

1 #REZ-2019-0002

2 BILL NO. Z-19-02-20

3  
4 ZONING MAP ORDINANCE NO. Z-7-19

5 AN ORDINANCE amending the City of Fort Wayne  
6 Zoning Map No. L-07 (Sec. 14 of Wayne Township)

7 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,  
8 INDIANA:

9 SECTION 1. That the area described as follows is hereby designated a UC (Urban  
10 Corridor) District under the terms of Chapter 157 Title XV of the Code of the City of Fort  
11 Wayne, Indiana:

12 Lot 70 of the Nindes Addition to South Wayne, Lots 40-70, as recorded in Deed Book 1A,  
13 page 14, in the Office of the Recorder of Allen County, Indiana.

14 Together with:

15 Lots 1 through 5 of the Orchard Place Addition to the City of Fort Wayne, as recorded in  
16 Deed Book B5B, page 57, in the Office of the Recorder of Allen County, Indiana.

17 Together with:

18 The East 150 feet and South 155 feet of Outlot 27 in the Corrected Plat of Fairfield Outlots  
19 1<sup>st</sup>, 2<sup>nd</sup>, & 3<sup>rd</sup> Additions to the City of Fort Wayne, as recorded in Deed Book B0B, page 71,  
20 in the Office of the Recorder of Allen County, Indiana.

21 Together with:

22 Lots 26 through 28 of the Ashs, H J, Subdivision to the City of Fort Wayne, as recorded in  
23 Deed Book B1B, page 62, in the Office of the Recorder of Allen County, Indiana.

24 Together with:

25 Lots 1 through 6 of the Ashs, H J, Subdivision to the City of Fort Wayne, as recorded in  
26 Deed Book B1B, page 62, in the Office of the Recorder of Allen County, Indiana.

27 Together with:

28 Lots 36 through 39 of the Violet Court Addition to the City of Fort Wayne, as recorded in  
29 Deed Book 8A, page 34, in the Office of the Recorder of Allen County, Indiana.  
30

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30

Together with:

Lots 1 through 3 of the Violet Court Addition to the City of Fort Wayne, as recorded in Deed Book 8A, page 34, in the Office of the Recorder of Allen County, Indiana.

Together with:

Lots 23 through 24 of the C D Bonds Subdivision to the City of Fort Wayne, as recorded in Deed Book 63, pages 607-609, in the Office of the Recorder of Allen County, Indiana.

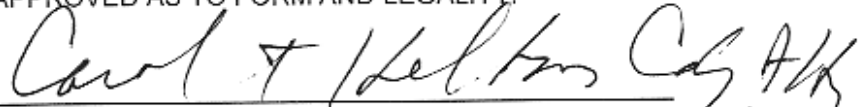

and the symbols of the City of Fort Wayne Zoning Map No. L-07 (Sec. 14 Wayne Township), 4as established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is hereby changed accordingly.

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:

  
\_\_\_\_\_  
Carol T. Helton, City Attorney  


**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant Packard Area Planning Alliance (PAPA) / Planning -Community Development  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail arline.nation@gmail.com

**Property Ownership**  
 Property Owner (See attached petition)  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

**Contact Person**  
 Contact Person Russell Garriott (Planning &Policy, Community Development Div)  
 Address 200 E. Berry Street, Suite 320  
 City Fort Wayne State IN Zip 46802  
 Telephone 260.427.2138 Fax \_\_\_\_\_ E-mail Russell.Garriott@cityoffortwayne.org

*All staff correspondence will be sent only to the designated contact person.*

**Request**  
 Allen County Planning Jurisdiction  City of Fort Wayne Planning Jurisdiction  
 Address of the property 3300 - 3400 block of Fairfield Avenue (see attached map)  
 Present Zoning C2,R2, R1 Proposed Zoning UC Acreage to be rezoned 4.1 acres  
 Proposed density N/A units per acre  
 Township name Wayne Township section # 14  
 Purpose of rezoning (attach additional page if necessary) \_\_\_\_\_  
 \_\_\_\_\_  
 Sewer provider City Utilities Water provider City Utilities

**Filing Requirements**  
*Applications will not be accepted unless the following filing requirements are submitted with this application. Please contact staff for applicable filing fees and plan/survey submittal requirements.*  
 Applicable filing fee N/C Plan Commission Initiated  
 Applicable number of surveys showing area to be rezoned (plans must be folded)  
 Legal Description of parcel to be rezoned  
 Rezoning Questionnaire (original and 10 copies) County Rezoning Only

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 Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Allen County Plan Commission 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; and that I/we agree to pay Allen County the cost of notifying the required interested persons at the rate of \$0.85 per notice and a public notice fee of \$50.00 per Indiana code.

<u>Russell A Garriott (staff, City CD)</u> (printed name of applicant)	<u>Russell A. Garriott</u> (signature of applicant)	<u>1/2/19</u> (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

Received <u>1/2/19</u>	Receipt No. <u>N/C</u>	Hearing Date <u>2/11/19</u>	Petition No. <u>REZ-2019-0002</u>
---------------------------	---------------------------	--------------------------------	--------------------------------------

Packard Area Planning Alliance  
P.O. Box 12303  
Fort Wayne, IN 46863

April 24, 2018

Michelle Wood  
Department of Planning Services- Suite 150  
200 E. Berry Street  
Fort Wayne, IN 46802

Michelle,

By request of Wunderkammer Company's Community Engagement Committee and with the support of Oakdale Neighborhood, Packard Area Planning Alliance respectfully requests that the City of Fort Wayne begin the process to change the zoning to Urban Corridor for the following blocks:

The rezoning would include 3304 Fairfield Ave to 3498 Fairfield Ave on the West Side of the Street. On the East side of the Street, it includes 3401 Fairfield Ave to 3501 Fairfield Ave.

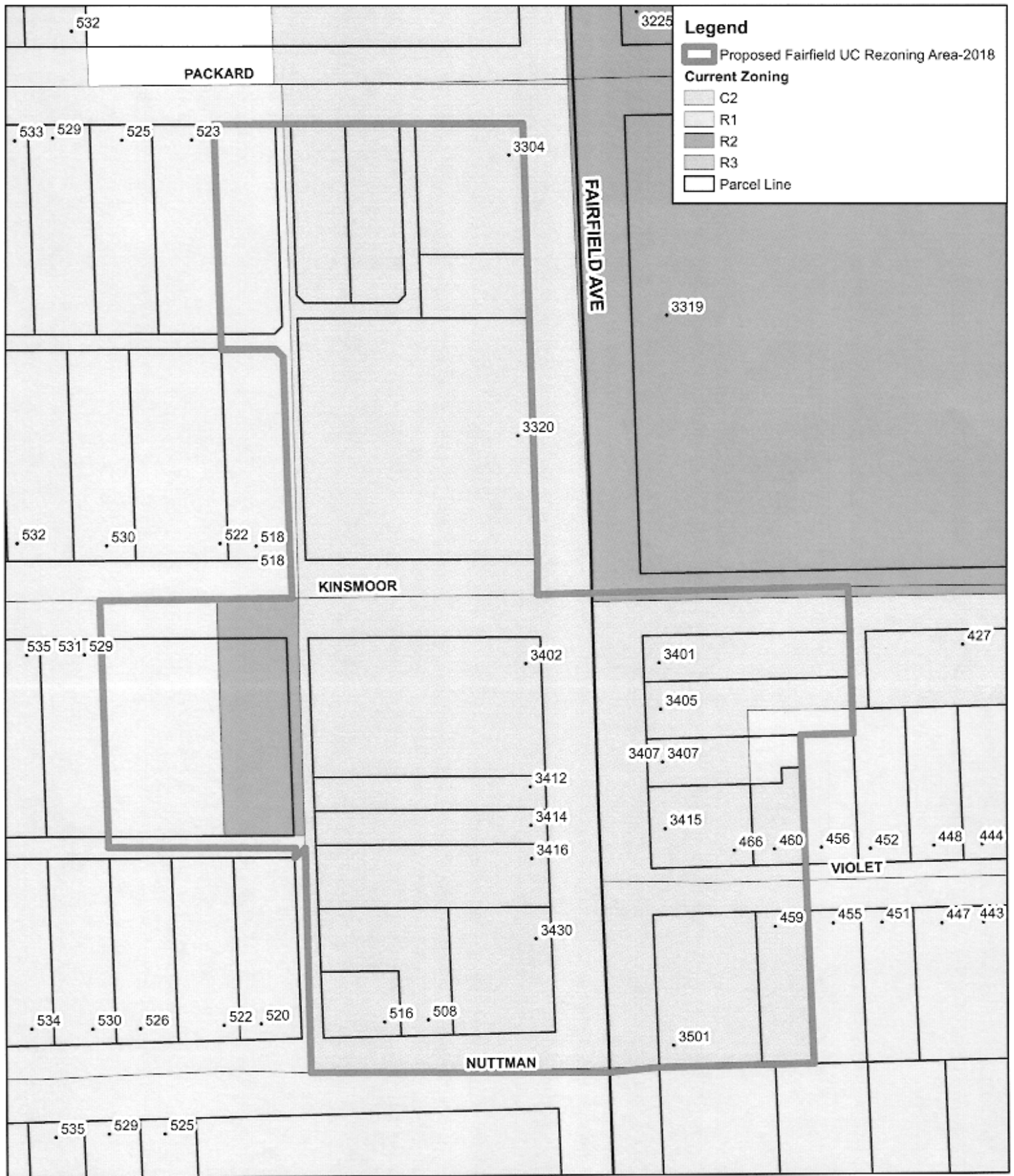
We look forward to working with your department in helping to facilitate our request.

Thank you for your consideration,

Arline Nation,

President, Packard Area Planning Alliance

# PROPOSED FAIRFIELD UC REZONING AREA

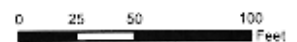


Document Path: G:\community\_development\ARCMAP Project Files\Comstock\FAIRFIELD PROPOSED UC\proposed\_fairfield\_UC\_my.mxd

Although strict accuracy standards have been employed in the compilation of this map, Fort Wayne City CDD GIS does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.  
 North American Datum 1983  
 State Plane Coordinate System, Indiana East



Created Nov. 9, 2015; revised 4/23/18  
 FW CDD GIS-my



# PROPOSED FAIRFIELD UC REZONING AREA

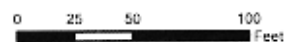


Document Path: O:\community\_development\ARCMAP Project Files\Corridors\FAIRFIELD PROPOSED UC\proposed\_fairfield\_UC\_my.mxd

Although strict accuracy standards have been employed in the compilation of this map, Fort Wayne City CDD GIS does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.  
 North American Datum 1983  
 State Plane Coordinate System, Indiana East



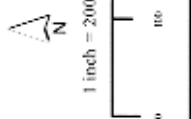
Created Nov. 9, 2015; revised 4/23/18  
 FW CDD GIS-my



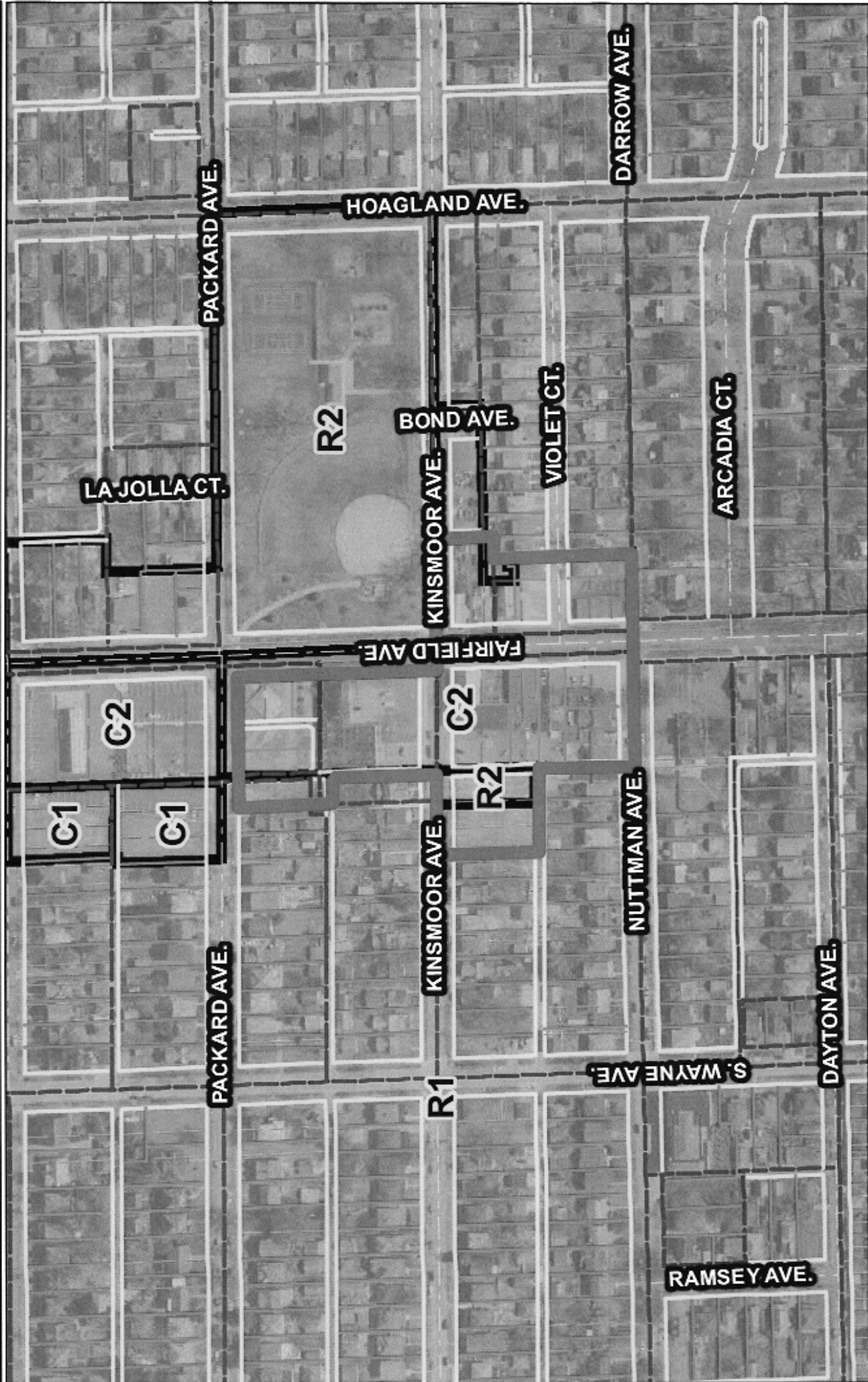
Rezoning Petition REZ-2019-0002 (PAPA)



Although street accuracy standards have been followed in the preparation of this map, the County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.  
© 2019 Board of Commissioners of the County of Alton, Missouri  
Suez Air Clean, Jackson, MO  
Scan: PAPA Coordinate System, Indiana East  
Printed and Contour: Spring 2019  
DATE: 2/10/2019

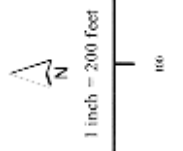


Rezoning Petition REZ-2019-0002 (PAPA)



Although every attempt has been made to ensure the accuracy of this map, the City of Allamogosa does not warrant or guarantee the accuracy of the information contained herein and shall not be liable for any errors or omissions in this map.

© 2014 Board of Commissioners of the County of Allamogosa  
 State Plane Coordinate System, NAD 83  
 Writings and Graphics, Spring 2009  
 Page 21152409



## FACT SHEET

Case #	REZ-2019-0002	Bill #	Z-19-02-20	Project Start:	5 February 2019
APPLICANT:	Packard Area Planning Alliance/City of Fort Wayne Community Development				
REQUEST:	To rezone property from R1/Single Family Residential, R2/Two Family Residential, and C2/Limited Commercial to UC/Urban Corridor.				
LOCATION:	The site is generally located along Fairfield Avenue from West Packard Avenue to Nuttman Avenue. See file for exact area (Section 14 of Wayne Township).				
LAND AREA:	Approximately 4.1 acres				
PRESENT ZONING:	R1/Single Family Residential, R2/Two Family Residential, C2/Limited Commercial				
PROPOSED ZONING:	UC/Urban Corridor				
COUNCIL DISTRICT:	5-Geoff Paddock				
ASSOCIATED PROJECTS:	None				
SPONSOR:	City of Fort Wayne Plan Commission				

### 11 March 2019 Public Hearing

- Four residents spoke at the hearing in support.
- Four residents had questions at the hearing.
- Rachel Tobin-Smith was absent.

### 18 March 2019 – Business Meeting

#### Plan Commission Recommendation: DO PASS

A motion was made by Justin Shurley and seconded by Patrick Zaharako to return the ordinance with a Do Pass recommendation to Common Council for their final decision.

#### 6-0 MOTION PASSED

- Tom Freistroffer, Paul Sauerteig, and Judi Wire were absent.

Fact Sheet Prepared by:  
Michelle B. Wood, Senior Land Use Planner  
28 March 2019

Reviewed by:



Kimberly R. Bowman, AICP  
Executive Director  
Secretary to the Commission

## PROJECT SUMMARY

The UC/Urban Corridor District is intended to recognize that certain urban commercial corridors have special importance to the community because of their historic character, urban development patterns, relationship to the surrounding neighborhood, pedestrian oriented streetscapes, and distinct urban architecture and form. The UC District allows for and encourages mixed-uses with a focus on neighborhood oriented commercial and personal services at the street level. The existing zoning classifications along Fairfield Avenue do not allow for mixed-uses, nor do they support development patterns and building forms that preserve and enhance an urban neighborhood commercial corridor.

The properties identified in this rezoning within the Packard Area Planning Alliance are located in the Fort Wayne Urban Area for which the Guiding Principles of the Comprehensive Plan (Plan-It Allen) states the following: 1.) Neighborhoods and downtown areas should be compact, pedestrian friendly and mixed use. 2.) Mixed-use commercial centers and neighborhoods should be the preferred pattern of development, and districts of single use should be the exception. 3.) The pattern of future new and infill development should be compatible with the character of existing development, including historic and natural features. 4.) Infill development and revitalization initiatives should be encouraged.

The Comprehensive Plan's objectives also support the use of mixed-use zoning and state the following: OBJECTIVE: LU6. Encourage carefully planned sustainable growth and coordinated development by encouraging mixed land uses. LU6.B Develop and adopt updated regulations and other tools to encourage compatible mixed land uses. LU6.C Encourage the conversion of vacant or underutilized properties into compatible mixed-use development areas.

The request will create a new UC District along an existing urban neighborhood commercial corridor. The area that is subject to this request is located within the Packard Area Planning Alliance and is part of the Packard Area Planning Alliance Plan. The Zoning and Land Use Chapter of the Packard Area Planning Alliance Plan lists Goal 1, "**Enhance, improve, and protect residential and commercial properties and neighborhood character through the use and enforcement of Zoning Ordinance provisions**". Policy B under this goal states, "**Encourage businesses that are compatible with adjacent residential areas to locate along existing commercial corridors**". The plan also includes the following related Action Step Action, "**Develop a Fairfield Corridor plan to include analysis of existing conditions and land uses. Include strategies for maintaining a beneficial mix of land uses and development**".

After a planning process lasting 2 1/2 years, including neighborhood surveys, monthly strategy meetings, public input, and open house presentations, the seven neighborhoods that comprise the Packard Area Planning Alliance (Creighton Home, Fairfield, Illsley Place, Oakdale, Historic South Wayne, West Rudisill, Williams Woodland Park), in cooperation with City Planning staff, completed the Packard Area Planning Alliance Community Development Area Plan (CDAP). Between January and March of 2005, the Plan was reviewed and adopted by all seven neighborhoods. The Fort Wayne Plan Commission provided a recommendation of approval on 5/23/2005, followed by approval and adoption by the Fort Wayne Common Council on 6/28/2005. The Packard Area Planning Alliance CDAP has been adopted as an amendment to the Allen County-Fort Wayne Comprehensive Plan, *Plan-it Allen*. The plan was re-adopted as an amendment to the Comprehensive Plan on 7/12/2011.

For the past eight years, the Packard Area Planning Alliance has focused its efforts on improving the Fairfield corridor. A committee of neighborhood representatives, property owners, and city staff have worked together to provide new street lights, street trees, and other aesthetic improvements to Fairfield Avenue. The UC District designation for the 3300 to 3500 block of Fairfield Avenue will assist in urban development forms and architecture, and encouraging entrepreneurship in street level buildings and homes. The Packard Area Planning Alliance has undertaken and followed the requirements and procedures of the City's "Rezoning Program," and has gathered property owner petition signatures of over 63% of the property owners.

This proposed rezoning from the current C2, R3, R2, and R1 designations to an UC designation affects approximately 20 land parcels in an area consisting of 4.1 acres. The area includes Fairfield Avenue from 3304 Fairfield (Packard) south to 3501 Fairfield (Nuttman). The western edge primarily follows the alley immediately west of Fairfield, however it does extend beyond the alley to the west at Packard and at Kinsmoor. The eastern edge excludes Parkard Park (between Packard and Kinsmoor) and extends east along Violet Court to include two lots on Violet Court just east of Fairfield.

An updated field check of the existing land uses reveals that there are no uses that would become legal nonconforming uses as a result of rezoning to a UC designation.

It is staff's belief that this proposed rezoning to UC will help Fairfield Avenue revitalize itself by providing zoning support that supports residential uses along with entrepreneurial mixed use business and personal services and the means whereby the neighborhood may self-direct its future growth. The proposed rezoning is consistent with the Packard Area Planning Alliance Community Development Area Plan (CDAP), and the Comprehensive Plan. For the reasons stated in this report, staff recommends that the Plan Commission recommend the approval and adoption of this rezoning petition by Common Council.

---

#### **PUBLIC HEARING SUMMARY:**

Presenter: Russ Garriott, Community Development Senior Planner, presented the proposal to the Plan Commission, as outlined above.

#### Public Comments in Support:

Charlie Fritz, Williams-Woodland – Speaking for Dan Swartz of Wunderkammer  
Fred Lanahan, past president of PAPA  
Arlene Nation, current president of PAPA  
Cornelia Schulz, Wunderkammer

#### Public Comments – Questions:

Belinda Romine – Wants to know what will happen to the vacant building on Nuttman. Neighbors and restaurant goers park in that parking lot.  
Joy Pullman – Doesn't completely understand the request.  
Rhonda Englehart – She is outside of the zoning area but wanted to know if it would affect her property.  
John Fowerbaugh – Wants to know if it will raise their taxes in the area.

#### Rebuttal/Answers:

The petition will not affect property owners outside of the zoning area and will not affect their taxes. The properties to be rezoned will still be in a commercial district. This request does not affect the existing buildings until they are torn down and a new development is proposed.  
Mr. Garriott spoke with neighbors after the hearing.

## FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT


### Rezoning Petition REZ-2019-0002

APPLICANT: Packard Area Planning Alliance/City of Fort Wayne Community Development  
REQUEST: To rezone property from R1/Single Family Residential, R2/Two Family Residential, and C2/Limited Commercial to UC/Urban Corridor.  
LOCATION: The site is generally located along Fairfield Avenue from West Packard Avenue to Nuttman Avenue. See file for exact area (Section 14 of Wayne Township).  
LAND AREA: Approximately 4.1 acres  
PRESENT ZONING: R1/Single Family Residential, R2/Two Family Residential, C2/Limited Commercial  
PROPOSED ZONING: UC/Urban Corridor

The Plan Commission recommends that Rezoning Petition REZ-2019-0002 be returned to Council with a "Do Pass" recommendation after considering the following:

1. Approval of the request will be in compliance with City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The proposed zoning fits within the goals, policies and recommendations of the Packard Area Planning Alliance Community Development Area Plan (CDAP), adopted as an amendment to the Comprehensive Plan in 2011 (Ord. G-24-11).
2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. Most of the uses in the area are consistent with the permitted uses of the UC Zoning District. The Zoning Ordinance allows existing legal nonconforming uses to continue to exist and expand, with certain limitations.
3. Approval is consistent with the preservation of property values in the area and should encourage revitalization which will increase values as underutilized buildings take on new life.
4. Approval is consistent with responsible development and growth principles based on existing uses, contextual design, and infrastructure in the area. New development will be built in form and architecture which will blend with the existing urban patterns and historical flavor, using alley access, small setbacks, and residential use of upper building floors.

These findings approved by the Fort Wayne Plan Commission on March 18, 2019.

  
Kimberly R. Bowman, AICP  
Executive Director  
Secretary to the Commission

**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant Packard Area Planning Alliance (PAPA) / Planning -Community Development  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail arlinc.nation@gmail.com

**Property Ownership**  
 Property Owner (See attached petition)  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

**Contact Person**  
 Contact Person Russell Garriott (Planning & Policy, Community Development Div)  
 Address 200 E. Berry Street, Suite 320  
 City Fort Wayne State IN Zip 46802  
 Telephone 260.427.2138 Fax \_\_\_\_\_ E-mail Russell.Garriott@cityoffortwayne.org

*All staff correspondence will be sent only to the designated contact person.*

**Request**  
 Allen County Planning Jurisdiction  City of Fort Wayne Planning Jurisdiction  
 Address of the property 3300 - 3400 block of Fairfield Avenue (see attached map)  
 Present Zoning C2,R2,R1 Proposed Zoning UC Acreage to be rezoned 4.1 acres  
 Proposed density N/A units per acre  
 Township name Wayne Township section # 14  
 Purpose of rezoning (attach additional page if necessary) \_\_\_\_\_  
 \_\_\_\_\_  
 Sewer provider City Utilities Water provider City Utilities

**Filing Requirements**  
*Applications will not be accepted unless the following filing requirements are submitted with this application. Please contact staff for applicable filing fees and plan/survey submittal requirements.*  
 Applicable filing fee N/C Plan Commission Initiated  
 Applicable number of surveys showing area to be rezoned (plans must be folded)  
 Legal Description of parcel to be rezoned  
 Rezoning Questionnaire (original and 10 copies) County Rezoning Only

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 Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Allen County Plan Commission 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; and that I/we agree to pay Allen County the cost of notifying the required interested persons at the rate of \$0.85 per notice and a public notice fee of \$50.00 per Indiana code.

<u>Russell A Garriott (staff, City CD)</u> (printed name of applicant)	<u>Russell A. Garriott</u> (signature of applicant)	<u>1/2/19</u> (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

Received <u>1/2/19</u>	Receipt No. <u>N/C</u>	Hearing Date <u>2/11/19</u>	Petition No. <u>REZ-2019-0002</u>
---------------------------	---------------------------	--------------------------------	--------------------------------------

Packard Area Planning Alliance  
P.O. Box 12303  
Fort Wayne, IN 46863

April 24, 2018

Michelle Wood  
Department of Planning Services- Suite 150  
200 E. Berry Street  
Fort Wayne, IN 46802

Michelle,

By request of Wunderkammer Company's Community Engagement Committee and with the support of Oakdale Neighborhood, Packard Area Planning Alliance respectfully requests that the City of Fort Wayne begin the process to change the zoning to Urban Corridor for the following blocks:

The rezoning would include 3304 Fairfield Ave to 3498 Fairfield Ave on the West Side of the Street. On the East side of the Street, it includes 3401 Fairfield Ave to 3501 Fairfield Ave.

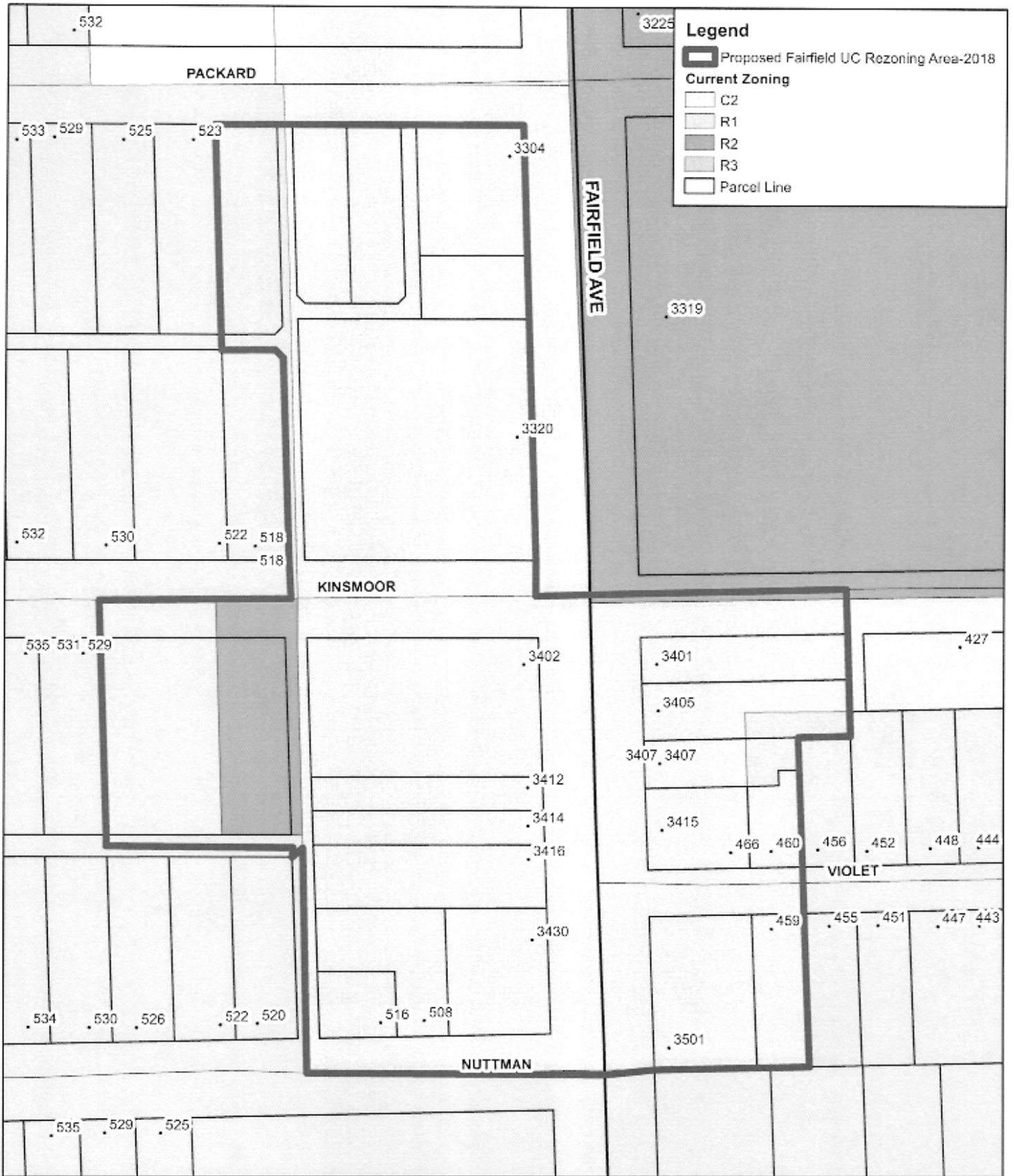
We look forward to working with your department in helping to facilitate our request.

Thank you for your consideration,

Arline Nation,

President, Packard Area Planning Alliance

# PROPOSED FAIRFIELD UC REZONING AREA



Document Path: O:\community\_development\ARGMap Project Files\Contours\FAIRFIELD PROPOSED UC\proposed\_fairfield\_UC\_my.mxd

Although strict accuracy standards have been employed in the compilation of this map, Fort Wayne City CDD GIS does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.  
 North American Datum 1983  
 State Plane Coordinate System, Indiana East



Created Nov. 9, 2015; revised 4/23/18  
 FW CDD GIS-my



# PROPOSED FAIRFIELD UC REZONING AREA



Document Path: C:\community\_development\ARCMao Project Files\Corridors\FAIRFIELD PROPOSED UC\proposed\_fairfield\_UC\_mty.mxd

Although strict accuracy standards have been employed in the compilation of this map, Fort Wayne City CDD GIS does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.  
 North American Datum 1983  
 State Plane Coordinate System, Indiana East



Created Nov. 9, 2015; revised 4/23/18  
 FW CDD GIS-my





Rezoning Petition REZ-2019-0002 (PAPA)



Although every attempt was made to ensure the accuracy of the information presented in this map, the City of Alameda does not warrant or guarantee the accuracy of the information contained herein and shall not be held liable for any errors or omissions in this map.

© 2019 State of California, Department of Public Resources  
 State Plane Coordinate System, version 540  
 North American Datum of 1983  
 Printed and Circulated in Spring 2019  
 Date: 2/10/2019

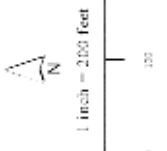


1 inch = 200 feet





Rezoning Petition REZ-2019-0002 (PAPA)



Alling prepared according to the local laws  
 have been prepared for the convenience of the public.  
 Alling does not warrant the accuracy or  
 the reliability of the information contained herein, nor  
 its suitability for any particular purpose. The  
 information is provided as a service to the public.  
 © 2019 The Board of Supervisors of the County of San Diego  
 1600 North American Boulevard, Suite 100  
 San Diego, California 92161  
 Telephone: (619) 491-2300  
 Fax: (619) 491-2305

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

---

**Department of Planning Services**

Title of Ordinance: Zoning Map Amendment  
Case Number: REZ-2019-0002  
Bill Number: Z-19-02-20  
Council District: 5-Geoff Paddock

---

Introduction Date: February 26, 2018  
Plan Commission  
Public Hearing Date: March 11, 2019 (not heard by Council)  
Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

---

Synopsis of Ordinance: To rezone approximately 4.24 acres of property from C2-Limited Commercial, R2-Two Family Residential and R1-Single Family Residential to UC-Urban Corridor. <sup>3501</sup>

Location: 3304 to 3430 Fairfield Avenue, 3401 to 305 Fairfield, 508 and 516 Nuttman, and 459 and 460 Violet.

Reason for Request: To rezone this portion of the Fairfield corridor to the UC-Urban Corridor district to encourage preservation of the historic building pattern and uses.

Applicant: Packard Area Planning Alliance and Community Development

Property Owner: Various, see file

---

Related Petitions: None

---

Effect of Passage: Property will be rezoned to the UC-Urban Corridor, supporting the policies of the Community Development Area Plan (CDAP) for the Fairfield corridor.

Effect of Non-Passage: The property will remain zoned C2-Limited Commercial, R2-Two Family Residential and R1-Single Family Residential. The existing commercial zoning district does not support the historic building pattern along the corridor and would force redevelopment to occur in a suburban pattern, with greater setbacks and less emphasis on the pedestrian experience.

**REPORT OF COMMITTEE ON REGULATIONS**

**April 9, 2019**

**Michael Barranda Chair**

**Tom Freistroffer Co-Chair**

**All Council Members**

An Ordinance amending the City of Fort Wayne Zoning Map No. L-07 (Sec. 14 of Wayne Township)

To rezone approximately 4.24 acres of property from C2-Limited Commercial, R2-Two Family Residential and R1-Single Family Residential to UC-Urban Corridor. Location: 3304 to 3430 Fairfield Avenue, 3401 to 305 Fairfield, 508 and 516 Nuttman, and 459 and 460 Violet <sup>3501</sup>


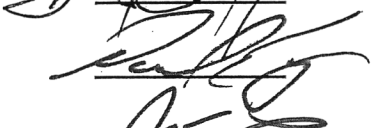
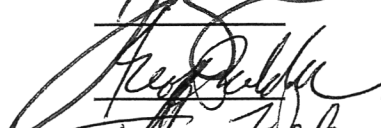
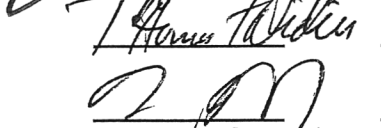
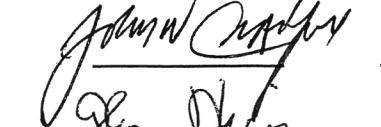

**COMMITTEE ON REGULATIONS HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance**

DO PASS

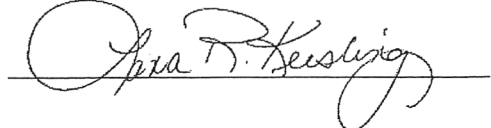
DO NOT PASS

ABSTAIN

NO REC

	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date: March 11, 2019

Read the first time in full and on motion by Councilman Barranda.

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

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

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
ARP	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BARRANDA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRAWFORD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DIDIER	<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"/>
HINES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<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: April 9, 2019

  
\_\_\_\_\_  
LANA R. KEESLING, CITY CLERK

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

Zoning Ordinance No. Z-19-02-20 on the 9th day of April, 2019

  
\_\_\_\_\_  
LANA R. KEESLING  
CITY CLERK

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

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th of April 2019, at the hour of 9:35 o'clock A.M. E.S.T.

  
\_\_\_\_\_  
LANA R. KEESLING, CITY CLERK

Approved and signed by me this 9<sup>TH</sup> day of APRIL 2019, at the hour of 10:30 o'clock AM E.S.T.

  
\_\_\_\_\_  
THOMAS C. HENRY, MAYOR

FORT WAYNE, INDIANA  
**RECEIVED**  
APR 10 2019  
LANA R. KEESLING  
CITY CLERK