

1 #REZ-2024-0034

2 BILL NO. Z-24-08-13

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

5 AN ORDINANCE amending the City of Fort Wayne  
6 Zoning Map No. N-19 (Sec. 24 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 an NC  
10 (Neighborhood Center) District under the terms of Chapter 157 Title XV of the Code of the  
11 City of Fort Wayne, Indiana:

12

| Subdivision Name    | Legal Description   | Parcel Number            |
|---------------------|---|--------------------------|
| Griffiths Acre      | Lot 11 Ex the North 30.5 feet and Lots 12 and 13, and Lot 14 Ex the East 485 feet; together with: | 02-12-24-351-002.000-074 |
| South View Addition | Lots 8, 9, 10, and 11 and the vacated Warsaw St   |                          |
| Griffiths Acre      | 0.446 irregular tract lying along West edge of Lots 11 through 14                                 | 02-12-24-351-002.001-074 |

13  
14  
15  
16  
17  
18

19 and the symbols of the City of Fort Wayne Zoning Map No. N-19 (Sec. 24 of Wayne  
20 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort  
21 Wayne, Indiana is hereby changed accordingly.

22  
23 SECTION 2. If a written commitment is a condition of the Plan Commission's  
24 recommendation for the adoption of the rezoning, or if a written commitment is modified and  
25 approved by the Common Council as part of the zone map amendment, that written  
26 commitment is hereby approved and is hereby incorporated by reference.


27  
28  
29  
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

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-2024-0034  
Bill Number: Z-24-08-13  
Council District: 6 – Rohli Booker

---

Introduction Date: August 27, 2024  
Plan Commission  
Public Hearing Date: September 9, 2024 (not heard by Council)  
Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

---

Synopsis of Ordinance: To rezone 10.45 acres from I1/Limited Industrial to NC/Neighborhood Center  
Location: 5300 Decatur Road  
Reason for Request: Proactive downzoning of parcels to align zoning with existing uses and to implement recommendations of the Southeast Strategy amendment to the Comprehensive Plan.  
Applicant: Proactive Rezoning Work Group  
Property Owner: City Church Fort Wayne, Inc.

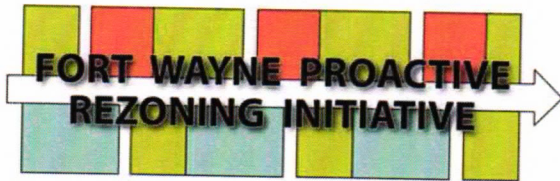
---

Related Petitions: REZ-2024-0032, REZ-2024-0033, REZ-2024-0035 and REZ-2024-0036

---

Effect of Passage: Property will be rezoned to the NC/Neighborhood Center zoning district, keeping the existing use in compliance with the zoning ordinance and enhancing compatibility with surrounding uses. The proactive rezoning fulfills recommendation of the Southeast Strategy to enhance and preserve existing neighborhood character, and encourage new urban scaled, pedestrian oriented land uses.

Effect of Non-Passage: Property will remain zoned I1, a zoning district found to be ill-matched to the existing land use and incompatible with surrounding uses and the character of the corridor.



## MEMO

**To:** Fort Wayne Plan Commission  
**From:** Proactive Rezoning Work Group, City-CD, DPS  
**Date:** 8/06/24  
**RE:** Decatur Road Area Rezoning – Plan Commission Filing

**CC:**

Paul Spoelhof, Director of Planning & Policy  
Michelle Wood, Senior Planner, Department of Planning Services

---

On July 15, 2024, the Fort Wayne Plan Commission initiated rezoning multiple parcels in the Decatur Road Area- bounded by Pettit Avenue, Paulding Road, Hanna Street, and South Calhoun. Based upon that action, the Proactive Rezoning Work Group is submitting the following five (5) rezoning applications for the September 9<sup>th</sup> Plan Commission Public Hearing.

The Decatur Road rezoning is a recommendation from the Southeast Strategy Update Plan, adopted in 2021 by Fort Wayne Common Council. The plan recommends rezoning portions of this area to a more appropriate zoning district for the actual land uses and to encourage more compatible land uses and development patterns for the surrounding area.

The request is to rezone portions of this area to RP /Planned Residential, C2 / Limited Commercial, C3 / General Commercial, NC / Neighborhood Center, and SC / Shopping Center. The current zoning for this area includes I1/Limited Industrial, C4 / Intensive Commercial, C3/General Commercial, C2/Limited Commercial.

A staff person from the Proactive Rezoning Work Group will attend the September 9th Plan Commission meeting to present and answer questions regarding this rezoning.

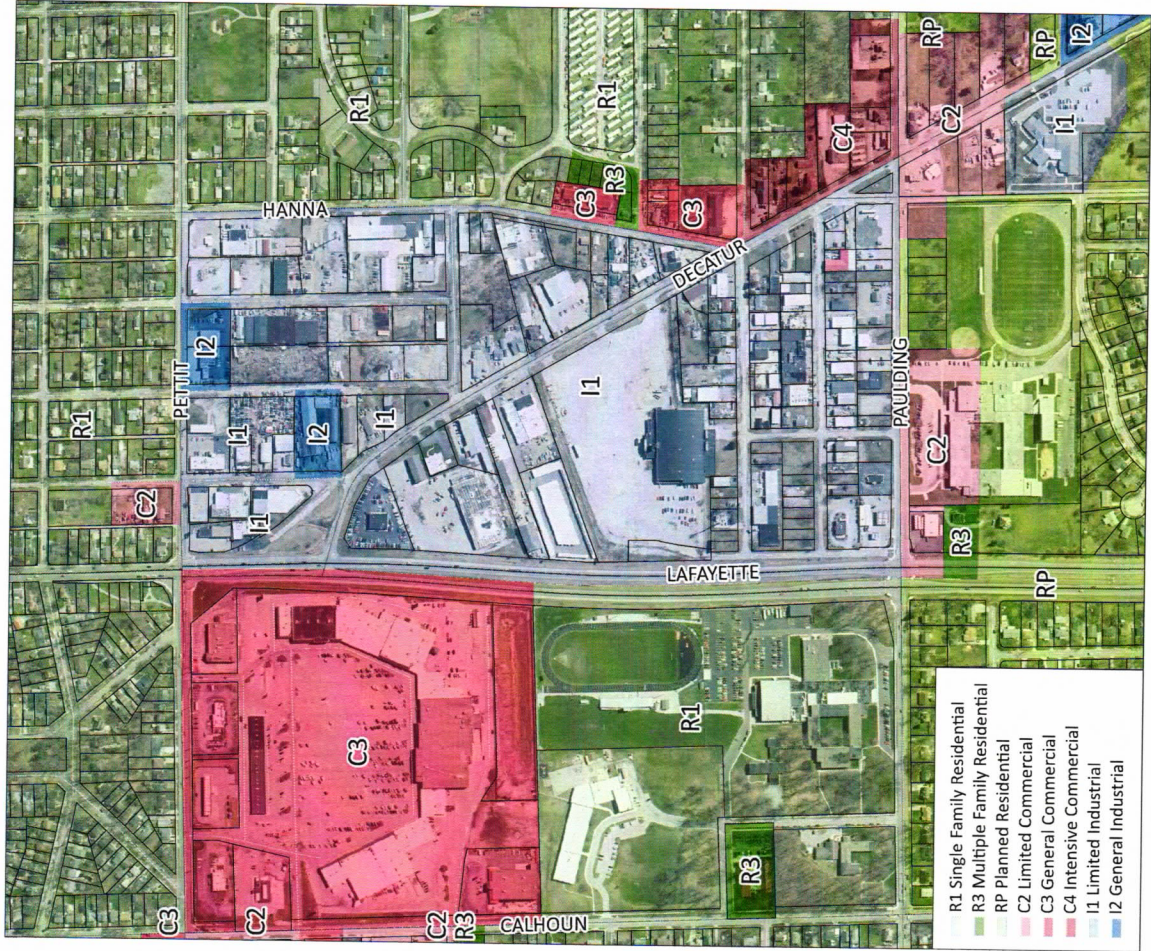
A map of the rezoning area and the rezoning applications are attached.

*\*The Proactive Rezoning Work Group is a collaboration between the City of Fort Wayne Planning and Policy Department and the Allen County Department of Planning Services to actively rezone corridors and other areas identified as part of neighborhood and other community-based plans.*

A decorative graphic at the bottom of the page showing a stylized city skyline with various buildings and trees in shades of green, yellow, and orange.

# Proactive Rezoning Initiative: Southeast Strategy

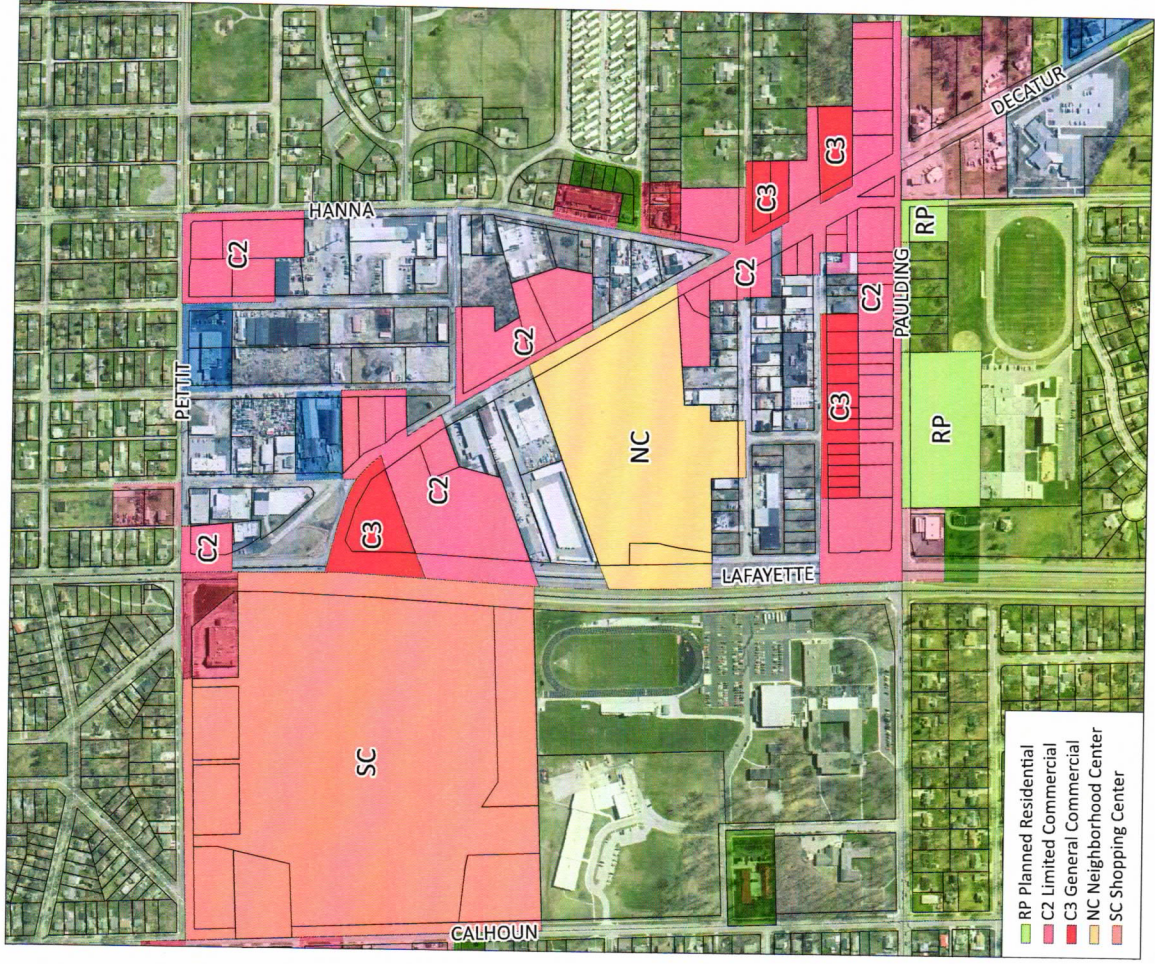
Current Zoning



DRAFT 06/03/2024

# Decatur Road

Proposed Zoning



**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant Proactive Rezoning Work Group  
 Address 200 E. Berry St.  
 City Fort Wayne State IN Zip 46802  
 Telephone \_\_\_\_\_ E-mail \_\_\_\_\_

**Contact Person**  
 Contact Person Russell Garriott  
 Address 200 E. Berry St. Suite 320  
 City Fort Wayne State IN Zip 46802  
 Telephone 260-427-2138 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 5300 Decatur Rd  
 Present Zoning I1 Proposed Zoning NC Acreage to be rezoned 10.44833 acres  
 Proposed density \_\_\_\_\_ units per acre  
 Township name Wayne Township section # 24  
 Purpose of rezoning (attach additional page if necessary) See attached  
 \_\_\_\_\_  
 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 refer to checklist for applicable filing fees and plan/survey submittal requirements.*

- Applicable filing fee
- 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</u><br>(printed name of applicant) | <u>Russell Garriott</u><br>(signature of applicant) | <u>8/06/24</u><br>(date) |
| _____<br>(printed name of property owner)                 | _____<br>(signature of property owner)              | _____<br>(date)          |
| _____<br>(printed name of property owner)                 | _____<br>(signature of property owner)              | _____<br>(date)          |
| _____<br>(printed name of property owner)                 | _____<br>(signature of property owner)              | _____<br>(date)          |

|                           |             |                               |                                      |
|---------------------------|-------------|-------------------------------|--------------------------------------|
| Received<br><b>8-5-24</b> | Receipt No. | Hearing Date<br><b>9-9-24</b> | Petition No.<br><b>REZ-2024-0034</b> |
|---------------------------|-------------|-------------------------------|--------------------------------------|

**BILL NO. Z-24-08-13**

**REPORT OF COMMITTEE ON REGULATIONS  
October 1, 2024**

**Scott Myers Chair**

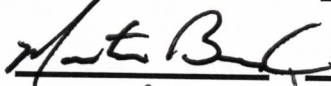



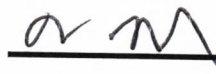
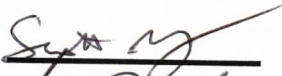

**Michelle Chambers Co-Chair**

**All Council Members**

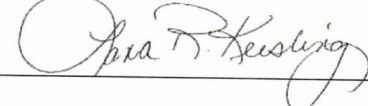
An Ordinance amending the City of Fort Wayne Zoning Map No. N-19 (Sec. 24 of Wayne Township)

*For Proactive downzoning of parcels to align zoning with existing uses and to implement recommendations of the Southeast Strategy amendment to the Comprehensive Plan*

**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>        |  |                    |                |

**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date: N/A

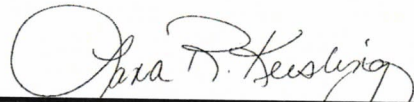
Read the first time in full and on motion by Councilperson Myers.

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 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 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"/> |

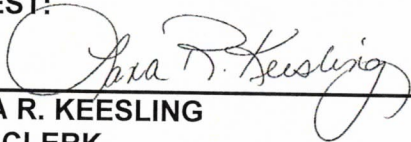
DATED: October 8, 2024



LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as Zoning Ordinance No. Z-24-08-13 on the 8th day of October, 2024

ATTEST:

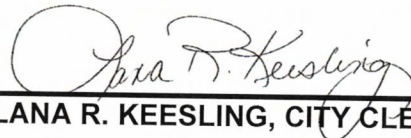


LANA R. KEESLING  
CITY CLERK



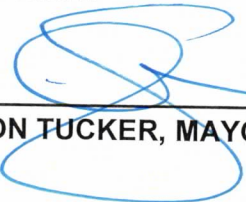
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 9th of October 2024, at the hour of 9:20 o'clock A.M. E.S.T.



LANA R. KEESLING, CITY CLERK

Approved and signed by me this 9th day of October 2024, at the hour of 10:00 o'clock a.m. E.S.T.



SHARON TUCKER, MAYOR

