

1 #REZ-2025-0026

2 BILL NO. Z-25-05-01

3
4 ZONING MAP ORDINANCE NO. Z- 21-25

5 AN ORDINANCE amending the City of Fort Wayne
6 Zoning Map No. J-31 (Sec. 34 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 RP
10 (Planned Residential) 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
Unplatted	W 388.72 feet of the S 397 feet of the NW quarter of Section 34, except the S 237.5 feet	02-12-34-153-018.000-074 (part of)
	W 388.72 feet of the S 237.5 feet of the NW quarter of Section 34	02-12-34-153-019.000-074
	W 388.72 feet of the S 33 feet of the NW quarter of Section 34	02-12-34-300-009.000-074 (part of)

13
14
15
16
17
18

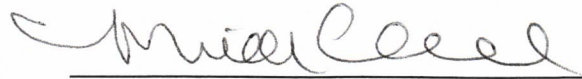
19
20 and the symbols of the City of Fort Wayne Zoning Map No. J-31 (Sec. 34 of Wayne
21 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
22 Wayne, Indiana is hereby changed accordingly.

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

28
29
30

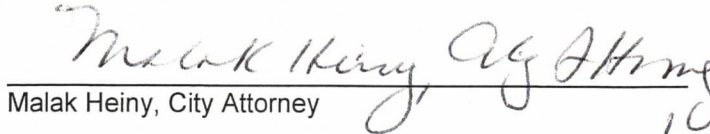
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

SECTION 3. That this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

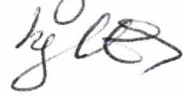


Council Member

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-2025-0026
Bill Number: Z-25-05-01
Council District: 4 – Scott Myers

Introduction Date: May 13, 2025

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 3.73 acres from C4/Intensive Commercial to RP/Planned Residential

Location: 7700-7800 block (east side of), (Section 34 of Wayne Township)

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

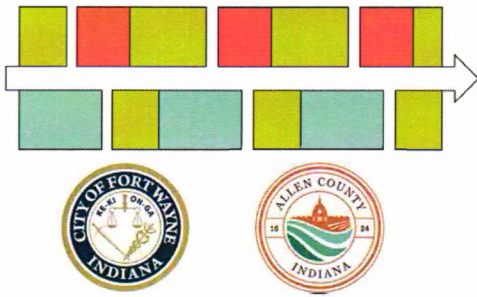
Applicant: Proactive Rezoning Work Group

Property Owners: I 69-24 Investments LLC

Related Petitions: REZ-2025-0016, REZ-2025-0017, REZ-2025-0018, REZ-2025-0019, REZ-2025-0020, REZ-2025-0021, REZ-2025-0022, REZ-2025-0023, and REZ-2025-0024

Effect of Passage: Properties will be rezoned to the PR/Planned 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 C4 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.

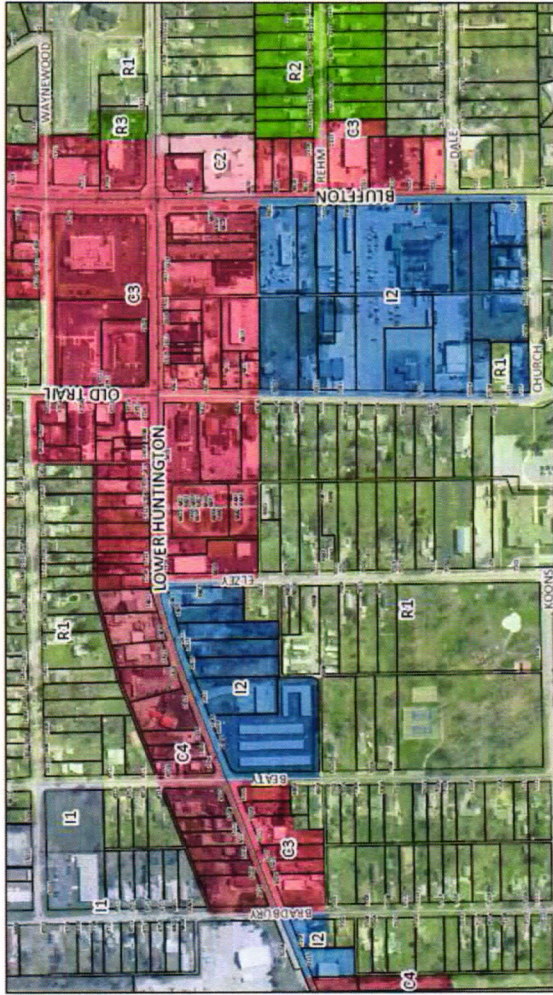
The Proactive Rezoning Work Group is a collaborative effort between the City of Fort Wayne Planning and Policy Department and the Allen County Department of Planning Services to proactively rezone corridors and other areas identified as part of neighborhood and other community-based plans. Often these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

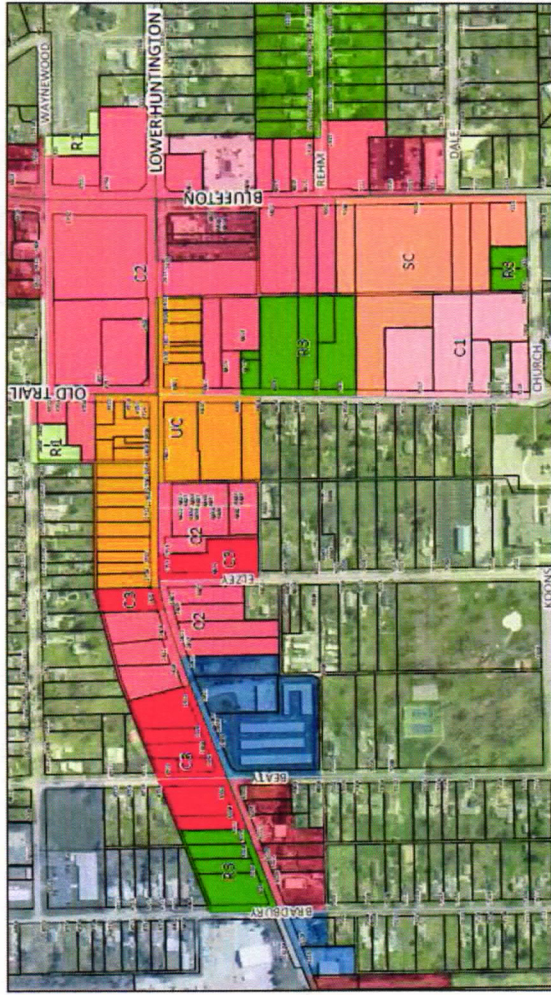
The request is to rezone portions of the corridors to UC /Urban Corridor, C1/Professional Office and Personal Services, C2/Limited Commercial, C3/General Commercial, SC/Shopping Center, I1/Limited Industrial, R3/Multiple Family Residential and MHP/Manufactured Home Park. The UC district will allow for 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.

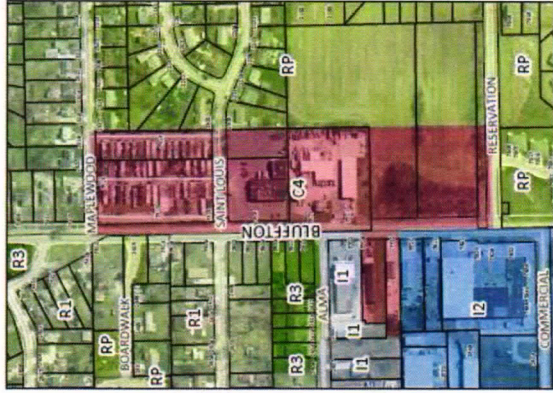
Proactive Rezoning Initiative: Bluffton Rd & Lower Huntington Rd



Current Zoning



Proposed Zoning



Current Zoning



Proposed Zoning

- Current Zoning**
- I1 Single Family Residential
 - I2 Two Family Residential
 - I3 Multiple Family Residential
 - C2 Limited Commercial
 - C3 General Commercial
 - C4 Intensive Commercial
 - I1 Limited Industrial
 - I2 General Industrial
 - I3

- Proposed Zoning**
- R1 Single Family Residential
 - R3 Multiple Family Residential
 - RP Planned 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

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Proactive Rezoning Work Group
 Address 200 E. Berry St. Suite 320
 City Fort Wayne State IN Zip 46802
 Telephone _____ E-mail russell.garriott@cityoffortwayne.org

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 7701 Bluffton Rd (s Of) , 7800 Bluffton Rd (blk Of)
 Present Zoning C4 Proposed Zoning RP Acreage to be rezoned 3.73 acres
 Proposed density _____ units per acre
 Township name Wayne Township section # 34
 Purpose of rezoning (attach additional page if necessary) See attached
To implement the rezoning recommendations of the 2017
Bluffton Rd - Lower Huntington Rd Corridor Improvement Plan
 Sewer provider City of Fort Wayne Water provider City of Fort Wayne

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 Rezonings 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.

Russell A. Garriott 4/28/23
 (printed name of applicant) (signature of applicant) (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	Receipt No.	Hearing Date	Petition No.
4-29-2025		5-12-25	REZ-2025-0026

BILL NO. Z-25-05-01

REPORT OF COMMITTEE ON REGULATIONS

June 24, 2025

Michelle Chambers Chair


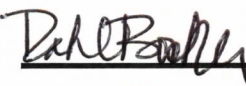


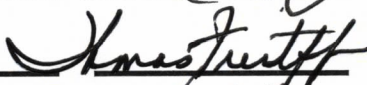
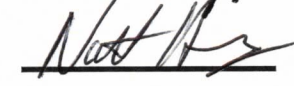



Thomas Freistroffer Co-Chair

All Council Members

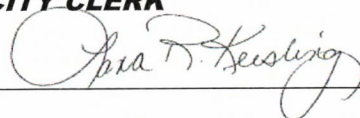
An Ordinance amending the City of Fort Wayne Zoning Map No. J-31 (Sec. 34 of Wayne Township)

To rezone 3.73 acres to RP/Planned Residential at the east side of 7700-7800 block of Bluffton Rd

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

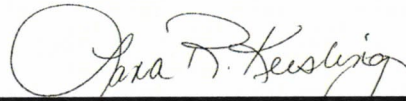
Read the first time in full and on motion by Councilperson Chambers.

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

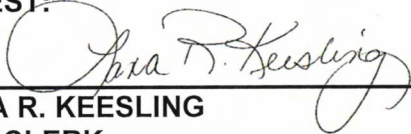


LANA R. KEESLING, CITY CLERK

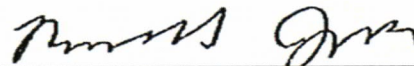
Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Zoning Ordinance No. Z-25-05-01 on the 24th day of June, 2025

ATTEST:

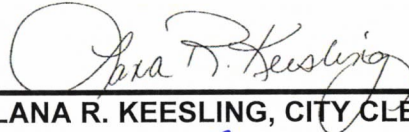


LANA R. KEESLING
CITY CLERK



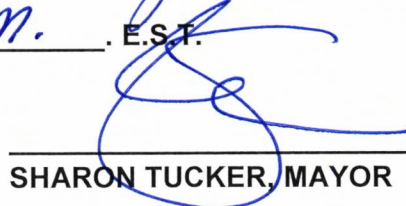
PRESIDING OFFICER

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 25 day of June 2025, at the hour of 4:41 o'clock P.M. E.S.T.



SHARON TUCKER, MAYOR