

1 #REZ-2025-0023

2 BILL NO. Z-25-04-14

3  
4 ZONING MAP ORDINANCE NO. Z-20-25

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 SC  
10 (Shopping Center) District under the terms of Chapter 157 Title XV of the Code of the City of  
11 Fort Wayne, Indiana:

12

Subdivision Name	Legal Description	Parcel Number
Elzeys 1st Addition	Lot 107	02-12-28-477-037.000-074
	E 112 feet of Lots 84 and 85, Lot 86 except the S 32 feet of the W 218 feet, and Lot 87 and Lots 108 thru 112	02-12-28-477-020.000-074
	Lot 114	02-12-28-477-039.000-074
	Lot 113	02-12-28-477-038.000-074
Wiegmans Subdivision	Lots 7 & 8	02-12-28-477-040.000-074

13  
14  
15  
16  
17  
18  
19  
20

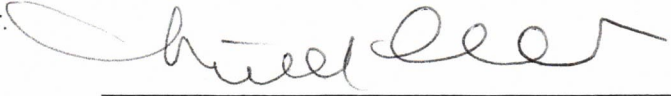
21  
22 and the symbols of the City of Fort Wayne Zoning Map No. I-27 (Sec. 28 of Wayne  
23 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort  
24 Wayne, Indiana is hereby changed accordingly.

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

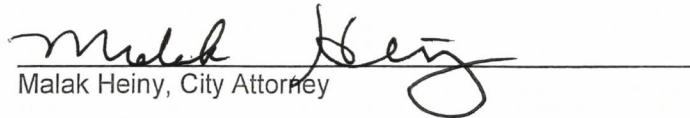
commitment is hereby approved and is hereby incorporated by reference.

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-2025-0023  
Bill Number: Z-25-04-14  
Council District: 4 – Scott Myers

---

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

---

Synopsis of Ordinance: To rezone 5.78 from I2/General Industrial to SC/Shopping Center  
Location: 7006, 7008, 7102, and 7114 Bluffton Road. (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

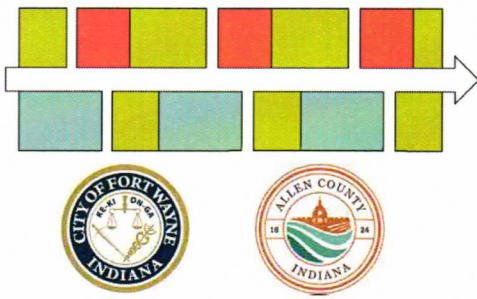
---

Related Petitions: REZ-2025-0016, REZ-2025-0017, REZ-2025-0018, REZ-2025-0020, REZ-2025-0021, REZ-2025-0022, REZ-2025-0022, and REZ-2025-0024

---

Effect of Passage: Properties will be rezoned to the SC/Shopping Center 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 I2/General Industrial, a zoning district 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

---

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.

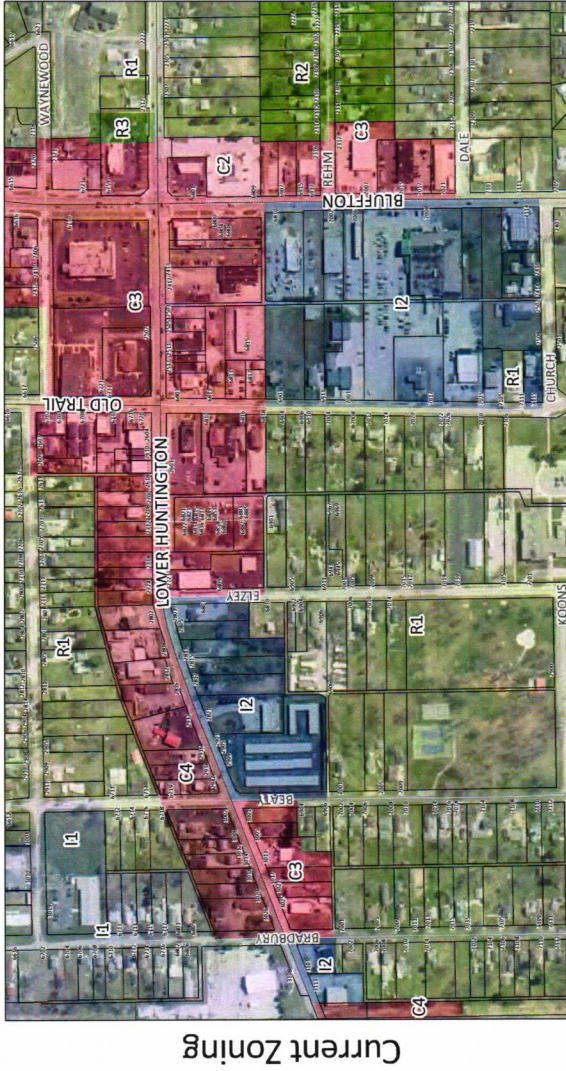
The Proactive Rezoning Work Group is a collaborative effort between the City of Fort Wayne Planning and Policy Department and the Allen County Department of Planning Services to proactively rezone corridors and other areas identified as part of neighborhood and other community-based plans. Often these 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



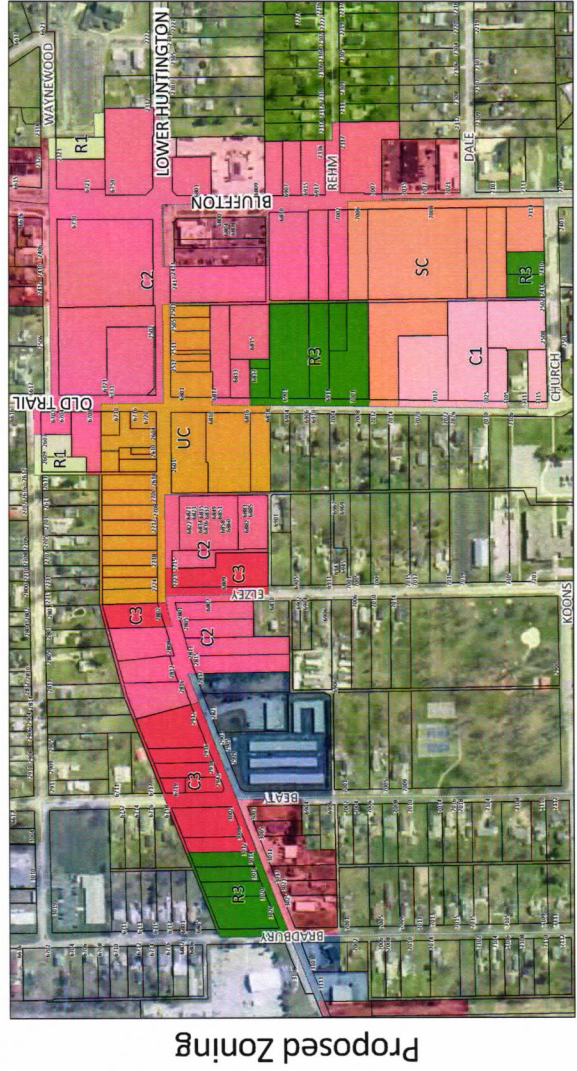
Current Zoning



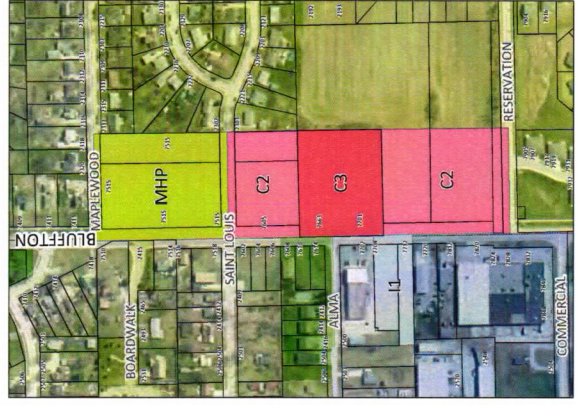
Proposed Zoning

## 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



Proposed Zoning



Proposed Zoning

- R1 Single 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

**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 : 12 Proposed Zoning : SC Acreage to be rezoned : 5.78  
 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      Russell A. Garratt      4/1/25  
 printed name of applicant      signature of applicant      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-2025-0023

#8 SC  
 Wayne 28  
 I-27  
 5.78 AC



**BILL NO. Z-25-04-14**

**REPORT OF COMMITTEE ON REGULATIONS**

**June 24, 2025**

***Michelle Chambers Chair***

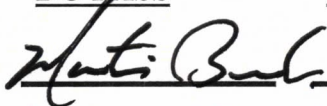
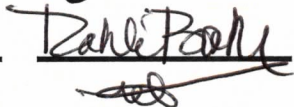

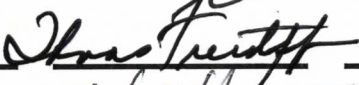

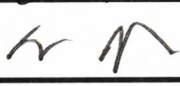
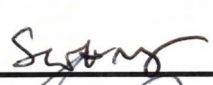
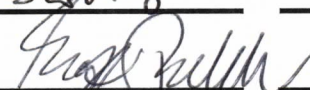
***Thomas Freistroffer Co-Chair***

***All Council Members***

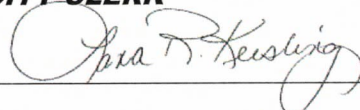
An Ordinance amending the City of Fort Wayne Zoning Map No. I -27 (Sec. 28 of Wayne Township)

*Rezone 5.78 acres to SC/Shopping Center on Bluffton Road*

**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

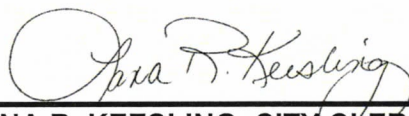
Read the first time in full and on motion by Councilperson Chambers.

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 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

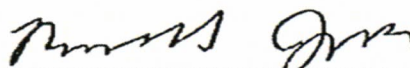
Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Zoning Ordinance No. Z-25-04-14 on the 24th day of June, 2025

ATTEST:

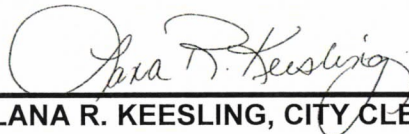


LANA R. KEESLING  
CITY CLERK



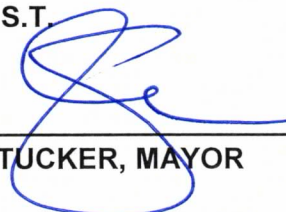
PRESIDING OFFICER

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 4:41 o'clock p.m. E.S.T.



SHARON TUCKER, MAYOR