Allen County, Fort Wayne, Hometown, and Woodburn jurisdictions will be amended as part of this Future Land Use Map Update.



# Proposed Future Land Use Changes



Although every accuracy standard has been employed in the compilation of this map, the accuracy of the information contained herein may vary or otherwise in this map.  
 © 2004 SMap, Inc. All rights reserved. Printed in the United States of America.  
 State Plane Coordinate System, NAD 83  
 Date: 12/17/2003

**Department of Planning Services**  
**Zoning Ordinance Amendment Application**

Project Name 2025 Fort Wayne Future Land Use Comprehensive Plan Amendment

Applicant [REDACTED]

Address 200 E Berry St, STE 150

City Fort Wayne State IN

Telephone [REDACTED] Zip 46802

Em [REDACTED]

- Allen County Planning Jurisdiction  City of Fort Wayne Planning Jurisdiction  
 Other \_\_\_\_\_

Proposed Effective Date April 8, 2026

Legislative Body Fort Wayne City Council

Brief Description of Zoning Ordinance Amendment  
*(Please attach full amendment document)*

This comprehensive plan amendment is proposed to update to the Future Land Use Map of the All In Allen Comprehensive Plan for the Fort Wayne jurisdiction from six sources: technical alignments, rezonings, annexations, subdivisions, stakeholder meetings, and adopted neighborhood plans.

David Schaab David Schaab 1/6/26  
Signature of Applicant Printed Name Date

**BILL NO. G-26-01-26**

**REPORT OF COMMITTEE ON REGULATIONS**

**March 24, 2026**


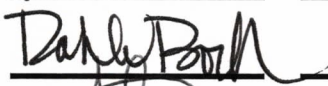



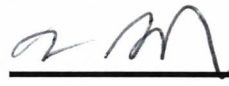
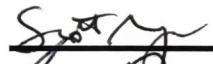

***Scott Myers Chair***

***Rohli Booker Co-Chair***

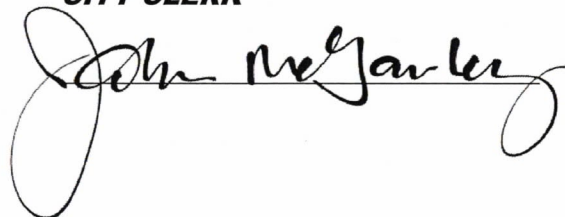
***All Council Members***

An Ordinance amending Section 153.05 of Chapter 153 "Planning & Development" of the City of Fort Wayne, Indiana, Code of Ordinances

COMMITTEE ON REGULATIONS HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

<u>COUNCIL MEMBER</u>	<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>
<u>BENDER</u>			
<u>BOOKER</u>			
<u>CHAMBERS</u>			
<u>ENSLEY</u>			
<u>FREISTROFFER</u>			
<u>HARTMAN</u>			
<u>JEHL</u>			
<u>MYERS</u>			
<u>PADDOCK</u>			

**JOHN D. MCGAULEY  
CITY CLERK**



Public Hearing Date: N/A

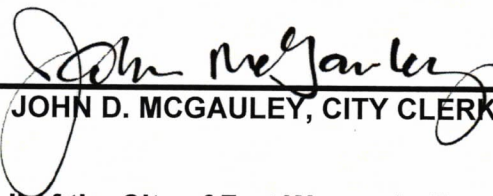
Read the first time in full and on motion by Councilperson Myers.

Read the second time by title and referred to the Regulations Committee.

Read the third time in full and on motion by Councilperson Myers, placed on passage by the following vote:

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
BENDER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOOKER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CHAMBERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENSLEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HARTMAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
JEHL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MYERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

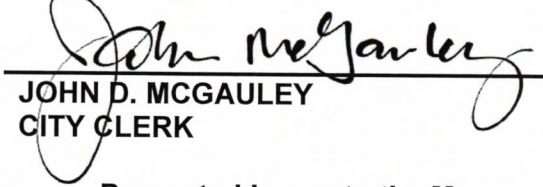
DATED: March 24, 2026

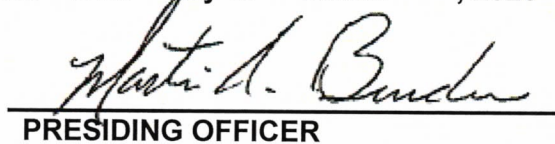
  
 \_\_\_\_\_  
 JOHN D. MCGAULEY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

General Ordinance No. G-26-01-26 on the 24th day of March, 2026

ATTEST:

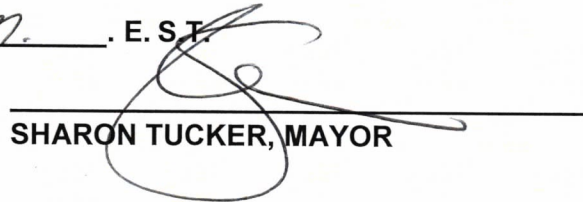
  
 \_\_\_\_\_  
 JOHN D. MCGAULEY  
 CITY CLERK

  
 \_\_\_\_\_  
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 25th of March 2026, at the hour of \_\_\_\_\_ o'clock A.M. E.S.T.

  
 \_\_\_\_\_  
 JOHN D. MCGAULEY, CITY CLERK

Approved and signed by me this 25th day of March 2026, at the hour of 10:18 o'clock A.M. E. S. T.

  
 \_\_\_\_\_  
 SHARON TUCKER, MAYOR

Fort Wayne Indiana  
 Office of the City Clerk  
 MAR 25 2026  
 RECEIVED