

1 #REZ 2024 0025

2 BILL NO. Z-24-05-13

3
4 ZONING MAP ORDINANCE NO. Z- 16-24

5 AN ORDINANCE amending the City of Fort Wayne
6 Zoning Map No. L-02 (Sec. 11 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
10 DC/Downtown Core District under the terms of Chapter 157 Title XV of the Code of the City
11 of Fort Wayne, Indiana:

12 **LEGAL DESCRIPTION:**

13
14 Lot Number 1 in Charles D. Bond's Subdivision of Out Lot No. 2 of the East 1/2 of the
15 Northwest 1/4 of Section 11, Township 30 North, Range 12 East, according to the plat
16 thereof, as recorded in Deed Record T, page 49, in the Office of the Recorder of Allen
17 County, Indiana.

18 ALSO:

19 The South 18 feet of Lot Number 2, and the North 18 feet of Lot Number 3, in Charles D.
20 Bond's Subdivision of Out Lot No. Two of the East 1/2 of the Northwest 1/4 of Section 11,
21 Township 30 North, Range 12 East, according to the plat thereof, recorded in Deed Record T,
22 page 49, in the Office of the Recorder of Allen County, Indiana.

23 ALSO:

24 The South 30 feet of Lot Number 3 in Charles D. Bond's Subdivision of Ewing's Out Lot No. 2
25 in the East Half of the Northwest Quarter of Section 11, Township 30 North, Range 12 East,
26 according to the plat thereof, as recorded in Deed Record T, page 49, in the Office of the
27 Recorder of Allen County, Indiana.

28 Excepting therefrom:

29 The South 13.4 feet of Lot 3 in Bonds Subdivision of Out Lot 2 of East Half, Northwest
30 Quarter, Section 11, Township 30 North, Range 12 East, as recorded in Deed Record "T",
page 49 in the Office of the Recorder of Allen County, Indiana.

ALSO INCLUDING:

The East 1/2 of vacated alley adjoining Lots on the West as vacated by General Ordinance
No. G-9-15 and recorded as Document Number 2015026908, in the Office of the Recorder
of Allen County, Indiana.

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ALSO:

Lot Numbers 1 and 2, in Block 33, in Ewing's Addition to the City of Fort Wayne, as recorded in Plat Record 2, page 40, in the Office of the Recorder of Allen County, Indiana.

ALSO:

Lot Numbers 3 and 4, in Block 33, in Ewing's Addition to the City of Fort Wayne, as recorded in Plat Record 2, page 40, including that portion of Lot 4 as dedicated for alley in Miscellaneous Record 15, page 635 and vacated by General Ordinance No. G-9-15 and recorded as Document Number 2015026908, in the Office of the Recorder of Allen County, Indiana.

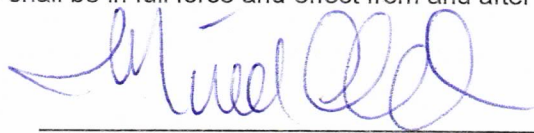
TOGETHER WITH:

Lots 1 and 2, Block 33, Ewings Addition to the City of Fort Wayne, Allen County, Indiana.

and the symbols of the City of Fort Wayne Zoning Map No. L-02 (Sec. 11 of Wayne Township), as established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is hereby changed accordingly.

SECTION 2. If a written commitment is a condition of the Plan Commission's recommendation for the adoption of the rezoning, or if a written commitment is modified and approved by the Common Council as part of the zone map amendment, that written 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-2024-0025
Bill Number: Z-24-05-13
Council District: 5 – Geoff Paddock

Introduction Date: May 28, 2024
Plan Commission
Public Hearing Date: June 10, 2024 (not heard by Council)
Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance: To rezone 0.22 acres from DE/Downtown Edge and DC/Downtown Core to DC/Downtown Core

Location: 405 W Jefferson Blvd., the southwest corner of Ewing Street and West Jefferson Blvd. (Section 11 of Wayne Township)

Reason for Request: To create uniform zoning and development standards for a new proposed structure

Applicant: Delight TB Indiana 4 LLC

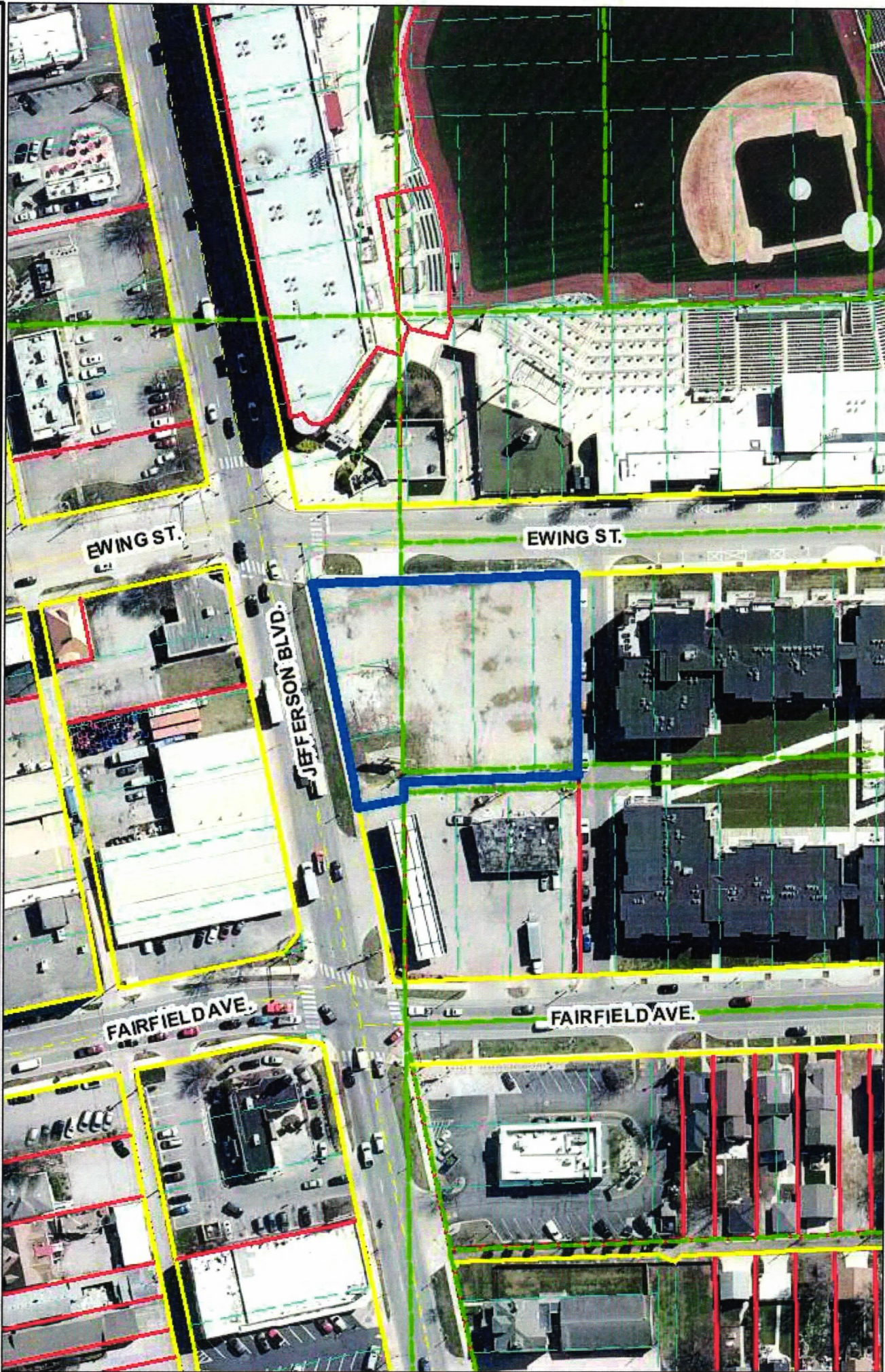
Property Owner: Fort Wayne City of by & through its Department of Redevelopment

Related Petitions: Primary Development Plan – Taco Bell Restaurant - Downtown

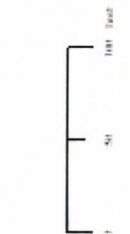
Effect of Passage: Property will be rezoned to the DC/Downtown Core zoning district, which will create uniform zoning and development standards and allow for a new proposed structure.

Effect of Non-Passage: The property will remain zoned DE/Downtown Edge and DC/Downtown Core, which does not have uniform development standards making it difficult to permit a new structure on this site. The site will continue with existing uses, and may be redeveloped with limited uses as there is a split zoning.

REZ-2024-0025 and Plan PDP-2024-0035 - Taco Bell Restaurant - Downtown



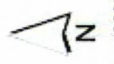
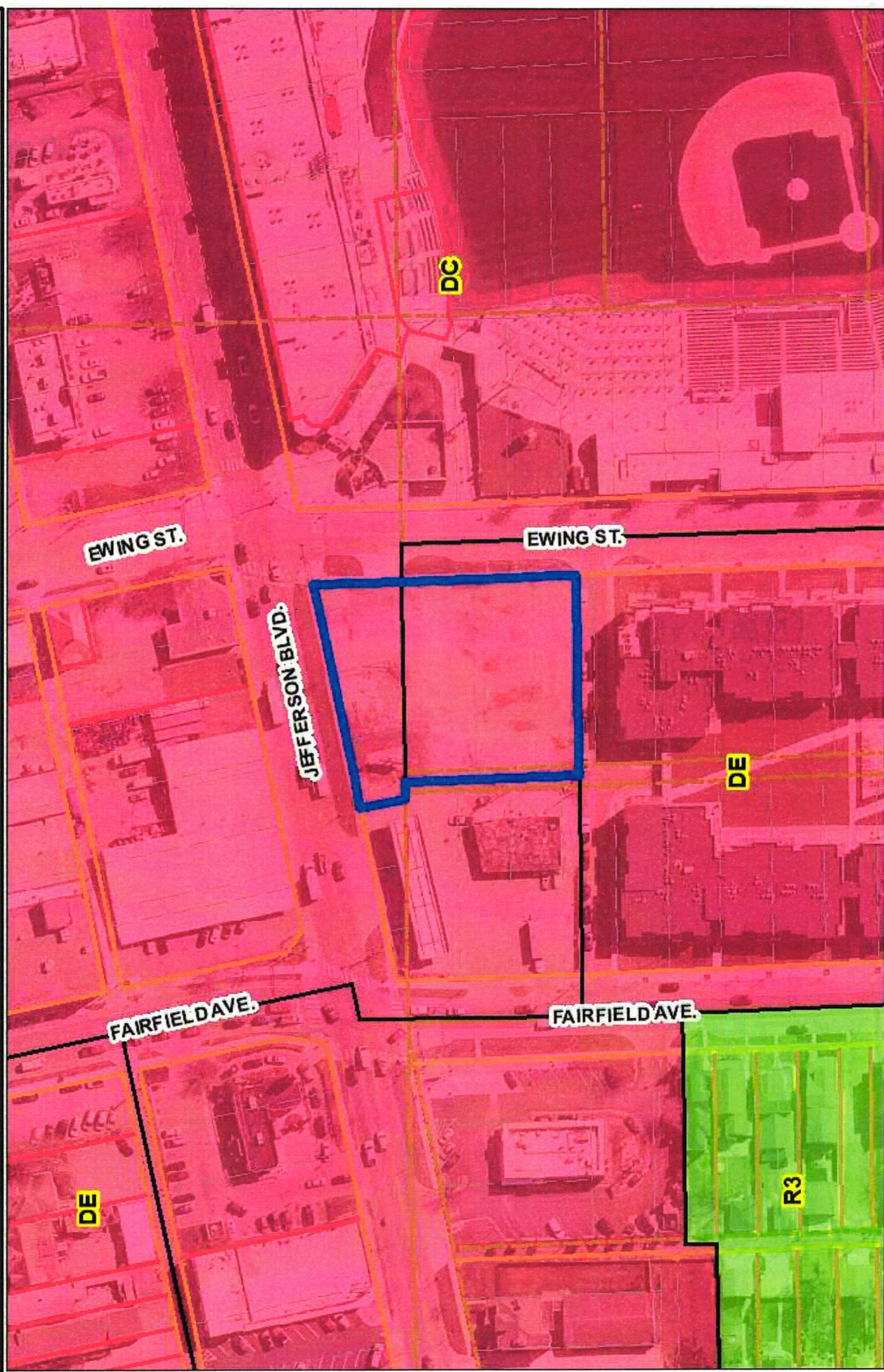
Although these boundaries are based on the best available information, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.
 © 2008 Inland of Central Indiana, the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Phoenix and Company, Spring 2009
 Date: 5/15/2024



1 inch = 100 feet



REZ-2024-0025 and Plan PDP-2024-0035 - Taco Bell Restaurant - Downtown



1 inch = 100 feet



Although street accuracy standards have been improved in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and does not and will not be liable for any errors or omissions in this map.

© 2008 Inland of Oklahoma, a division of the County of Allen

North American Datum 1983

State Plane Coordinate System, Indiana East

Phone and Contacts: Spring 2008

Date: 5/15/2024

MLS ENGINEERING IS CURRENTLY WORKING WITH A LANDSCAPE ARCHITECT TO CREATE A LANDSCAPE PLAN THAT IS COHESIVE AND COMPATIBLE WITH PARKVIEW FIELD AND OTHER ADJACENT DOWNTOWN DEVELOPMENTS (PER RECOMMENDATION RECEIVED FROM THE DOWNTOWN DESIGN REVIEW COMMITTEE (DDRC) AT THE PRELIMINARY REVIEW MEETING). A REVISED LANDSCAPE PLAN WILL BE SUBMITTED PRIOR TO THE DDRC SECONDARY REVIEW MEETING ON MAY 22ND, 2024.



PROPOSED FEATURES / LEGEND

- BUILDING
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK / IN FRONT
- URBAN LANDSCAPING
- SEMI-TREE
- ORNBARKED TREE
- SMALL MEDIAN TREE

MLS Engineering
ENGINEERING YOUR TOMORROW, TODAY
10000 Hill Creek Boulevard
Fort Wayne, IN 46825
Phone: (260) 992-6366
www.mlsengineer.com

PREPARED FOR:
Delight TB Indiana 4 LLC
10000 Hill Creek Boulevard
Fort Wayne, IN 46825
Phone: (260) 499-8571




Taco Bell Restaurant - Downtown
405 W. Jefferson Blvd.
Fort Wayne, Indiana 46802
Primary Development Plan
Landscape Plan

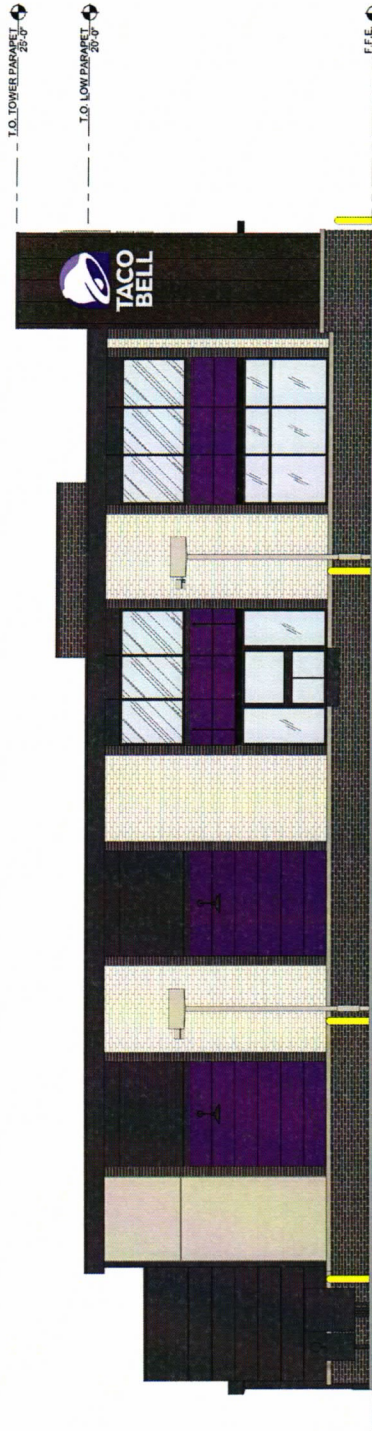
DATE: 05-06-2024
Checked by: LSZS
Project No: 24017228
Sheet Number

PDP-2



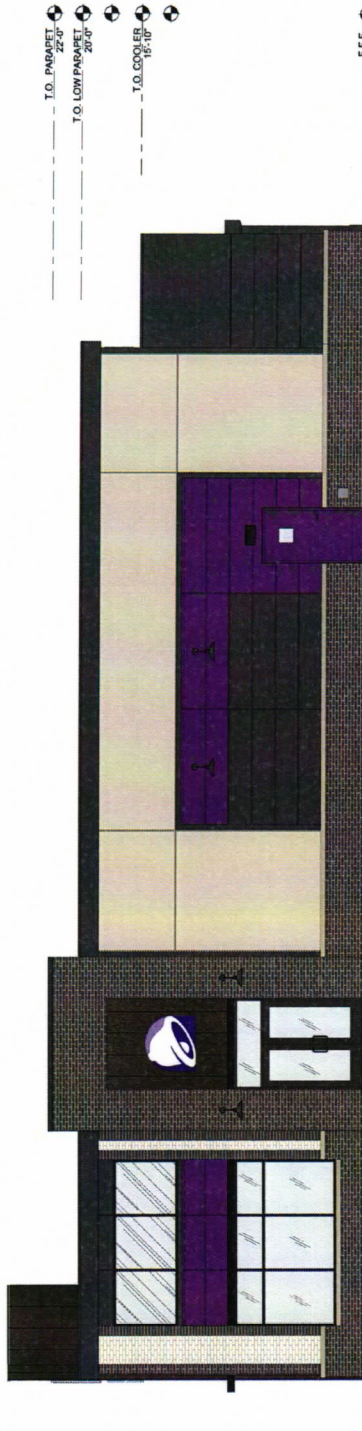
Jefferson Blvd & Ewing St.
Fort Wayne, IN

-  DRAINABLE EIFS SYSTEM
"CYBERSPACE" (SW7076)
-  DRAINABLE EIFS SYSTEM
"WORLDLY GRAY" (SW7043)
-  DRAINABLE EIFS SYSTEM
SW PURPLE TB2603C
-  METAL PANEL
"WEATHERED RUSTIC"
-  BRICK VENEER
"GRAY"
-  BRICK VENEER
"WHITE"
-  STONE SILL
"CREME"
-  OPAQUE SPANDREL GLASS



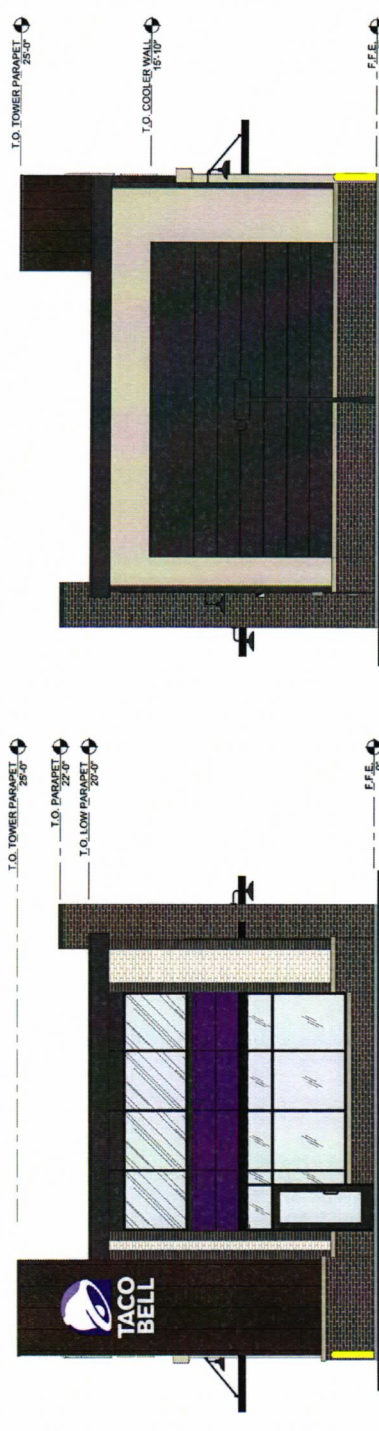
EAST ELEVATION 1/4" = 1'-0"

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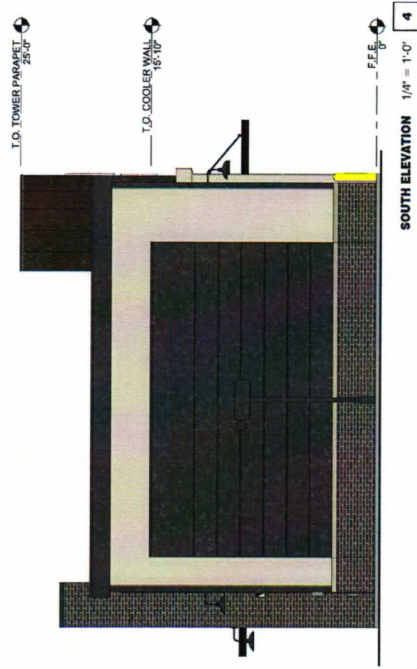
WEST ELEVATION 1/4" = 1'-0"

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NORTH ELEVATION 1/4" = 1'-0"

3



SOUTH ELEVATION 1/4" = 1'-0"

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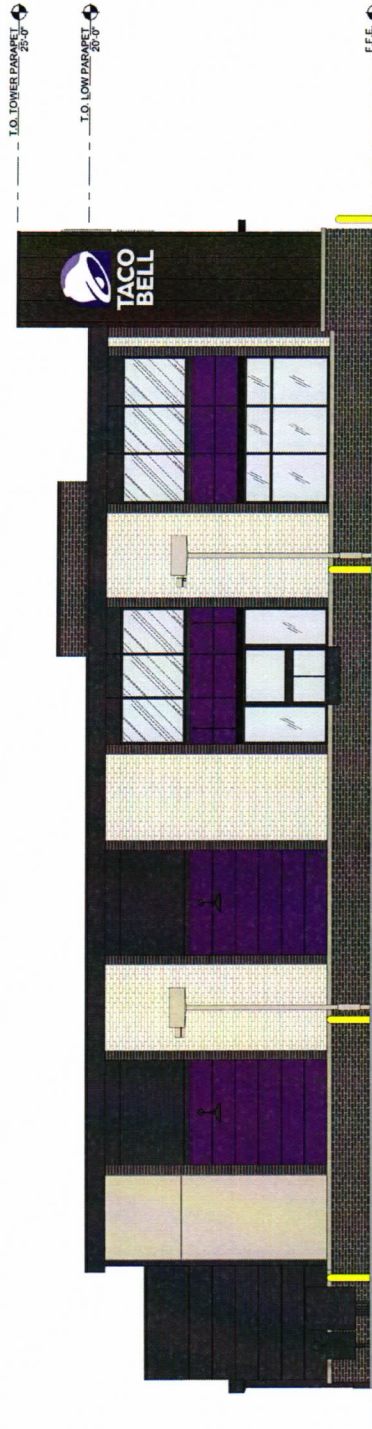
Wallin ■ Gomez
ARCHITECTS LTD

711 S. Dearborn Street, Suite 606 | Chicago, Illinois 60605 | 312.427.4702
05.07.2024



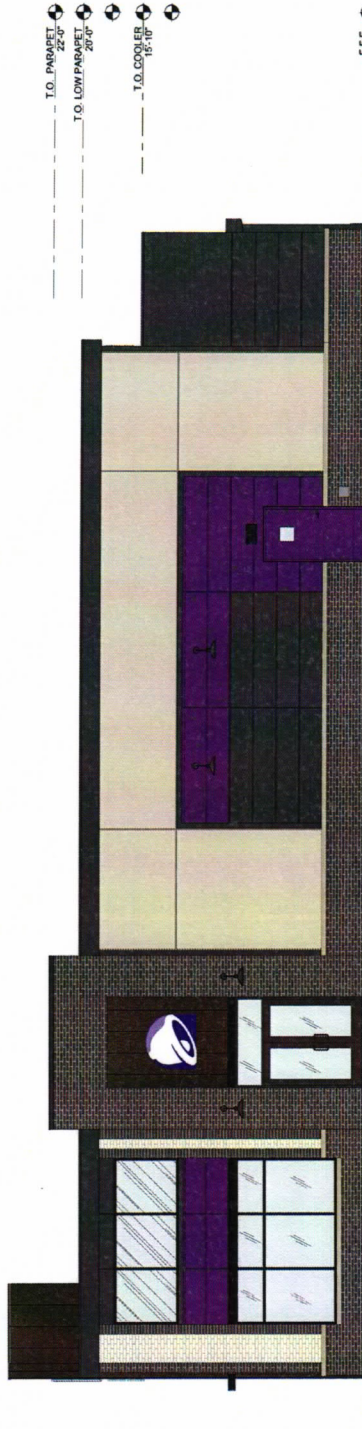
Jefferson Blvd & Ewing St.
Fort Wayne, IN

-  DRAINABLE EIFS SYSTEM "CYBERSPACE" (SW7076)
-  DRAINABLE EIFS SYSTEM "WORLDLY GRAY" (SW7043)
-  DRAINABLE EIFS SYSTEM SW PURPLE TB2503C
-  METAL PANEL "WEATHERED RUSTIC"
-  BRICK VENEER "GRAY"
-  BRICK VENEER "WHITE"
-  STONE SILL "CREME"
-  OPAQUE SPANDREL GLASS



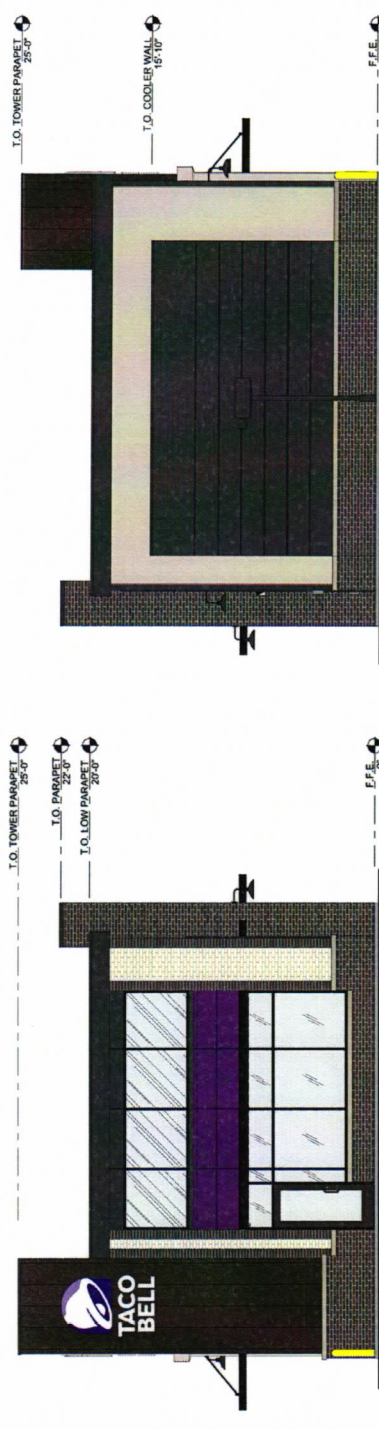
EAST ELEVATION 1/4" = 1'-0"

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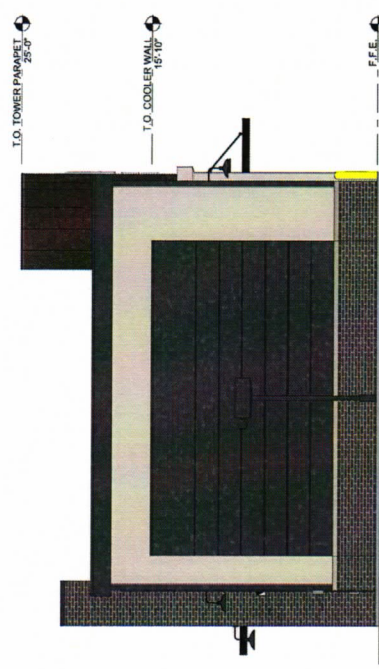
WEST ELEVATION 1/4" = 1'-0"

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NORTH ELEVATION 1/4" = 1'-0"

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SOUTH ELEVATION 1/4" = 1'-0"

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Wallin ■ Gomez
ARCHITECTS LTD

711 S. Dearborn Street, Suite 606 | Chicago, Illinois 60605 | 312.427.4702

05.07.2024



DATE	REVISION

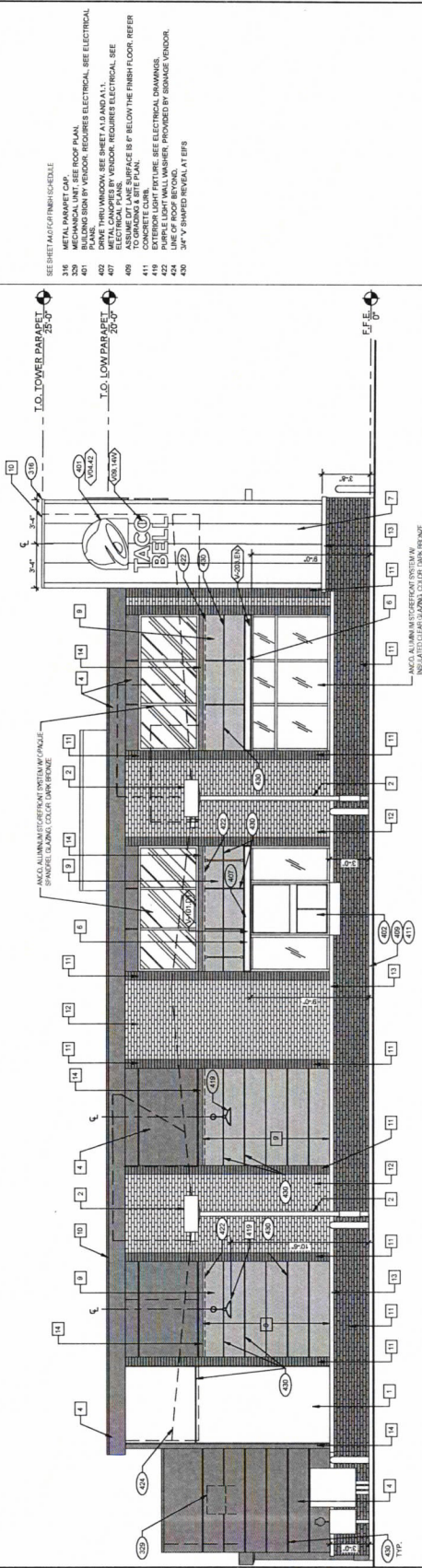
CONTRACT DATE: END MICHIGAN
 BUILDING TYPE: JUNI 2022
 PLAN VERSION:
 SITE NUMBER: TBD
 STORE NUMBER: TBD
 DRAWN BY: CLJ
 JOB NO.: 2112

TACO BELL
 1400 BELL
 FORT WAYNE, IN 46822



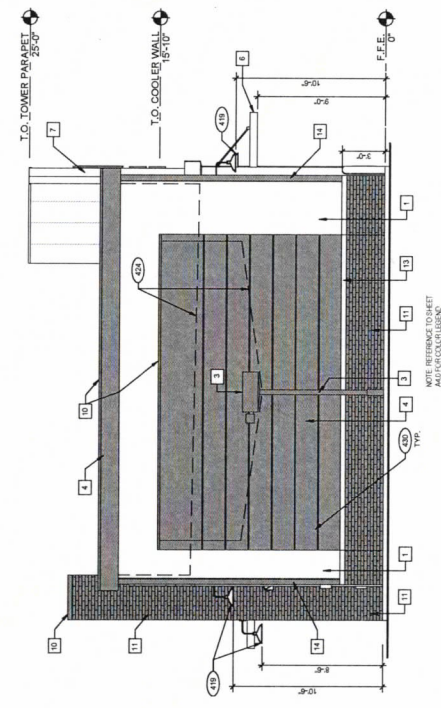
ENDEAVOR 2.0
 ELEVATIONS

A4.1



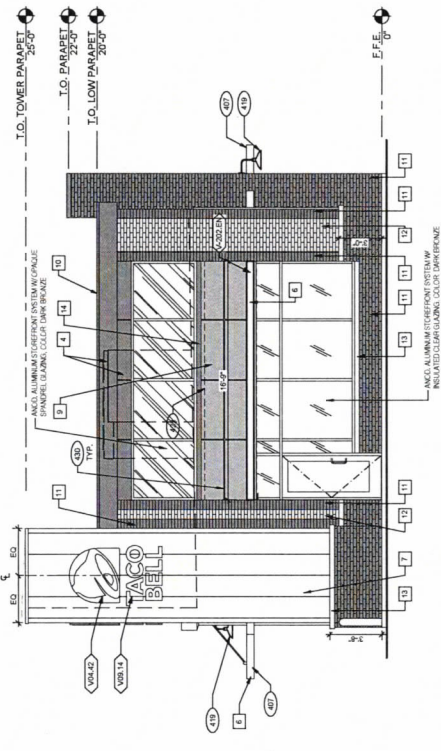
EAST ELEVATION 1/4" = 1'-0" 1

NOTE: ANY ARTWORK USED ON THE EXTERIOR MUST BE FROM THE SAME ARTWORK FAMILY AS THE INTERIOR



EAST ELEVATION 1/4" = 1'-0" 1

SOUTH ELEVATION 1/4" = 1'-0" 3



EAST ELEVATION 1/4" = 1'-0" 1

NORTH ELEVATION 1/4" = 1'-0" 2

- 386 SEE SHEET A4.0 FOR FINISH SCHEDULE
- 387 METAL RAMPART CAP
- 388 BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL. SEE ELECTRICAL
- 401 DRIVE THRU WINDOW. SEE SHEET A1.0 AND A1.1
- 402 METAL CANOPY BY VENDOR. REQUIRES ELECTRICAL. SEE ELECTRICAL
- 403 ASSUME UP LAKE SURFACE IS 6" BELOW THE FINISH FLOOR. REFER TO CONCRETE CURB.
- 409 EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
- 410 EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
- 424 LINE OF ROOF BEYOND.
- 430 3/4" V SHIMMED REVEAL AT EIFS

NOTE: REFER TO SHEET A4.0 FOR COLOR CODES

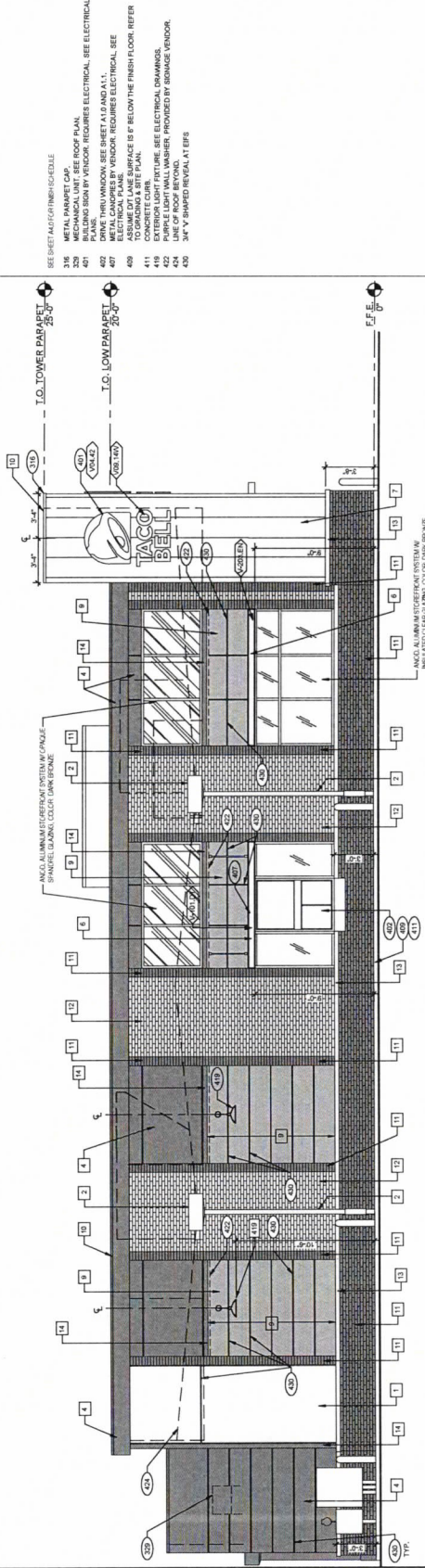


DATE	REVISION

CONTRACT DATE: ENCL. M1040
 BUILDING TYPE: ENCL. M1040
 PLAN VERSION: JUNE 2022
 SITE NUMBER: TBD
 STORE NUMBER: TBD
 PAPER LOW
 DRAWN BY: CLL
 JOB NO.: 2112
TACO BELL
 Attention: Matt A. King, PE
 Fort Wayne, IN 46822



A4.1

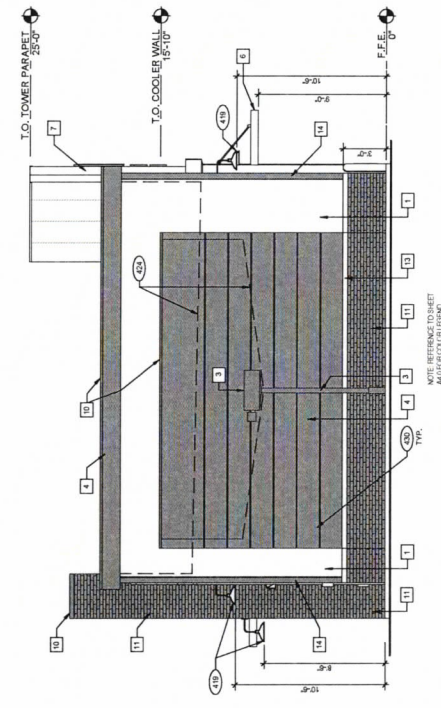


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- 407 ASSUME 0.1 LANE SURFACE IS 6" BELOW THE FINISH FLOOR. REFER TO CONCRETE CURB.
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- 419 EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
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- 430 3" x 4" SHIMMED REVEAL AT EDS

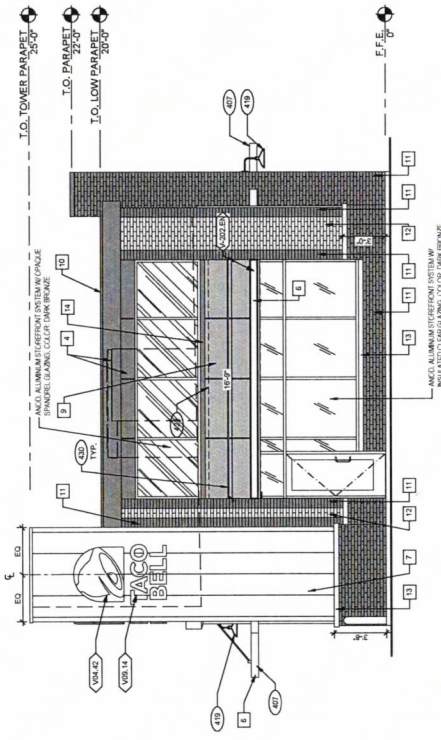
NOTE: ANY ARTWORK USED ON THE INTERIOR MUST BE FROM THE SAME ARTWORK FAMILY AS THE INTERIOR

KEY NOTES

EAST ELEVATION 1/4" = 1'-0"



SOUTH ELEVATION 1/4" = 1'-0"



NORTH ELEVATION 1/4" = 1'-0"

Legal Description

Lot Number 1 in Charles D. Bond's Subdivision of Out Lot No. 2 of the East 1/2 of the Northwest 1/4 of Section 11, Township 30 North, Range 12 East, according to the plat thereof, as recorded in Deed Record T, page 49, in the Office of the Recorder of Allen County, Indiana.

ALSO:

The South 18 feet of Lot Number 2, and the North 18 feet of Lot Number 3, in Charles D. Bond's Subdivision of Out Lot No. Two of the East 1/2 of the Northwest 1/4 of Section 11, Township 30 North, Range 12 East, according to the plat thereof, recorded in Deed Record T, page 49, in the Office of the Recorder of Allen County, Indiana.

ALSO:

The South 30 feet of Lot Number 3 in Charles D. Bond's Subdivision of Ewing's Out Lot No. 2 in the East Half of the Northwest Quarter of Section 11, Township 30 North, Range 12 East, according to the plat thereof, as recorded in Deed Record T, page 49, in the Office of the Recorder of Allen County, Indiana.

Excepting therefrom:

The South 13.4 feet of Lot 3 in Bonds Subdivision of Out Lot 2 of East Half, Northwest Quarter, Section 11, Township 30 North, Range 12 East, as recorded in Deed Record "T", page 49 in the Office of the Recorder of Allen County, Indiana.

ALSO INCLUDING:

The East 1/2 of vacated alley adjoining Lots on the West as vacated by General Ordinance No. G-9-15 and recorded as Document Number 2015026908, in the Office of the Recorder of Allen County, Indiana.

ALSO:

Lot Numbers 1 and 2, in Block 33, in Ewing's Addition to the City of Fort Wayne, as recorded in Plat Record 2, page 40, in the Office of the Recorder of Allen County, Indiana.

ALSO:

Lot Numbers 3 and 4, in Block 33, in Ewing's Addition to the City of Fort Wayne, as recorded in Plat Record 2, page 40, including that portion of Lot 4 as dedicated for alley in Miscellaneous Record 15, page 635 and vacated by General Ordinance No. G-9-15 and recorded as Document Number 2015026908, in the Office of the Recorder of Allen County, Indiana.

TOGETHER WITH:

Lots 1 and 2, Block 33, Ewings Addition to the City of Fort Wayne, Allen County, Indiana.

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Delight TB Indiana 4 LLC
 Address P.O. Box 780023
 City Wichita State KS Zip 67278
 Telephone (617) 233-7114 E-mail rkrumholz@delightrg.com

Property Ownership
 Property Owner City of Fort Wayne, Department of Redevelopment
 Address 200 E. Berry Street, Suite 320
 City Fort Wayne State IN Zip 46802
 Telephone (260) 427-2144 E-mail jonathan.leist@cityoffortwayne.org

Contact Person
 Contact Person Thomas B. Trent, Rothberg Law Firm
 Address 505 E. Washington Blvd.
 City Fort Wayne State IN Zip 46802
 Telephone (260) 422-9454 E-mail ttrent@rothberg.com

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 405 W. Jefferson Blvd Township and Section _____
 Present Zoning DE/DC Proposed Zoning DC Acreage to be rezoned 0.22 acres
 Purpose of rezoning (attach additional page if necessary) _____
To create uniform zoning and development standards for a proposed Taco Bell Restaurant.

Sewer provider City of Fort Wayne Water provider City of Fort Wayne

Filing Checklist
Applications will not be accepted unless the following filing requirements are submitted with this application.
 Filing fee \$1000.00
 Surveys showing area to be rezoned
 Legal Description of parcel to be rezoned
 Rezoning Criteria (please complete attached document)

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 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; and that

Delight TB Indiana 4 LLC [Signature] 5/7/24
 (printed name of applicant) (signature of applicant) (date)
The City of Fort Wayne, Department of Redevelopment [Signature] 5/7/24
 (printed name of property owner) (signature of property owner) (date)



Received	Receipt No.	Hearing Date	Petition No.
5-7-24	145398	6-10-24	REZ-2024

Department of Planning Services • 200 East Berry Suite 150 • Fort Wayne, Indiana • 46802
 Phone (260) 449-7607 • Fax (260) 449-7682 • www.allencounty.us • www.cityoffortwayne.org



005

Exhibit A

FORT WAYNE, INDIANA
DEPARTMENT OF PLANNING SERVICES
REZONING QUESTIONNAIRE

Development: 405 W. Jefferson Blvd., Fort Wayne, Indiana ("Property")
Applicant: Delight TB Indiana 4 LLC ("Applicant")
Contact Person: Thomas B. Trent, Rothberg Law Firm

1. Comprehensive Plan.

The proposed rezoning of the Property from DE/Downtown Edge and DC/Downtown Core to DC/Downtown Core is supported by the *All in Allen* Comprehensive Plan (hereinafter, the "Plan").

First, the Plan recognizes several themes, including equity. On **page 35** of the Plan, one goal envisioned under Equity is to "foster walkable, neighborhood-focused commercial and mixed-use development to expand everyday needs and employment opportunities." Part of this focus is "reinvestment and new development".

A. Future Growth and Development Map

The Future Growth and Development Map, found on **page 55** of the Plan, indicates that the Property is located in the area designated as *Downtown*. The Plan defines Downtown as an area that is a "destination for the entire region. Its value and continued growth as a major urban center are central to the growth of all urban areas in the County." Additionally, the Property straddles a *Priority Investment Area*, which the Plan defines as the "first tier of infill...The priority investment area should be the focus of development initiatives and incentives to address the market gaps and build momentum among private sector property owners and developers." Furthermore, the Property also appears to be designated as a preferred infill site as depicted on **page 53** of the Plan, which the Plan acknowledges often face environmental and physical constraints in development (which this Property has both).

Three (3) of the land use goals with respect to Priority Investment Areas are to:

- Explore new zoning classifications, update development regulations, and other tools to encourage compatible infill development and redevelopment.
- Explore modified development review processes to facilitate compatible infill development and redevelopment proposals.
- Focus development and redevelopment initiatives and incentives in the Priority Investment Area to address market gaps and build momentum among private sector property owners and developers.

B. Generalized Future Land Use Map

The Generalized Future Land Use map is a tool to guide future development within Fort Wayne. The Plan provides that the Generalized Future Land Use map should be part of the review and decision-making process for the Plan Commission on rezoning requests and development proposals.

According to the Generalized Future Land Use Map, found on page 67 of the Plan, the Property sits just inside Downtown Fort Wayne. According to page 85 of the Plan, Downtown land uses should be intermixed, including restaurants, and should “continue to comprise Fort Wayne’s downtown area and act as a regional destination, employment hub, and focal point for entertainment and activity in Allen County and Northeast Indiana.”

2. Current conditions and the character of current structures and uses in the district.

Rezoning the Property to DC/Downtown Core is consistent with current conditions and the character of structures and uses in the district.

The Property is presently zoned DE/Downtown Edge and DC/Downtown Core and is located just west of Parkview Field, which is zoned DC/Downtown Core. An existing Taco Bell is presently located just to its northeast as are other restaurants, which are all located in a DC/Downtown Core-zoned district. Directly to its south is CityScape Flats, an apartment complex, zoned DE/Downtown Edge. To the east of the Property is a gas station zoned DC/Downtown Core.

Presently, the Department of Redevelopment owns the vacant Property.

3. The most desirable use for which the land in the district is adapted.

Through the Plan, the leadership of Fort Wayne and Allen County have determined that a desirable use for the Property is to support a flourishing and vibrant downtown area by offering business, service and retail options as well as entertainment and hospitality opportunities. By rezoning the Property to a single zoning district of DC/Downtown Core to create a uniform zoning classification and

development standards would continue to comport with the Plan and benefit the citizens of Fort Wayne and Allen County alike.

4. Conservation of property values throughout the jurisdiction.

Because the Property is currently zoned DE/Downtown Edge and DC/Downtown Core, the proposed rezoning would not adversely impact the property values of nearby property.

5. Responsible development and growth.

In the context of responsible development and growth, the Plan Commission needs to look no further than the Plan, which again indicates that preferred infill sites are specifically targeted areas for growth. Simplifying the zoning classification and development standards will encourage the development and redevelopment of the Property. And, if the Plan is not enough justification to support the rezoning, other factors should be considered including the environmental and physical limitations of the Property and the potential for new development opportunities for both the Property and the property currently home to Taco Bell.

FACT SHEET

Case #REZ-2024-0025

Bill # Z-24-05-13

Project Start: May 2024

PROPOSAL:	Rezoning Petition REZ-2024-0025 - Taco Bell Restaurant – Downtown
APPLICANT:	Delight TB Indiana 4 LLC
REQUEST:	To rezone property from DE/Downtown Edge and DC/Downtown Core to DC/Downtown Core for a Taco Bell Restaurant
LOCATION:	1116 Ewing Street, southwest corner of its intersection with W Jefferson Blvd (Section 2 and 11 of Wayne Township)
LAND AREA:	0.22 acre to be rezoned
PRESENT ZONING:	DE/Downtown Edge and DC/Downtown Core
PROPOSED ZONING:	DC/Downtown Core
COUNCIL DISTRICT:	5 – Geoff Paddock
SPONSOR:	Fort Wayne Plan Commission

June 10, 2024 Public Hearing

- No one spoke in support or with concerns.
- Patrick Zaharako and Scott Myers were absent.

June 17, 2024 Business Meeting

Plan Commission Recommendation: DO PASS

A motion was made by Rachel Tobin-Smith and seconded by Rick Briley to return the ordinance with a Do Pass recommendation to Common Council for their final decision.

9-0 MOTION PASSED

- All members were present.

Fact Sheet Prepared by:
Karen Couture, Associate Land Use Planner
June 18, 2024

PROJECT SUMMARY

The applicant is petitioning to create uniform zoning (Downtown Core) to construct a new Taco Bell facility, which is a restaurant with drive-thru facility. In addition to the rezoning petition, the applicant is also requesting several development standards waivers. Finally, the applicant received approval for a special use for a drive-thru facility by the Board of Zoning Appeals. The site has had a mixture of uses, but has most recently been a staging and parking area for Parkview Field.

The property is owned by City of Fort Wayne Redevelopment Commission. There is an agreement to provide a new site for Taco Bell, through the end of their current lease, so that the existing location can be used for other downtown community amenities.

The development plan was reviewed through the Design Review Committee, and the plan has been modified to address some of their recommendations, including cohesive landscaping, better pedestrian connectivity, a false second floor, and enhanced building materials on the public facing facades. The Design Review Committee itemized each waiver request for the Plan Commission's consideration.

The zoning request is for a 0.22 acre portion of the site. Bringing all of the site into the same downtown classification will allow for site development with the same standards. The intent is to create cohesion with the ongoing projects downtown.

Downtown Core is one of two zoning districts that have architectural standards supplementing the development design standards. This is evident with elements like cornice detail, the brick foundation layer, and other details that distinguish this development from a standard Taco Bell. The applicant also added white brick in lieu of the industry standard EIFS along public facing streets.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

- The project site is located within the Downtown Area.

Overall Land Use Policies

- Applicant can explain if this proposal meets any overall land use policies.

Generalized Future Land Use Map

- The project site is located within the Downtown district.
- All adjacent properties are likewise designated "Downtown."

Overall Land Use Related Action Steps

- **LUD Goal 1** Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas.

Compatibility Matrix

- This proposed use is permitted in DC/Downtown Core with the future land use designation of "Downtown" is considered compatible in the matrix.

Other Applicable Plans: none

PUBLIC HEARING SUMMARY:

Presenter: Tom Trent, representing the applicant, presented the request as outlined above.

Public Comments: None

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

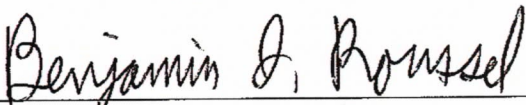
Rezoning Petition REZ-2024-0025 – Taco Bell

APPLICANT: Delight TB Indiana 4 LLC
REQUEST: To rezone property from DE/Downtown Edge and DC/Downtown Core to DC/Downtown Core and to approve a primary development plan for a Taco Bell Restaurant with setback, parking, and architectural waivers.
LOCATION: 1116 Ewing Street, southwest corner of its intersection with W Jefferson Blvd (Section 2 and 11 of Wayne Township)
LAND AREA: 0.22 acre to be rezoned
PRESENT ZONING: DE/Downtown Edge and DC/Downtown Core
PROPOSED ZONING: DC/Downtown Core

The Plan Commission recommends that Rezoning Petition REZ-2024-0025 be returned to Council, with a “Do Pass” recommendation after considering the following:

1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan and should not establish an undesirable precedent in the area. The site is identified as a downtown area, which has seen a stratospheric level of development over the past 15 years. Reducing the districts of the site from 2 to 1 will provide less confusion during the development process.
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. The site is adjacent to Parkview Field and should allow for seamless development between the Harrison Square project and the West Jefferson Boulevard corridor.
3. Approval is consistent with the preservation of property values in the area. Currently, the site is vacant but all surrounding properties are developed. Rezoning may result in an easier development process.
4. Approval is consistent with responsible development and growth principles based on existing uses in the area. The site has more thoughtful development, as the site is likelier to be visited by pedestrians, bicyclists, and other means of transportation, when a greenfield site is most likely to be accessed by vehicles.
5. The rezoning is consistent with the mandate for responsible growth and development. One zoning district will make for an easier review process for both Department of Planning Services and professionals associated with the development.

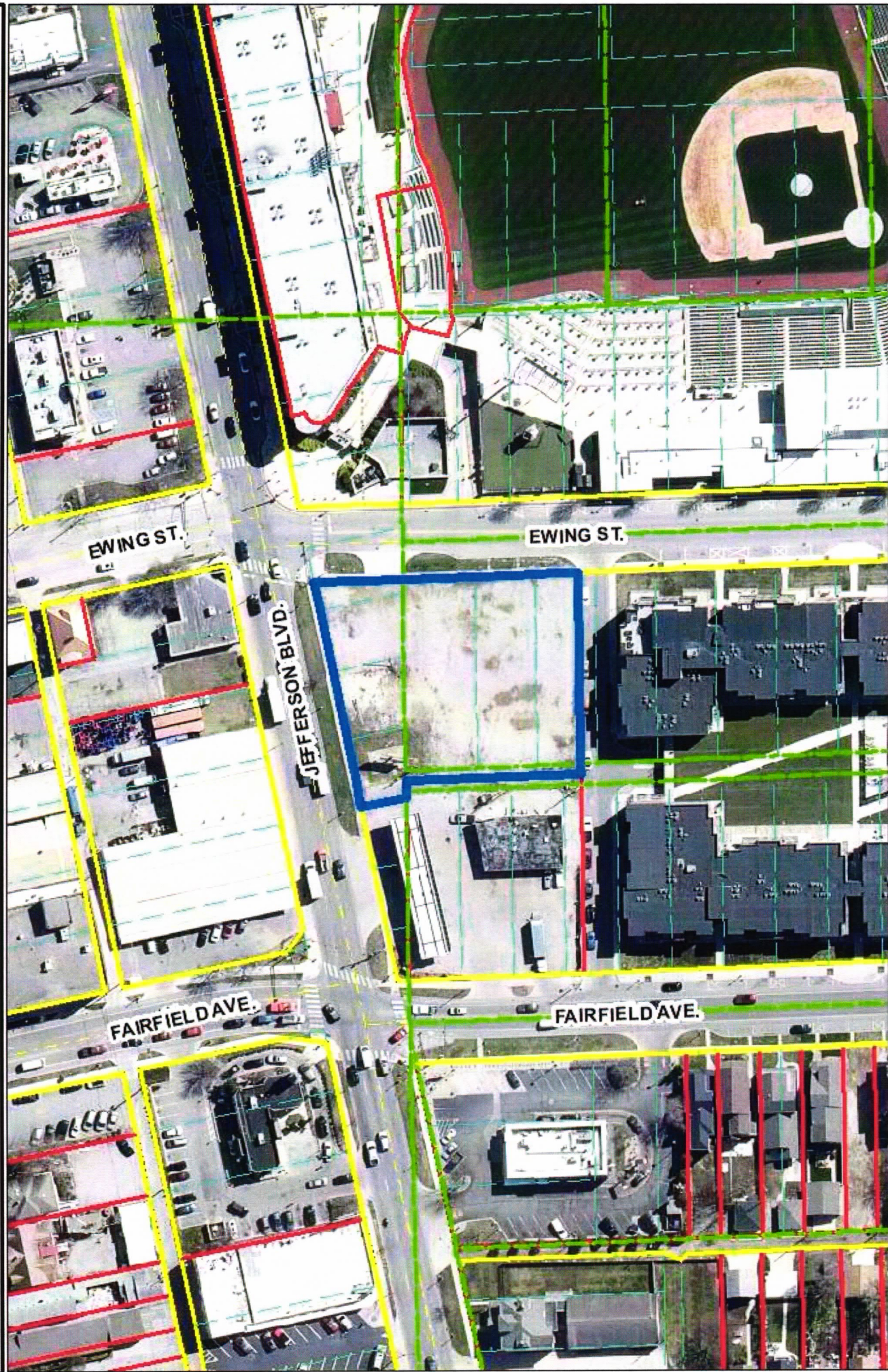
These findings approved by the Fort Wayne Plan Commission on June 17, 2024.



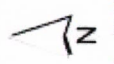
Benjamin J. Roussel
Executive Director
Secretary to the Commission



REZ-2024-0025 and Plan PDP-2024-0035 - Taco Bell Restaurant - Downtown



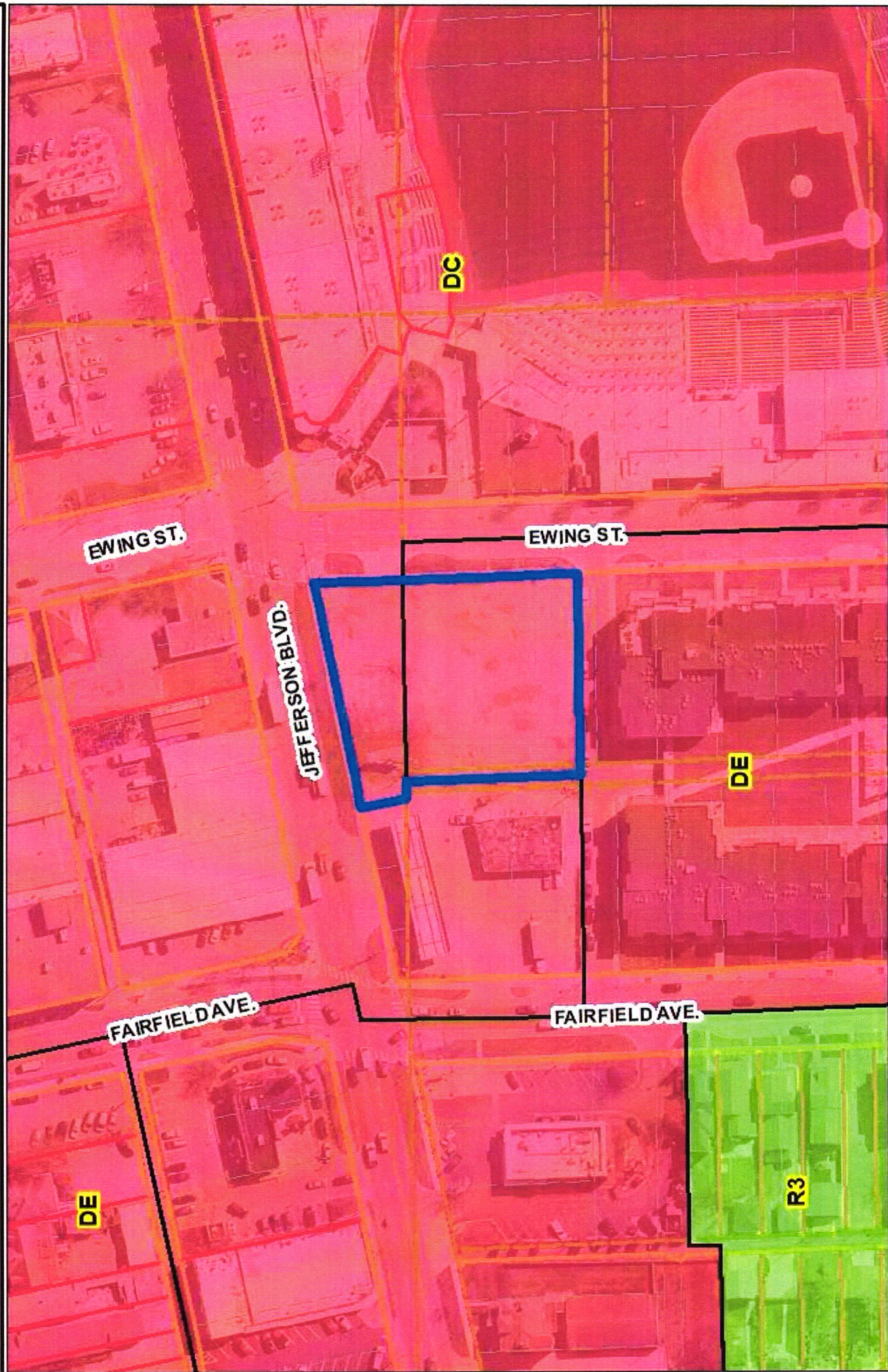
Although this agency's staff has been employed in the preparation of this map, Alton County does not warrant the accuracy of the information contained herein and does not accept any liability resulting from its use.
© 2008 United States Geological Survey, North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2019
Date: 5/15/2024



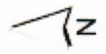
1 inch = 100 feet



REZ-2024-0025 and Plan PDP-2024-0035 - Taco Bell Restaurant - Downtown











Although this accuracy standard has been employed in the compilation of this map, North County does not warrant or guarantee the accuracy of the information contained herein and does not warrant or guarantee the accuracy of the information contained herein. © 2008 InRoads LLC, under license of the County of Alameda, North American Branch, Inc. State Plane Coordinate System, Indiana East. Photo and Contours: Spring 2009. Date: 5/15/2024



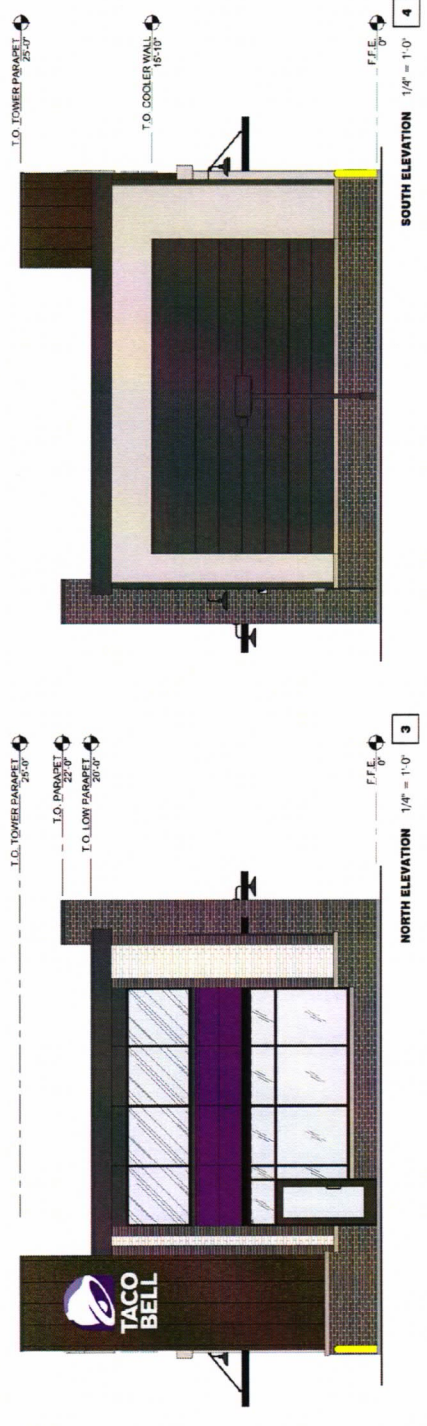
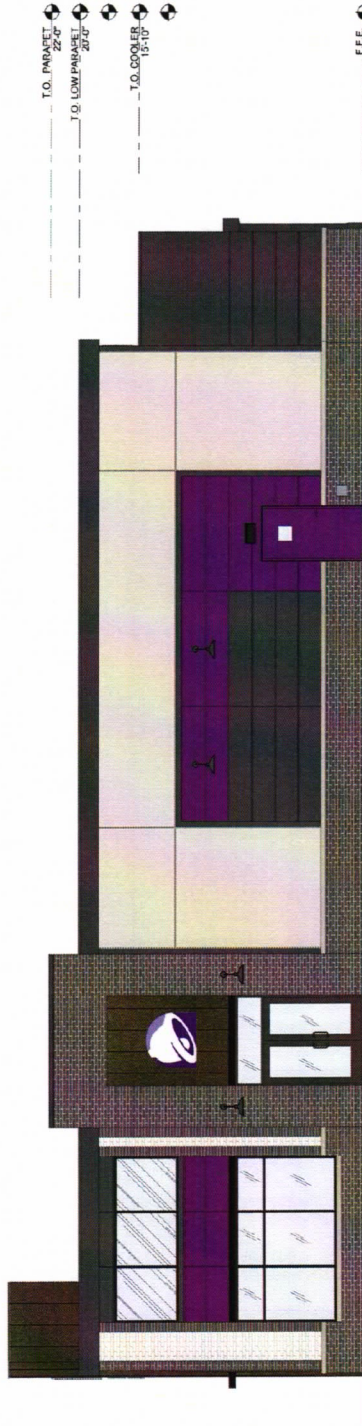
1 inch = 100 feet



Jefferson Blvd & Ewing St.
Fort Wayne, IN

-  DRAINABLE EIFS SYSTEM "CYBERSPACE" (SW1076)
-  DRAINABLE EIFS SYSTEM "WORLDLY GRAY" (SW7043)
-  DRAINABLE EIFS SYSTEM SW PURPLE TB2600C
-  METAL PANEL "WEATHERED RUSTIC"
-  BRICK VENEER "GRAY"
-  BRICK VENEER "WHITE"
-  STONE SILL "CREME"
-  OPAQUE SPANDREL GLASS

Applicant committed to change the material to light brick to match the remaining facade.



Wallin ■ Gomez
ARCHITECTS LTD

711 S. Dearborn Street, Suite 604 | Chicago, Illinois 60605 | 312.437.4700

05.07.2024

BILL NO. Z-24-05-13

**REPORT OF COMMITTEE ON REGULATIONS
July 9, 2024**

Scott Myers Chair

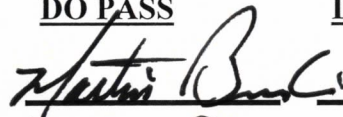
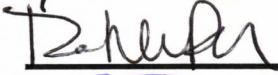

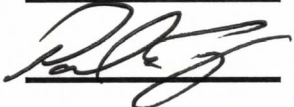


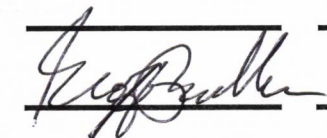
Michelle Chambers Co-Chair

All Council Members

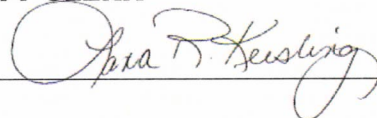
AN ORDINANCE amending the City of Fort Wayne Zoning Map No. L-02 (Sec. 11 of Wayne Township)

To rezone 0.22 acres from DE/Downtown Edge and DC/Downtown Core to DC/Downtown Core to 405 W Jefferson Blvd., the southwest corner of Ewing Street and West Jefferson Blvd.

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>
BENDER			
BOOKER			
CHAMBERS			
ENSLEY			
FREISTROFFER			
HARTMAN			
JEHL			
MYERS			
PADDOCK			

**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: N/A


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

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

Read the third time in full and on motion by Councilperson Chambers, 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HARTMAN	<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"/>
MYERS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATED: July 9, 2024



 LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as
 Zoning Ordinance No. Z-24-05-13 on the 9th day of July, 2024

ATTEST:




 LANA R. KEESLING
 CITY CLERK



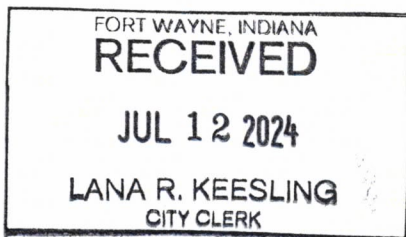
 PRESIDING OFFICER

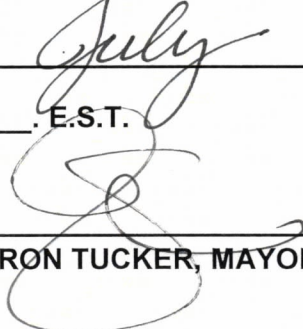
Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th
 of July 2024, at the hour of 9:40 o'clock A.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 12th day of July 2024, at the
 hour of 10:06 o'clock AM E.S.T.





 SHARON TUCKER, MAYOR