

1 #REZ-2025-0017

2 BILL NO. Z-25-04-08

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4 ZONING MAP ORDINANCE NO. Z- 17-25

5 AN ORDINANCE amending the City of Fort Wayne  
6 Zoning Map No. I-27 (Sec. 28 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 R3  
10 (Multiple Family Residential) District under the terms of Chapter 157 Title XV of the Code of  
11 the City of Fort Wayne, Indiana:

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Subdivision Name	Legal Description	Parcel Number
Elzeys 1st Addition to Waynedale	Lot 93 excepting from the East 31.7 feet	02-12-28-477-015.000-074
	East 31.7 feet of the West 130.9 feet of Lot 93	02-12-28-477-026.000-074
	Lot 90	02-12-28-477-018.000-074
	Lots 91 and 92	02-12-28-477-016.000-074
	Lot 88 and the West 160 feet of Lot 89	02-12-28-477-019.000-074
	East 162.6 feet of Lot 89	02-12-28-477-028.000-074
Elzeys 3rd Addition To Waynedale	Lot 48	02-12-28-452-006.000-074
	Lot 49	02-12-28-452-005.000-074
	Lot 50	02-12-28-452-004.000-074
	Lots 51 & 52	02-12-28-452-003.000-074
Wiegmans Subdivision	Lot 6	02-12-28-477-033.000-074
	Lot 5	02-12-28-477-032.000-074

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27 and the symbols of the City of Fort Wayne Zoning Map No. I-27 (Sec. 28 of Wayne  
28 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort  
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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**

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**Department of Planning Services**

Title of Ordinance: Zoning Map Amendment  
Case Number: REZ-2025-0017  
Bill Number: Z-25-04-08  
Council District: 4 – Scott Myers

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Introduction Date: April 22, 2024

Plan Commission  
Public Hearing Date: May 12, 2025 (not heard by Council)

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

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Synopsis of Ordinance: To rezone 4.85 acres from C3/General Commercial, C4/Intensive Commercial, and I1/Limited Industrial to R3/Multiple Family Residential

Location: 3014, 3018, 3020, and 3026 Lower Huntington Road, 6817, 6903, 6911, 7001, and 7003 Old Trail Road, and 2410 and 2414 Church Street (Section 28 of Wayne Township)

Reason for Request: To implement the zoning recommendations of the 2017 Bluffton Road – Lower Huntington Road Corridor Improvement Plan.

Applicant: Proactive Rezoning Work Group

Property Owners: Various – See File

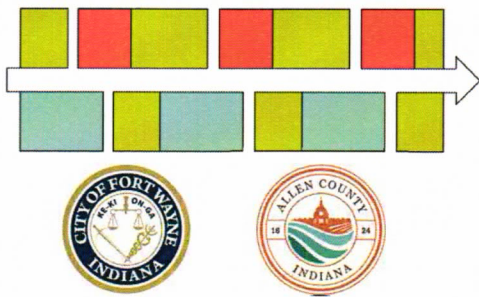
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Related Petitions: REZ-2025-0016, REZ-2025-0018, REZ-2025-0019, REZ-2025-0020, REZ-2025-0021, REZ-2025-0022, REZ-2025-0023, and REZ-2025-0024

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Effect of Passage: Properties will be rezoned to the R3/Multiple Family Residential zoning district, either bringing the existing use into compliance with the zoning ordinance or enhancing compatibility with surrounding uses. This proactive rezoning fulfills recommendations of the 2017 Bluffton Road – Lower Huntington Road Corridor Improvement Plan to enhance and preserve existing neighborhood character, and encourage new urban scaled, pedestrian oriented land uses.

Effect of Non-Passage: Properties will remain zoned C3, C4, and I1, zoning districts found to be ill-matched to the existing land use and/or 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:** 04/01/25  
**RE:** Bluffton/Lower Huntington Rezoning

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

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On **May 12, 2025**, the Proactive Rezoning Work Group will petition the Fort Wayne Plan Commission to rezone targeted commercial corridors extending from the intersection of Bluffton Road and Lower Huntington Road, in the central Waynedale area.

The Proactive Rezoning Work Group is a collaborative effort between the City of Fort Wayne Planning and Policy Department and the Allen County Department of Planning Services to proactively rezone corridors and other areas identified as part of neighborhood and other community-based plans. Often these plans include recommendations to rezone areas to a more appropriate zoning district for the actual land uses, or to encourage more compatible land uses and development patterns for the neighborhood.

The Bluffton Road/Lower Huntington Road rezoning was a recommendation of the Bluffton Road Lower Huntington Road Corridor Improvement Plan, adopted in 2017 by Common Council.

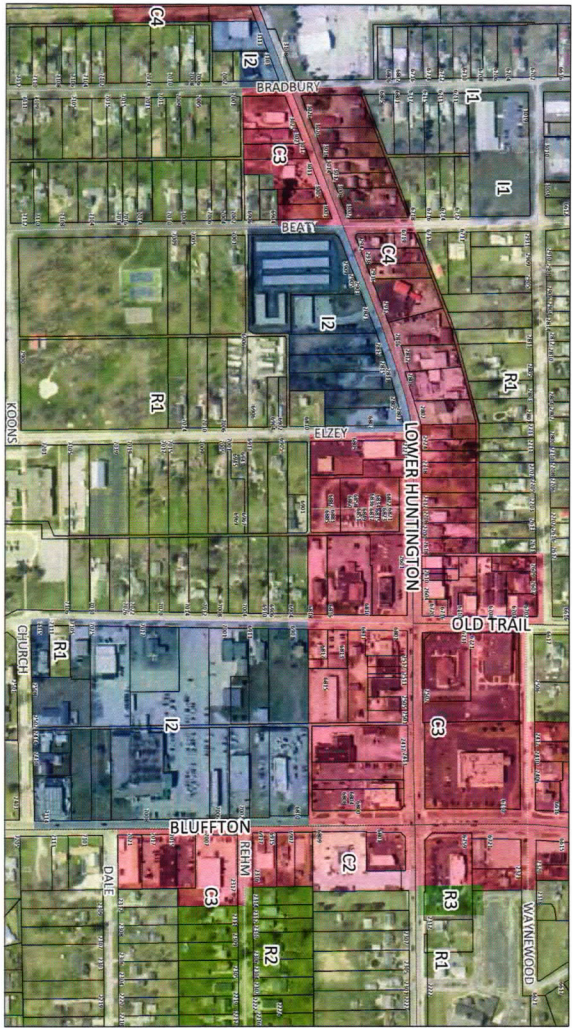
The request is to rezone portions of the corridors to UC /Urban Corridor, C1/Professional Office and Personal Services, C2/Limited Commercial, C3/General Commercial, SC/Shopping Center, I1/Limited Industrial, R3/Multiple Family Residential and MHP/Manufactured Home Park. The UC district will allow for and encourage mixed uses with a focus on neighborhood and pedestrian oriented commercial and personal service uses. The current zoning for this area includes C3/General Commercial, C4/Intensive Commercial, I1/Limited Industrial, and I2/General Industrial.

The work group filed these rezoning petitions after several site visits, two community open houses on March 6, 2025, and outreach to several affected property owners and stakeholders. The effort yielded rezoning petitions that allow existing uses to continue and for uses and development patterns to complement the existing development patterns in the greater Waynedale area.

# Proactive Rezoning Initiative: Bluffton Rd & Lower Huntington Rd

Draft: Apr 01, 2025

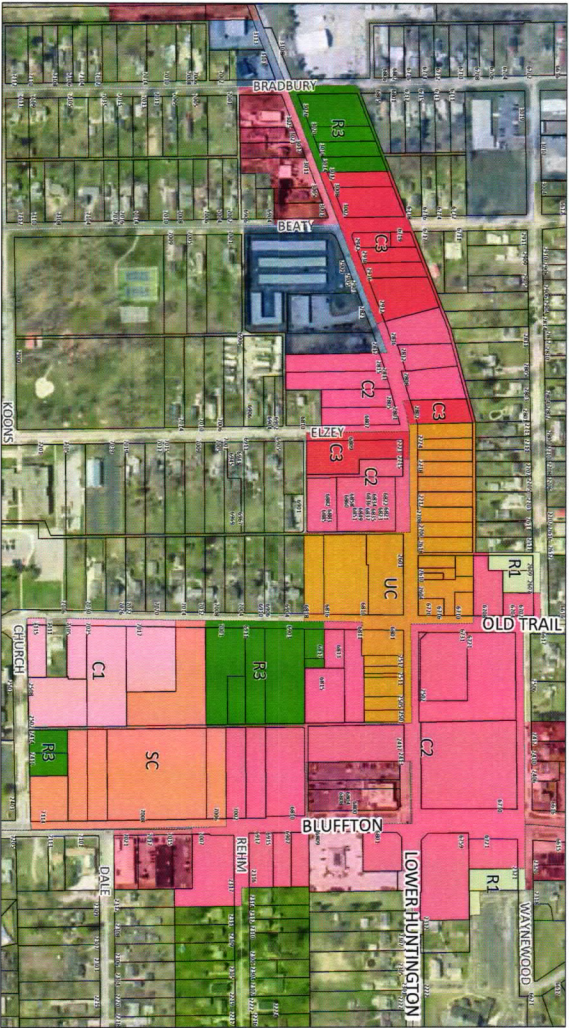
Current Zoning



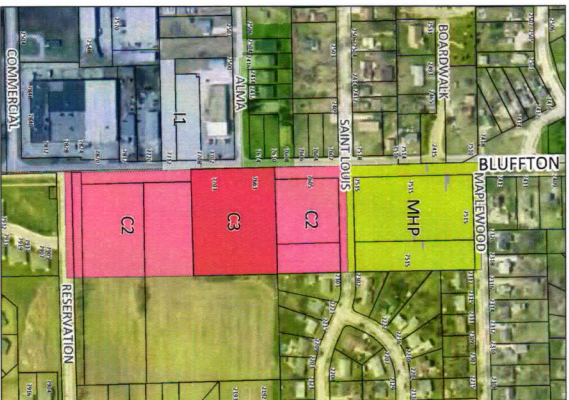
Current Zoning



Proposed Zoning



Proposed Zoning



- Proposed Zoning**
- R1 Single Family Residential
  - R2 Two Family Residential
  - R3 Multiple Family Residential
  - MHP Mobile Home Park
  - C1 Professional Office and Personal Services
  - C2 Limited Commercial
  - C3 General Commercial
  - SC Shopping Center
  - UC Urban Corridor
  - I1 Limited Industrial

- Current Zoning**
- R1 Single Family Residential
  - R2 Two Family Residential
  - R3 Multiple Family Residential
  - RP Planned Residential
  - C2 Limited Commercial
  - C3 General Commercial
  - C4 Intensive Commercial
  - I1 Limited Industrial
  - I2 General Industrial



DPS Plan Commission  
Rezoning Petition Application

Applicant

Applicant Name: Proactive Rezoning Work Group  
Address: 200 East Berry Suite 320 City: Fort Wayne State: IN Zip: 46805  
Email (type or print): russellgarratt@cityoffortwayne.org Phone: 260-427-1127

Property Ownership

Same as applicant

Owner Name: Various - see file  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email (type or print): \_\_\_\_\_ Phone: \_\_\_\_\_

Primary Contact Person

Same as applicant

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

Primary Contact: Russ Garratt  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email (type or print): \_\_\_\_\_ Phone: \_\_\_\_\_

Planning Jurisdiction

- Unincorporated Allen County
- Town of Grabill
- Town of Monroeville
- City of Fort Wayne
- Town of Huntertown
- City of Woodburn

Property Information

Development Address or PIN #: Various - see file  
Present Zoning: C3, I2 Proposed Zoning: R3 Acreage to be rezoned: 4.85  
Purpose of rezoning (attach additional page if necessary): To implement the zoning recommendations of the 2017 Bluffton Road - Lower Huntington Road Corridor Improvement Plan  
Township Name: Wayne Township Section Number: 28  
Sewer Provider: City of Fort Wayne Water Provider: City of Fort Wayne

Filing Requirements

- Filing fee \$1000.00 or \$250.00 for downzoning an existing SFR use to R1 Zoning N/A
- Application signed by property owner(s) N/A
- Boundary/ Utility Survey showing area to be rezoned N/A
- Legal Description of parcel to be rezoned (Please provide in separate word document)
- Rezoning Criteria (please complete attached document) N/A

Acknowledgements and Signatures

- I/We understand and agree, upon execution and submission of this application, that I/We agree to abide by all provisions of the applicable zoning ordinance to the property (unincorporated Allen County, City of Fort Wayne, Town of Grabill, Town of Huntertown, Town of Monroeville, or City of Woodburn), as well as all procedures and policies of the applicable Plan Commission.
- In addition, I/We acknowledge that if the Plan Commission approves my/our request that the Plan Commission may impose certain conditions of approval and/or impose a written commitment as part of the Board decision.
- In addition, I/We affirm that the above information is true and accurate and that if any information submitted is false or inaccurate, then the Plan Commission may deny my request.
- In addition, I/We hereby authorize and consent to the on-site inspection of the property subject to this zoning application by the Department of Planning Services for the purposes of verifying the information in this application and for purposes of determining compliance with the applicable zoning ordinance.

Russell A. Garratt printed name of applicant      Russell A. Garratt signature of applicant      4/11/25 date  
\_\_\_\_\_  
printed name of property owner      signature of property owner      date

STAFF USE ONLY

Received	Receipt Number	Hearing Date	Petition Number
April 1, 2025	N/A	May 12, 2025	REZ-2025-0017

#2 R3  
Wayne 28  
I-27  
4.85 Ac



**BILL NO. Z-25-04-08**

**REPORT OF COMMITTEE ON REGULATIONS**

**June 24, 2025**

***Michelle Chambers Chair***

***Thomas Freistroffer Co-Chair***

***All Council Members***

An Ordinance amending the City of Fort Wayne Zoning Map No. I -27 (Sec. 28 of Wayne Township)

*Rezone 4.85 acres to R3/Multiple Family Residential on Lower Huntington Road, Old Trail Road and Church Street*

**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><i>M.T.B.C.</i></u>	<u></u>	<u></u>
<u>BOOKER</u>	<u><i>Dahl Booker</i></u>	<u></u>	<u></u>
<u>CHAMBERS</u>	<u><i>[Signature]</i></u>	<u></u>	<u></u>
<u>ENSLEY</u>	<u><i>[Signature]</i></u>	<u></u>	<u></u>
<u>FREISTROFFER</u>	<u><i>Freistroffer</i></u>	<u></u>	<u></u>
<u>HARTMAN</u>	<u><i>Nash Hartman</i></u>	<u></u>	<u></u>
<u>JEHL</u>	<u><i>[Signature]</i></u>	<u></u>	<u></u>
<u>MYERS</u>	<u><i>[Signature]</i></u>	<u></u>	<u></u>
<u>PADDOCK</u>	<u><i>[Signature]</i></u>	<u></u>	<u></u>

**LANA R. KEESLING  
CITY CLERK**

*Lana R. Keesling*

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 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"/>

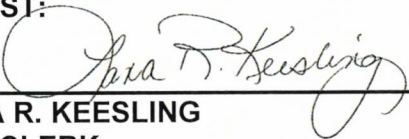
DATED: June 24, 2025

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

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

Zoning Ordinance No. Z-25-04-08 on the 24th day of June, 2025

ATTEST:

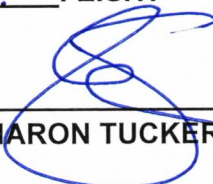
  
\_\_\_\_\_  
LANA R. KEESLING  
CITY CLERK

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

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 25th  
of June 2025, at the hour of 9:35 o'clock A.M. E.S.T.

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

Approved and signed by me this 25th day of June 2025, at the  
hour of 4:40 o'clock p.m. E.S.T.

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