

1 #REZ-2018-0006

2 BILL NO. Z-18-02-21

3
4 ZONING MAP ORDINANCE NO. Z-_____

5 AN ORDINANCE amending the City of Fort Wayne
6 Zoning Map No. BB-02 (Sec. 10 of Aboite 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 C1
10 (Professional Office and Personal Services) District under the terms of Chapter 157 Title XV
11 of the Code of the City of Fort Wayne, Indiana:

12 THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION
13 10, TOWNSHIP 30 NORTH, RANGE 11 EAST, IN ABOITE TOWNSHIP,
CONTAINING 80 ACRES, MORE OR LESS.

14 EXCEPT: LOT NO. 113 – 9625 ILLINOIS ROAD DESCRIBED AS FOLLOWS:
15 THE WEST 155 FEET OF THE EAST 888.8 FEET OF NORTH 245 FEET OF
16 SECTION 10, TOWNSHIP 30 NORTH, RANGE 11 EAST, ABOITE TOWNSHIP,
ALLEN COUNTY, INDIANA, CONTAINING 0.872 ACRES OF LAND MORE
17 OR LESS; THE NORTH 60 FEET AND THE WEST 25 FEET BEING SUBJECT
TO LEGAL HIGHWAYS.

18 EXCEPT: THE WEST 130 FEET OF THE EAST 733.8 FEET OF THE NORTH
19 245 FEET OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 11 EAST, ALLEN
COUNTY, INDIANA, CONTAINING 0.731 ACRES OF LAND MORE OR LESS.
20 THE NORTH 40 FEET SUBJECT TO HIGHWAY RIGHT-OF-WAY.

21 EXCEPT: THE WEST 130 FEET OF THE EAST 603.8 FEET OF THE NORTH
22 245 FEET OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 11 EAST, ABOITE
TOWNSHIP, ALLEN COUNTY, INDIANA, CONTAINING 0.731 ACRES OF
23 LAND MORE OR LESS. THE NORTH 40 FEET SUBJECT TO HIGHWAY
RIGHT-OF-WAY.

24 EXCEPT: THE EAST HALF OF THE NORTHEAST QUARTER, SECTION 10,
25 TOWNSHIP 30 NORTH, RANGE 11 EAST, EXCEPTING THERE FROM THE
FOLLOWING DESCRIBED PARCELS:

26 THE NORTH 245 FEET OF THE EAST 390 FEET OF THE WEST 835 FEET,
27 SAID EAST HALF OF SAID NORTHEAST QUARTER, SAID SECTION,
28 TOWNSHIP AND RANGE, AND EXCEPTING THEREFROM THE
29 FOLLOWING:
30

1 THE WEST 395 FEET OF THE NORTH 435.5 FEET OF SAID EAST HALF OF
2 THE SAID NORTHEAST QUARTER, SAID SECTION, TOWNSHIP AND
3 RANGE.

4 EXCEPT: THE WEST 186 FEET OF THE NORTH 435.5 FEET OF THE EAST
5 HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 30
6 NORTH, RANGE 11 EAST, CONTAINING IN TOTAL 1.86 ACRES OF LAND,
7 MORE OR LESS. SUBJECT TO A ROAD RIGHT-OF-WAY OVER THE NORTH
8 40 FEET THEREOF, ALSO SUBJECT TO AN EASEMENT FOR UTILITY
9 PURPOSES OVER AND ALONG THE WEST 14 FEET THEREOF.

10 EXCEPT: A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF
11 SECTION 10, TOWNSHIP 30 NORTH, RANGE 11 EAST, ALLEN COUNTY,
12 INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING
13 WITHIN THE RIGHT-OF-WAY LINES DEPICTED ON THE ATTACHED
14 RIGHT-OF-WAY PARCEL PLAT MARKED AS EXHIBIT "B" DESCRIBED AS
15 FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID
16 SECTION DESIGNATED AS POINT "105" ON SAID PARCEL PLAT; THENCE
17 NORTH 89 DEGREES 01 MINUTES 02 SECONDS WEST, 913.80 FEET (278.526
18 METERS) (DISTANCE DEDUCED FROM THE PLAT OF DEERFIELD
19 ESTATES-SECTION "C", BOOK 34, PAGE 54) ALONG THE NORTH LINE OF
20 SAID SECTION TO THE NORTHWEST CORNER CARIBOU DRIVE; THENCE
21 SOUTH 0 DEGREES 58 MINUTES 58 SECONDS WEST 40.00 FEET (12.192
22 METERS) ALONG THE WEST BOUNDARY OF SAID CARIBOU DRIVE TO
23 THE SOUTH BOUNDARY OF S.R. 14 (ALSO KNOWN AS ILLINOIS ROAD)
24 AND THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE
25 CONTINUING SOUTH 0 DEGREES 58 MINUTES 58 SECONDS WEST 42.64
26 FEET (12.997 METERS) ALONG THE BOUNDARY OF SAID CARIBOU
27 DRIVE TO POINT "1799" DESIGNATED ON SAID PARCEL PLAT; THENCE
28 NORTH 47 DEGREES 00 MINUTES 07 SECONDS WEST 24.52 FEET (7.474
29 METERS) TO POINT "1798" DESIGNATED ON SAID PARCEL PLAT;
30 THENCE NORTH 88 DEGREES 59 MINUTES 00 SECONDS WEST 191.00
FEET (58.217 METERS) TO EAST LINE OF THE WEST 186 FEET OF SAID
HALF-QUARTER SECTION; THENCE NORTH 0 DEGREES 53 MINUTES 02
SECONDS EAST 26.12 FEET (7.961 METERS) ALONG SAID EAST LINE TO
THE SOUTH BOUNDARY OF SAID S.R. 14; THENCE SOUTH 89 DEGREES 01
MINUTES 02 SECONDS EAST 209.26 FEET (63.782 METERS) ALONG THE
BOUNDARY OF SAID S.R. 14 TO THE POINT OF BEGINNING AND
CONTAINING 0.129 ACRES (0.0522 HECTARES), MORE OR LESS.

EXCEPT: PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF
SECTION 10 TOWNSHIP 30 NORTH, RANGE 11 EAST, ALLEN COUNTY,
INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO
WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10,
BEING MARKED BY A CAST IRON MONUMENT; THENCE NORTH 89
DEGREES 01 MINUTES 02 SECONDS WEST (DEED BEARING AND BASIS
OF ALL BEARINGS IN THIS DESCRIPTION), ON AND ALONG THE NORTH
LINE OF SAID NORTHEAST QUARTER, BEING WITHIN THE RIGHT-OF-

1 WAY OF ILLINOIS ROAD (STATE ROAD #14), A DISTANCE OF 913.80 FEET
2 TO THE POINT OF INTERSECTION OF SAID NORTH LINE WITH THE
3 NORTHERLY PROJECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF
4 CARIBOU DRIVE; THENCE SOUTH 00 DEGREES 58 MINUTE 58 SECONDS
5 WEST, ON AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AND ITS
6 NORTHERLY PROJECTION, A DISTANCE OF 82.64 FEET TO A #5 REBAR
7 AT THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY
8 LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROAD
9 (STATE ROAD #14), ALSO BEING THE SOUTHEAST CORNER OF A 0.129
10 ACRE TRACT OF REAL ESTATE DESCRIBED IN A DEED TO THE STATE
11 OF INDIANA IN DOCUMENT NUMBER 207033373 IN THE OFFICE OF THE
12 RECORDER OF ALLEN COUNTY, INDIANA, THIS BEING THE TRUE POINT
13 OF BEGINNING; THENCE SOUTH 00 DEGREES 58 MINUTES 58 SECONDS
14 WEST, CONTINUING ON AND ALONG SAID WESTERLY RIGHT-OF-WAY
15 LINE, A DISTANCE OF 15.60 FEET TO A #5 REBAR; THENCE NORTH 88
16 DEGREES 59 MINUTES 00 SECONDS WEST AND PARALLEL WITH THE
17 SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROAD (STATE ROAD
18 #14), A DISTANCE OF 32.00 FEET TO A #5 REBAR; THENCE NORTH 00
19 DEGREES 58 MINUTES 58 SECONDS EAST AND PARALLEL WITH SAID
20 WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 32.00 FEET TO A #5
21 REBAR ON THE SOUTH LINE OF SAID 0.129 ACRE TRACT, ALSO BEING A
22 POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 88
23 DEGREES 59 MINUTES 00 SECONDS EAST, ON AND ALONG THE SOUTH
24 LINE OF SAID 0.129 ACRE TRACT AND SAID SOUTHERLY RIGHT-OF-WAY
25 LINE OF ILLINOIS ROAD (STATE ROAD #14), A DISTANCE OF 13.79 FEET
26 TO A #5 REBAR AT A SOUTH CORNER OF SAID 0.129 ACRE TRACT;
27 THENCE SOUTH 47 DEGREES 00 MINUTES 07 SECONDS EAST,
28 CONTINUING ON AND ALONG SAID SOUTH LINE AND SAID SOUTHERLY
29 RIGHT-OF-WAY, A DISTANCE OF 24.52 FEET TO THE TRUE POINT OF
30 BEGINNING, CONTAINING 0.020 ACRES OF LAND, SUBJECT TO ALL
EASEMENTS OF RECORD. THIS DESCRIPTION IS BASED ON AN
ORIGINAL SURVEY BY SAUER LAND SURVEYING, INC., DATED
SEPTEMBER 15, 2008 AND NUMBERED DFS-001.

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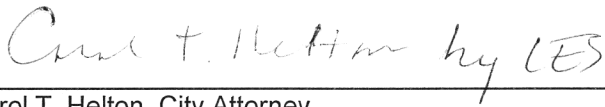
and the symbols of the City of Fort Wayne Zoning Map No. BB-02 (Sec. 10 of Aboite Township), as established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is hereby changed accordingly.

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.

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:


Carol T. Helton, City Attorney

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Mathison Investments, LLC
 Address 10504 Bayless Lane
 City Fort Wayne State Indiana Zip 46804
 Telephone (260) 804-6221 E-mail cmathison@mathisoninv.com

Contact Person
 Contact Person Joshua C. Neal
 Address 215 E. Berry Street
 City Fort Wayne State Indiana Zip 46801
 Telephone (260) 423-9551 E-mail jcn@barrettlaw.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 9705 Illinois Road
 Present Zoning AR Proposed Zoning C-1 Acreage to be rezoned 1.73 acres
 Proposed density _____ units per acre
 Township name Aboite Township section # 75
 Purpose of rezoning (attach additional page if necessary) To permit the subject real estate to be used as a branch bank and other professional office use
 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 Rezoning 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.

See Exhibit "A"

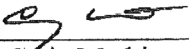
_____ (printed name of applicant)	_____ (signature of applicant)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature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

Received <u>2-6-18</u>	Receipt No. <u>126069</u>	Hearing Date <u>3-12-18</u>	Petition No. <u>REZ-2018-0006</u>
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Exhibit "A"
Applicant Signature

APPLICANT:

MATHISON INVESTMENTS, LLC

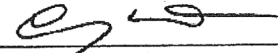
By: 
Craig Mathison

Its: President

Dated: 2/16/18

OWNER:

MATHISON INVESTMENTS, LLC

By: 
Craig Mathison

Its: President

Dated: 2/16/18



Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

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 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours, Spring 2009
 Date: 2/16/2018

Project Boundaries Represented with Bold Lines are for Representational Purposes Only

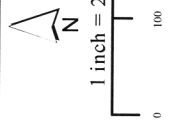




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FACT SHEET

Case #REZ-2018-0006 Bill # Z-18-02-21 Project Start: 27 February 2018

APPLICANT:	Mathison Investments, LLC
REQUEST:	To rezone property from AR/Low Intensity Residential to C1/Professional Office and Personal Services; and to approve a primary development plan for a two-building project including a bank and office.
LOCATION:	The site is located on the south side of the 9700 block of West State Road 14 (Illinois Road) and on the west side of the 1300 block of Caribou Drive. The address of the subject property is 9705 West State Road 14 (Illinois Rd) (Section 10 of Aboite Township).
LAND AREA:	Approximately 1.73 acres
PRESENT ZONING:	AR/Low Intensity Residential
PROPOSED ZONING:	C1/Professional Office and Personal Services
COUNCIL DISTRICT:	4-Jason Arp
ASSOCIATED PROJECTS:	Primary Development Plan PDP-2018-0005, Mathison Investments
SPONSOR:	City of Fort Wayne Plan Commission

12 March 2018 Public Hearing

- No one spoke at the hearing in favor.
- Seven neighbors spoke at the hearing with concerns.
- Paul Ensley and Paul Sauerteig were absent.

19 March 2018 – Business Meeting

Plan Commission Recommendation: DO PASS w/Written Commitment

A motion was made by Don Schmidt and seconded by Justin Shurley to return the ordinance with a Do Pass recommendation to Common Council for their final decision.

5-2 MOTION PASSED

- Shan Gunawardena and Paul Ensley voted nay
- Rachel Tobin-Smith and Paul Sauerteig were absent.

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
5 April 2018

Reviewed by:



Kimberly R. Bowman
Executive Land Use Director

PROJECT SUMMARY

The petitioner requests to rezone the property at 9705 West State Road 14/Illinois Road from AR/Low Intensity Residential to C1/Professional Office and Personal Services. A primary development plan has also been filed for the development of a new branch bank and professional office building in two separate buildings totaling approximately 11,000 square feet. The rezoning site is along the south side of the State Road 14 corridor, where a number of the larger metes and bounds residential properties have redeveloped into professional office and commercial uses.

The property is currently developed with a single family metes and bounds home with a detached residential structure. This section of the Illinois Road corridor has developed with medical office and even retail uses further to the west. The property is surrounded to the south and east by the subdivisions of Deerfield Estates and Westchester Ridge. The property immediately west is a single family metes and bounds residential. The properties to the north consist of a church and Shorewood subdivision. C2/Limited Commercial has been established one property further west, and across State Road 14, at the intersection with Scott Road.

The proposed zoning district can be supported by the Comprehensive Plan in that it will offer infill development and investment in the area. The proposal will provide additional banking and office opportunities within close proximity to other services and neighborhoods. 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;

LU8. Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.

The proposed bank and office development will be approximately 11,000 square feet in two buildings. The applicant is proposing one access to the site from Caribou Drive approximately 180 feet south of the intersection with State Road 14/Illinois Road. The development includes a shared drive between the bank and office building that is also intended to be an ingress/egress easement to provide future access to the parcel to the west. Parking for the bank surrounds the building with the drive-through lanes located on the west side of the bank. The office building proposes all of the activity for the facility along the north side of the building, including all access and parking for the building. The development plan proposal meets all applicable parking requirements. The development meets the setback and height requirements for the C1 zoning district. There are no waiver requests proposed as part of this development plan request.

Stormwater detention will be provided in a new dry stormwater basin surrounding the office building on the south side of the proposed development. The primary development plan shows landscape areas meets the intent for screening and buffering for perimeter and parking lot screening requirements. The Zoning Ordinance has standards for pole light height and cut-off fixtures are required. No major development issues were identified by reviewing agencies. The Zoning Ordinance requires a sidewalk along Caribou Drive as well as connections from both buildings to a perimeter public walk.

The applicant proposes a written commitment to accompany the development plan and rezoning petition. Included are provisions for lower lighting height (15 feet), architectural standards, maintenance provisions for Caribou Drive, and prohibited uses (attached).

PUBLIC HEARING SUMMARY:

Presenter: Josh Neal, Barrett McNagny, presented the proposal to the Plan Commission, providing information as outlined above. Also present was the Midwest America Federal Credit Union President, representing one of the proposed property owners. Mr. Neal stated that no commercial access will be allowed onto State Road 14

by INDOT, thus necessitating the access point onto Caribou Drive. The new stormwater basin will handle existing water and the basin is designed as dry detention. Hours of operation will be 7 am to 9 pm, with deliveries schedules between 6 am and 7 pm. A neighborhood meeting was held with about 12 people in attendance.

Comments in Favor:

None

Questions or Comments in Opposition:

- Neil Warner, President of Deerfield – Concerned whether Written Commitment will be honored. Westchester Ridge also uses this entrance.
- Becca Lamon, Westchester Ridge – Hard to follow-up with lighting and trash hours. Hard to see getting out onto SR 14.
- Marilyn Groves, Reindeer Road – Concerned about traffic, too many banks, school bus stop, stormwater.
- Sean McConnel, Caribou Drive – concerned about traffic, kids ride in the street.
- Mike Stewart, lives behind project site – Concerned about stormwater, traffic.
- Todd Anderson, immediately west of project site – Concerned about noise, lights, trash, would like a fence.
- David Donnelly, Caribou Drive – Concerned about ATM, traffic and trash.

Rebuttal:

- The decision to locate here is a market driven decision.
- Mr. Neal could name several commercial developments that share access with residential neighborhoods.
- Stormwater will be piped to SR 14 system.
- Willing to extend privacy fence along the west boundary.
- Additional traffic shouldn't be going into the neighborhood, only into the development.

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Mathison Investments, LLC
 Address 10504 Bayless Lane
 City Fort Wayne State Indiana Zip 46804
 Telephone (260) 804-6221 E-mail cmathison@mathisoninv.com

Contact Person
 Contact Person Joshua C. Neal
 Address 215 E. Berry Street
 City Fort Wayne State Indiana Zip 46801
 Telephone (260) 423-9551 E-mail jcn@barrettlaw.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 9705 Illinois Road
 Present Zoning AR Proposed Zoning C-1 Acreage to be rezoned 1.73 acres
 Proposed density _____ units per acre
 Township name Aboite Township section # 75
 Purpose of rezoning (attach additional page if necessary) To permit the subject real estate to be used as a branch bank and other professional office use
 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.

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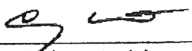
_____	_____	_____
(printed name of applicant)	(signature of applicant)	(date)
_____	_____	_____
(printed name of property owner)	(signature of property owner)	(date)
_____	_____	_____
(printed name of property owner)	(signature of property owner)	(date)
_____	_____	_____
(printed name of property owner)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

Received	Receipt No.	Hearing Date	Petition No.
2-6-18	126069	3-12-18	REZ-2018-0006

Exhibit "A"
Applicant Signature

APPLICANT:

MATHISON INVESTMENTS, LLC

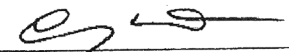
By: 
Craig Mathison

Its: President

Dated: 2/16/18

OWNER:

MATHISON INVESTMENTS, LLC

By: 
Craig Mathison

Its: President

Dated: 2/16/18

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

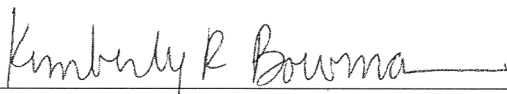
Rezoning Petition REZ-2018-0006

APPLICANT: Mathison Investments, LLC
REQUEST: To rezone property from AR/Low Intensity Residential to C1/Professional Office and Personal Services; and to approve a primary development plan for a two-building project including a bank and office.
LOCATION: The site is located on the south side of the 9700 block of West State Road 14 (Illinois Road) and on the west side of the 1300 block of Caribou Drive. The address of the subject property is 9705 West State Road 14 (Illinois Rd) (Section 10 of Aboite Township).
LAND AREA: Approximately 1.73 acres
PRESENT ZONING: AR/Low Intensity Residential
PROPOSED ZONING: C1/Professional Office and Personal Services

The Plan Commission recommends that Rezoning Petition REZ-2018-0006 be returned to Council with a “Do Pass” recommendation with a Written Commitment for the following reasons:

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 professional offices and retail development to single family residential land uses. This proposal will provide for the development of additional banking and office opportunities without the need for new infrastructure improvements.
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. Site plan review from the Plan Commission and staff will ensure a compatible development that complements the area.
3. Approval is consistent with the preservation of property values in the area. This proposal allows for additional banking and office opportunities in the southwest quadrant of Fort Wayne.
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 the proposed uses and adequate infrastructure is available to service the site.

These findings approved by the Fort Wayne Plan Commission on March 19, 2018.

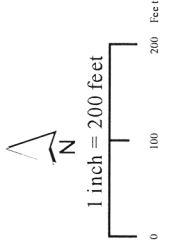


Kimberly R. Bowman, AICP
Executive Director
Secretary to the Commission



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State Plane Coordinate System, Indiana East
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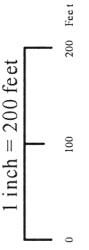
Project Boundaries Represented with Bold Lines are for Representational Purposes Only





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Project Boundaries Represented with Bold Lines are for Representational Purposes Only





ForeSight Consulting, LLC
1910 St. Joe Center Road, Suite 51
Fort Wayne, Indiana 46825
Phone: 260.484.9900
Fax: 260.484.9980

Project Developer/Owner

Mathison Investments LLC
10504 Bayless Lane
Fort Wayne, Indiana 46804

REAL ESTATE DESCRIPTION

THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 10, TOWNSHIP 30 NORTH EAST, IN ABOITE TOWNSHIP, CONTAINING 80 ACRES, MORE OR LESS.

EXCEPT: LOT NO. 113 - 9625 ILLINOIS ROAD DESCRIBED AS FOLLOWS: THE WEST 155 FEET OF NORTH 245 FEET OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 11 EAST, ABOITE ALLEN COUNTY, INDIANA, CONTAINING 0.872 ACRES OF LAND MORE OR LESS; THE NORTH 60 FEET WEST 25 FEET BEING SUBJECT TO LEGAL HIGHWAYS.

EXCEPT: THE WEST 130 FEET OF THE EAST 733.8 FEET OF THE NORTH 245 FEET OF SECTION 30 NORTH, RANGE 11 EAST, ALLEN COUNTY, INDIANA, CONTAINING 0.731 ACRES OF LAND MORE OR LESS SUBJECT TO HIGHWAY RIGHT-OF-WAY.

EXCEPT: THE WEST 130 FEET OF THE EAST 603.8 FEET OF THE NORTH 245 FEET OF SECTION 30 NORTH, RANGE 11 EAST, ABOITE TOWNSHIP, ALLEN COUNTY, INDIANA, CONTAINING 0.731 ACRES MORE OR LESS. THE NORTH 40 FEET SUBJECT TO HIGHWAY RIGHT-OF-WAY.

EXCEPT: THE EAST HALF OF THE NORTHEAST QUARTER, SECTION 10, TOWNSHIP 30 NORTH, RANGE 11 EAST, ALLEN COUNTY, INDIANA, CONTAINING 80 ACRES, MORE OR LESS.

EXCEPTING THERE FROM THE FOLLOWING DESCRIBED PARCELS:
THE NORTH 245 FEET OF THE EAST 390 FEET OF THE WEST 835 FEET, SAID EAST HALF OF THE NORTHEAST QUARTER, SAID SECTION, TOWNSHIP AND RANGE, AND EXCEPTING THEREFROM THE FOLLOWING:

THE WEST 395 FEET OF THE NORTH 435.5 FEET OF SAID EAST HALF OF THE SAID NORTHEAST QUARTER, TOWNSHIP AND RANGE.

EXCEPT: THE WEST 186 FEET OF THE NORTH 435.5 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 11 EAST, CONTAINING IN TOTAL 1.86 ACRES OF LAND MORE OR LESS. SUBJECT TO A ROAD RIGHT-OF-WAY OVER THE NORTH 40 FEET THEREOF, ALSO SUBJECT TO AN EASEMENT FOR UTILITY PURPOSES OVER AND ALONG THE WEST 14 FEET THEREOF.

EXCEPT: A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 11 EAST, ALLEN COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND IN THE RIGHT-OF-WAY LINES DEPICTED ON THE ATTACHED RIGHT-OF-WAY PARCEL PLAT MAP EXHIBIT 08A DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL DESIGNATED AS POINT 0105A ON SAID PARCEL PLAT; THENCE NORTH 89 DEGREES 01 MINUTE 30 SECONDS WEST, 913.80 FEET (278.526 METERS) (DISTANCE DEDUCED FROM THE PLAT OF DE

BOU DRIVE

WRITTEN COMMITMENT

THIS WRITTEN COMMITMENT (“Commitment”) is made as of this ____ day of March, 2018, by **Mathison Investments, LLC** (herein the, “Declarant”), under the following circumstances:

WITNESSETH:

WHEREAS, Declarant is the fee simple owner of approximately 1.73 acres of real estate located in Fort Wayne, Allen County, Indiana, the legal description of which is attached hereto as Exhibit “A” (herein, the “Real Estate”);

WHEREAS, Declarant has submitted a Zoning Map Amendment Application with the City of Fort Wayne Plan Commission (“Plan Commission”), bearing number REZ-2018-0005 (the “Zoning Application”), and has also submitted a Primary Development Plan Application with the Plan Commission bearing number PDP-20018-0005 (the “Development Plan Application”), both applications with respect to the Real Estate;

WHEREAS, pursuant to the Zoning Application, Declarant, has requested the Real Estate be rezoned to C-1 pursuant to the City of Fort Wayne zoning ordinance (the “Ordinance”);

WHEREAS, Declarant, in conjunction with the Zoning Application and the Development Plan Application, voluntarily submits the Commitment, pursuant to section 157.503 of the Ordinance and Indiana Code 36-7-4-1015, for the purpose of limiting certain off site impacts and certain uses of the Real Estate, and requests that this Commitment be considered as part of the Zoning Application.

NOW, THEREFORE, in consideration of the above and foregoing recitals, Declarant hereby impresses upon the Real Estate certain restrictions and covenants which shall run with the Real Estate and be binding upon Declarant and all future owners of the Real Estate, and all lessees of all or a portion of the Real Estate.

1. Use Limitations. The following specific uses, which are otherwise allowed in the C-1 zoning district, shall be prohibited upon the Real Estate:

- i. Adoption Service
- ii. Adult Care Center
- iii. Bed and Breakfast
- iv. Boarding/Lodging House
- v. Broadcast Studio
- vi. Campus Housing

- vii. Child Care Center
- viii. Child Care Home (class I or II)
- ix. Community Center
- x. Community Garden
- xi. Correctional Services Facility
- xii. Dormitory
- xiii. Driving Instruction
- xiv. Fire Station
- xv. Fraternity House
- xvi. Group Residential Facility (large)
- xvii. Group Residential Facility (small)
- xviii. Homeless/Emergency Shelter
- xix. Hospice Care Center
- xx. Live-Work Unit
- xxi. Model Unit
- xxii. Museum
- xxiii. Nature Preserve
- xxiv. Neighborhood Facility
- xxv. Nursing Home
- xxvi. Parking Area (off-site)
- xxvii. Planetarium
- xxviii. Police Station
- xxix. Public transportation or similar public facility
- xxx. Radio Station
- xxxi. Rehabilitation Facility
- xxxii. Residential Dwelling Unit
- xxxiii. Residential Facility for Homeless Individuals
- xxxiv. Sorority House
- xxxv. Television Station
- xxxvi. Treatment Center
- xxxvii. Wind Energy Conversion System (micro)
- xxxviii. Zoo

2. Landscaping, Buffering, and Site Development Features.

- a. A buffer and landscape area (the “Buffer and Landscape Area”) shall be maintained as depicted on the development plan for the Real Estate approved by the Plan Commission and as attached hereto as Exhibit “B” (the “Development Plan”). The Buffer and Landscape Area shall include a six (6) foot tall solid board fence in the locations depicted on the Development Plan and be installed prior to the issuance of a certificate of occupancy for the first building constructed upon the Real Estate.
- b. All landscaping planted and fencing installed by Declarant upon the Real Estate shall be maintained, watered and fertilized by Declarant pursuant to a commercially reasonable standard for similar landscaping and fencing in Allen

County, Indiana and shall be replaced within a commercially reasonable time in the event of decay, disease or death of said landscaping or vandalism, casualty or other non-repairable condition to such fencing.

3. Lighting. All pole and parking lot lighting upon the Real Estate shall be restricted to a height of no greater than fifteen feet (15'). All pole, parking lot, and building mounted lighting shall utilize sharp cut-off fixtures as defined by the Illuminating Engineers Society of North America and otherwise be of a type to minimize light pollution onto any adjacent residential property.

4. Outside Storage. Outside storage of trash and trash receptacles must be visually screened on three sides with a wood fence or masonry structure no less than six (6) feet in height, with a gate enclosure on the fourth side. Except as otherwise provided herein, outside storage of any inventory or business related materials is prohibited.

5. Hours of Operation and Deliveries. No business or use upon the Real Estate shall have hours of operation open to the general public prior to 7:00 a.m. or after 9:00 p.m.; provided, however, that the foregoing restriction on hours of operation shall not apply to an automated teller machine (ATM) used in combination with a bank, credit union, or loan association. No truck deliveries, including trash removal, will be made to any business or use upon the Real Estate prior to 6:00 a.m. or after 7:00 p.m.

6. Architectural Standards. All improvements constructed upon the Real Estate shall be constructed in a first-class manner and shall reflect a high degree of quality, durability, and craftsmanship. Construction of all buildings and related improvements upon the Real Estate shall comply with the requirements established herein. All exterior building walls for improvements constructed upon the Real Estate shall consist predominantly (with a minimum area of 60% of the total wall surface for each building facade, excluding windows) of the following materials: (i) masonry including, but not limited to, brick, granite, marble, limestone, slate, and natural stone; (ii) Stucco; or (iii) E.I.F.S. Such exterior building walls may also incorporate (not to exceed 40% of the total wall surface for each building façade, excluding windows) painted or stained wood, pre-formed metal siding or panels, and glass panels. Exterior building walls and other materials shall not include plain concrete block masonry, fluted concrete block, pre-formed vinyl residential style lap siding, adhesive applied brick, porcelain panels or simulated materials such as plastic siding. Exterior building metal may include standing seam metal roofing and trim and accent materials such as copings, cornices, sills, soffits, sashes, railings, and equipment screens. Permitted metals may include anodized and factor-finished aluminum and steel, copper and lead-coated and polished stainless steel.

7. Maintenance of Caribou Drive.

- a. Except any repair, maintenance, or replacement which is the responsibility of any public or quasi-public body, Declarant, as the owner of the Real Estate, agrees to share with Deerfield Estates Community Association, Inc. (the "Association") the reasonable and customary cost and expenses associated with maintaining, repairing, or replacing (the "Caribou Drive Expenses") that portion of Caribou

Drive located between the access cut from the Real Estate onto Caribou Drive to the intersection of Caribou Drive and Illinois Road. Declarant hereby covenants and agrees to pay and be responsible for twenty-five percent (25%) of the Caribou Drive Expenses, with such amount being due and payable within thirty (30) days after receipt of the Association's payment invoice, which shall be accompanied by copies of bills and evidence of payment thereof.; provided, however, that the Association shall consult with Declarant prior to incurring any cost or expense that would result in a financial obligation to Declarant in excess of One Thousand and No/100 Dollars (\$1,000.00).

- b. Notwithstanding anything contained herein to the contrary, Declarant shall have the right, without contribution from the Association, to undertake such snow removal and repairs to Caribou Drive as Declarant may reasonably deem necessary in connection with Declarant's use and development of the Real Estate.

8. Ingress and Egress. Declarant agrees to establish a non-exclusive easement over the Real Estate for the benefit of the owner of the property directly west of the Real Estate, which property is commonly known as 9729 Illinois Road, Fort Wayne, Indiana 46804 (the "Adjacent Parcel"), so that the owner of the Adjacent Parcel has access across the Real Estate to Caribou Drive, as shown on the Development Plan, subject to the following:

- a. This Section 8 shall only be effective if and when an improvement location permit, or similar instrument, is issued to allow a commercial building to be constructed upon the Adjacent Parcel;
- b. When Declarant, or the then current owner of the Real Estate, receives confirmation that an improvement location permit has been issued with respect to the Adjacent Parcel, Declarant and the owners of the Adjacent Parcel shall negotiate a non-exclusive easement agreement containing terms and conditions that are reasonable and customary under the circumstances and further containing a financial arrangement for the allocation of any of the cost incurred or to be incurred in connection with the construction and/or maintenance of the infrastructure improvements within the access easement; and
- c. Under no circumstances should this Section 8 be construed as a commitment by Declarant to be ~~solely~~ responsible for any of the costs of constructing any driveway, curb cut and/or shared point of ingress and egress.

9. Successors and Assigns. This Commitment and the restrictions set forth above shall inure to the benefit of all persons who own property comprising the Real Estate, their successors and assigns, and shall also inure to the benefit of the Zoning Administrator of the City of Fort Wayne and the Plan Commission. This Commitment and the restrictions and limitations set forth herein shall run with the Real Estate, and any conveyance thereof, shall be binding upon Declarant and its successors and assigns as owners of the Real Estate.

10. Enforcement Rights. The City of Fort Wayne Zoning Administrator (the “Zoning Administrator”) and the Plan Commission each 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 Zoning Administrator or the Plan Commission (as applicable) shall have the remedies allowed by the 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 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 Zoning Administrator or the Plan Commission, or any successor agency having zoning jurisdiction over the Real Estate.

11. Amendment or Termination. This Commitment may be amended or terminated upon application by an owner of the Real Estate and only with the prior written consent of all owners of the Real Estate and the Plan Commission, following a public hearing to consider said amendment or termination. Written notice of the public hearing shall be given by the applicant for said amendment or termination to the association president of record with the City of Fort Wayne Plan Commission for Deerfield Estates Community Association, Inc., with said notice being mailed no later than the date application is made to the Plan Commission for said amendment or termination.

12. Remedies. In addition to any remedies that may be available at law, temporary, preliminary and permanent injunctive relief may be granted to enforce any provision of this Commitment, without the necessity of proof of actual damage, in the event of an actual breach or violation, or threatened breach or violation, of any restriction or covenant under this Commitment. Such remedies shall be cumulative and nonexclusive, and shall be afforded to any owner of property which comprises all or a portion of the Real Estate, the Zoning Administrator of the City of Fort Wayne and the Plan Commission.

13. Attorney Fees. In the event any action is brought to enforce the terms and conditions of this Commitment, the prevailing party shall be awarded its costs and reasonable attorney fees.

14. 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.

15. Governing Law. This Commitment, including the restrictions and covenants hereunder, shall be governed by the laws of the State of Indiana.

16. Effective Date. This Commitment shall be effective upon its recording in the Office of the Recorder of Allen County, Indiana.

17. Statutory Authority. This Commitment is made pursuant to I.C. §36-7-4-1015(a)(2).

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

“DECLARANT”

MATHISON INVESTMENTS, LLC

By: _____
Craig Mathison

Its: President

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, the undersigned, a Notary Public, in and for said County and State, this ____ day of March, 2018, personally appeared Craig Mathison, the President of Mathison Investments, LLC, an Indiana limited liability company, and acknowledged the execution of the foregoing.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

_____, Notary Public

My Commission Expires: _____

My County of Residence: Allen

THIS INSTRUMENT prepared by Joshua C. Neal, Esq., Barrett McNagny LLP, 215 East Berry Street, Fort Wayne, Indiana 46802.

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Joshua C. Neal

When recorded, return to: Joshua C. Neal, Barrett McNagny LLP, 215 East Berry Street, Fort Wayne, Indiana 46802.

EXHIBIT "A"

THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 11 EAST, IN ABOITE TOWNSHIP, CONTAINING 80 ACRES, MORE OR LESS.

EXCEPT: LOT NO. 113 – 9625 ILLINOIS ROAD DESCRIBED AS FOLLOWS: THE WEST 155 FEET OF THE EAST 888.8 FEET OF NORTH 245 FEET OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 11 EAST, ABOITE TOWNSHIP, ALLEN COUNTY, INDIANA, CONTAINING 0.872 ACRES OF LAND MORE OR LESS; THE NORTH 60 FEET AND THE WEST 25 FEET BEING SUBJECT TO LEGAL HIGHWAYS.

EXCEPT: THE WEST 130 FEET OF THE EAST 733.8 FEET OF THE NORTH 245 FEET OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 11 EAST, ALLEN COUNTY, INDIANA, CONTAINING 0.731 ACRES OF LAND MORE OR LESS. THE NORTH 40 FEET SUBJECT TO HIGHWAY RIGHT-OF-WAY.

EXCEPT: THE WEST 130 FEET OF THE EAST 603.8 FEET OF THE NORTH 245 FEET OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 11 EAST, ABOITE TOWNSHIP, ALLEN COUNTY, INDIANA, CONTAINING 0.731 ACRES OF LAND MORE OR LESS. THE NORTH 40 FEET SUBJECT TO HIGHWAY RIGHT-OF-WAY.

EXCEPT: THE EAST HALF OF THE NORTHEAST QUARTER, SECTION 10, TOWNSHIP 30 NORTH, RANGE 11 EAST, EXCEPTING THERE FROM THE FOLLOWING DESCRIBED PARCELS:

THE NORTH 245 FEET OF THE EAST 390 FEET OF THE WEST 835 FEET, SAID EAST HALF OF SAID NORTHEAST QUARTER, SAID SECTION, TOWNSHIP AND RANGE, AND EXCEPTING THEREFROM THE FOLLOWING:

THE WEST 395 FEET OF THE NORTH 435.5 FEET OF SAID EAST HALF OF THE SAID NORTHEAST QUARTER, SAID SECTION, TOWNSHIP AND RANGE.

EXCEPT: THE WEST 186 FEET OF THE NORTH 435.5 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 11 EAST, CONTAINING IN TOTAL 1.86 ACRES OF LAND, MORE OR LESS. SUBJECT TO A ROAD RIGHT-OF-WAY OVER THE NORTH 40 FEET THEREOF, ALSO SUBJECT TO AN EASEMENT FOR UTILITY PURPOSES OVER AND ALONG THE WEST 14 FEET THEREOF.

EXCEPT: A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 11 EAST, ALLEN COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY LINES DEPICTED ON THE ATTACHED RIGHT-OF-WAY PARCEL PLAT MARKED AS EXHIBIT "B" DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION DESIGNATED AS POINT "105" ON SAID PARCEL PLAT; THENCE NORTH 89 DEGREES 01 MINUTES 02 SECONDS WEST, 913.80 FEET (278.526 METERS) (DISTANCE DEDUCED FROM THE PLAT OF DEERFIELD ESTATES-SECTION "C", BOOK 34, PAGE 54) ALONG THE NORTH LINE OF SAID SECTION TO THE NORTHWEST CORNER CARIBOU DRIVE; THENCE SOUTH 0 DEGREES 58 MINUTES 58 SECONDS WEST 40.00 FEET (12.192 METERS) ALONG THE WEST BOUNDARY OF SAID CARIBOU DRIVE TO THE SOUTH BOUNDARY OF S.R. 14 (ALSO KNOWN AS ILLINOIS ROAD) AND THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE CONTINUING SOUTH 0 DEGREES 58 MINUTES 58 SECONDS WEST 42.64 FEET (12.997 METERS) ALONG THE BOUNDARY OF SAID CARIBOU DRIVE TO POINT "1799" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 47 DEGREES 00 MINUTES 07 SECONDS WEST 24.52 FEET (7.474

METERS) TO POINT "1798" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 88 DEGREES 59 MINUTES 00 SECONDS WEST 191.00 FEET (58.217 METERS) TO EAST LINE OF THE WEST 186 FEET OF SAID HALF-QUARTER SECTION; THENCE NORTH 0 DEGREES 53 MINUTES 02 SECONDS EAST 26.12 FEET (7.961 METERS) ALONG SAID EAST LINE TO THE SOUTH BOUNDARY OF SAID S.R. 14; THENCE SOUTH 89 DEGREES 01 MINUTES 02 SECONDS EAST 209.26 FEET (63.782 METERS) ALONG THE BOUNDARY OF SAID S.R. 14 TO THE POINT OF BEGINNING AND CONTAINING 0.129 ACRES (0.0522 HECTARES), MORE OR LESS.

EXCEPT: PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 10 TOWNSHIP 30 NORTH, RANGE 11 EAST, ALLEN COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10, BEING MARKED BY A CAST IRON MONUMENT; THENCE NORTH 89 DEGREES 01 MINUTES 02 SECONDS WEST (DEED BEARING AND BASIS OF ALL BEARINGS IN THIS DESCRIPTION), ON AND ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, BEING WITHIN THE RIGHT-OF-WAY OF ILLINOIS ROAD (STATE ROAD #14), A DISTANCE OF 913.80 FEET TO THE POINT OF INTERSECTION OF SAID NORTH LINE WITH THE NORTHERLY PROJECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF CARIBOU DRIVE; THENCE SOUTH 00 DEGREES 58 MINUTE 58 SECONDS WEST, ON AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AND ITS NORTHERLY PROJECTION, A DISTANCE OF 82.64 FEET TO A #5 REBAR AT THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROAD (STATE ROAD #14), ALSO BEING THE SOUTHEAST CORNER OF A 0.129 ACRE TRACT OF REAL ESTATE DESCRIBED IN A DEED TO THE STATE OF INDIANA IN DOCUMENT NUMBER 207033373 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, THIS BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 58 MINUTES 58 SECONDS WEST, CONTINUING ON AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.60 FEET TO A #5 REBAR; THENCE NORTH 88 DEGREES 59 MINUTES 00 SECONDS WEST AND PARALLEL WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROAD (STATE ROAD #14), A DISTANCE OF 32.00 FEET TO A #5 REBAR; THENCE NORTH 00 DEGREES 58 MINUTES 58 SECONDS EAST AND PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 32.00 FEET TO A #5 REBAR ON THE SOUTH LINE OF SAID 0.129 ACRE TRACT, ALSO BEING A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 88 DEGREES 59 MINUTES 00 SECONDS EAST, ON AND ALONG THE SOUTH LINE OF SAID 0.129 ACRE TRACT AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROAD (STATE ROAD #14), A DISTANCE OF 13.79 FEET TO A #5 REBAR AT A SOUTH CORNER OF SAID 0.129 ACRE TRACT; THENCE SOUTH 47 DEGREES 00 MINUTES 07 SECONDS EAST, CONTINUING ON AND ALONG SAID SOUTH LINE AND SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 24.52 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.020 ACRES OF LAND, SUBJECT TO ALL EASEMENTS OF RECORD. THIS DESCRIPTION IS BASED ON AN ORIGINAL SURVEY BY SAUER LAND SURVEYING, INC., DATED SEPTEMBER 15, 2008 AND NUMBERED DFS-001.

EXHIBIT "B"

[insert development plan]

TO ALL CONCERNED

I'm writing you because I am a home Owner and a concerned neighbor in Deerfield Estates.

Here are some facts:

There are 8 banks and or credit unions within a two mile radius there are 2 that are 200 steps from the property requesting the change, with 2 more directly across from them on ST Rd 14.

at Scott Road less than 1/2 mile away from this property there are 3 empty store fronts, a credit union a bank and another Bank directly across 14.

On Magnavox way approximately 2 miles away there are 7 empty commercial buildings of varying sizes.

There are approx.8 properties on Illinois road that do not have a entrance directly into a neighborhood that are currently for sale or sold for commercial development.

The entrance to Deerfield Estates (Caribou Drive) is a busy main entrance into not just our neighborhood but is used by the WesterChester Ridge Neighborhood.

We also have a school bus stop right at the entrance of St. 14 on Caribou Drive almost exactly across from the proposed entrance to the property wanting to be zoned commercial, that stops to pick up and drop off a special needs child.

We are concerned about the increased car traffic and possible increase crime into our neighborhood.

I asked the developer if he lived next to a bank, he clearly does not.

I also asked him why we should have to, and he expressed his thought that it was better than looking at a property that needs repairs, I commented to him at the time he could do the necessary repairs. In the years he has owned the property all he has done is to cut the grass, never trimming a bush or doing anything to maintain the house that probably has sat there for 100 years. He did not have any clear answers to my question.

I also have a concern that they are proposing a retention pond for heavy rainfalls, there is a sump pump on the property now that puts so much water into the street it is dangerous and almost impossible to drive down the street closest to the said property in the winter because of the ice accumulation on the street, I find it hard to believe there will not be standing water in a retention pond which could prove to be a health concern and a dangerous environment for the kids in the neighborhood. Deer Ridge Elementary school is within walking distance to property.

This is an established quiet,neighborhood and I'm hoping you will be responsible to your constituents needs and not to a person who bought a property for a purely commercial potential. Please help us to maintain our SouthWest neighborhood.

Thank you,
Marilyn Groves
9730 Reindeer Road
Fort Wayne, IN 46804
260 418 2073

*Submitted
@ PTH 3/12/10*

Westchester
Ridge

multiple
copies

rec'd @ PH
3/12/18

PETITION OF OPPOSITION

9705 Illinois road-land development/Caribou Drive entrance use

Petition summary and background
We the citizens of Deerfield Estates and Westchester Ridge housing additions, oppose the construction of a commercial property entrance off of Caribou Drive, due to:
1. Increased neighborhood traffic (safety)
2. Absence of sidewalks (safety)
3. Increased costs of up keep to the road
4. A special needs bus stop directly across from the lot For these reasons we oppose any rezoning of the immediate property on the west side of Caribou Drive.

Action petitioned for
We, the undersigned, are concerned citizens who urge our leaders to act now to deny the construction of an entrance off of Caribou Drive.

Address	Signature / Email / Phone number		
9929 RED PINE CT	Sherida Hallett	Sherida Hallett	shallett60@hotmail.com 260-247-2899
9929 RED PINE CT	Joel Hallett	Joel Hallett	JHallett1@hotmail.com
1729 Red Oak Run	Lana Scherer	Lana Scherer	lanascherer@comcast.net
1729 Red Oak Run	Daniel Scherer	Daniel Scherer	
1630 Silver Linden Ct	Kissy Grostefon	Kissy Grostefon	417-4517 Kissy Grostefon
1624 Silver Linden Ct	Jessica Hubble	Jessica Hubble	804-0479 jsharding55@hotmail.com 260-515-2448
10108 Red Oak Ct	Madeline Meyer	Madeline Meyer	mdmeyer@Frontier.com 260-343-2953
1507 Silver Linden Ct	Christine Diederich	Christine Diederich	cdiederich31@yahoo.com 260-226-9037
1507 Silver Linden Ct	Anthony Diederich	Anthony Diederich	anthonydiederich@hotmail.com
1409 Silver Linden Ct	Brian Beall	Brian Beall	260-426-6162 shvibeall@gmail.com
1409 Silver Linden Ct	Brian Beall	Brian Beall	260-341-3938 brianbeall@gmail.com
1402 Silver Linden	Sheryl Fry	Sheryl Fry	260-414-9696 Sheryl Fry 62 gmail.com
10034 White Cedar Rd	Nancy Blauje	Nancy Blauje	260-436-6394
9935 RED PINE CT	JOE BELLEVUE	JOE BELLEVUE	260-746-8501 / BELLEVUE.IV @frontier.com
1432 Silver Linden Ct	Alex Crubaugh	Alex Crubaugh	260-705-4772
1432 Silver Linden Ct	Bonita Crubaugh	Bonita Crubaugh	260-705-4772 abkbera@gmail.com
1616 Silver Linden Ct	Jeanette Wise	Jeanette Wise	Jerwise94@gmail.com 260-755-2087
1616 Silver Linden Ct	Michael Wise	Michael Z. Wise	518mjee@gmail.com 260-755-2084
1405 Red Oak Run	Carol P. Sullivan	Carol P. Sullivan	cps1226@gmail.com 703 302 9841

PETITION OF OPPOSITION	
9705 Illinois road-land development/Caribou Drive entrance use	
Petition summary and background	We the citizens of Deerfield Estates and Westchester Ridge housing additions, oppose the construction of a commercial property entrance off of Caribou Drive, due to: 1. Increased neighborhood traffic (safety) 2. Absence of sidewalks (safety) 3. Increased costs of up keep to the road 4. A special needs bus stop directly across from the lot For these reasons we oppose any rezoning of the immediate property on the west side of Caribou Drive.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to deny the construction of an entrance off of Caribou Drive.
Address	Signature / Email / Phone number
9625 Illinois Road	
1311 Caribou Drive	Brian Richard bjarichard@gmail.com 260-705-5636
1319 Caribou Drive	William Fryman w.fryman@icloud.com 260-797-6443
1330 Caribou Drive	David P. Donnell donnellvreal@aol.com 432 6500
1340 Caribou Drive	Jess Anthony jessanthony@earthlink.net 260-416-0005
1409 Caribou Drive	
1417 Caribou Drive	Sean McLaughlin seanmccomper@earthlink.net 260 246 0483
1422 Caribou Drive	KAREN Lemmon k1422lemmon@frontier.com 260-459-2673
9805 Roe Drive	Kathleen Hume kathhume@frontier.com 260-266-9611
9806 Roe Drive	Honda Stewart HD91163@MSN.COM 260-433-7706
9811 Roe Drive	Bilijul bilijul@frontier.com 716 0615
9812 Roe Drive	
1401 Buckskin Drive	
1404 Buckskin Drive	brodsky n271@gmail.com (577) 750-2715
1408 Buckskin Drive	Naturenik1@yahoo.com (219) 393-8824
1416 Buckskin Drive	Jeff Wine Wine 260 414 5055
1310 Fawn Drive	937 673 9683
1320 Fawn Drive	rafael@frontier.com 432-6152
1330 Fawn Drive	Sigtoal@aol.com 436-0514
1340 Fawn Drive	740-9564
1307 Fawn Drive	Gloria Garcia gdlk54@gmail.com 409-4364

PETITION OF OPPOSITION			
9705 Illinois road-land development/Caribou Drive entrance use			
Petition summary and background	<p>We the citizens of Deerfield Estates and Westchester Ridge housing additions, oppose the construction of a commercial property entrance off of Caribou Drive, due to:</p> <ol style="list-style-type: none"> 1. Increased neighborhood traffic (safety) 2. Absence of sidewalks (safety) 3. Increased costs of up keep to the road 4. A special needs bus stop directly across from the lot. For these reasons we oppose any rezoning of the immediate property on the west side of Caribou Drive. 		
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to deny the construction of an entrance off of Caribou Drive.		
Address	Signature / Email / Phone number		
1323 Fawn Drive			
1333 Fawn Drive			
1343 Fawn Drive			
1353 Fawn Drive	<i>[Signature]</i>	Maria P. Bivone	260-665-1744
1422 Buckskin Drive			
1430 Buckskin Drive	<i>[Signature]</i>	_____	unlisted
1510 Buckskin Drive			
1301 Stag Drive	<i>[Signature]</i>	Angela Muzic	260-434-1917
1304 Stag Drive	<i>[Signature]</i>	G. Matthew Kiproll	260-449-5213
1312 Stag Drive	<i>[Signature]</i>	_____	_____
1313 Stag Drive			
1325 Stag Drive	<i>[Signature]</i>	Kathy Crandal	260-312-7676
1326 Stag Drive	<i>[Signature]</i>	_____	_____
1335 Stag Drive	<i>[Signature]</i>	_____	_____
1336 Stag Drive	<i>[Signature]</i>	Terrence Prunier	260-422-1057
1403 Stag Drive			
1410 Stag Drive	<i>[Signature]</i>	_____	_____
1415 Stag Drive	<i>[Signature]</i>	Emma Marqueling	260-494-8770
1417 Stag Drive	<i>[Signature]</i>	Brandon Terrell	248-640-3383
1420 Stag Drive			
1426 Stag Drive	<i>[Signature]</i>		

NO
NO

PETITION OF OPPOSITION	
9705 Illinois road-land development/Caribou Drive entrance use	
Petition summary and background	<p>We the citizens of Deerfield Estates and Westchester Ridge housing additions, oppose the construction of a commercial property entrance off of Caribou Drive, due to:</p> <ol style="list-style-type: none"> 1. Increased neighborhood traffic (safety) 2. Absence of sidewalks (safety) 3. Increased costs of up keep to the road 4. A special needs bus stop directly across from the lot For these reasons we oppose any rezoning of the immediate property on the west side of Caribou Drive.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to deny the construction of an entrance off of Caribou Drive.
Address	Signature / Email / Phone number
1427 Stag Drive	[Signature] 260-432-2052
1431 Stag Drive	[Signature] 260-432-2052
1432 Stag Drive	[Signature] 260-432-2052
9423 Illinois Road	[Signature] 260-432-2051
9509 Illinois Road	
9521 Illinois Road	[Signature] 260-432-2051
1519 Buckskin Drive	[Signature] 260-432-2051
1520 Buckskin Drive	[Signature] 260-432-2051
1525 Buckskin Drive	
1630 Buckskin Drive	[Signature] 260-432-2051
1602 Buckskin Drive	[Signature] 260-432-2056
1608 Buckskin Drive	[Signature] 260-432-2051
9422 Deer Trail	[Signature] 260-432-2051
9423 Deer Trail	[Signature] 260-432-2051
9432 Deer Trail	[Signature] 260-432-2051
9507 Deer Trail	[Signature] 260-436-1376
1609 Buckskin Drive	[Signature] 260-432-2053
1618 Buckskin Drive	[Signature] 260-432-2013
1621 Buckskin Drive	[Signature] 260-432-2051
1628 Buckskin Drive	[Signature] 260-432-2092
1629 Buckskin Drive	[Signature] 260-341-3529

1355 31st Dr. Deerfield Forest 715-730-2130

200502

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PETITION OF OPPOSITION		
9705 Illinois road-land development/Caribou Drive entrance use		
Petition summary and background	<p>We the citizens of Deerfield Estates and Westchester Ridge housing additions, oppose the construction of a commercial property entrance off of Caribou Drive, due to:</p> <ol style="list-style-type: none"> 1. Increased neighborhood traffic (safety) 2. Absence of sidewalks (safety) 3. Increased costs of up keep to the road 4. A special needs bus stop directly across from the lot For these reasons we oppose any rezoning of the immediate property on the west side of Caribou Drive. 	
Action petitioned for	<p>We, the undersigned, are concerned citizens who urge our leaders to act now to deny the construction of an entrance off of Caribou Drive.</p>	
Address	Signature / Email / Phone number	
1704 Buckskin Drive		260 475 2075
1705 Buckskin Drive	ALEX CORTE 	260 432 2487
1714 Buckskin Drive		260 6119
1717 Buckskin Drive		260 310 5260 260 475 1200
1729 Buckskin Drive		260 435 1301
1803 Buckskin Drive	Matthew Hartmann Cesey Hartmann	(260) 437-7587
1806 Buckskin Drive	Robert Tabet Elizabeth Tabet	260 459 1017
1817 Buckskin Drive		260 400 4951
1820 Buckskin Drive	James Fortner	260 609 2987
1823 Buckskin Drive	Malorie Smith	260 267 3314
1828 Buckskin Drive		260 409 0119
1831 Buckskin Drive		260 432 8822 msryan822@Frontier.com
1903 Buckskin Drive		260 460 4305
1910 Buckskin Drive		260 409 2000
1915 Buckskin Drive		260 432 6359
9513 Yearling Drive		
9516 Yearling Drive		260 410 5260
9519 Yearling Drive		260 410 7426
9524 Yearling Drive		260 261 0955
9525 Yearling Drive		
9530 Yearling Drive		260 260 6052

PETITION OF OPPOSITION			
9705 Illinois road land development/Caribou Drive entrance use			
Petition summary and background	<p>We the citizens of Deerfield Estates and Westchester Ridge housing additions, oppose the construction of a commercial property entrance off of Caribou Drive, due to:</p> <ol style="list-style-type: none"> 1. Increased neighborhood traffic (safety) 2. Absence of sidewalks (safety) 3. Increased costs of up keep to the road 4. A special needs bus stop directly across from the lot For these reasons we oppose any rezoning of the immediate property on the west side of Caribou Drive. 		
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to deny the construction of an entrance off of Caribou Drive.		
Address	Signature / Email / Phone number		
9531 Yearling Drive	VACANT		
9607 Yearling Drive	<i>Matthew J Herbst</i>	Matthew J Herbst	260-580-7032
9608 Yearling Drive	VACANT		
9613 Yearling Drive	VACANT		
9614 Yearling Drive	<i>Michael D Burdick</i>	Michael D Burdick	260-433-5523
9619 Yearling Drive	<i>Jason Magnuson</i>	Jason Magnuson	260-433-1469
9620 Yearling Drive	<i>Mark Fields</i>	Mark Fields	260-257-6110
9623 Yearling Drive	<i>TEO BURTON</i>	TEO BURTON	(206) 310 4381
9624 Yearling Drive	<i>Margaret Munn Smith</i>	Margaret Munn Smith	260 740-8500
9627 Yearling Drive	<i>Priscilla Nelson</i>	Priscilla Nelson	260 443 5199
9630 Yearling Drive			
1819 Caribou Drive	<i>Nancy Boede</i>	Nancy Boede	(260) 301-2733
1824 Caribou Drive	<i>Jennifer Milner</i>	Jennifer Milner	260-418-8145
1825 Caribou Drive			
1434 Caribou Drive	<i>David A. Coates</i>	David A. Coates	260-456-4180
1502 Caribou Drive	<i>Kevin S. VanBrockun</i>	Kevin S. VanBrockun	(260) 580-0171
1505 Caribou Drive	<i>Shawn Bottain</i>	Shawn Bottain	(260) 413-5150
1508 Caribou Drive			
1511 Caribou Drive	<i>Colin Blecksoe</i>	Colin Blecksoe	260 454-5878
1514 Caribou Drive	<i>Stephen E Massey</i>	Stephen E Massey	260-441-6340
1517 Caribou Drive	<i>Brian Peave</i>	Brian Peave	(260) 705 9568

PETITION OF OPPOSITION
 9705 Illinois road-land development/Caribou Drive entrance use

Petition summary and background
 We the citizens of Deertield Estates and Westchester Ridge housing additions, oppose the construction of a commercial property entrance off of Caribou Drive, due to:
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Action petitioned for
 We, the undersigned, are concerned citizens who urge our leaders to act now to deny the construction of an entrance off of Caribou Drive.

Address	Signature / Email / Phone number	
1520 Caribou Drive	<i>[Signature]</i>	138-199-666
1525 Caribou Drive	<i>[Signature]</i>	765-138-9330
1530 Caribou Drive	<i>[Signature]</i>	413-1784
1612 Caribou Drive	<i>[Signature]</i>	436-5554
1617 Caribou Drive	<i>[Signature]</i>	249-9924
1628 Caribou Drive	<i>[Signature]</i>	266-387-6515
1631 Caribou Drive		
1710 Caribou Drive	<i>[Signature]</i>	241-6613
1719 Caribou Drive	<i>[Signature]</i>	432-8128
1720 Caribou Drive		
1727 Caribou Drive	<i>[Signature]</i>	812-431-3350
1801 Caribou Drive	<i>[Signature]</i>	602-227-1373
1807 Caribou Drive	<i>[Signature]</i>	760-991-6297
1808 Caribou Drive	<i>[Signature]</i>	260-418-8097
1813 Caribou Drive	<i>[Signature]</i>	260-432-9265
1816 Caribou Drive	<i>[Signature]</i>	260-436-5225
9608 Buck Court	<i>[Signature]</i>	
9616 Buck Court		
9622 Buck Court	<i>[Signature]</i>	(260) 432-9391
9623 Buck Court	<i>[Signature]</i>	260 413 1367
9630 Buck Court	<i>[Signature]</i>	260-436-4246
9629 Buck Court	<i>[Signature]</i>	760-224-2889



PETITION OF OPPOSITION

9705 Illinois road-land development/Caribou Drive entrance use

Petition summary and background

We the citizens of Deerfield Estates and Westchester Ridge housing additions, oppose the construction of a commercial property entrance off of Caribou Drive, due to:

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3. Increased costs of up keep to the road
4. A special needs bus stop directly across from the lot For these reasons we oppose any rezoning of the immediate property on the west side of Caribou Drive.

Action petitioned for

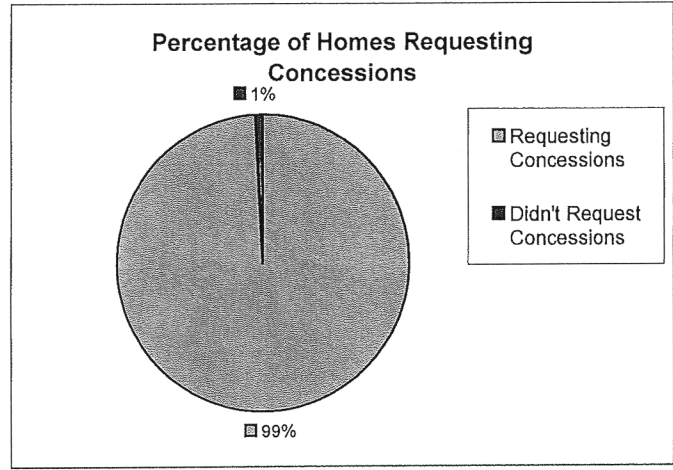
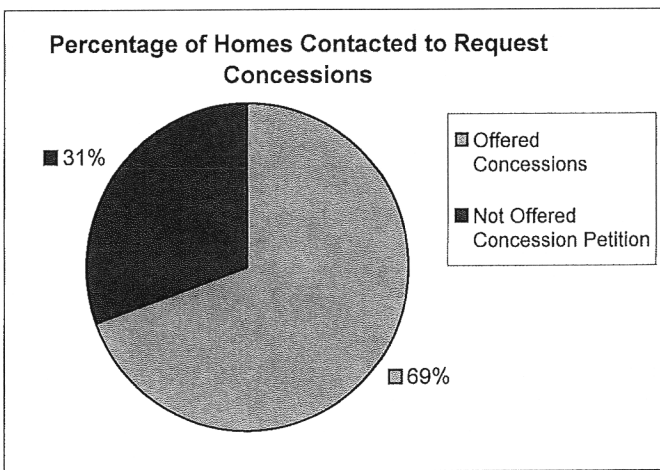
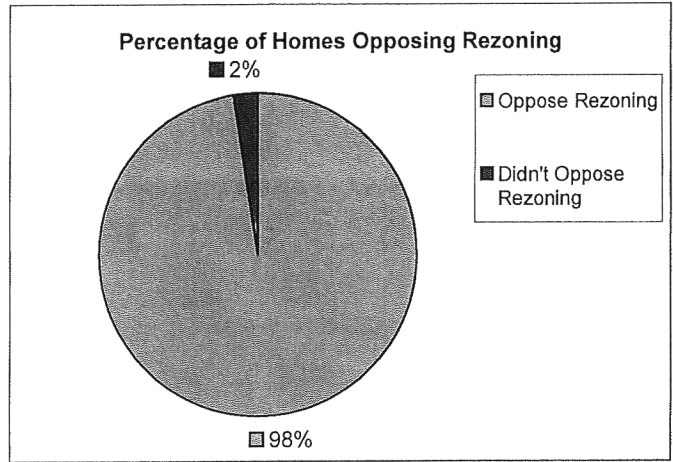
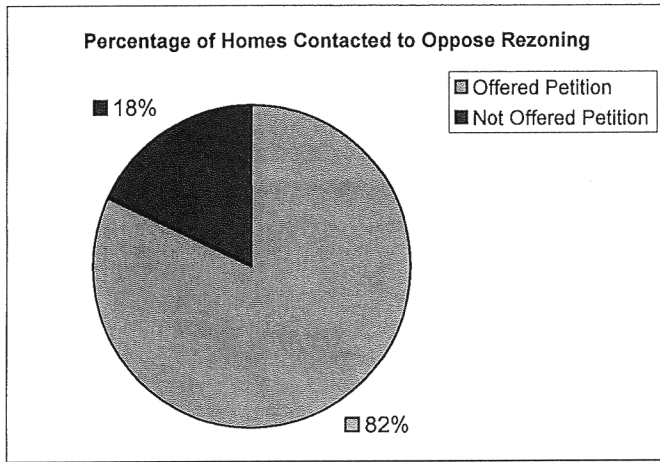
We, the undersigned, are concerned citizens who urge our leaders to act now to deny the construction of an entrance off of Caribou Drive.

Address

Signature / Email / Phone number

	9508 Reindeer Road	<i>John K. Tescula</i>	John Tescula	413-9898
⊕	9511 Reindeer Road	<i>Martha J. Lane</i>	Martha J. Lane	432-4864
N	9515 Reindeer Road			
⊕	9520 Reindeer Road	<i>Lisa Brown</i>	Lisa Brown	432-6271
	9525 Reindeer Road	<i>Deb Lilley</i>	Deb Lilley	459-1738
⊕	9530 Reindeer Road	<i>Allyson Corbett</i>	Allyson Corbett	341-5145
A	9535 Reindeer Road	<i>Martha J. Lane</i>	Martha J. Lane	732-7326
	9604 Reindeer Road	<i>Gene Smith</i>	Gene Smith	260-471-7601
	9607 Reindeer Road	<i>Kim Gerdahl</i>	Kim Gerdahl	260-246-2312
	9610 Reindeer Road			
	9613 Reindeer Road	<i>Fran Mozzione</i>	FRAN MOZZIONE	260-610-1783
v	9616 Reindeer Road			
	9619 Reindeer Road	<i>Deborah Doherty</i>	Deborah Doherty	310-3850302
	9622 Reindeer Road	<i>Debra Rypoll</i>	Debra Rypoll	260-433-6640
	9625 Reindeer Road	<i>Doreen Williams</i>	Doreen Williams	974-342-2978
	9628 Reindeer Road	<i>Robert Dickey</i>	Robert Dickey	260-432-5916
	9631 Reindeer Road	<i>Greene Nix</i>	Greene Nix	260-432-5476
⊕	9634 Reindeer Road	<i>Donna Jovewski</i>	Donna Jovewski	260-432-4631
	9635 Reindeer Road	<i>Cathy Locke</i>	Cathy Locke	260-450-1702
⊕	9710 Reindeer Road	<i>Ismael Glass</i>	Ismael Glass	260-415-1312
+	9715 Reindeer Road			
⊕	9720 Reindeer Road	<i>Donna Hensel</i>	Donna Hensel	260-432-9143
	9730 Reindeer Road	<i>Marilyn Greaves</i>	Marilyn Greaves	260-436-6628

9705 Illinois Road Rezoning Opposition Results 150 Households (Deerfield Estates)



City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2018-0006
Bill Number: Z-18-02-21
Council District: 4-Jason Arp

Introduction Date: February 27, 2018
Plan Commission
Public Hearing Date: March 12, 2018 (not heard by Council)
Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance: To rezone approximately 1.73 acres of property from AR-Low Intensity Residential to C1-Professional Office and Personal Services.
Location: 9705 Illinois Road
Reason for Request: To develop the parcel with a bank branch and professional office.
Applicant: Mathison Investments, LLC
Property Owner: Craig Mathison

Related Petitions: Primary Development Plan, Mathison Investments

Effect of Passage: Property will be rezoned to the C1- Professional Office and Personal Services district, which will allow the redevelopment of the property for office type uses.
Effect of Non-Passage: The property will remain zoned AR-Low Intensity Residential and may continue to be used for those purposes.

BILL NO. Z-18-02-21

REPORT OF COMMITTEE ON REGULATIONS

April 10, 2018

Thomas Didier Chair

Paul Ensley Co-Chair

All Council Members

An Ordinance amending the City of Fort Wayne Zoning Map No. BB-02 (Sec. 10 of Aboite Township)

To rezone approximately 1.73 acres of property from AR- Low Intensity Residential to C1 – Professional Office and Personal Services

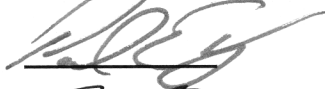
COMMITTEE ON REGULATIONS HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

DO PASS

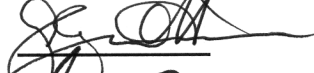
DO NOT PASS

ABSTAIN

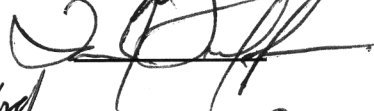
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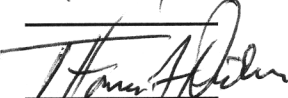
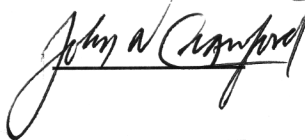


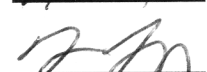


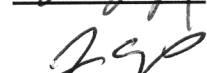






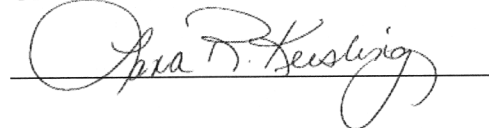








**LANA R. KEESLING
CITY CLERK**





THE CITY OF FORT WAYNE
OFFICE OF CITY CLERK
CITIZENS SQUARE - 200 EAST BERRY STREET - SUITE 110
FORT WAYNE, INDIANA 46802-2733

PHONE: 260-427-1221
FAX: 260-427-1371

Lana R. Keesling, City Clerk

June 13, 2018

Re: Z-18-02-21/REZ-2018-006

As the Common Council of the City of Fort Wayne voted against bringing this bill back to the table after voting to table it on 04/10/18, Indiana Code **IC 36-7-4-606 Zoning ordinance; procedure on proposal to adopt initial or replacement ordinance for a jurisdiction** states:

“(f) If the legislative body fails to act on the proposal within ninety (90) days after certification, the ordinance takes effect as if it had been adopted (as certified) ninety (90) days after certification”

Therefore the decision of the Plan Commission to recommend the rezoning of this property from AR- Low Intensity Residential to C1 – Professional Office and Personal Services will take effect immediately, based on the hearing date of 03/12/18,k

