

1 #REZ-2015-0013

2 BILL NO. Z-15-03-15

3 ZONING MAP ORDINANCE NO. Z- 12-15

4 AN ORDINANCE amending the City of Fort Wayne
5 Zoning Map No. P-54 (Sec. 6 of St. Joseph Township)

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

8 SECTION 1. That the area described as follows is hereby designated an R1
9 (Single Family Residential) District under the terms of Chapter 157 Title XV of the Code of
10 the City of Fort Wayne, Indiana:

11 Part of the Northwest and Southwest Fractional Quarters of Section 6, Township 31 North,
12 Range 13 East, Allen County, Indiana, more particularly described as follows:

13 BEGINNING at the West Quarter corner of said Section 6, Township 31 North, Range 13
14 East; thence North 00 degrees 39 minutes 20 seconds West (adjoining plat bearing and is
15 used as the basis for the bearings in this description), along the West line of said Northwest
16 Fractional Quarter, a distance of 195.50 feet; thence South 89 degrees 06 minutes 30 seconds
17 East and parallel with the East and West centerline of said Section 6, a distance of 760.24
18 feet; thence South 12 degrees 56 minutes 48 seconds West, a distance of 199.84 feet to a
19 point on the aforesaid East and West centerline; thence North 89 degrees 06 minutes 30
20 seconds West, along said centerline, a distance of 76.37 feet to the Northwest corner of a
21 0.79 acre tract of land conveyed to Woodland Lake Association, Inc. by deed recorded in
22 Document Number 205039531; thence South 30 degrees 02 minutes 34 seconds West, along
23 the Westerly line of said 0.79 acre tract and the Northwesterly line of a 0.48 acre tract of
24 land conveyed to Nancy Heyman by deed recorded in Document Number 205050213 in the
25 Office of the Recorder of Allen County, Indiana, a distance of 95.74 feet to the Northerly
26 right-of-way line of Woodland Crossing; thence Northwesterly, along said Northerly right-
27 of-way line as defined by a regular curve to the left, not tangent to the last course, having a
28 radius of 199.28 feet, an arc distance of 187.16 feet being subtended by a chord having a
29 bearing of North 62 degrees 12 minutes 10 seconds West and a distance of 180.36 feet to the
30 point of tangency; thence North 89 degrees 06 minutes 30 seconds West, continuing along
said Northerly right-of-way line, a distance of 429.36 feet to the West line of the Southwest
Fractional Quarter of said Section 6; thence North 00 degrees 18 minutes 30 seconds East,
along said West line, a distance of 2.00 feet to the Point of Beginning, containing 3.47 acres
of land.

and the symbols of the City of Fort Wayne Zoning Map No. P-54 (Sec. 6 of St. Joseph
Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
Wayne, Indiana is hereby changed accordingly.

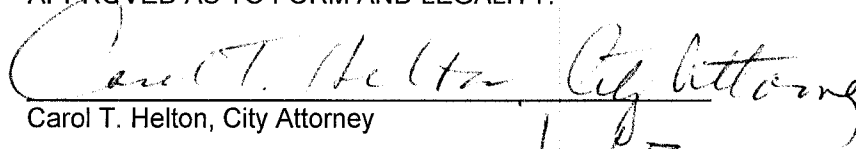
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SECTION 2. That this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.



Council Member

APPROVED AS TO FORM AND LEGALITY:



Carol T. Helton, City Attorney



City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2015-0013
Bill Number: Z-15-03-15
Council District: Russ Jehl – District 2

Introduction Date: March 24, 2015

Plan Commission
Public Hearing Date: April 13, 2015

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

Synopsis of Ordinance: To rezone approximately 3.47 acres of property from AR-Low Intensity
Residential to R1-Single Family Residential

Location: The tract on the north side of the 1800 block of Woodland Crossing, across
from Lots 51 through 55 of Woodland Crossing, Section 4 (Section 6 of St.
Joseph Township)

Reason for Request: To develop seven (7) single family residential lots, to be platted as Woodland
Lake Extended.

Applicant: Zohrab K. Tazian

Property Owner: Mike A. Fuller

Related Petitions: Primary Plat, Woodland Lake Extended

Effect of Passage: Property will be rezoned to R1-Single Family Residential and developed with
residential lots to be added to the overall Woodland Lake neighborhood on
existing access.

Effect of Non-Passage: The property will remain zoned AR-Low Intensity Residential and may
continue to be used for single family purposes but may not be platted as a
subdivision. Certain agricultural uses are also permitted.

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Mike A. Fuller
 Address 1510 Holliston Trail
 City Fort Wayne State IN Zip 46825
 Telephone (260) 466-4565 E-mail _____

Contact Person
 Contact Person Zohrab K. Tazian
 Address 10104 Woodland Plaza Cove
 City Fort Wayne State IN Zip 46825
 Telephone (260) 497-7875 E-mail zohrabt@tazian.com

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 Auburn Road
 Present Zoning AR Proposed Zoning R1 Acreage to be rezoned 3.47 acres
 Proposed density 2 Lots per acre units per acre
 Township name St. Joe Township section # 6
 Purpose of rezoning (attach additional page if necessary) To develop 7 (seven) residential lots
 Sewer provider City of Fort Wayne Water provider City of Fort Wayne

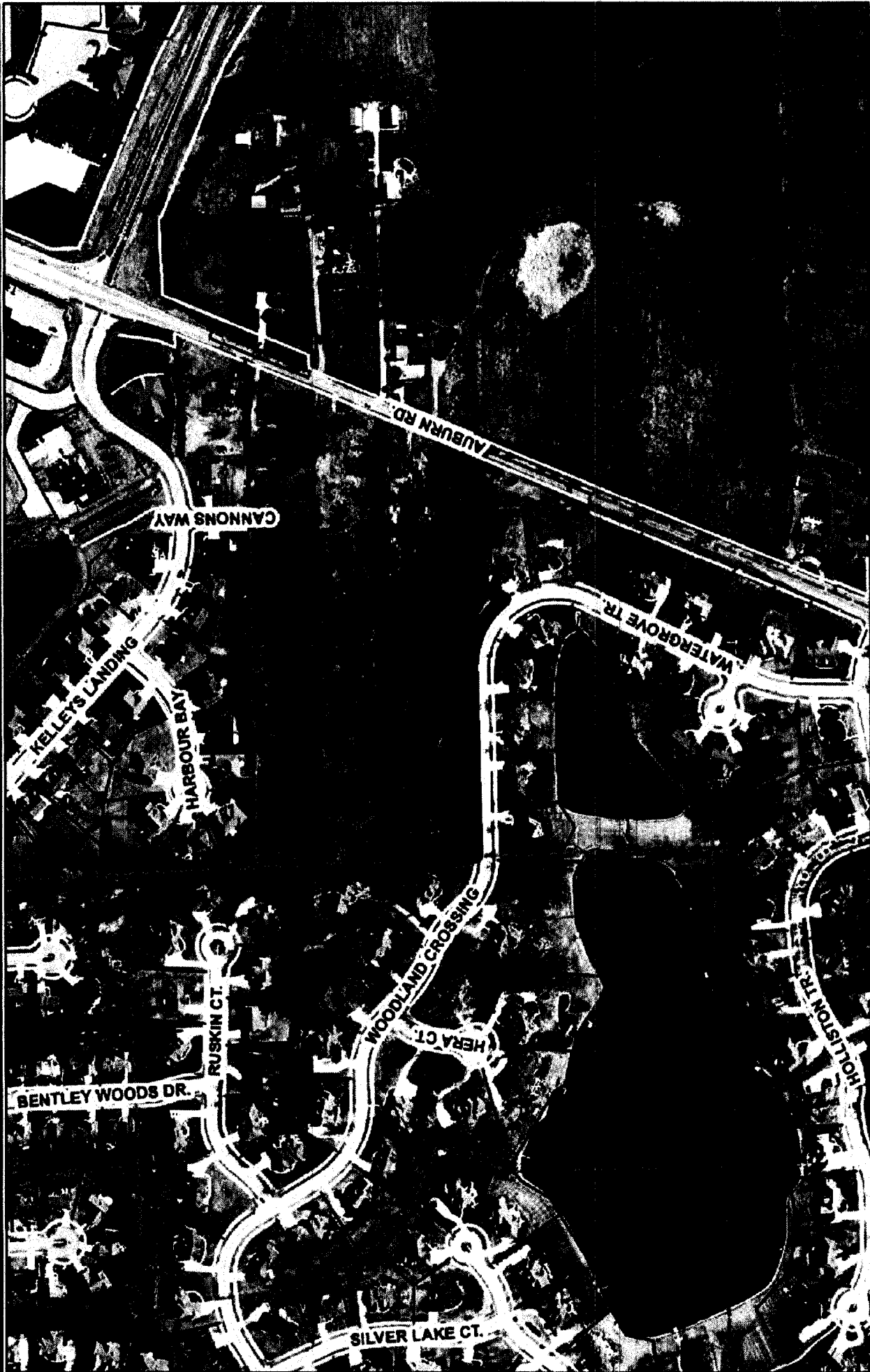
Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements.
 Applicable filing fee
 Applicable number of surveys showing area to be rezoned (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.

Michael A. Fuller [Signature] 2/6/15
 (printed name of applicant) (signature of applicant) (date)
Zohrab K. Tazian [Signature] 2/6/15
 (printed name of property owner) (signature of property owner) (date)
 _____ (signature of property owner) _____ (date)
 _____ (signature of property owner) _____ (date)

Received	Receipt No.	Hearing Date	Petition No.
2/9/15	117059	April 13, 2015	REZ 2015-0013

Rezoning Petition REZ-2015-0013 and Primary Plat - Woodland Lake Extended



Project boundaries represented by bold colored lines are for representational purposes only.

Although some accuracy, this does have been improved in the preparation of this map. The accuracy of the information contained herein and the date of the information is not guaranteed. All liability remains with the client.

© 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 Map scale: 1 inch = 300 feet
 Photo and Contours: Spring 2009

Date: 3/1/2015

1 inch = 300 feet

0 150 300 Feet



Project boundaries represented by bold colored lines are for representational purposes only.

Although exact accuracy cannot be guaranteed, this map was prepared in the best effort possible. The City of Altus is not responsible for any errors or omissions. The City of Altus is not responsible for any errors or omissions. The City of Altus is not responsible for any errors or omissions.

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 Altus, Oklahoma
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Altus, Oklahoma
 Planning and Zoning Department
 2015-0013

1 inch = 300 feet

0 100 200 Feet

DRAWN: 2/17/2015

FACT SHEET

Case #REZ 2015-0013

Bill # Z-15-03-15

Project Start: 24 March 2015

APPLICANT:	Michael A. Fuller
REQUEST:	To rezone property from AR/Low Intensity Residential, to R1/Single Family Residential; and approve a primary plat for a seven lot single family residential subdivision.
LOCATION:	The proposed subdivision is located on the north side of the 1800 block of Woodland Crossing; north and east of Woodland Lake subdivision (Section 6 of St. Joseph Township).
PRESENT ZONING:	AR/Low Intensity Residential
PROPOSED ZONING:	R1/Single Family Residential
LAND AREA:	3.47 acres
NEIGHBORHOOD	
ASSOCIATIONS:	Community Liaison, Northeast Area Partnership, Woodland Lake
COUNCIL DISTRICT:	2-Russ Jehl
ASSOCIATED PROJECTS:	Primary Development Plan, Primary Plat, Woodland Lake Extended
SPONSOR:	City of Fort Wayne Plan Commission

13 April 2015 Public Hearing

- A representative for Woodland Lake spoke in support with request for Written Commitment.
- No one spoke in opposition.
- Mike Bultemeier and Judi Wire were absent.

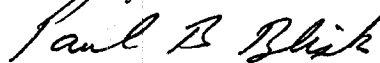
20 April 2015 – Business Meeting

Plan Commission Recommendation: DO PASS with a Written Commitment.

- A motion was made by Shan Gunawardena and seconded by John Shoaff to return the ordinance to Common Council for their final decision. **MOTION CARRIED 7-0**
- Mike Bultemeier and Judi Wire were absent.

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
7 May 2015

Reviewed By:



Paul Blisk, Deputy Land Use Director

PROJECT SUMMARY

SITE HISTORY:

- The property is currently zoned AR/Single Family Residential, and was annexed into the City of Fort Wayne in 2010.

The petitioner requests a rezoning from AR/Low Intensity Residential to R1/Single Family Residential to allow the subdivision of a 3.47 acre residential tract into seven (7) additional residential lots. The proposed subdivision proposes to develop on two parcels. The development site consists of excess acreage from the Woodland Lake development and the rear three quarters of a metes and bounds residential lot that fronts on Auburn Road. The remaining one quarter of the metes and bounds lot will remain as a residential homestead.

The current zoning is AR, which does not allow the land to be platted into a subdivision under the City zoning ordinance. The petitioner proposes to rezone to R1/Single Family Residential, which will allow the proposed subdivision. The site is surrounded by R1 and AR zoning and the predominate land use is single family housing, mostly in platted subdivisions, with several "metes and bounds" tracts along Auburn Road. The proposed zoning district can be supported by the Comprehensive Plan in that it will allow for planned residential subdivision of land and infill development. The residential proposal will place additional living options within close proximity to goods and retail services, as well as medical services. The comprehensive plan supports this development through the following objectives:

- LU1.** Encourage carefully planned growth by utilizing the conceptual development map as part of the community's land use decision-making process;
- LU3.** Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure;
- LU5.** Encourage sustainable growth and quality development, revitalization and redevelopment by increasing and enhancing connectivity;
- LU8.** Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.

The proposed plat subdivides approximately 3.47 acres of land into seven (7) platted single family lots. Access to the lots will be gained from Woodland Crossing a platted public street within Woodland Lake. The appearance would be as if the lots were platted with Woodland Lake or a typical double loaded public street within a subdivision. Public sewer and water will be extended to all the lots from within Woodland Lake. The smallest lot width at the building line is 94 feet, which is compatible with existing platted lots in Woodland Lake. Stormwater management is proposed to be directed to the existing drainage system in Woodland Lake, as a result no new stormwater ponds will be created as part of the development of these seven lots. A public sidewalk is required to be constructed along the lots frontages on Woodland Crossing. The proposed plat meets all of the standards of the Zoning Ordinance and no variances have been filed.

PUBLIC HEARING DISCUSSION:

Zohrab Tazian, developer of the original Woodland Lake subdivision, represented the owner and developer, Michael Fuller. Mr. Tazian explained that he had always intended to add this land to the subdivision but it was not available at the time. The new plat will be compatible with the existing homes, using a larger footprint as the minimum house size for these seven lots. A sidewalk will be installed on the north side of Woodland Crossing. This plat will have covenants that match the existing covenants for Woodland Lake.

Patrick Hess, attorney for Woodland Lake offered the support of the neighborhood, with the condition that a Written Commitment be recorded that ensures the new plat will join covenants with the established neighborhood. The Woodland Lake Association also asked that the Plan Commission

require Mr. Fuller to limit development on the original homestead to single family or office development in the future. Counsel for the plan Commission explained that the Commission cannot place conditions on a parcel of land that is not under review. At the Site Committee meeting of the Plan Commission it was discussed that any new zoning on that outlot would require a new public hearing and approval by Council, so there will be an opportunity to consider a new use for that parcel.

There was no further discussion or remonstrance. A commitment has been executed that provides for all the other conditions requested by the Woodland Lake Association.

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT


Rezoning Petition REZ-2015-0013

APPLICANT: Michael A. Fuller
REQUEST: To rezone property from AR/Low Intensity Residential, to R1/Single Family Residential; and approve a primary plat for a seven lot single family residential subdivision.
LOCATION: The proposed subdivision is located on the north side of the 1800 block of Woodland Crossing; north and east of Woodland Lake subdivision (Section 6 of St. Joseph Township).
LAND AREA: Approximately 3.47 acres
PRESENT ZONING: AR/Low Intensity Residential
PROPOSED ZONING: R1/Single Family Residential

The Plan Commission recommends that Rezoning Petition REZ-2015-0013 be returned to Common Council with an approved Written Commitment with a recommendation of “Do Pass” for the reasons stated below:

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. The general area has seen a mixture of land developments from single-family to medical and professional office land uses. This proposal will provide infill development using existing infrastructure.
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. Plan review from the Plan Commission and staff will ensure a compatible development that complements the neighborhood.
3. Approval is consistent with the preservation of property values in the area. This proposal provides another housing choice for residents who choose to reside in the northwest quadrant of Fort Wayne. The proposed density and land use are consistent with surrounding development.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Review by City engineering departments indicates that the site can be developed for residential uses and adequate infrastructure is available to service the site.

These findings approved by the Fort Wayne Plan Commission on April 20, 2015.



Michael Bultemeier
Secretary to the Commission

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Mike A. Fuller
 Address 1510 Holliston Trail
 City Fort Wayne State IN Zip 46825
 Telephone (260) 466-4565 E-mail _____

Contact Person
 Contact Person Zohrab K. Tazian
 Address 10104 Woodland Plaza Cove
 City Fort Wayne State IN Zip 46825
 Telephone (260) 497-7875 E-mail zohrabt@tazian.com

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Michael A. Fuller [Signature] 2/6/15
 (printed name of applicant) (signature of applicant) (date)
Zohrab K. Tazian [Signature] 2/6/15
 (printed name of property owner) (signature of property owner) (date)
 _____ (signature of property owner) _____ (date)
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Received	Receipt No.	Hearing Date	Petition No.
2/9/15	117059	April 13, 2015	REZ 2015-0013



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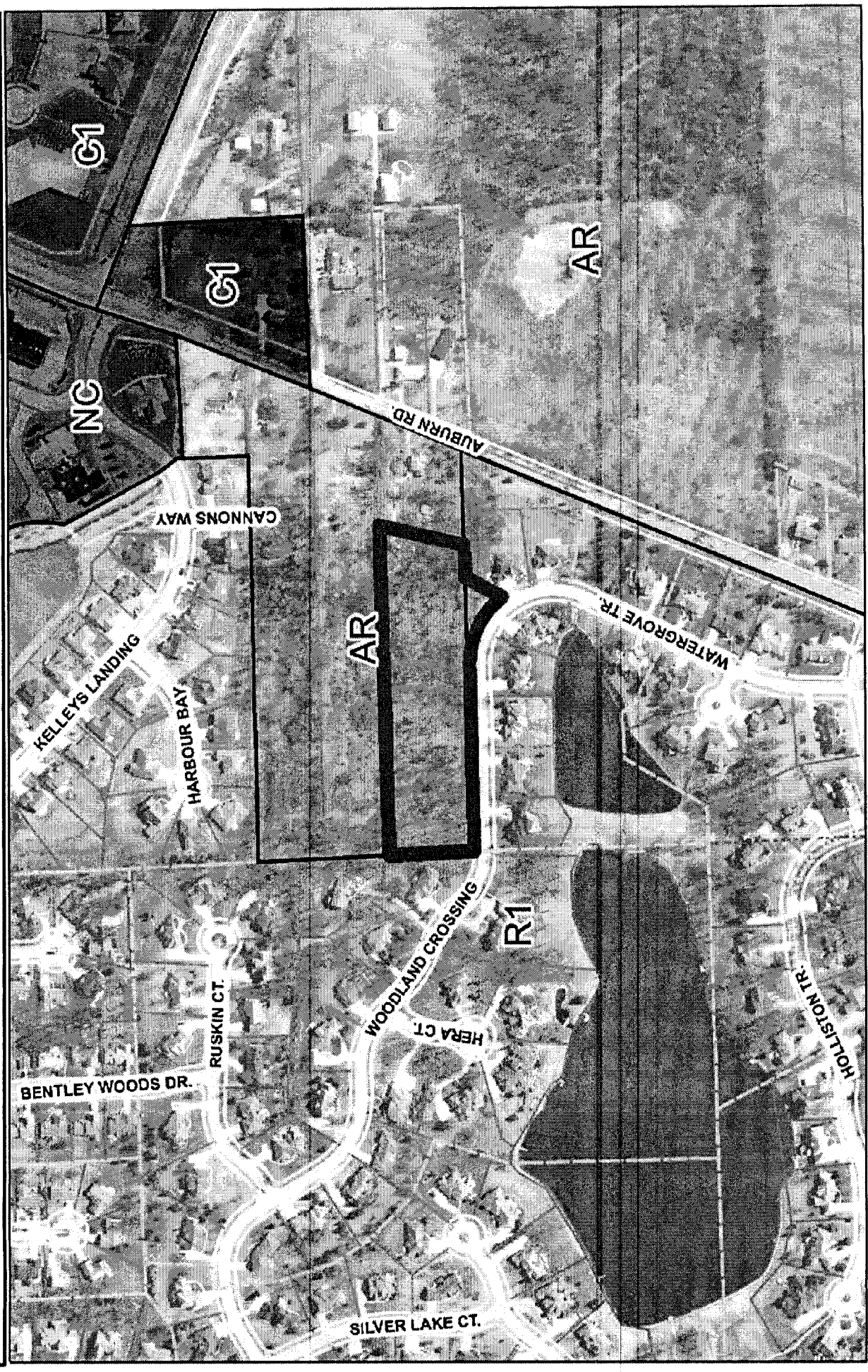
© 2004 Board of Commissioners of the County of Alton
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Projection Control: Spring 2009
 Date: 1/7/2015

Although every effort has been made to ensure the accuracy of the information contained herein, the user assumes all liability for any errors or omissions in this map.





Rezoning Petition REZ-2015-0013 and Primary Plat - Woodland Lake Extended



Project boundaries represented by bold colored lines are for representational purposes only.

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North Carolina Division of Planning
North Carolina Geographic Information Systems
Phone: 919.419.3100; Spring 2009

Although this map was prepared by the County of Allen, it is not a warranty or guarantee of accuracy. The information contained herein is for informational purposes only and should not be used as a basis for any legal or financial decisions.

Date: 4/17/2015



WRITTEN COMMITMENT
[Cross-Reference to Doc. No. 2014046420]

This Written Commitment ("Commitment"), dated as of the date signed on the signature page, is made by Michael A. Fuller, an individual over 18 years of age ("Fuller"), and Zorhab K. Tazian and Naomi C. Tazian, husband and wife ("Tazian", collectively the "Owner").

RECITALS

A. Fuller is the owner of a portion of the real estate described in Exhibit "A" ("Real Estate") to this Commitment which is part of a larger parcel acquired via a Warranty Deed dated September 14, 2014, and recorded on September 25, 2014, as Document Number 2014046420 in the Allen County Recorder's Office. The entire parcel owned by Fuller is identified as Parcel No. 02-08-06-179-010.000-072 according to Allen County tax records.

B. Tazian is the owner of the remaining portion of the Real Estate. The Tazian parcel is identified as Parcel No. 02-08-06-328.001.000-072 according to Allen County tax records.

C. On February 9, 2015, Owner applied for rezoning of the Real Estate from AR-Low Intensity Residential to R1-Single Family Residential. The rezoning proposal has been designated as Rezoning Petition REZ-2015-0013 ("Rezoning").

D. On February 9, 2015, Owner applied for the approval of a primary plat for Woodland Lake Extended on the Real Estate. The primary plat proposal has been designated as Primary Plat PP-2015-0062, Woodland Lake Extended ("Primary Plat").

E. On April 13, 2015, the Fort Wayne Plan Commission ("Plan Commission") held a public hearing on the Rezoning and Primary Plat.

F. Pursuant to IC 36-7-4-1015 and Section 147.503(A)(5) of the Fort Wayne Zoning Ordinance, the Plan Commission may require an owner of real property to make a written commitment concerning the use or development of the real property as part of the adoption of a rezoning proposal or the primary approval of a subdivision plat.

G. On April 20, 2015, the Plan Commission recommended approval of the Rezoning to the Common Council of the City of Fort Wayne ("City Council"), and conditionally approved the Primary Plat subject to the execution of this Commitment. As a part of each decision, the Plan Commission required the Owner to make this Commitment concerning the use and development of the Real Estate, and further, Owner consents and agrees to the terms and restrictions in this Commitment.

H. The City Council approved the Rezoning of the Real Estate on _____, 2015 from AR-Low Intensity Residential to R1-Single Family Residential.

COMMITMENT

Owner agrees and consents to the following written commitments which shall govern the Real Estate:

1. **STATEMENT OF COMMITMENTS.** In addition to the Conditions of Approval contained in the Plan Commission's approval of the Subdivision Plat, which decision is on record at the Plan Commission's office, the Owner shall abide by the following commitments:

1.1. The Owner shall impose restrictive covenants for Woodland Lake Extended that are acceptable to Woodland Lake Association, Inc. ("Association"), and that incorporate the Lots in Woodland Lake Extended into the Association, along with all the obligations and benefits accorded to Association members.

1.2. If sidewalks are to be required in front of the lots proposed for Woodland Lake Extended, the Owner shall cause each end of the sidewalk to be turned to terminate at the curb of Woodland Lake Crossing, with a ramp that meets the requirements of the Americans with Disabilities Act.

1.3. The Owner shall keep Woodland Crossing and Watergrove Trail free of mud, dirt and debris that accumulates during the development and home construction process on the Real Estate.

2. **BINDING EFFECT, MODIFICATION, TERMINATION.** This Commitment shall run with the Real Estate, and shall be binding upon Owner, each subsequent owner of the Real Estate and each other person acquiring an interest in the Real Estate, unless this Commitment is modified or terminated. The Recitals are incorporated herein by reference and are expressly made a part of this Commitment. This Commitment may be modified or terminated by a decision of the Plan Commission following a public hearing where notice has been given as provided by the Plan Commission's rules of procedure, or by a rezoning of the Real Estate to a commercial classification that permits a bank or credit union.

3. **RECORDING.** Owner shall, at its own expense, record this Commitment with the Allen County Recorder and shall provide two copies of the recorded Commitment to the Department of Planning Services.

4. **ENFORCEMENT RIGHTS.** The Plan Commission shall have the option (but not the obligation) to enforce this Commitment, at law or in equity, in the event of a breach of an obligation in this Commitment; and in the event such an enforcement action is commenced, the Plan Commission shall have the remedies allowed by the Fort Wayne Zoning Ordinance (or the ordinance governing the Real Estate at the time of the enforcement action) and I.C. §36-7-4-1015, which remedies shall be cumulative and not exclusive. A violation of this Commitment shall be deemed a violation of the Fort Wayne Zoning Ordinance, or the ordinance governing the Real Estate at the time of the violation; provided, however, that nothing in this Commitment shall be construed as giving any person the right to compel enforcement of it by the Plan Commission, or any successor agency having zoning jurisdiction over the Real Estate.

5. **GOVERNING LAW.** This Commitment, including the restrictions and covenants hereunder, shall be governed by the laws of the State of Indiana.

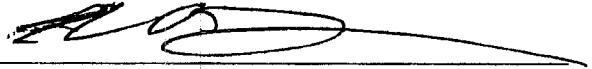
6. **SEVERABILITY.** Each covenant or restriction contained in any paragraph of this Commitment shall be severable and separate, and if any court shall rule that any particular restriction or covenant is unenforceable, such ruling shall not affect the enforceability of any other restriction or covenant under this Commitment, and such other restriction or covenant shall be enforced.

7. **EFFECTIVE DATE.** This Commitment shall be effective upon recording.

8. **STATUTORY AUTHORITY.** This Commitment is made pursuant to IC 36-7-4-1015.

IN WITNESS WHEREOF, the undersigned has caused this Commitment to be executed the day and year first written above.

OWNER



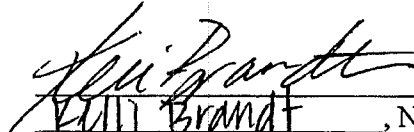
Michael A. Fuller

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, the undersigned Notary Public in and for said County and State, this ____ day of 04 | 20 | , 2015, personally appeared Michael A. Fuller, the above named Owner, and acknowledged the execution of the foregoing Commitment.

WITNESS my hand and Notarial Seal.

My commission expires:
December 12, 2021



Kelli Brandt , Notary Public
(Printed Name)
Resident of Allen County, Indiana



Zorhab K. Tazian
Zorhab K. Tazian

Naomi C. Tazian
Naomi C. Tazian

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, the undersigned Notary Public in and for said County and State, this 20th day of April, 2015, personally appeared Zorhab K. Tazian and Naomi C. Tazian, husband and wife, the above named Owner, and acknowledged the execution of the foregoing Commitment.

WITNESS my hand and Notarial Seal.

My commission expires
6-14-15



Hera T. Lauritsen
HERA T. LAURITSEN, Notary Public
Allen County, State of Indiana
My Commission Expires June 14, 2015
Hera T. Lauritsen, Notary Public
(Printed Name)
Resident of Allen County, Indiana

This instrument prepared by: Patrick R. Hess, 201 W. Wayne St. Ft. Wayne, IN 46802
I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Patrick R. Hess

EXHIBIT "A"

Part of the Northwest and Southwest Fractional Quarters of Section 6, Township 31 North, Range 13 East, Allen County, Indiana, more particularly described as follows:

BEGINNING at the West Quarter corner of said Section 6, Township 31 North, Range 13 East; thence North 00 degrees 39 minutes 20 seconds West (adjoining plat bearing and is used as the basis for the bearings in this description), along the West line of said Northwest Fractional Quarter, a distance of 195.50 feet; thence South 89 degrees 06 minutes 30 seconds East and parallel with the East and West centerline of said Section 6, a distance of 760.24 feet; thence South 12 degrees 56 minutes 48 seconds West, a distance of 199.84 feet to a point on the aforesaid East and West centerline; thence North 89 degrees 06 minutes 30 seconds West, along said centerline, a distance of 76.37 feet to the Northwest corner of a 0.79 acre tract of land conveyed to Woodland Lake Association, Inc. by deed recorded in Document Number 205039531; thence South 30 degrees 02 minutes 34 seconds West, along the Westerly line of said 0.79 acre tract and the Northwesterly line of a 0.48 acre tract of land conveyed to Nancy Heyman by deed recorded in Document Number 205050213 in the Office of the Recorder of Allen County, Indiana, a distance of 95.74 feet to the Northerly right-of-way line of Woodland Crossing; thence Northwesterly, along said Northerly right-of-way line as defined by a regular curve to the left, not tangent to the last course, having a radius of 199.28 feet, an arc distance of 187.16 feet being subtended by a chord having a bearing of North 62 degrees 12 minutes 10 seconds West and a distance of 180.36 feet to the point of tangency; thence North 89 degrees 06 minutes 30 seconds West, continuing along said Northerly right-of-way line, a distance of 429.36 feet to the West line of the Southwest Fractional Quarter of said Section 6; thence North 00 degrees 18 minutes 30 seconds East, along said West line, a distance of 2.00 feet to the Point of Beginning, containing 3.47 acres.

Public Hearing Date, if applicable 4-13-15

Read the first time in full and on motion by Councilman Mitch Harper

Read the second time by title and referred to the _____
Committee. Read the third time in full and on motion by Councilman _____, placed on passage by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>8</u>	_____	_____	<u>1</u>
BENDER	<u>✓</u>	_____	_____	_____
CRAWFORD	<u>✓</u>	_____	_____	_____
DIDIER	<u>✓</u>	_____	_____	_____
HARPER	<u>✓</u>	_____	_____	_____
HINES	<u>✓</u>	_____	_____	_____
JEHL	<u>✓</u>	_____	_____	_____
PADDOCK	<u>✓</u>	_____	_____	_____
SHOAFF	_____	_____	_____	<u>✓</u>
SMITH	<u>✓</u>	_____	_____	_____

DATED: 5-12-15 Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as
(~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~) (~~SPECIAL~~) (ZONING) ORDINANCE
(~~RESOLUTION~~) NO. Z-12-15 on the 12th day of
May, 2015

ATTEST:
Sandra E. Kennedy
SANDRA E. KENNEDY,
CITY CLERK

John N. Crawford
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 13th day
of May, 2015, at the hour of 1:00 O'clock P.M. E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 13th day of MAY
2015, at the hour of 4:00 O'clock P.M. E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR

BILL NO. Z-15-03-15

REPORT OF COMMITTEE ON REGULATIONS

May 12, 2015

*Mitch Harper, Chair
Glynn Hines, Co-Chair
All Council Members*

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. P-54 (Sec. 6 of St. Joseph Township). The location is the tract on the north side of the 1800 block of Woodland Crossing, across from Lots 51 through 55 of Woodland Crossing, Section 4. **COMMITTEE ON REGULATIONS HAVE HAD SAID** Ordinance under consideration and beg leave to report back to the Common Council that said ordinance

DO PASS

DO NOT PASS

ABSTAIN

NO REC

<i>John D. Crump</i>	_____	_____	_____
<i>Mitch Harper</i>	_____	_____	_____
<i>Martin D. Baker</i>	_____	_____	_____
<i>Glynn Hines</i>	_____	_____	_____
<i>Tommy L. Smith</i>	_____	_____	_____
<i>Robert J. Bell</i>	_____	_____	_____
<i>James A. Smith</i>	_____	_____	_____
<i>Thomas J. Dicker</i>	_____	_____	_____
_____	_____	_____	_____

**SANDRA E. KENNEDY
CITY CLERK**