

#REZ-2025-0047

BILL NO. Z-25-10-16

ZONING MAP ORDINANCE NO. Z-40-25

AN ORDINANCE amending the City of Fort Wayne
Zoning Map Nos. N-14 and N-18 (Sec. 36 of Washington Township)

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
INDIANA:

SECTION 1. That the area described as follows is hereby designated a UC (Urban
Corridor) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
Wayne, Indiana:

Subdivision Name	Legal Description	Parcel Number
Crescent Place Amended Addition	Lot 13	02-07-36-258-008.000-074
Crescent Place Amended Addition	Lots 10-12	02-07-36-258-009.000-074
Kincade Homestead Addition	FRL N Pt Lot 12	
Kincade Homestead Addition	Lot 11 and Frl S 27.4 feet of Lot 12	02-07-36-258-011.000-074
Kincaid Homestead Addition	Lots 8-10	02-07-36-258-013.000-074
Kincaid Homestead Addition	Lots 1-5	02-07-36-258-014.000-074
Kincaid Homestead Addition	Lot 6	02-07-36-258-015.000-074
Kincaid Homestead Addition	Lot 7	02-07-36-258-016.000-074
Bush Homestead Addition	W 102.3 feet N of All E of Crescent Ex N 68 feet Frl	02-07-36-259-002.000-074
Bush Homestead Addition	40 feet E of W 102.3 feet N of Alley & Frl N 68 feet of W 102.3 feet N of Alley Ex St Sec 36 & S 33 feet of 40 feet W of E230 of N140 Lynn & Calif	02-07-36-259-003.000-074
Bush Homestead Addition	E 53 feet N of S 108 feet S of Alley	02-07-36-259-010.000-074

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Subdivision Name	Legal Description	Parcel Number
Bush Homestead Addition	N 41 feet of S 108 feet of E 50 feet	02-07-36-259-011.000-074
Bush Homestead Addition	W 100 feet by 140 feet Frl S of alley and N of State	02-07-36-259-013.000-074
Bush Homestead Addition	32 ½ feet E of W 100 feet S of Alley and N of State	02-07-36-259-014.000-074
Bush Homestead Addition	55 feet E of W 132-1/2 feet of S 140 feet between California and Crescent N of State	02-07-36-259-015.000-074
Bush Homestead Addition	E 25 feet of W 212.5 feet of S 140 feet in SW ¼ of NW ¼ of Sec 36 lying N of State and E of Crescent	02-07-36-259-016.000-074
Bush Homestead Addition	130 feet W of E 100 feet of S 140 feet	02-07-36-259-017.000-074
Bush Homestead Addition	W 50 feet of E 100 feet of S 140 feet W of California	02-07-36-259-018.000-074
Lot 55 Bush Homestead Addition	E 50 feet of S 67 feet W of California Between Lynn and State	02-07-36-259-019.000-074
Petitts Addition	Lot 55	02-07-36-260-010.000-074
Petitts Addition	W 32 feet of Lot 54	02-07-36-260-011.000-074
Petitts Addition	E 18 feet of Lot 54	02-07-36-260-012.000-074
Petitts Addition	Lot 53	02-07-36-260-013.000-074
Petitts Addition	Frl W .4 feet of Lot 50 & Lots 51 and 52	02-07-36-260-014.000-074
Petitts Addition	Lot 49 and W 1/2 of Lot 48 & Lot 50 Frl Ex W .4 feet	02-07-36-260-015.000-074
Petitts Addition	E 1/2 Lot 48	02-07-36-260-016.000-074
North Wildwood	Lot 30	02-07-36-330-030.000-074
North Wildwood	Lot 31	02-07-36-330-031.000-074
Fischers Addition	Lots 4 and 5	02-07-36-401-002.000-074
Fischers Addition	Lot 3	02-07-36-401-003.000-074

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Subdivision Name	Legal Description	Parcel Number
Forest Park Addition	W 35 feet of Lot 1 Block 30	02-07-36-402-012.000-074
Forest Park Addition	W 24 feet of E 115 feet of Lot 1 Block 30	02-07-36-402-013.000-074
Forest Park Addition	E 91 feet of Lot 1 Block 30	02-07-36-402-014.000-074
Forest Park Addition	Lot 2 Block 30	02-07-36-402-015.000-074
Forest Park Addition	LoT 3 Block 30	02-07-36-402-016.000-074
Forest Park Addition	W 90 feet of Lot 28 Block 31	02-07-36-403-001.000-074
Forest Park Addition	W 90 feet of Lot 27 Block 31	02-07-36-403-002.000-074
Forest Park Addition	E 60 feet of Lots 27 and 28	02-07-36-403-003.000-074
Forest Park Addition	Lot 26 Block 31	02-07-36-403-004.000-074
Forest Park Addition	W 50 feet of Lot 1 Block 31	02-07-36-403-018.000-074
Forest Park Addition	E 100 feet of Lot 1 Block 31	02-07-36-403-019.000-074
Forest Park Addition	Lot 2 Block 31	02-07-36-403-020.000-074
Forest Park Addition	Lot 28 Block 32	02-07-36-404-001.000-074

and the symbols of the City of Fort Wayne Zoning Map Nos. N-14 and N-18 (Sec. 36 of Washington 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.

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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-2025-0047
Bill Number: Z-25-10-16
Council District: 2 – Russ Jehl

Introduction Date: October 28, 2025

Plan Commission
Public Hearing Date: October 13, 2025 (not heard by Council)

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

Synopsis of Ordinance: To rezone 6.71 acres from R1/Single Family Residential, R3/Multiple Family Residential, C2/Limited Commercial, and C3/General Commercial to UC/Urban Corridor

Location: 1058, 1105, 1116, 1121 to 1129, 1201, and 1205 to 1415 East State; 2218 to 2224, 2309 and 2311, and 2232 California Avenue; 2311, 2318, 2324, 2329, 2339, Crescent Avenue; and 2219 and 2220 Kentucky Avenue (Section 36 of Wayne Township)

Reason for Request: To implement the zoning recommendations of the East State Proactive Rezoning Initiative.

Applicant: Proactive Rezoning Work Group

Property Owners: Various – See File

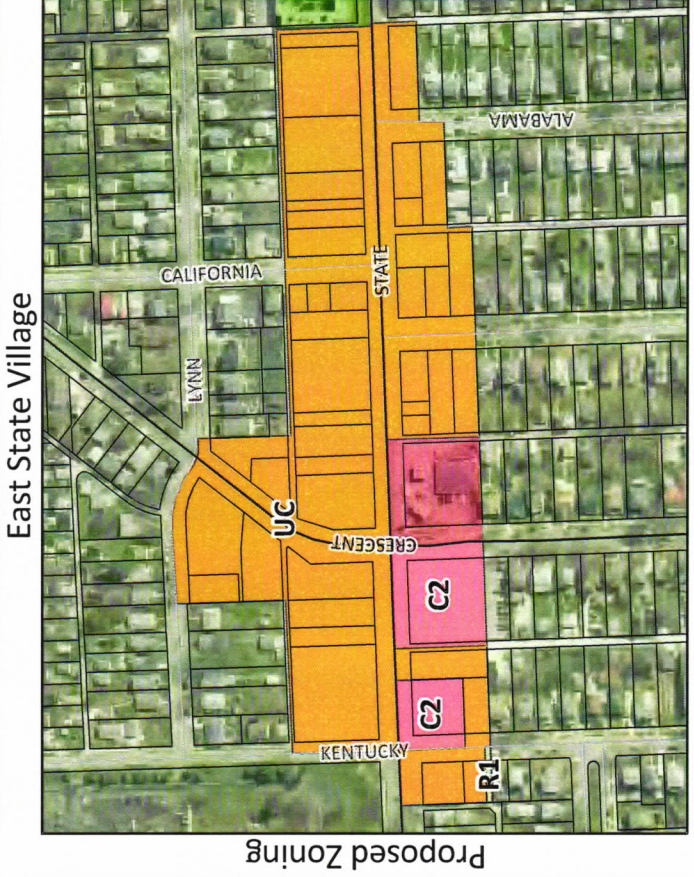
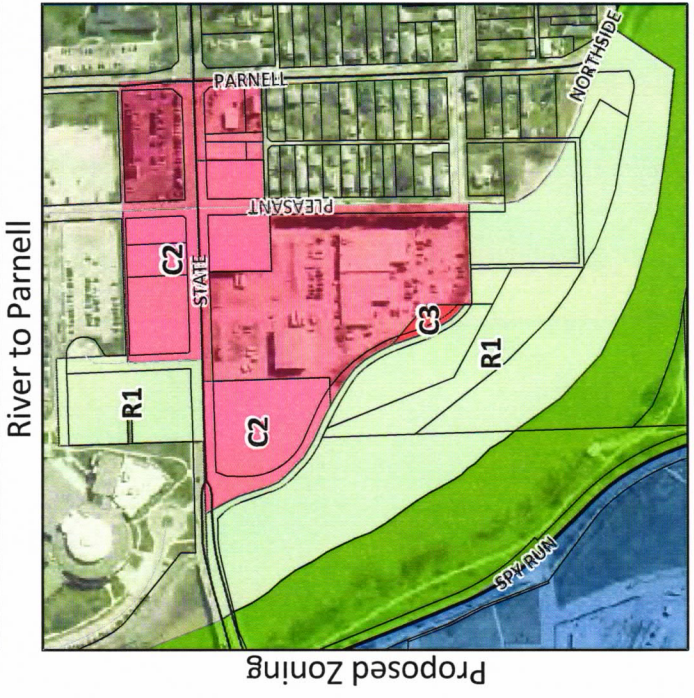
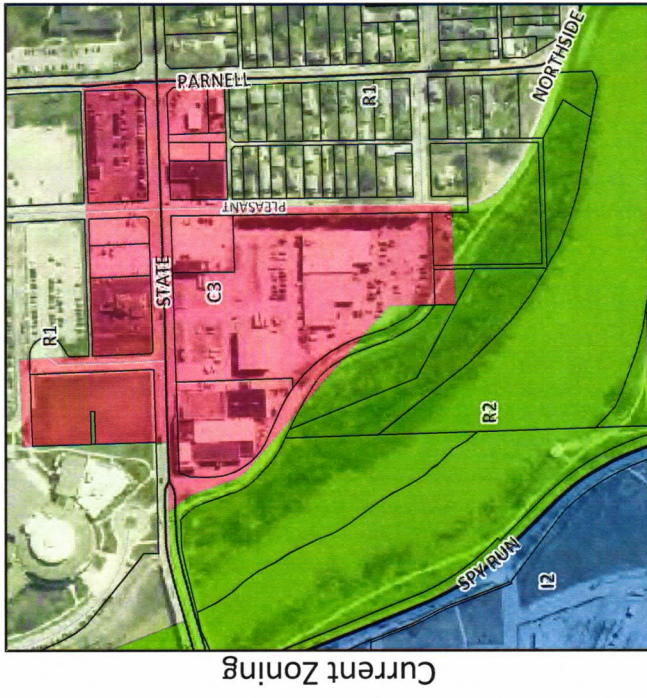
Related Petitions: REZ-2025-0045, REZ-2025-0046, and REZ-2025-0048

Effect of Passage: Properties will be rezoned to the UC/Urban Corridor 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 Historic Northeast 2035 Neighborhood 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 R1, R2, C2, and C3, zoning districts found to be ill-matched to the existing land use and/or incompatible with surrounding uses and the character of the corridor.

Proactive Rezoning Initiative: East State Blvd

Draft: September 2, 2025



- Current Zoning**
- R1 Single Family Residential
 - R2 Two Family Residential
 - R3 Multiple Family Residential
 - C2 Limited Commercial
 - C3 General Commercial

- Proposed Zoning**
- R1 Single Family Residential
 - C2 Limited Commercial
 - C3 General Commercial
 - UC Urban Corridor

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Proactive Rezoning Work Group
 Address 200 E. Berry Street Suite 320
 City Fort Wayne State IN Zip 46802
 Telephone 260-427-2138 E-mail russell.garriott@cityoffortwayne.org

Property Ownership
 Property Owner various - see file
 Address _____
 City _____ State _____ Zip _____
 Telephone _____ E-mail _____

Contact Person
 Contact Person Russell Garriott
 Address _____
 City _____ State _____ Zip _____
 Telephone _____ E-mail _____

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 various - see file Township and Section Wayne, 36
 Present Zoning C2,C3, R3, R1 Proposed Zoning UC Acreage to be rezoned 6.71
 Purpose of rezoning (attach additional page if necessary) To implement the rezoning recommendations of the Historic Northeast 2035 Neighborhood Plan
 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

Russell Garriott Russell Garriott Digitally signed by Russell Garriott
Date: 2025.09.03 10:32:27 -0400' 9/3/25
 (printed name of applicant) (signature of applicant) (date)

 (printed name of property owner) (signature of property owner) (date)



Received <u>9.2.25</u>	Receipt No. _____	Hearing Date <u>10.13.25</u>	Petition No. <u>REZ-2025-0047</u>
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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



FACT SHEET

Department of Planning Services

Case #REZ-2025-0045	Bill # Z-25-10-14	Project Start: September 2025
Case #REZ-2025-0046	Bill # Z-25-10-15	
Case #REZ-2025-0047	Bill # Z-25-10-16	

PROPOSALS:	Rezoning Petitions REZ-2025-0045 – REZ-2025-0047 – East State Proactive Rezone
APPLICANT:	Proactive Rezoning Work Group
REQUEST:	To rezone various properties to R1/Single Family Residential, UC/Urban Corridor, and C2/Limited Commercial, implementing the recommendations of the Historic Northeast 2035 Neighborhood Plan.
LOCATION:	The East State Rezoning Study Area consists of multiple parcels in the 500-600 and 1000-1400 blocks of East State Boulevard, 200 block of Pleasant Avenue, 2200 block of Kentucky Avenue, 2300 block of Crescent Avenue, 2200-2300 blocks of California Avenue, and 2200 block of Alabama Avenue
LAND AREA:	9.87 acres - R1/Single Family Residential 6.71 acres – UC/Urban Corridor 3.93 acres – C2/Limited Commercial TOTAL: 20.51 acres
COUNCIL DISTRICT:	2 – Russ Jehl
SPONSOR:	Fort Wayne Plan Commission

<u>October 13, 2025 Public Hearing:</u>	<ul style="list-style-type: none"> ▪ One letter and one email of support were received. ▪ Two residents spoke in support. ▪ No one spoke with in opposition or with concerns. ▪ Paul Sauerteig and Rachel-Tobin-Smith were absent.
<u>October 20, 2025 Business Meeting:</u>	<ul style="list-style-type: none"> ▪ Karen Richards and Rachel Tobin-Smith were absent.
Z-25-10-14 (REZ-2025-0045 -- C2 Zoning)	
Plan Commission Recommendation: DO PASS	<ul style="list-style-type: none"> • A motion was made by Paul Sauerteig and seconded by Rick Briley to return the ordinance with a Do Pass recommendation to Common Council for their final decision. • 7-0 MOTION PASSED
Z-25-10-15 (REZ-2025-0046 – R1 Zoning)	
Plan Commission Recommendation: DO PASS	<ul style="list-style-type: none"> • A motion was made by Scott Myers and seconded by Rick Briley to return the ordinance with a Do Pass recommendation to Common Council for their final decision. • 7-0 MOTION PASSED
Z-25-10-16 (REZ-2025-0047 – UC Zoning)	
Plan Commission Recommendation: DO PASS	<ul style="list-style-type: none"> • A motion was made by Paul Myers and seconded by Scott Myers to return the ordinance with a Do Pass recommendation to Common Council for their final decision. • 7-0 MOTION PASSED

PROJECT SUMMARY

The East State Rezoning Study Area consists of multiple parcels in the 500-600 and 1000-1400 blocks of East State Boulevard, 200 block of Pleasant Avenue, 2200 block of Kentucky Avenue, 2300 block of Crescent Avenue, 2200-2300 blocks of California Avenue, and 2200 block of Alabama Avenue as shown on the attached map.

This area includes a variety of small neighborhood-oriented retail and personal service uses, other auto-oriented commercial uses and some single-family residential uses. East State Boulevard serves as a key east-west arterial connecting northeast neighborhoods to the core of the city, with an historic urban development pattern that includes both residential and neighborhood-serving commercial uses.

DISCUSSION

This rezoning satisfies the goals and policies outlined in the Historic Northeast 2035 Plan adopted by Common Council in 2024. The Historic Northeast 2035 Plan, now included and incorporated as part of the All in Allen Comprehensive Plan, recommends rezoning areas to more appropriate zoning to encourage more compatible land uses and development patterns that serve residents and businesses in northeast neighborhoods and the greater Fort Wayne Community.

This rezoning request has been developed by the Proactive Rezoning Work Group, referenced as "Work Group". The Work Group, consisting of Community Development and Department of Planning Services staff, was created to implement zoning recommendations from neighborhood and sub-area plans. As part of these rezoning requests, the Work Group reviews and researches existing and proposed land uses and development forms within the study area to determine the proposed zoning classifications.

Based on recommendations from the Historic Northeast 2035 Plan along with additional analysis from the Work Group, it was determined that there are several zoning and land use conflicts present in areas zoned for limited and general commercial uses that are inconsistent with the existing neighborhood character and development pattern. The primary land use conflicts in the C2/Limited Commercial and C3/General Commercial zoned areas are properties used primarily for residential, personal services, limited commercial, general commercial, or neighborhood-oriented commercial land uses. Rezoning areas to zoning districts more appropriate to existing development types will help to stabilize these areas, encourage desired land uses and prevent the encroachment of incompatible limited and general commercial uses.

As part of the public outreach for this rezoning request, the Work Group hosted two open house sessions on July 23, 2025, from 11:00 a.m. to 2:00 p.m. and from 5:30-7:00 p.m. at Nick's (Village Tap) located at 1227 East State Boulevard, which is within the rezoning area. The open house was attended by more than 50 residents and business owners. Postcards were mailed to property owners in the affected area in advance of the open house. Prior to the open house, staff canvassed the study area to distribute flyers to businesses. This approach allowed staff to have in-depth conversations with several property/business owners about the rezoning for their specific property. The Proactive Rezoning Work Group also had an information table at the Northside Night Out Food Truck Rally on August 4, 2025, at Lakeside Park where we spoke with over 33 individuals about the rezoning. Digital outreach included a dedicated page on the Engage Fort Wayne website (<https://engage.cityoffortwayne.org/east-state-rezoning>). The Engage site serves as a virtual open house that informs the public about the rezoning and timeline, has an interactive map and provides direct contacts to the staff team. Post cards and flyers used throughout the engagement process included the website link and QR code to the Engage Page. As of September 24th, there have been 338 visits to the webpage. Prior to and after the open house, additional one-on-one meetings and correspondence took place with several business and property owners to discuss the rezoning. The draft rezoning map was amended based on input received at the open house and in conversations with individual property owners.

The proposed rezoning will have no adverse impact on the current conditions in the area or the uses in the area. The rezoning will create one non-conforming use, a car repair facility at 1129 East State Boulevard. Staff are proposing to rezone this property from C3/General Commercial to UC/Urban Corridor as recommended in the Historic Northeast 2035 Neighborhood Plan. As a nonconforming use in the UC district, the building may be added to or enlarged on the same parcel provided the addition conforms to the other applicable provisions of the zoning ordinance (157.504(C)(2)(a)(ii)).

A letter of support from the Northside Neighborhood Association is included in the Plan Commission packet.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

The project site is located within the Priority Investment Area; the following Goal and Strategies would be applicable:

- **LUD1** - Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas
- **LUD1.1** - Explore new zoning classifications, updated development regulations, and other tools to encourage compatible infill development and redevelopment.
-

Overall Land Use Policies

Staff determined the following Land Use Policies would be applicable and supportive of this request:

- **LUD Policy 2** - Promote complete neighborhoods through sustainable development, preservation, and growth by encouraging and enhancing mixed use neighborhood areas
- **LUD Policy 4** - Nonresidential development which is adjacent to residential neighborhoods should be limited to lower intensity neighborhood commercial uses.
- **LUD Policy 7** - Encourage compatible adaptive reuse of vacant, obsolete, or underutilized nonresidential buildings.

Generalized Future Land Use Map

The project site is located within the Neighborhood, Urban Commercial Corridor and Community Commercial designations.

Overall Land Use Related Action Steps

Staff determined the following recommendations would be applicable and supportive of this proposal:

- **HN1.1** -- Promote the creation of complete neighborhood areas through compact development, increased density, and infill.
- **ED 1.2.3** -- Identify gateways and corridors to target for proactive land use planning, beautification efforts, and appropriate context-sensitive development and redevelopment.
- **ED1.3** -- Support business development and expansion, and new business attraction.
- **ED1.3.2** -- Identify barriers to the development and expansion of businesses and explore the creation of new incentives and programs to address identified barriers.

Other Applicable Plans

The rezoning request satisfies the following goals and policies of the Historic Northeast 2035 Neighborhood Plan (2024):

- **Goal 2:** Support and encourage zoning changes that will improve alignment between zoning classifications and existing or encouraged land uses.
- **Policy A.** Apply Urban Corridor (UC) designation to East State Boulevard between Kentucky Avenue and Florida Drive to enhance and preserve the existing urban scale, pedestrian-oriented, neighborhood node.
- **Policy B.** Apply Limited Commercial (C2) designation to East State Boulevard between the St. Joseph River and Pleasant Avenue to encourage commercial development that supports the neighborhood.
- **Policy C.** Discourage the use of spot zoning that does not meet the existing zoning pattern of the surrounding neighborhood.
- **Policy D.** Discourage use variances that are out of character with the planned character of the neighborhood and the recommendations described herein.

PUBLIC HEARING SUMMARY:

Presenter: Nathan Law, representing the Proactive Rezoning Workgroup, presented the request as outlined above.

Public Comments:

Dan Wire (3002 Northside Dr): Supports rezoning; on advisory board; has worked for years to correct the zoning areas; it's a unique corridor with 3,000 properties and 10,000 people.

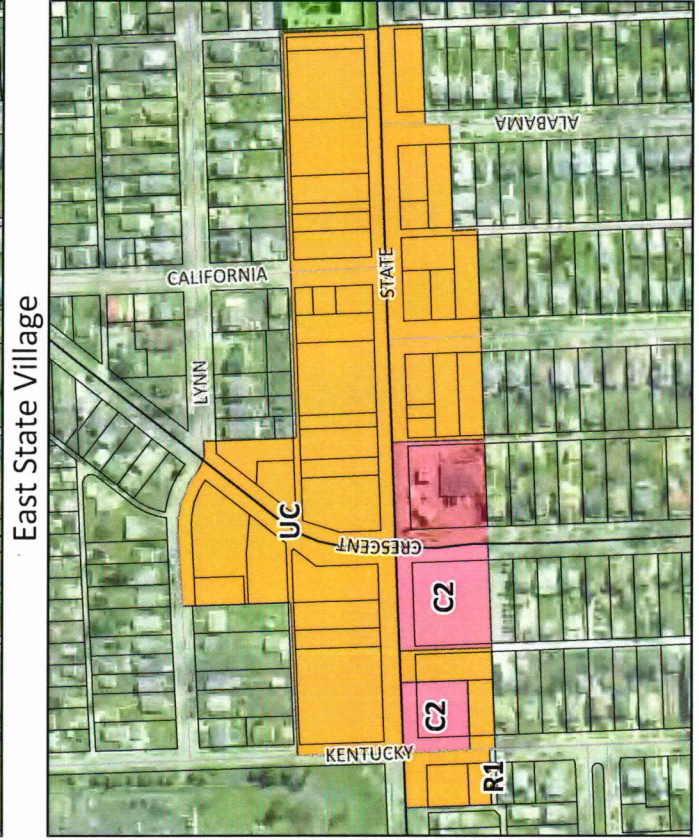
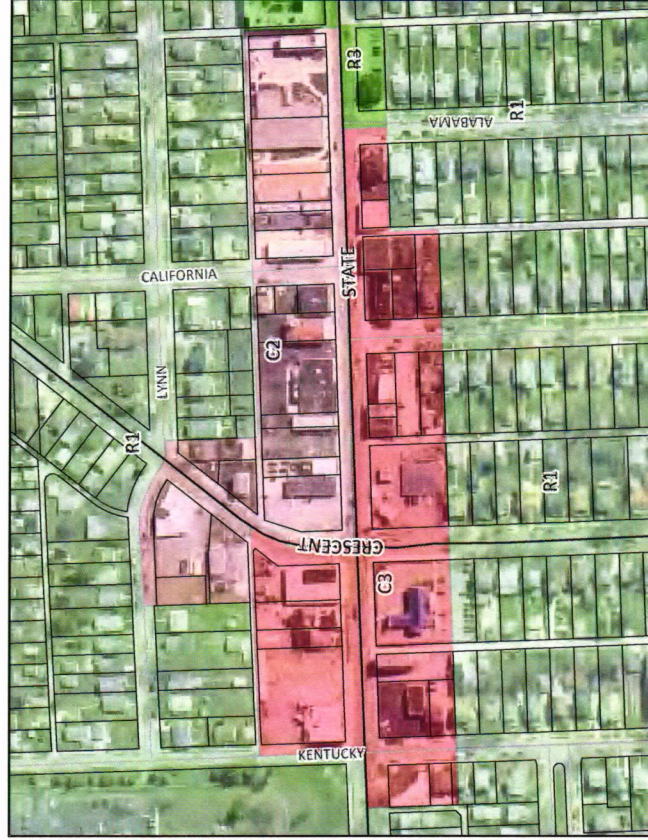
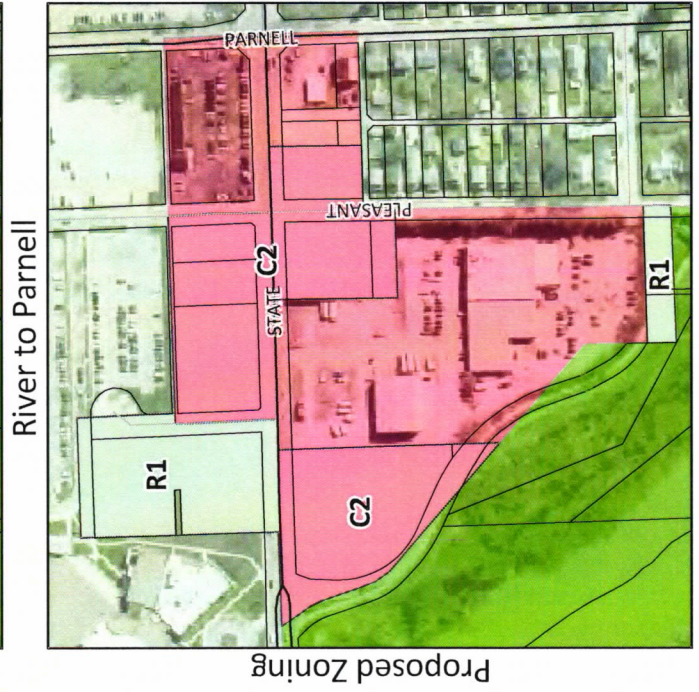
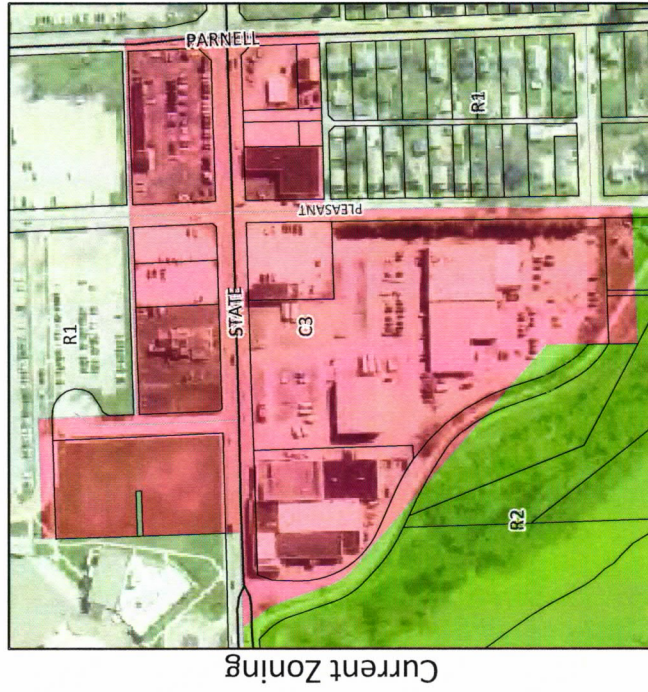
Judy Wire (3002 Northside Dr): Supports rezoning; appreciates the support; makes sense cleaning up mis-matched zoning.

BUSINESS MEETING FOLLOW-UP:

The East State Proactive Rezoning Initiative also includes the Kelley Automotive property at 522 East State. The property will remain C3/General Commercial, as Kelley continues to provide automotive service at this location. There is a small portion of the property (0.10 acre) zoned R1/Single Family Residential along the river. Staff intends to rezone this sliver of property to C3, to match the remainder of the site. During this process, staff has been working with Kelley Real Estate LLC to enter into a Written Commitment to prohibit gas stations on the entirety of the property, which is approximately 4.79 acres. However, at the time of the business meeting, we did not have an executed commitment. Plan Commission voted to defer action on this piece of the project so staff could continue to work toward finalizing this agreement. Plan Commission gave staff up to 90 days, before they would make a recommendation to Council.

Proactive Rezoning Initiative: East State Blvd

Draft: August 26, 2025



Current Zoning

- R1 Single Family Residential
- R2 Two Family Residential
- R3 Multiple Family Residential
- C2 Limited Commercial
- C3 General Commercial

Proposed Zoning

- R1 Single Family Residential
- C2 Limited Commercial
- UC Urban Corridor

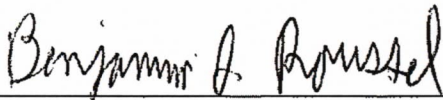
FORT WAYNE PLAN COMMISSION Findings of Fact • October 2025

PROPOSAL:	Rezoning Petition REZ-2025-0045 – East State Proactive Rezone
APPLICANT:	Fort Wayne Plan Commission and Proactive Rezoning Work Group
REQUEST:	To rezone properties to C2/Limited Commercial, implementing the recommendations of the Historic Northeast 2035 Neighborhood Plan.
LOCATION:	500, 521, 535 to 610, 1102 and 1130 East State Boulevard (Sections 35 and 36 of Wayne Township)
LAND AREA:	Approx. 3.93 acres
PRESENT ZONING:	C3/General Commercial
PROPOSED ZONING:	C2/Limited Commercial

The Plan Commission recommends that Rezoning Petition REZ-2025-0045 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. These petitions fulfill the Historic Northeast 2035 Plan. The petitions satisfy many of the future growth and development map, goals, and strategies in the 2023 All in Allen Comprehensive Plan.
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. Careful thought was given to choose zoning districts that would minimize nonconforming situations and better align with existing development patterns. Outreach was offered to business owners, residents, and area stakeholders to accommodate future plans for parcels.
3. Approval is consistent with the preservation of property values in the area. Most of the area and the surrounding area is currently developed. The application of the proposed zoning districts will better align with existing land uses and will allow for more appropriate development on currently developable parcels within the study area.
4. Approval is consistent with responsible development and growth principles, given existing uses and infrastructure in this largely developed area. Encouraging compatible development that respects the historic character and form of the East State Boulevard corridor would also align with the area's use of existing infrastructure.

These findings approved by the Fort Wayne Plan Commission on October 20, 2025.



Benjamin J. Roussel
Executive Director
Secretary to the Commission

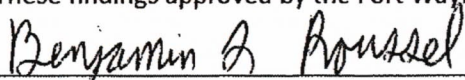
FORT WAYNE PLAN COMMISSION Findings of Fact • October 2025

PROPOSAL: Rezoning Petition REZ-2025-0046 – East State Proactive Rezone
APPLICANT: Fort Wayne Plan Commission and Proactive Rezoning Work Group
REQUEST: To rezone properties to R1/Single Family Residential, implementing the recommendations of the Historic Northeast 2035 Neighborhood Plan.
LOCATION: 475, a portion of the 500 block, and 505 East State Boulevard; 400 and 500 Forest Avenue; 2215 Kentucky Avenue; 200 block of Pleasant Avenue; and south of 2017 Parnell Avenue. (Sections 35 and 36 of Wayne Township)
LAND AREA: Approx. 9.87 acres
PRESENT ZONING: R2/Two Family Residential and C3/General Commercial
PROPOSED ZONING: R1/Single Family Residential

The Plan Commission recommends that Rezoning Petition REZ-2025-0046 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. These petitions fulfill the Historic Northeast 2035 Plan. The petitions satisfy many of the future growth and development map, goals, and strategies in the 2023 All in Allen Comprehensive Plan.
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. Careful thought was given to choose zoning districts that would minimize nonconforming situations and better align with existing development patterns. Outreach was offered to business owners, residents, and area stakeholders to accommodate future plans for parcels.
3. Approval is consistent with the preservation of property values in the area. Most of the area and the surrounding area is currently developed. The application of the proposed zoning districts will better align with existing land uses and will allow for more appropriate development on currently developable parcels within the study area.
4. Approval is consistent with responsible development and growth principles, given existing uses and infrastructure in this largely developed area. Encouraging compatible development that respects the historic character and form of the East State Boulevard corridor would also align with the area's use of existing infrastructure.

These findings approved by the Fort Wayne Plan Commission on October 20, 2025.



Benjamin J. Roussel
Executive Director
Secretary to the Commission

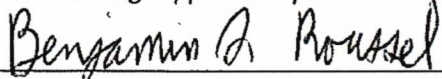
FORT WAYNE PLAN COMMISSION Findings of Fact • October 2025

PROPOSAL: Rezoning Petition REZ-2025-0047 – East State Proactive Rezone
APPLICANT: Fort Wayne Plan Commission and Proactive Rezoning Work Group
REQUEST: To rezone properties to UC/Urban Corridor, implementing the recommendations of the Historic Northeast 2035 Neighborhood Plan.
LOCATION: 1058, 1105, 1116, 1121 to 1129, 1201, and 1205 to 1415 East State; 2218 to 2224, 2309 and 2311, and 2232 California Avenue; 2311, 2318, 2324, 2329, 2339, Crescent Avenue; and 2219 and 2220 Kentucky Avenue (Section 36 of Wayne Township)
LAND AREA: Approx. 6.71 acres
PRESENT ZONING: R1/Single Family, R3/Multiple Family Residential, C2/Limited Commercial and C3/General Commercial
PROPOSED ZONING: UC/Urban Corridor

The Plan Commission recommends that Rezoning Petition REZ-2025-0047 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. These petitions fulfill the Historic Northeast 2035 Plan. The petitions satisfy many of the future growth and development map, goals, and strategies in the 2023 All in Allen Comprehensive Plan.
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. Careful thought was given to choose zoning districts that would minimize nonconforming situations and better align with existing development patterns. Outreach was offered to business owners, residents, and area stakeholders to accommodate future plans for parcels.
3. Approval is consistent with the preservation of property values in the area. Most of the area and the surrounding area is currently developed. The application of the proposed zoning districts will better align with existing land uses and will allow for more appropriate development on currently developable parcels within the study area.
4. Approval is consistent with responsible development and growth principles, given existing uses and infrastructure in this largely developed area. Encouraging compatible development that respects the historic character and form of the East State Boulevard corridor would also align with the area's use of existing infrastructure.

These findings approved by the Fort Wayne Plan Commission on October 20, 2025.



Benjamin J. Roussel
Executive Director
Secretary to the Commission

October 3, 2025

To the members of the Fort Wayne Plan Commission:

The Northside Neighborhood Association supports the proactive rezoning of the East State Village area and East State Boulevard between Florida Ave and Spy Run Ave.

An important part of the Historic Northeast 2035 is the revitalization of this area. The Northside Neighborhood Association, as representatives of the residents and businesses of this area, values this corridor and feels that the accessibility and character serve as tremendous potential to catalyze the neighborhood. Appropriate zoning will serve to make the corridor a vibrant part of the community for the residents and attract people from other parts of the city to local businesses in our neighborhood.

We appreciate your support of this zoning update.

Sincerely,

Lori Stombaugh, President
Northside Neighborhood Association

Michelle Wood

From: Chris Henry <chrishenry@chenrysteel.com>
Sent: Monday, October 13, 2025 5:00 PM
To: Michelle Wood
Subject: Rezoning Support

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Michelle,

I am unable to make tonight's planning meeting due to travel, but I wanted to be sure to extend my support for the rezoning plans being presented. I believe it is vital to move this sector of our city forward, and look forward to being of any assistance should things proceed in this direction.

I appreciate your time and attention to this matter and look forward to working with you and your office in the near future.

Please don't hesitate to reach out for any questions or concerns.

Christopher Henry

BILL NO. Z-25-10-16

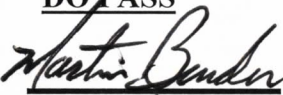



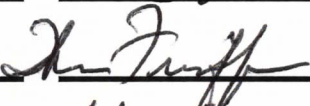

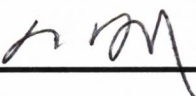


**REPORT OF COMMITTEE ON REGULATIONS
November 4, 2025**

Thomas Freistroffer Chair
Michelle Chambers Co-Chair
All Council Members

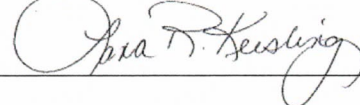
An Ordinance amending the City of Fort Wayne Zoning Map Nos. N-14 and N-18
(Sec. 36 of Washington Township)

To rezone 6.71 acres from R1/Single Family Residential, R3/Multiple Family Residential, C2/Limited Commercial, and C3/General Commercial to UC/Urban Corridor

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 Freistroffer, 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: November 4, 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-25-10-16 on the 4th day of November, 2025

ATTEST:



 LANA R. KEESLING
 CITY CLERK



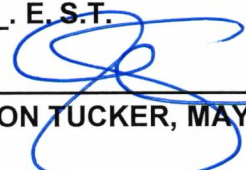
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 5th of November 2025, at the hour of 8:55 o'clock A.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 6th day of November 2025, at the hour of 11:59 o'clock AM E.S.T.



 SHARON TUCKER, MAYOR

