

1 #REZ-2018-0022

2 BILL NO. Z-18-05-04

3
4 ZONING MAP ORDINANCE NO. Z-18-18

5 AN ORDINANCE amending the City of Fort Wayne
6 Zoning Map No. A-02 (Sec. 11 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 an RP
10 (Planned Residential) District under the terms of Chapter 157 Title XV of the Code of the
11 City of Fort Wayne, Indiana:

12 Part of the Northeast Quarter of Section 11, Township 30 North, Range 11 East of
13 the Second Principal Meridian, Aboite Township in Allen County, Indiana, more
14 particularly described as follows:

15 Commencing a Harrison marker at the Northeast corner of said Northeast Quarter;
16 thence South 88 degrees 51 minutes 55 seconds West (State plane bearing and basis
17 of bearings to follow) along the North line of said Northeast Quarter and within the
18 right-of-way of State Route 14, a distance of 1322.62 feet to the West line of the East
19 Half of said Northeast Quarter; thence South 00 degrees 17 minutes 06 seconds East
20 along said West line, a distance of 1293.03 feet to the POINT OF BEGINNING of
21 the herein described tract; thence North 89 degrees 00 minutes 46 seconds East, a
22 distance of 248.37 feet to the East line of an existing tract described in Document
23 Number 2014024024 in the Office of the Recorder of Allen County, Indiana; thence
24 South 00 degrees 15 minutes 32 seconds East along said East line, a distance of
25 107.70 feet to a point on the South line of an existing 3.871 acre tract described in
26 Document Number 2014014766 in the Office of the Recorder of Allen County,
27 Indiana; thence North 89 degrees 00 minutes 05 seconds East along said South line, a
28 distance of 55.41 feet to a 5/8" rebar found at a point of curvature, concave to the
29 Northwest, having a radius of 450.00 feet; thence Northeasterly along said curve and
30 along the South line of said existing 3.871 acre tract, a distance of 133.43 feet,
having a central angle of 16 degrees 59 minutes 18 seconds and a chord of 132.94
feet bearing North 80 degrees 34 minutes 07 seconds East; thence South 55 degrees
19 minutes 46 seconds West, a distance of 151.54 feet; thence South 88 degrees 59
minutes 53 seconds West, a distance of 94.60 feet; thence South 44 degrees 14
minutes 50 seconds West, a distance of 206.50 feet; thence South 07 degrees 16
minutes 39 seconds East, a distance of 154.20 feet; thence South 89 degrees 44
minutes 20 seconds West, a distance of 89.26 feet to the West line of the East Half of
said Northeast Quarter; thence North 00 degrees 17 minutes 06 seconds West along
said West line, a distance of 469.84 feet to the Point of Beginning. Containing 1.91

1 acres more or less. Subject to the regulatory easement of Shively Drain and subject
2 to easements of record.


3 and the symbols of the City of Fort Wayne Zoning Map No. A-02 (Sec. 11 of Aboite
4 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
5 Wayne, Indiana is hereby changed accordingly.

6
7 SECTION 2. If a written commitment is a condition of the Plan Commission's
8 recommendation for the adoption of the rezoning, or if a written commitment is modified and
9 approved by the Common Council as part of the zone map amendment, that written
10 commitment is hereby approved and is hereby incorporated by reference.

11
12 SECTION 3. That this Ordinance shall be in full force and effect from and after its
13 passage and approval by the Mayor.

14
15 
16 _____
17 Council Member

18 APPROVED AS TO FORM AND LEGALITY:

19 
20 _____
21 Carol T. Helton, City Attorney

22
23
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27
28
29
30

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Lutheran Life Villages
 Address 6701 S Anthony Blvd
 City Fort Wayne State IN Zip 46816
 Telephone 260-447-0800 E-mail akiefer@lutheranlifevillages.org

Contact Person
 Contact Person Thomas Trent
 Address 505 E Washington Blvd
 City Fort Wayne State IN Zip 46802
 Telephone 260-422-9454 E-mail ttrent@rwlawfirm.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 8151 Glencarin Blvd & 8100 Illinois Rd Lot 16
 Present Zoning C1/RP Proposed Zoning C1/RP Acreage to be rezoned 11.577
 Proposed density 4.1 units per acre
 Township name Aboite Township section # 11
 Purpose of rezoning (attach additional page if necessary) Per request of planning staff, this submission adjusts zoning of the net combination of the parcel to reflect C1 for the day center and RP for the remaining portion of the parcel(s)
 Sewer provider City Utilities Water provider Aqua Indiana

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.

- Filing 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.

<u>Alex Kiefer, CEO</u> (printed name of applicant)	<u>[Signature]</u> (signature of applicant)	<u>4-3-18</u> (date)
<u>Alex Kiefer, CEO</u> (printed name of property owner)	<u>[Signature]</u> (signature of property owner)	<u>4-3-18</u> (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.
<u>4-3-18</u>	<u>126551</u>	<u>5-14-18</u>	<u>REC-2018-0022</u>

PROPOSED RP ZONING LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 11, Township 30 North, Range 11 East of the Second Principal Meridian, Aboite Township in Allen County, Indiana, more particularly described as follows:

Commencing a Harrison marker at the Northeast corner of said Northeast Quarter; thence South 88 degrees 51 minutes 55 seconds West (State plane bearing and basis of bearings to follow) along the North line of said Northeast Quarter and within the right-of-way of State Route 14, a distance of 1322.62 feet to the West line of the East Half of said Northeast Quarter; thence South 00 degrees 17 minutes 06 seconds East along said West line, a distance of 1293.03 feet to the POINT OF BEGINNING of the herein described tract; thence North 89 degrees 00 minutes 46 seconds East, a distance of 248.37 feet to the East line of an existing tract described in Document Number 2014024024 in the Office of the Recorder of Allen County, Indiana; thence South 00 degrees 15 minutes 32 seconds East along said East line, a distance of 107.70 feet to a point on the South line of an existing 3.871 acre tract described in Document Number 2014014766 in the Office of the Recorder of Allen County, Indiana; thence North 89 degrees 00 minutes 05 seconds East along said South line, a distance of 55.41 feet to a 5/8" rebar found at a point of curvature, concave to the Northwest, having a radius of 450.00 feet; thence Northeasterly along said curve and along the South line of said existing 3.871 acre tract, a distance of 133.43 feet, having a central angle of 16 degrees 59 minutes 18 seconds and a chord of 132.94 feet bearing North 80 degrees 34 minutes 07 seconds East; thence South 55 degrees 19 minutes 46 seconds West, a distance of 151.54 feet; thence South 88 degrees 59 minutes 53 seconds West, a distance of 94.60 feet; thence South 44 degrees 14 minutes 50 seconds West, a distance of 206.50 feet; thence South 07 degrees 16 minutes 39 seconds East, a distance of 154.20 feet; thence South 89 degrees 44 minutes 20 seconds West, a distance of 89.26 feet to the West line of the East Half of said Northeast Quarter; thence North 00 degrees 17 minutes 06 seconds West along said West line, a distance of 469.84 feet to the Point of Beginning. Containing 1.91 acres more or less. Subject to the regulatory easement of Shively Drain and subject to easements of record.

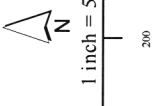
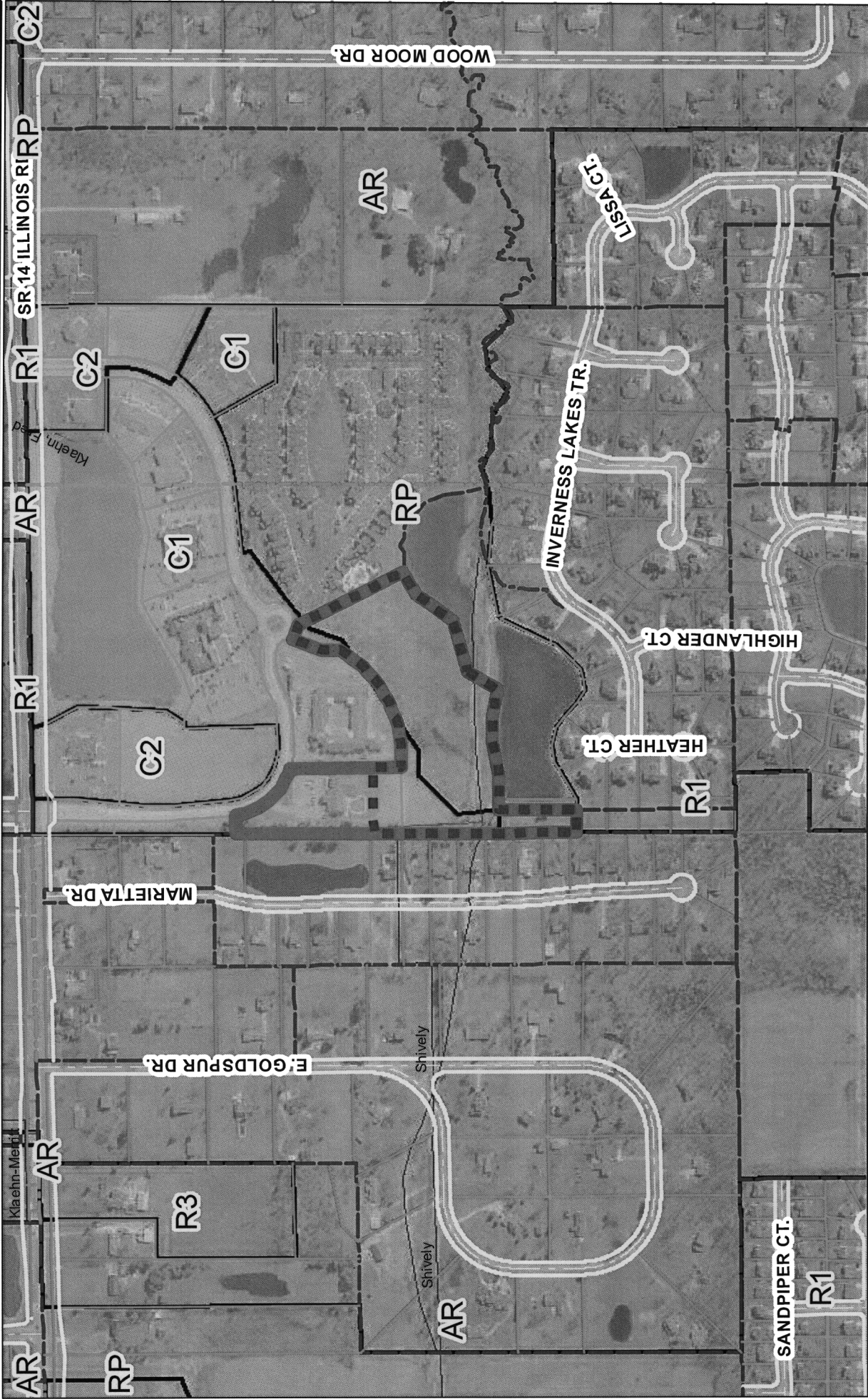
Rezoning Petition REZ-2018-0022 and Primary Development Plan PDP-2018-0018 - Piper Trail



Project Boundaries Represented with Bold Lines are for Representational Purposes Only

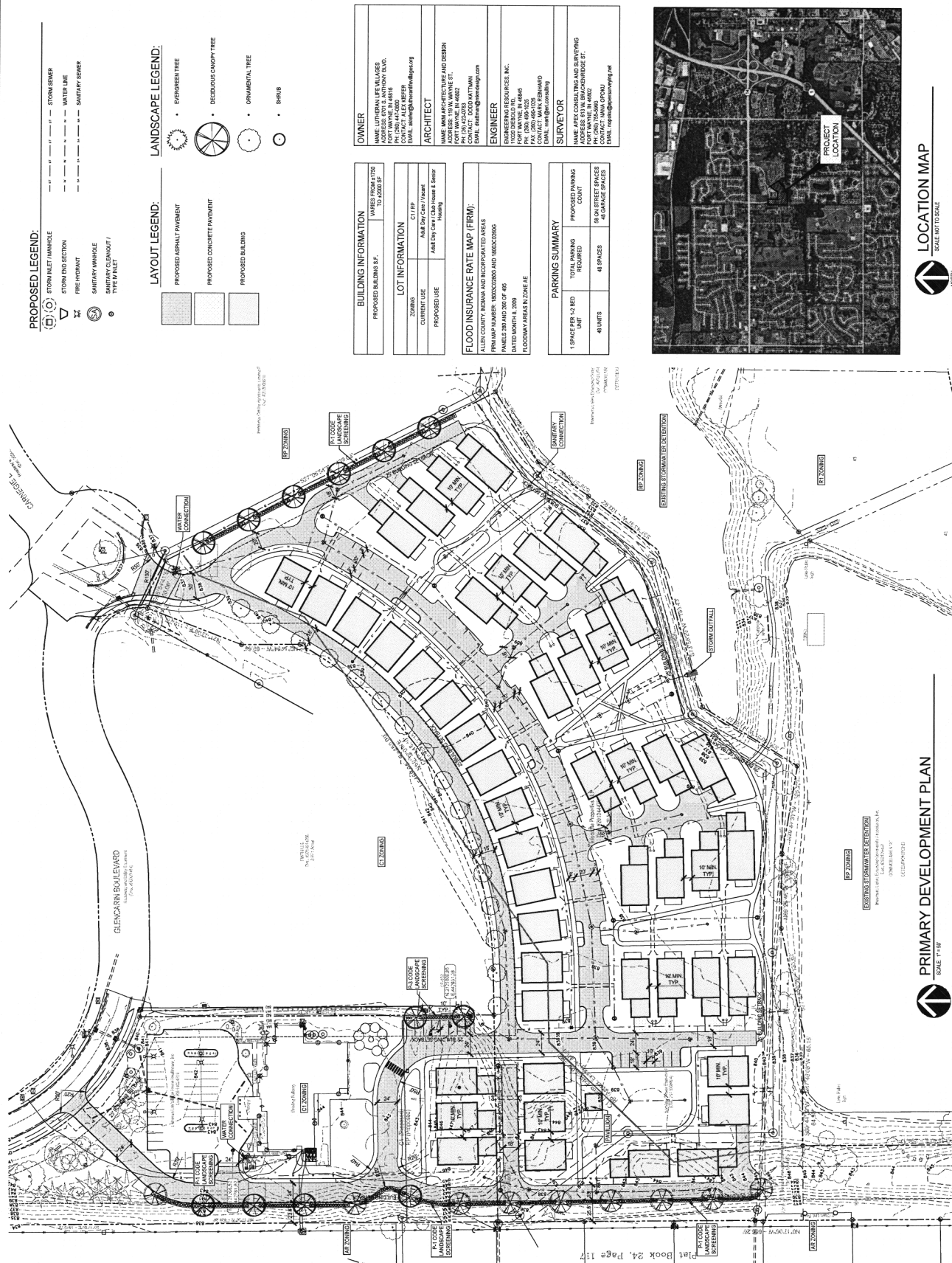
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 Photos and Contour: Spring 2009
 Date: 4/25/2018

Rezoning Petition REZ-2018-0022 and Primary Development Plan PDP-2018-0018 - Piper Trail



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 Date: 4/25/2018



PROPOSED LEGEND:

- STORM INLET / MANHOLE
- STORM END SECTION
- FIRE HYDRANT
- SMITARY MANHOLE
- SMITARY CLEANOUT / TRAP
- STORM SEWER
- WATER LINE
- SANITARY SEWER

LAYOUT LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BUILDING

LANDSCAPE LEGEND:

- EVERGREEN TREE
- DECIDUOUS CANOPY TREE
- ORNAMENTAL TREE
- SHRUB

BUILDING INFORMATION

PROPOSED BUILDING S.F. VARIES FROM 1700 TO 1000 SF

LOT INFORMATION

LOT # 1700

CURRENT USE: A&R Day Care (Child Home & Day Care)

PROPOSED USE: Housing

FLOOD INSURANCE RATE MAP (FIRM):

AREA OF SPECIAL FLOOD HAZARD AND REPERCUSSIVE AREAS

FIRM PANEL NUMBER: 1600020000 AND 1600020005

DATED: MARCH 14, 2009

FLOOD HAZARD AREAS: X ZONE A-E

PARKING SUMMARY

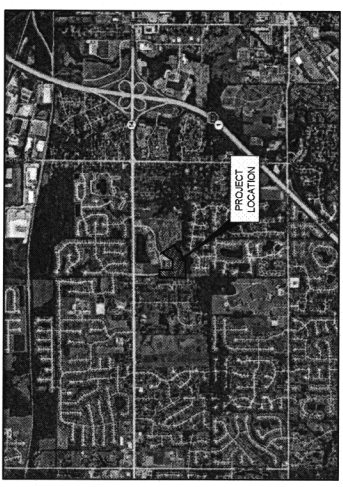
1 SPACE PER 42 BED UNIT

48 UNITS

48 SPACES

50 ON STREET SPACES

48 GARAGE SPACES



LOCATION MAP

SCALE: NOT TO SCALE

ENGINEERING, INC.

11020 Deibel Road, Fort Wayne, IN 46815
 PH: (260) 486-1025 FAX: (260) 486-1026
 WWW.ENGCONSULTING.COM

Professional Engineer Seal for Alex Kiefer, State of Indiana, License No. 1081178.

Piper Trail
 Lutheran Life Villages Inverness
 Fort Wayne, IN 46804

REVISIONS

DATE	REVISIONS	DESCRIPTION
07/27/17	1-01	4300-Primary Development Plan

PROJECT INFORMATION

PROJECT: 4300-Primary Development Plan
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1"=40'

Primary Development Plan

PD1

FACT SHEET

Case #REZ-2018-0022 Bill # Z-18-05-04 Project Start: 8 May 2018	
APPLICANT: REQUEST:	Lutheran Life Villages To rezone a portion of property from C1/Professional Offices and Personal Services to RP/Planned Residential; and approve a primary development plan for a 48-unit senior housing development and associated infrastructure. A waiver of building setbacks standards is also requested.
LOCATION:	The proposed site is located on the south side of the 8000 to 8100 blocks of Glencarin Boulevard; west of Preston Pointe Apartments, east of Lake of the Woods Addition, and north of Inverness Lakes Extended Section 1 (Section 11 of Aboite Township).
LAND AREA:	Approximately 12.2 acres for total development Approximately 9.8 acres for RP zoning Approximately 2.4 acres for C1 zoning
PRESENT ZONING:	C1/Professional Offices and Personal Services and RP/Planned Residential
PROPOSED ZONING:	C1/Professional Offices and Personal Services and RP/Planned Residential
COUNCIL DISTRICT:	4-Jason Arp
ASSOCIATED PROJECTS:	Primary Development Plan, Piper Trail
SPONSOR:	City of Fort Wayne Plan Commission

14 May 2018 Public Hearing

- No one spoke at the hearing in favor.
- No neighbors were in opposition to the rezoning.
- Three neighbors spoke with concern over the development plan.
- All members were present

21 May 2018 – Business Meeting

Plan Commission Recommendation: DO PASS


A motion was made by Judi Wire and seconded by Rachel Tobin Smith to return the ordinance with a Do Pass recommendation to Common Council for their final decision.

6-0 MOTION PASSED

- Connie Haas Zuber, Shan Gunawardena, and Paul Sauerteig were absent.

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
1 June 2018

Reviewed by:



Kim Bowman
Executive Land Use Director

PROJECT SUMMARY

The petitioner is requesting to rezone a couple portions of real estate on the site. The site was rezoned with the original Inverness Center redevelopment. The zoning lines followed proposed development sites which have not developed exactly as planned. This rezoning proposal is to adjust zoning lines to encompass the proposed residential units within RP/Planned Residential zoning, and the existing adult day care as C1/Professional Offices and Personal Services. The proposal is for 9.8 acres of RP zoning and 2.4 acres of C1 zoning.

The proposed use of the RP/Planned Residential zoning is multiple family residential. The plan is for 48 single family residential units on a single parcel, to be marketed towards seniors. When three or more single family residential units are placed on a single parcel, it is defined as a multiple family residential use, which is permitted in the RP district. The RP zoning has been in place since the inception of the Inverness Centre development. Also existing on the site is C1/Professional Offices and Personal Services. This zoning permits the Lutheran Life Villages – Village at Birchwood development, which was developed in 2012. The proposal is for the 48 additional residential units to utilize the Village at Birchwood structure, but it will continue to be used as adult day care, as well. Because of the proposed uses, it will remain C1.

The property has remained an undeveloped parcel. Four years ago, a project for an assisted living facility was filed with Department of Planning Services, but was eventually withdrawn. The general area has seen a mixture of single family residential subdivisions and office uses. The property is surrounded to the west and south by residential subdivisions. The Inverness Centre has developed to the east with apartments, and to the north with medical uses. The applicant will need to discuss the rezoning criteria set forth in state code, but the proposal can be supportive by the following goals and policies of the Comprehensive Plan:

LU3. Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure;

LU5.D Encourage development proposals that provide housing, designed to allow adequate pedestrian and bicycle access, in close proximity to existing neighborhood commercial, civic, institutional and other similar uses.

LU6. Encourage carefully planned sustainable growth and coordinated development by encouraging mixed land uses.

LU6.C Encourage the conversion of vacant or underutilized properties into compatible mixed-use development areas.

LU6.D Support carefully planned, coordinated, compatible mixed-use development.

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

PUBLIC HEARING SUMMARY:

Presenter: Tom Trent, representing Lutheran Life, presented the proposal to the Plan Commission, as outlined above. He stated that the rezoning is not actually necessary to construct the project, but wanted to clean up the zoning boundaries, using the most appropriate districts.

Public Comments in support:

None

Public Comments in opposition or with concerns:

- Todd Brookmeyer, President of Lake of the Woods – His concerns are regarding how the proposed design will affect the existing mound along the west property line.
- Mark Jesse, President of Inverness Lakes – Not opposed, his concerns are regarding wetlands, the detention pond, and screening on north side of pond.
- Bart Ruch, Marietta Drive – Concerned about the mound on the west side of the property.

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

Rezoning Petition REZ-2018-0022

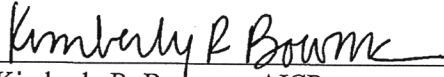
APPLICANT:	Lutheran Life Villages
REQUEST:	To rezone a portion of property from C1/Professional Offices and Personal Services to RP/Planned Residential for a 48-unit senior housing development and associated infrastructure.
LOCATION:	The proposed site is located on the south side of the 8000 to 8100 blocks of Glencarin Boulevard; west of Preston Pointe Apartments, east of Lake of the Woods Addition, and north of Inverness Lakes Extended Section 1 (Section 11 of Aboite Township).
LAND AREA:	Approximately 12.2 acres for total development Approximately 9.8 acres for RP zoning Approximately 2.4 acres for C1 zoning
PRESENT ZONING:	C1/Professional Offices and Personal Services and RP/Planned Residential
PROPOSED ZONING:	C1/Professional Offices and Personal Services and RP/Planned Residential

The Plan Commission recommends that Rezoning Petition REZ-2018-0022 be returned to Council with a “Do Pass” recommendation 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 rezoning request simply creates a uniform zoning line that follows the proposed limits of the development. The existing zoning districts both permit the proposed uses on the site. The rezoning proposal can be supportive by the following goals and policies of the Comprehensive Plan:
 - LU3.** Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure;
 - LU5.D** Encourage development proposals that provide housing, designed to allow adequate pedestrian and bicycle access, in close proximity to existing neighborhood commercial, civic, institutional and other similar uses.
 - LU6.** Encourage carefully planned sustainable growth and coordinated development by encouraging mixed land uses.
 - LU6.C** Encourage the conversion of vacant or underutilized properties into compatible mixed-use development areas.
 - LU6.D** Support carefully planned, coordinated, compatible mixed-use development.
 - LU8.** Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.
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 and architectural review from the Plan Commission and staff will ensure a compatible development that complements the area. The structures are proposed at one story in height, which is compatible with the surrounding dwellings which are either one or two story. A landscape plan has to submit to screen and buffer adjacent uses.
3. Approval is consistent with the preservation of property values in the area. This proposal will allow reinvestment in a vacant parcel within the Inverness Centre development. Site design will meet the required Zoning Ordinance exterior setbacks and screening and buffering.

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 May 21, 2018.



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

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Lutheran Life Villages
 Address 6701 S Anthony Blvd
 City Fort Wayne State IN Zip 46816
 Telephone 260-447-0800 E-mail akiefer@lutheranlifevillages.org

Contact Person
 Contact Person Thomas Trent
 Address 505 E Washington Blvd
 City Fort Wayne State IN Zip 46802
 Telephone 260-422-9454 E-mail ttrent@rlwlawfirm.com


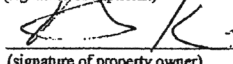
All staff correspondence will be sent only to the designated contact person.

Request
 Allen County Planning Jurisdiction City of Fort Wayne Planning Jurisdiction
 Address of the property 8151 Glencarin Blvd & 8100 Illinois Rd Lot 16
 Present Zoning C1/RP Proposed Zoning C1/RP Acreage to be rezoned 11.577
 Proposed density 4.1 units per acre
 Township name Aboite Township section # 11
 Purpose of rezoning (attach additional page if necessary) Per request of planning staff, this submission adjusts zoning of the net combination of the parcel to reflect C1 for the day center and RP for the remaining portion of the parcel(s)
 Sewer provider City Utilities Water provider Aqua Indiana

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 - 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.

<u>Alex Kiefer, CEO</u> (printed name of applicant)	 (signature of applicant)	<u>4-3-18</u> (date)
<u>Alex Kiefer, CEO</u> (printed name of property owner)	 (signature of property owner)	<u>4-3-18</u> (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.
<u>4-3-18</u>	<u>126551</u>	<u>5-14-18</u>	<u>REC-2018-0022</u>



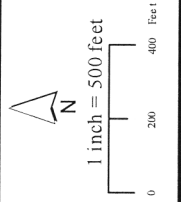
Rezoning Petition REZ-2018-0022 and Primary Development Plan PDP-2018-0018 - Piper Trail



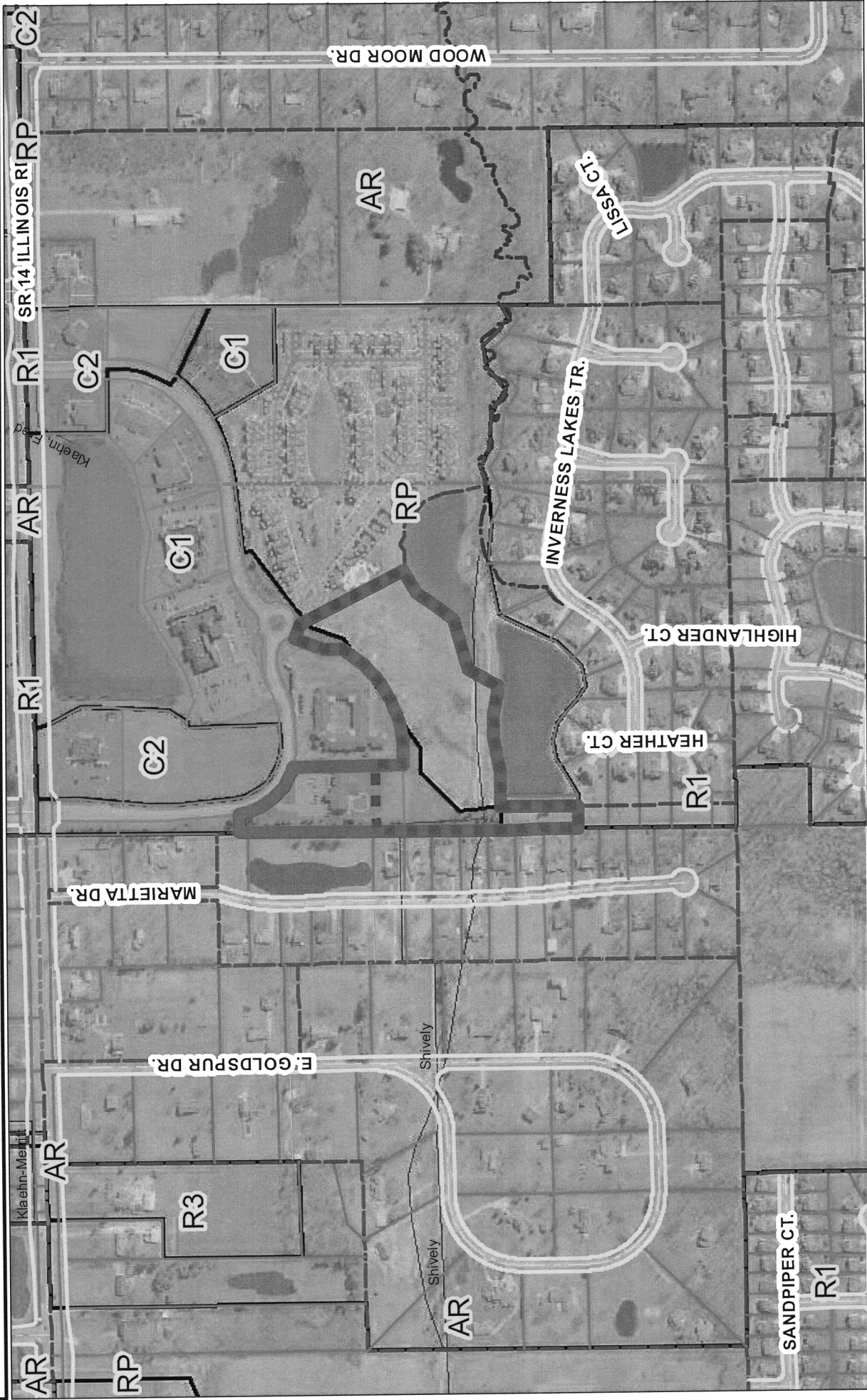
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 State Plane Coordinate System, Indiana East
 Photos and Contours: Spragg 2009
 Date: 4/25/2018

Project Boundaries Represented with Bold Lines are for Representational Purposes Only



Rezoning Petition REZ-2018-0022 and Primary Development Plan PDP-2018-0018 - Piper Trail



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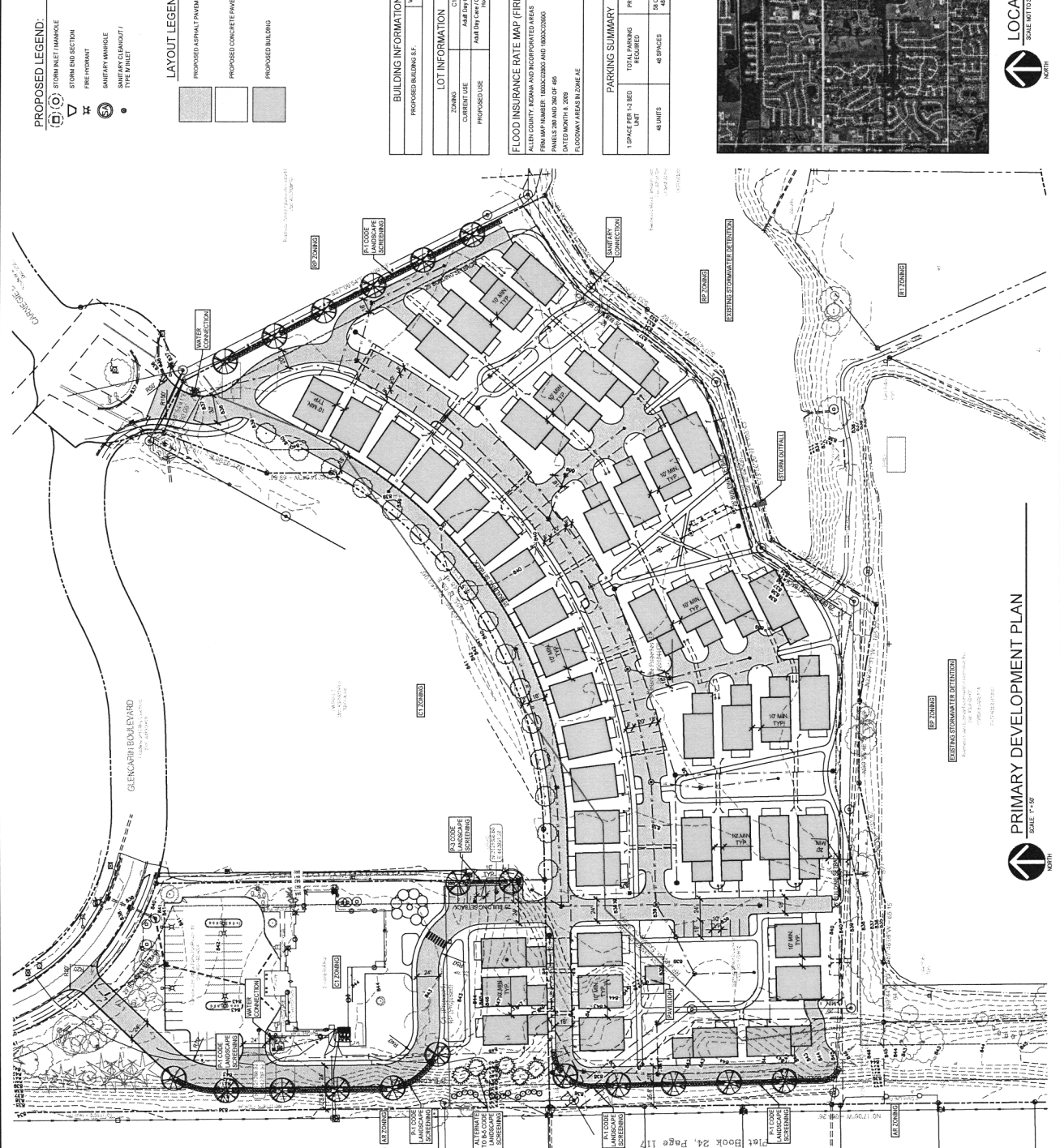
11020 Diebold Road, Fort Wayne, IN 46845
 Ph: (260) 490-1025 Fax: (260) 490-1026
 WWW.ERLCONSULTING.COM



Piper Trail
 Lutheran Life Villages Inverness
 Fort Wayne, IN 46804
 8151 Glencarin Blvd. / 8100 Illinois Rd. Lot 16

PROJECT NO.	4388-Primary
DATE	05/17/2018
DESIGNER	ERL CONSULTING
SCALE	1"=50'
REVISIONS	
DATE	DESCRIPTION

Primary Development Plan
 PD1



PROPOSED LEGEND:
 STORM INLET / MANHOLE
 STORM END SECTION
 FIRE HYDRANT
 SANITARY MANHOLE
 SANITARY CLEANOUT / TYPE B TRAP

LANDSCAPE LEGEND:
 PROPOSED ASPHALT PAVEMENT
 PROPOSED CONCRETE PAVEMENT
 PROPOSED BUILDING
 EVERGREEN TREE
 DECIDUOUS CANOPY TREE
 ORNAMENTAL TREE
 SHRUB

BUILDING INFORMATION:
 PROPOSED BUILDING SF: 20,000 SF
 VARIES FROM 1,700 TO 2,500 SF

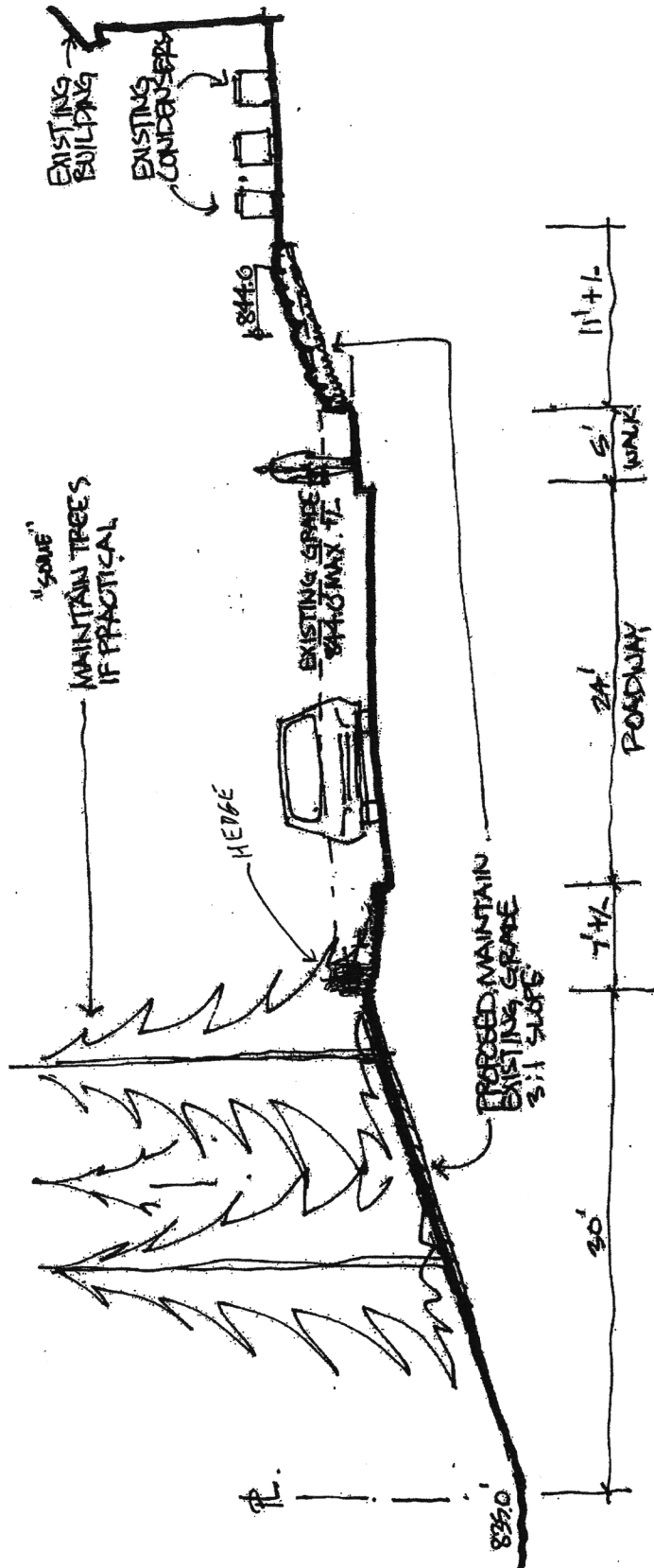
LOT INFORMATION:
 ZONING: CT 100
 CURRENT USE: A-AM (100'x100')
 PROPOSED USE: MULTIFAMILY (200'x100' & 200'x100')

FLOOD INSURANCE RATE MAP (FIRM):
 FIRM NO. 17020C0001R
 FIRM DATE: 08/01/2017
 FIRM AREA: 100000000
 DATED: MARCH 8, 2009
 FLOODWAY AREAS IN ZONE AE

PARKING SUMMARY:
 TOTAL PARKING REQUIRED: 58 IN STREET SPACES
 48 GARAGE SPACES
 10 GARAGE SPACES



LOCATION MAP
 SCALE: NOT TO SCALE



City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2018-0022
Bill Number: Z-18-05-04
Council District: 4-Jason Arp

Introduction Date: May 8, 2018

Plan Commission
Public Hearing Date: May 14, 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 1.91 acres of property from C1-Professional Office
and Personal Services to RP-Planned Residential.

Location: 8151 Glencarin Boulevard and Lot 16, Inverness Centre

Reason for Request: To develop the parcel with residential cottages.

Applicant: Lutheran Life Villages

Property Owner: Lutheran Life Villages

Related Petitions: Primary Development Plan, Piper Trail

Effect of Passage: Property will be rezoned to the RP-Planned Residential district which will
allow the development of residential senior living.

Effect of Non-Passage: Small portions of the property will remain zoned C1-Professional Office
and Personal Services. This request will clean up the zoning boundaries
and utilize the most appropriate districts for the proposed uses.

BILL NO. Z-18-05-04

REPORT OF COMMITTEE ON REGULATIONS

June 12, 2018

Thomas Didier Chair

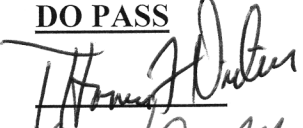


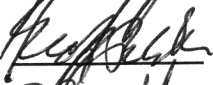
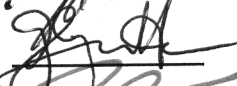
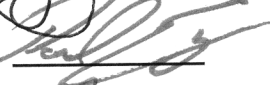

Paul Ensley Co-Chair

All Council Members

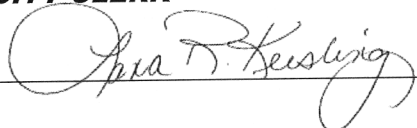
An Ordinance amending the City of Fort Wayne Zoning Map No. A-02 (Sec. 11 of Aboite Township)

8151 Glencarin Blvd and Lot 16, Inverness Centre from C1 – Professional Office and Personal Services to RP – Planned Residential

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

<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>	<u>NO REC</u>
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
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	_____	_____	_____
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_____	_____	_____	_____

**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: MAY 14, 2018

Read the first time in full and on motion by Councilman Didier.

Read the second time by title and referred to the Regulations Committee.

Read the third time in full and on motion by Councilman Didier, placed on passage by the following vote:

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
ARP	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BARRANDA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
CRAWFORD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DIDIER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENSLEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HINES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATED: June 12, 2018



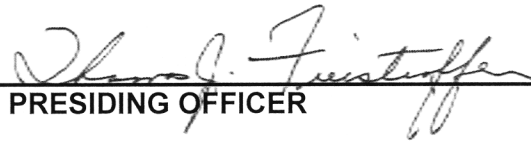
 LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as
 Zoning Ordinance No. Z-18-05-04 on the 12th day of June, 2018

ATTEST:



 LANA R. KEESLING
 CITY CLERK



 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 13th
 of June 2018, at the hour of 10:15 o'clock A.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 13TH day of June

2017, at the hour of 1:00 O'clock PM . E.S.T.



 THOMAS C. HENRY, MAYOR