

1 #REZ-2019-0003

2 BILL NO. Z-19-02-23

3
4 ZONING MAP ORDINANCE NO. Z- 8-19

5 AN ORDINANCE amending the City of Fort Wayne
6 Zoning Map No. A-19 (Sec. 12 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 R3
10 (Multiple Family Residential) District under the terms of Chapter 157 Title XV of the Code of
11 the City of Fort Wayne, Indiana:

12 Part of the Southeast Quarter of Section 23, Township 30 North, Range 11 East, Allen
13 County, Indiana, based on an original survey by Joseph R. Herendeen, Indiana Professional
14 Surveyor Number 20900190 of Sauer Land Surveying, Inc., Survey No. 129-145 "A", dated
15 October 30, 2018, and being more particularly described as follows, to-wit:
16 Commencing at the Center of said Section 23; thence North 89 degrees 45 minutes 37
17 seconds East (deed bearing and basis of all bearings in this description), on and along the
18 North line of said Southeast Quarter, a distance of 100.00 feet to a #5 rebar on the Easterly
19 right-of-way line of Coventry Lane, also being the Northwest corner of a 4.207 acre base
20 tract of real estates described in a deed to Striving Legacy Estates, LLC, in Document
21 Number 2016064348 in the Office of the Recorder of Allen County, Indiana, this being the
22 true point of beginning; thence North 89 degrees 45 minutes 37 seconds East, continuing on
23 and along said North line, a distance of 436.72 feet to a #4 rebar at the Northeast corner of
24 said 4.207 acre base tract; thence South 00 degrees 08 minutes 00 seconds West, on and
25 along the East line of said 4.207 acre base tract, a distance of 425.84 feet to a #5 rebar at the
26 Easterly deflection corner thereof; thence South 39 degrees 25 minutes 49 seconds West,
27 continuing on and along the East line of said 4.207 acre base tract and a Southeast line of a
28 4.155 acre base tract of real estate described in a deed to JSMN Coventry Cinemas, LLC, in
29 Document Number 2012064227 in the Office of said Recorder, a distance of 130.10 feet to a
30 #5 rebar at the Southeast corner of said 4.155 acre base tract; thence South 50 degrees 34
minutes 11 seconds East, on and along a Northeast line of said 4.155 acre base tract, a
distance of 20.00 feet to a #5 rebar at an East corner thereof; thence South 39 degrees 25
minutes 49 seconds West, on and along a Southeast line of said 4.155 acre base tract, a
distance of 220.91 feet to a #4 rebar at an Easterly deflection corner thereof; thence South 00
degrees 29 minutes 15 seconds West, on and along an East line of said 4.155 acre base tract,
a distance of 69.63 feet to a #4 rebar at the Southeast corner thereof; thence North 89
degrees 30 minutes 45 seconds West, on and along the South line of said 4.155 acre base
tract, a distance of 235.83 feet to a #5 rebar at a Southerly deflection corner thereof; thence
North 53 degrees 17 minutes 22 seconds West, on and along a Southwest line of said 4.155
acre base tract, a distance of 274.00 feet to a #5 rebar at a Southwesterly deflection corner
thereof; thence North 32 degrees 48 minutes 02 seconds West, continuing on and along said

1 Southwest line, a distance of 60.00 feet to a #5 rebar at the most Westerly corner of said
2 4.155 acre base tract, being a point on the Easterly right-of-way line of Coventry Lane;
3 thence Northeasterly, on and along said Easterly right-of-way line, as defined by the arc of a
4 non-tangent circular curve to the left having a radius of 570.00 feet, an arc distance of
5 575.25 feet, being subtended by a long chord having a length of 551.16 feet and a bearing of
6 North 28 degrees 17 minutes 11 seconds East to a survey nail at the point of tangency;
7 thence North 00 degrees 38 minutes 19 seconds West, continuing on and along said Easterly
8 right-of-way and tangent to said curve, a distance of 75.89 feet to the true point of beginning,
9 containing 8.362 acres of land, and subject to all easements of record.

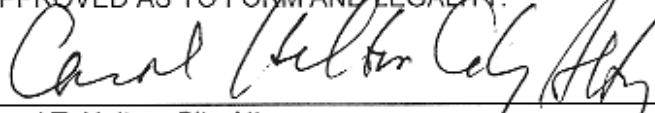
10
11 and the symbols of the City of Fort Wayne Zoning Map No. A-19 (Sec. 12 Aboite Township),
12 as established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana
13 is hereby changed accordingly.

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

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

20
21 
22 _____
23 Council Member

24 APPROVED AS TO FORM AND LEGALITY:

25 
26 _____
27 Carol T. Helton, City Attorney

28 

29
30

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Domo Development Company, LLC
 Address 6471 Brauer lane
 City Carmel State IN Zip 46033
 Telephone 317-418-2200 E-mail jhennessey@sunstoneproperties.com

Contact Person
 Contact Person John Hennessey
 Address 6471 Brauer Lane
 City Carmel State IN Zip 46033
 Telephone 317-418-2200 E-mail jhennessey@sunstoneproperties.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 5495 Coventry Lane, Fort Wayne, IN
 Present Zoning C-2 Proposed Zoning R-3 Acreage to be rezoned 8.362
 Proposed density 21.5 units per acre
 Township name Aboite Township section # 23
 Purpose of rezoning (attach additional page if necessary) Construction of Multi Building Apartment Complex
 Sewer provider Aqua Indiana 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.

John M. Hennessey [Signature] 2/5/2019
 (printed name of applicant) (signature of applicant) (date)
John M. Hennessey [Signature] 2/5/2019
 (printed name of property owner) (signature of property owner) (date)
 _____ (signature of property owner) _____ (date)
 _____ (signature of property owner) _____ (date)

Received	Receipt No.	Hearing Date	Petition No.



Rezoning Petition REZ-2019-0003 and Primary Development Plan PDP-2019-0005 - Ventry Apartments



All map data sources are public domain.
This map is not a warranty, representation, or guarantee.
The accuracy of the information is not guaranteed.
The information is for informational purposes only.
© 2019 City of Allen, Texas
State Plane Coordinate System, NAD 83
North Arrow
North
Date: 2/10/2019
Project: 2019-0003

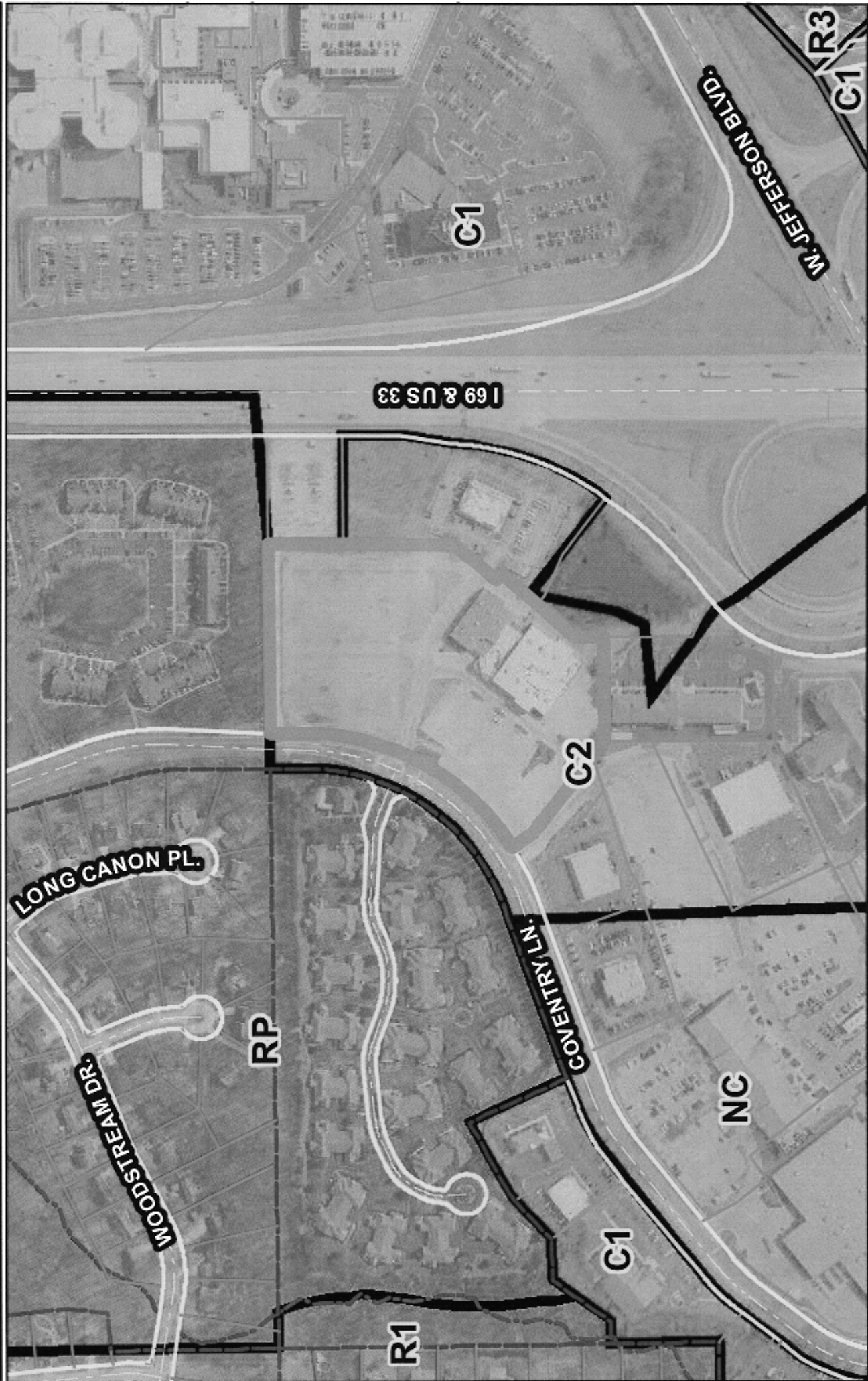


1 inch = 300 feet



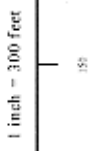


Rezoning Petition REZ-2019-0003 and Primary Development Plan PDP-2019-0005 - Ventry Apartments



Although this map was prepared using the best available data, the City of Dallas does not warrant the accuracy of the information shown on this map. The City of Dallas is not responsible for any errors or omissions on this map. The City of Dallas is not responsible for any errors or omissions on this map. The City of Dallas is not responsible for any errors or omissions on this map.

City of Dallas
 Planning Department
 2019-0003



COMMONWEALTH ENGINEERS, INC.
 1411 N. AVENUE
 SUITE 101
 GREENSBORO, NC 27409
 TEL: 336-733-1177
 FAX: 336-733-1178
 WWW.COMMONWEALTH-ENGINEERS.COM



SUNSTONE CONSTRUCTION COMPANY, LLC
 GENERAL CONTRACTOR
 12714-110-2200
 6677 DUNBAR LANE
 DUNBAR, NC 27008
 12714-110-2200



VENTRY APARTMENTS
 SITE OWNER
 12714-110-2200
 6677 DUNBAR LANE
 DUNBAR, NC 27008
 12714-110-2200

DOMO DEVELOPMENT
 SITE DEVELOPER
 12714-110-2200
 6677 DUNBAR LANE
 DUNBAR, NC 27008
 12714-110-2200

DOMO DEVELOPMENT
 12714-110-2200
 6677 DUNBAR LANE
 DUNBAR, NC 27008
 12714-110-2200

**PRIMARY DEVELOPMENT PLAN FOR:
 VENTRY APARTMENTS
 A Multi-Family Residential Apartment Complex located in Section 23,
 Township 30 North, Range 11 East, Allen County, Indiana.**

DATE: 03/26/2019

NOTE: THIS PLAN IS THE PROPERTY OF COMMONWEALTH ENGINEERS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF COMMONWEALTH ENGINEERS, INC. THIS PLAN IS THE PROPERTY OF COMMONWEALTH ENGINEERS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF COMMONWEALTH ENGINEERS, INC.



CITY OF LEBANON, INDIANA
 46054-0000

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE	PERMITTED	REMARKS
1	LOT 1	10,000	100%	100%	
2	LOT 2	10,000	100%	100%	
3	LOT 3	10,000	100%	100%	
4	LOT 4	10,000	100%	100%	
5	LOT 5	10,000	100%	100%	
6	LOT 6	10,000	100%	100%	
7	LOT 7	10,000	100%	100%	
8	LOT 8	10,000	100%	100%	
9	LOT 9	10,000	100%	100%	
10	LOT 10	10,000	100%	100%	
11	LOT 11	10,000	100%	100%	
12	LOT 12	10,000	100%	100%	
13	LOT 13	10,000	100%	100%	
14	LOT 14	10,000	100%	100%	
15	LOT 15	10,000	100%	100%	
16	LOT 16	10,000	100%	100%	
17	LOT 17	10,000	100%	100%	
18	LOT 18	10,000	100%	100%	
19	LOT 19	10,000	100%	100%	
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37	LOT 37	10,000	100%	100%	
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94	LOT 94	10,000	100%	100%	
95	LOT 95	10,000	100%	100%	
96	LOT 96	10,000	100%	100%	
97	LOT 97	10,000	100%	100%	
98	LOT 98	10,000	100%	100%	
99	LOT 99	10,000	100%	100%	
100	LOT 100	10,000	100%	100%	

TYPE	AREA (SQ. FT.)	PERCENTAGE	REMARKS
RESIDENTIAL	100,000	100%	
PARKING	10,000	10%	
LANDSCAPE	10,000	10%	
UTILITIES	10,000	10%	
STREETS	10,000	10%	
TOTAL	140,000	140%	

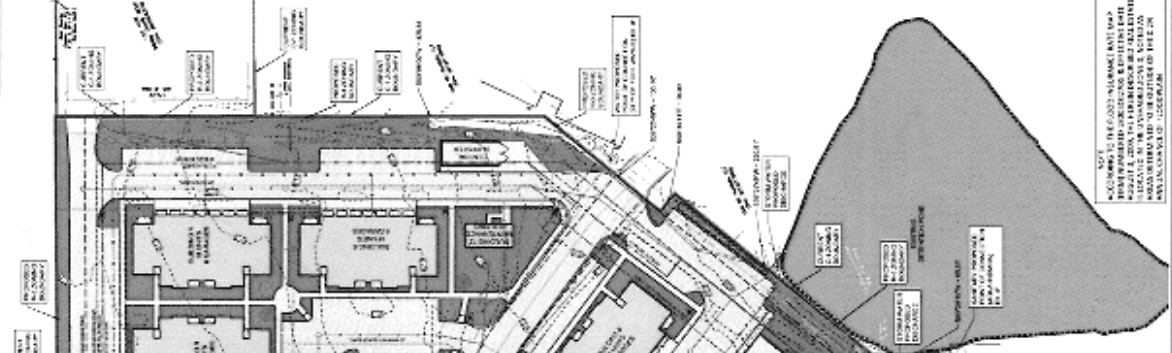
ITEM	DESCRIPTION	AMOUNT	REMARKS
1	CONCRETE	100,000	
2	STEEL	10,000	
3	WOOD	10,000	
4	GLASS	10,000	
5	MECHANICAL	10,000	
6	ELECTRICAL	10,000	
7	PLUMBING	10,000	
8	PAINT	10,000	
9	LANDSCAPE	10,000	
10	UTILITIES	10,000	
11	STREETS	10,000	
12	TOTAL	140,000	

LEGEND

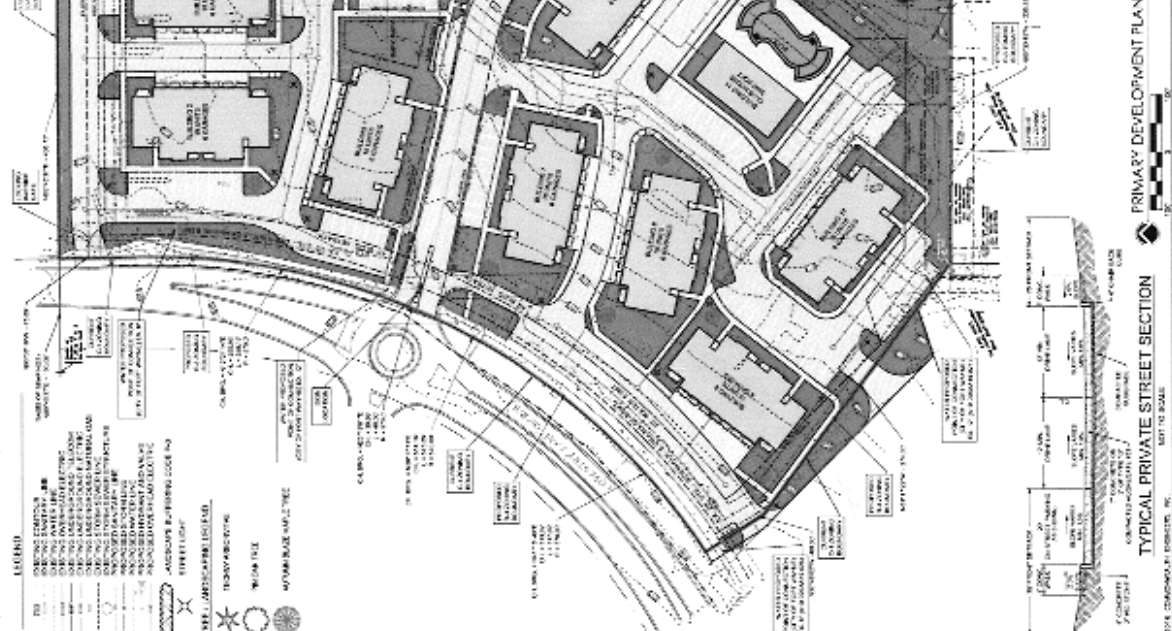
- EXISTING CONDITIONS
- PROPOSED CONDITIONS
- PROPOSED IMPROVEMENTS
- PROPOSED UTILITIES
- PROPOSED STREETS
- PROPOSED PARKING
- PROPOSED LANDSCAPE
- PROPOSED UTILITIES
- PROPOSED STREETS
- PROPOSED PARKING
- PROPOSED LANDSCAPE



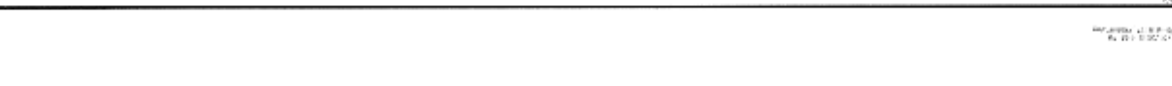
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FACT SHEET

Case #REZ-2019-0003 Bill # Z-19-02-23 Project Start: 5 February 2019

APPLICANT:	Domo Development Company, LLC
REQUEST:	To rezone property from C2/Limited Commercial to R3/Multiple Family Residential; and approve a primary development plan for a 180-unit multiple family residential complex.
LOCATION:	The site is located along the east side of the 5200 to 5500 block of Coventry Lane, to the west of Outback Steakhouse (Section 23 of Aboite Township).
LAND AREA:	Approximately 8.4 acres
PRESENT ZONING:	C2/Limited Commercial
PROPOSED ZONING:	R3/Multiple Family Residential
COUNCIL DISTRICT:	4-Jason Arp
ASSOCIATED PROJECTS:	Primary Development Plan, Ventry Apartments
SPONSOR:	City of Fort Wayne Plan Commission

11 March 2019 Public Hearing

- One resident spoke at the hearing in support.
- Five residents had questions or spoke in opposition at the hearing.
- Rachel Tobin-Smith was absent.

18 March 2019 – Business Meeting

Plan Commission Recommendation: DO PASS

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

6-0 MOTION PASSED

- Tom Freistroffer, Paul Sauerteig, and Judi Wire were absent.

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
1 April 2019

Reviewed by:



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

PROJECT SUMMARY

The petitioner requests a rezoning from C2/limited Commercial to R3/Multiple Family Residential to develop a new apartment complex. The property is the location of the former Coventry 13 movie theatre. The zoning will be compatible with the existing conditions in the area. Other multiple family developments are in the area, all connected to the retail area by public and internal walks. This proposal will allow the redevelopment of this vacant and underused ground. 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.

The proposed site plan includes ten new apartment buildings, each housing 18 apartment units. Additionally there will be a clubhouse with a pool and a maintenance building. The apartment buildings will have 60 garage spaces across the 10 buildings available for rent to the tenants. Additionally there will be 193 surface parking spaces. In total, the development exceeds the required 180 parking spaces by 56 parking spaces. There is an existing walk along Coventry Lane with walks throughout the development connecting out to the public walk. The access will be from the existing curb cut on Coventry Lane, which provided access to the movie theatre and Outback Steakhouse. From this drive there will be two access points to the north and south to service the apartment development. There is a proposed paved access at the very northern property line to serve the REMC electrical substation, however this access location is proposed to have a locking gate. Stormwater detention will be provided in an off-site stormwater management system that was developed as part of the Village of Coventry Shopping Center. The applicant is proposing to meet all landscaping requirements of the Zoning Ordinance.

PUBLIC HEARING SUMMARY:

Presenter: Josh Neal, attorney, represented John Hennessey and DOMO Development, and presented the proposal to the Plan Commission, as outlined above. A neighborhood meeting was held with about 30 people in attendance.

Public Comments in Support:

Quentin Rider, President of the Coventry Villas Association (speaking for himself) – Feels this proposal will improve the situation and increase/stabilize property values.

Public Comments in Opposition or with Questions:

Sandy Sunderson Willis, Coventry Villas board member (speaking for herself) – The condo market values are up, they have less than 5% rentals. They have kept up with their maintenance. Does not see an advantage to having three stories, would remove area for more commercial.

Jack Willis – Round-a-bout is too small, needs to be rebuilt or removed and signalized. Architecture should be in earth tones and mostly masonry. Landscaping should be increased. Sound should be buffered. Garages should be hidden.

Stephanie Jones, Outback Steakhouse manager – The apartments will block the view of the restaurant and the only access is through the development.

Carol Rehl – Same concerns as Jack Willis.

Darryl Tuckett, Coventry Villas board member (speaking for himself) – Worried about lighting, landscaping and the round-about.

Rebuttal/Answers:

- The applicant is willing to work with the City to improve the round-a-bout situation.
- They are willing to work with staff to increase the landscaping.
- Outback's access is protected by a cross-access agreement that Outback entered into 20 years ago.
- Ventry Apartments is giving Outback room for a sign on their property.
- Construction traffic will stay off the round-a-bout.
- Dumpsters will be on the east side of the property and enclosed.

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

Rezoning Petition REZ-2019-0003

APPLICANT: Domo Development Company, LLC
REQUEST: To rezone property from C2/Limited Commercial to R3/Multiple Family Residential; and approve a primary development plan for a 180-unit multiple family residential complex.
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LAND AREA: Approximately 8.4 acres
PRESENT ZONING: C2/Limited Commercial
PROPOSED ZONING: R3/Multiple Family Residential

The Plan Commission recommends that Rezoning Petition REZ-2019-0003 be returned to Council with a "Do Pass" recommendation after considering the following:

1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The R3/Multiple Family Residential zoning will continue the precedent of residential development in the Southwest quadrant of the City. This proposal will provide redevelopment using existing infrastructure.
2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. Site plan and architectural 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 will allow reinvestment into a dilapidated property.
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 18, 2019.



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

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Domo Development Company, LLC
 Address 6471 Brauer lane
 City Carmel State IN Zip 46033
 Telephone 317-418-2200 E-mail jhennessey@sunstoneproperties.com

Contact Person
 Contact Person John Hennessey
 Address 6471 Brauer Lane
 City Carmel State IN Zip 46033
 Telephone 317-418-2200 E-mail jhennessey@sunstoneproperties.com

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- 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.

John M. Hennessey [Signature] 2/5/2019
 (printed name of applicant) (signature of applicant) (date)

John M. Hennessey [Signature] 2/5/2019
 (printed name of property owner) (signature of property owner) (date)

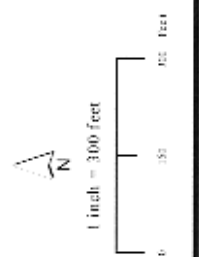
 (printed name of property owner) (signature of property owner) (date)

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

Received	Receipt No.	Hearing Date	Petition No.



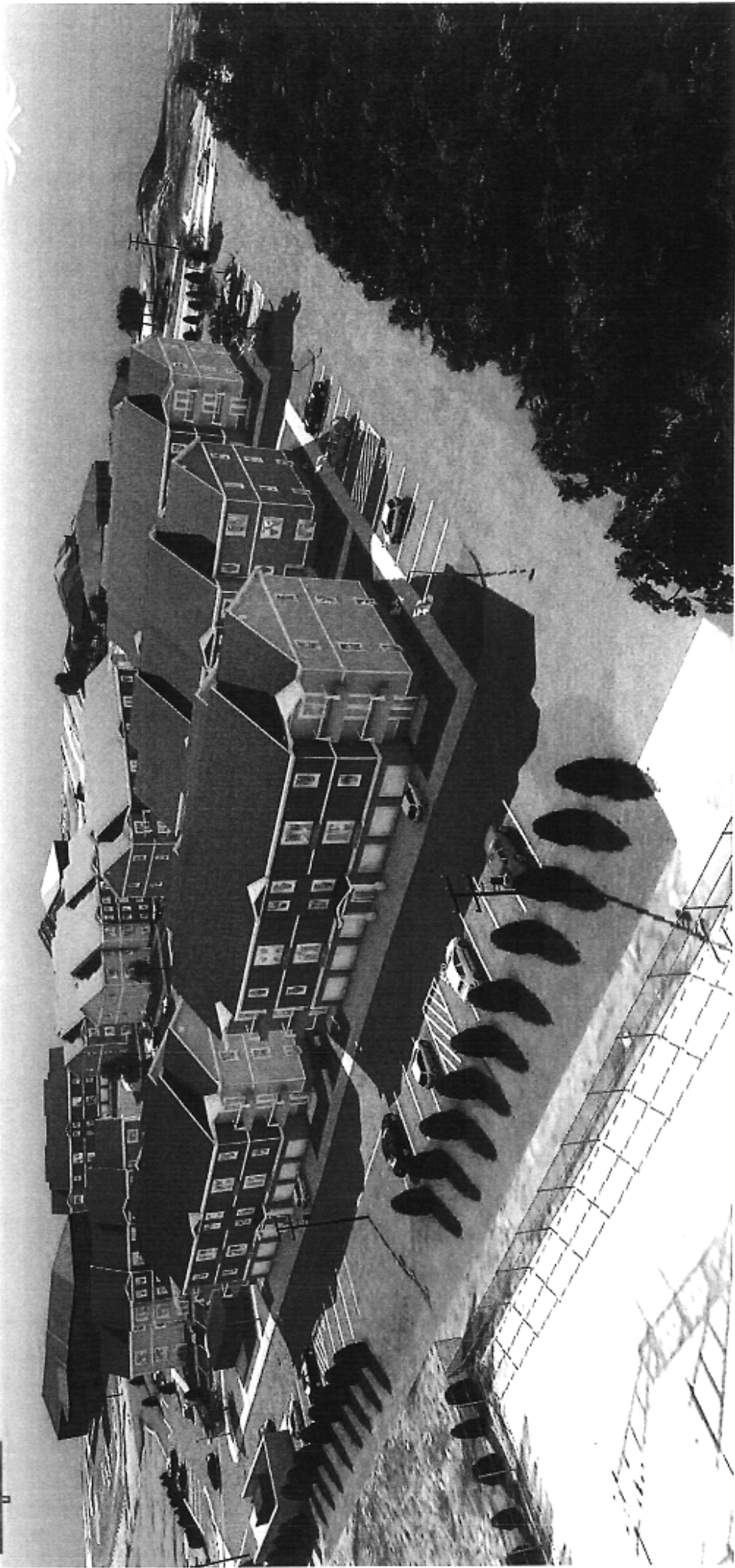
All data and information shown here
 has been derived from the records of the map.
 Also, Coventry does not warrant the accuracy
 or reliability of the information contained herein
 and disclaims any liability resulting from
 any error or omission in this map.
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 State of Utah, County of Davis, and the City of Salt Lake
 City and County of Salt Lake, Utah 84143
 Date: 2/15/2019





**COMMONWEALTH[™]
ENGINEERS, INC.**
Celebrating 40 Years of Service Excellence

DOMO
DEVELOPMENT



City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2019-0003
Bill Number: Z-19-02-23
Council District: 4-Jason Arp

Introduction Date: February 26, 2018
Plan Commission
Public Hearing Date: March 11, 2019 (not heard by Council)
Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance: To rezone approximately 8.36 acres of property from C2-Limited Commercial to R3-Multiple Family Residential.
Location: 5495 Coventry Lane
Reason for Request: To redevelop the vacant theatre and parking lot into an 11-building apartment complex.
Applicant: DOMO Development Company, LLC
Property Owner: Ventry Apartments, LLC

Related Petitions: Primary Development Plan, Ventry Apartments

Effect of Passage: Property will be rezoned to the R3-Multiple Family Residential zoning district, which will allow the redevelopment of the property for multiple family housing.
Effect of Non-Passage: The property will remain zoned C2-Limited Commercial, which would allow for the apartment complex, however the residential design standards are more appropriate for the proposed project.

BILL NO. Z-19-02-23

REPORT OF COMMITTEE ON REGULATIONS

April 9, 2019

Michael Barranda Chair

Tom Freistroffer Co-Chair

All Council Members

An Ordinance amending the City of Fort Wayne Zoning Map No. A-19 (Sec. 12 of Aboite Township)

To rezone approximately 8.36 acres of property from C2-Limited Commercial to R3-Multiple Family Residential - 5495 Coventry Lane

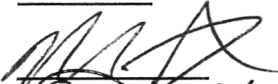




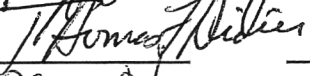
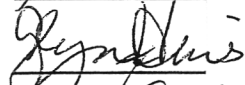

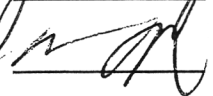
COMMITTEE ON REGULATIONS HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

DO PASS

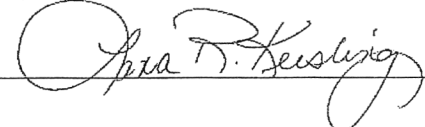
DO NOT PASS

ABSTAIN

NO REC

	_____	_____	_____
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**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: March 11, 2019

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

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

Read the third time in full and on motion by Councilman Barranda, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATED: April 9, 2019



 LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as Zoning Ordinance No. Z-19-02-23 on the 9th day of April, 2019



 LANA R. KEESLING
 CITY CLERK



 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th of April 2019, at the hour of 9:35 o'clock A.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 9TH day of APRIL 2019, at the hour of 10:30 o'clock AM E.S.T.



 THOMAS C. HENRY, MAYOR

