

1 #REZ-2019-0075

2 BILL NO. Z-19-11-18

3  
4 ZONING MAP ORDINANCE NO. Z- 2-20

5 AN ORDINANCE amending the City of Fort Wayne  
6 Zoning Map No. G-31 (Sec. 32 of Wayne 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 I2  
10 (General Industrial) District under the terms of Chapter 157 Title XV of the Code of the City  
11 of Fort Wayne, Indiana:

12 Part of Lot Number 1 in the Subdivision of the Northeast Quarter of Section 32,  
13 Township 30 North, Range 12 East, as recorded in Deed Record J, page 568, Allen  
14 County, Indiana, based on an original survey by Joseph R. Herendeen, Indiana  
15 Professional Surveyor Number 20900190 of Sauer Land Surveying, Inc., Survey No.  
ARD-001, dated October 2, 2019, and being more particularly described as follows,  
to-wit:

16 Commencing at the East Quarter corner of said Section 32, being marked by a #5  
17 rebar; thence North 89 degrees 39 minutes 46 seconds West (survey bearing of North  
18 89 degrees 01 minutes 35 seconds West for the North line of the Northeast Quarter  
19 used as the basis of all bearings in this description), on and along the South line of  
20 said Northeast Quarter, a distance of 162.03 feet to a #5 rebar at the point of  
21 intersection of said South line with the Westerly right-of-way line of Ardmore  
22 Avenue, as described in Document Number 205068805 in the Office of the Recorder  
23 of Allen County, Indiana; thence North 00 degrees 06 minutes 55 seconds East, on  
24 and along said Westerly right-of-way line, a distance of 638.77 feet to a #5 rebar at a  
25 Northeast corner of a 26.479 acre tract of real estate described in a deed to Ridge  
26 Holdings, LLC, in Document Number 2008052549 in the Office of the Recorder of  
27 Allen County, Indiana, this being the true point of beginning; thence North 00  
28 degrees 06 minutes 55 seconds East, continuing on and along said westerly right-of-  
29 way line, a distance of 525.78 feet to a #5 rebar at the point of curvature of a tangent  
30 circular curve to the left having a radius of 18522.32 feet; thence Northerly,  
continuing on and along said Westerly right-of-way line, as defined by the arc of said  
curve, an arc distance of 578.48 feet, being subtended by a long chord having a  
length of 578.46 feet and a bearing of North 00 degrees 46 minutes 46 seconds West  
to a #5 rebar; thence North 01 degrees 40 minutes 27 seconds West, continuing on  
and along said Westerly right-of-way line and tangent to said curve, a distance of

1 730.14 feet to a #5 rebar; thence North 06 degrees 07 minutes 31 seconds West,  
2 continuing on and along said Westerly right-of-way line, a distance of 46.33 feet to a  
3 #5 rebar; thence North 43 degrees 42 minutes 26 seconds West, continuing on and  
4 along said Westerly right-of-way line, a distance of 56.02 feet to a #5 rebar; thence  
5 North 88 degrees 56 minutes 20 seconds West, on and along the Southerly right-of-  
6 way line of Lower Huntington Road, a distance of 634.48 feet to the point of  
7 intersection of said Southerly right-of-way line with the West line of Lot Number 1  
8 in the Subdivision of the Northeast Quarter of Section 32, Township 30 North,  
9 Range 12 East, as recorded in Deed Record J, page 568 in the Office of said  
10 Recorder; thence South 00 degrees 21 minutes 00 seconds West, on and along said  
11 West line, a distance of 694.63 feet to a #5 rebar at a North corner of said 26.479  
12 acre tract; thence North 89 degrees 19 minutes 00 seconds East, on and along a  
13 North line of said 26.479 acre tract, a distance of 168.14 feet to a #5 rebar; thence  
14 South 00 degrees 00 minutes 00 seconds West, on and along an East line of said  
15 26.479 acre tract, a distance of 121.42 feet to a #5 rebar; thence South 26 degrees 28  
16 minutes 00 seconds East, continuing on and along said East line, a distance of 120.08  
17 feet to a #5 rebar; thence South 70 degrees 45 minutes 00 seconds East, on and along  
18 a North line of said 26.479 acre tract, a distance of 164.30 feet to a #5 rebar; thence  
19 South 00 degrees 00 minutes 00 seconds West, on and along an East line of said  
20 26.479 acre tract, a distance of 368.81 feet to a #5 rebar; thence South 25 degrees 11  
21 minutes 00 seconds West, continuing on and along said East line, a distance of  
22 135.20 feet to a #5 rebar; thence South 00 degrees 00 minutes 00 seconds West,  
23 continuing on and along said East line, a distance of 141.70 feet to a #5 rebar; thence  
24 South 23 degrees 14 minutes 00 seconds East, continuing on and along said East  
25 line, a distance of 352.35 feet to a #5 rebar; thence North 90 degrees 00 minutes 00  
26 seconds East, on and along a North line of said 26.479 acre tract, a distance of  
27 252.19 feet to the true point of beginning, containing 21.577 acres of land, and  
28 subject to all easements of record.  
29  
30

and the symbols of the City of Fort Wayne Zoning Map No. G-31 (Sec. 32 of Wayne  
Township), as established by Section 157.082 of Title XV of the Code of the City of Fort  
Wayne, Indiana is hereby changed accordingly.

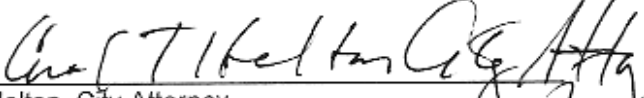
SECTION 2. If a written commitment is a condition of the Plan Commission's  
recommendation for the adoption of the rezoning, or if a written commitment is modified and  
approved by the Common Council as part of the zone map amendment, that written  
commitment is hereby approved and is hereby incorporated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


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

  
\_\_\_\_\_  
Council Member

APPROVED AS TO FORM AND LEGALITY:

  
\_\_\_\_\_  
Carol T. Helton, City Attorney



**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant Caspian Group, LLC  
 Address P.O. Box 9015  
 City Fort Wayne State IN Zip 46809  
 Telephone (260) 478-1990 E-mail \_\_\_\_\_

**Contact Person**  
 Contact Person Mike Thomas  
 Address 9601 Coldwater Road  
 City Fort Wayne State IN Zip 46825  
 Telephone (260) 489-2000 E-mail mthomas@mikethomasrealtor.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 4000 Block of Lower Huntington Road  
 Present Zoning C1, C2 & R1 Proposed Zoning I2 Acreage to be rezoned 21.577 acres  
 Proposed density \_\_\_\_\_ units per acre  
 Township name Wayne Township section # 32  
 Purpose of rezoning (attach additional page if necessary) \_\_\_\_\_  
To permit the plan of a 6 lot industrial site  
 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.

Andrew F. Brooks / Caspian Group, LLC [Signature] 11/4/19  
 (printed name of applicant) (signature of applicant) (date)

\_\_\_\_\_ [Signature] \_\_\_\_\_  
 (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>11-5-19</u>	Receipt No. <u>132545</u>	Hearing Date <u>12-9-19</u>	Petition No. <u>RE2-2019-0075</u>
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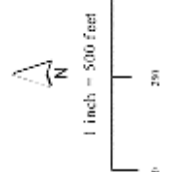
\_\_\_\_\_  
 (printed name of property owner) (signature of property owner) (date)



Rezoning Petition REZ-2019-0075 and Primary Development Plan PDP-2019-0063 - Ardmore Plaza

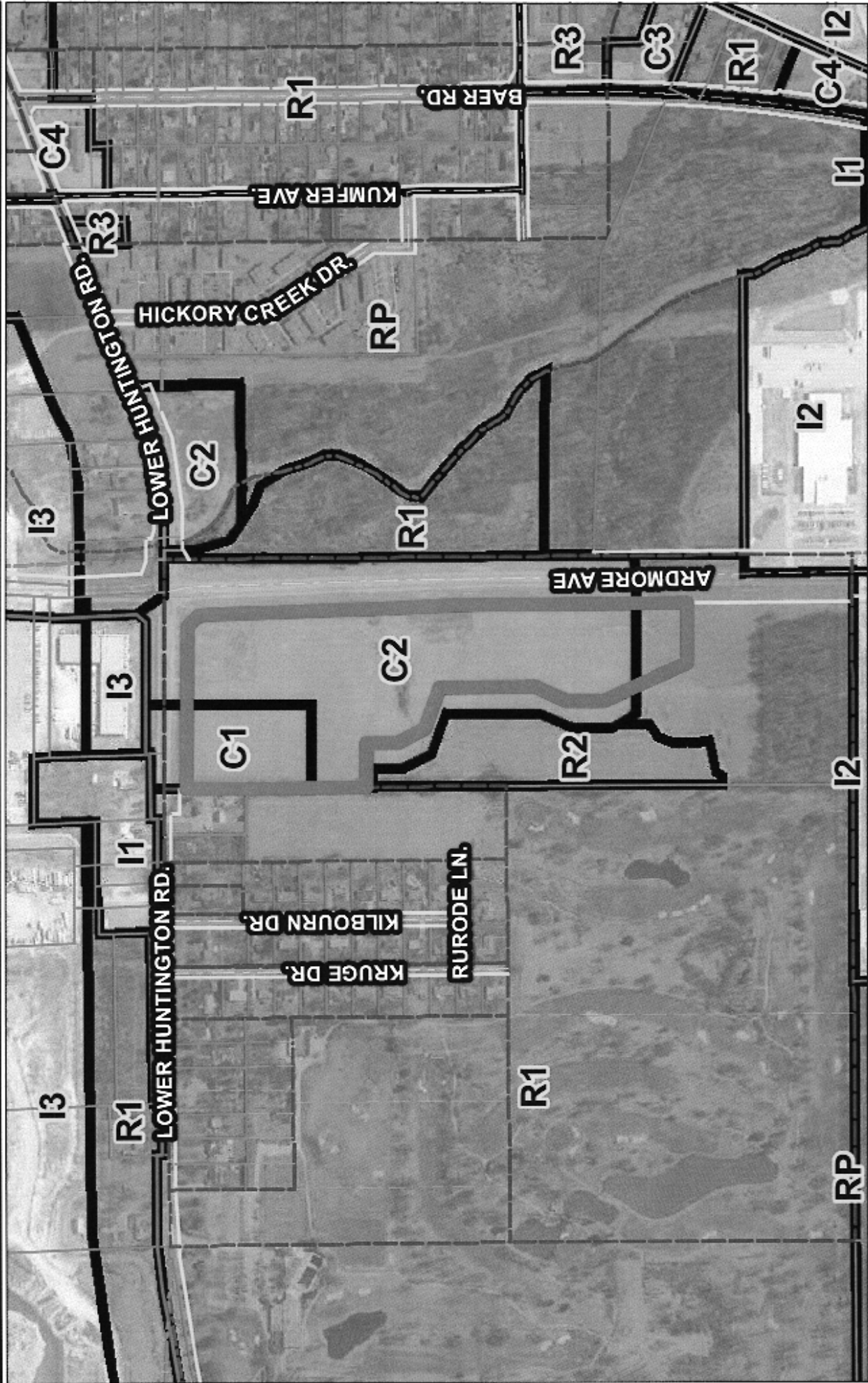


Although every reasonable effort has been made to ensure the accuracy of the information contained herein, the City of Ardmore does not warrant or guarantee the accuracy of the information contained herein. The City of Ardmore and its officials, officers, employees, agents, contractors, consultants, and other persons are not liable for any errors or omissions in this map. © 2019 Board of Commissioners of the City of Ardmore, Oklahoma. Printed and Bound by: StarMap.com Date: 11/15/2019





Rezoning Petition REZ-2019-0075 and Primary Development Plan PDP-2019-0063 - Ardmore Plaza



1 inch = 500 feet



All boundary lines are not guaranteed to be shown in the compilation of this map. All other lines are shown as they appear on the ground. No warranty is made as to the accuracy of the information or the results of any analysis or interpretation of the information. The user assumes all responsibility for any error or omission in this map.

South Carolina State Planning Board  
 State Planning System, Volume 1  
 Planning System, Volume 1  
 Date: 11/15/2019





## FACT SHEET

Case #	REZ-2019-0075	Bill #	Z-19-11-18	Project Start:	November 2019
PROPOSAL:	Rezoning Petition REZ-2019-0075				
APPLICANT:	Caspian Group, LLC				
REQUEST:	To rezone property from R1/Single Family Residential, C1/Professional Office and Personal Services, and C2/Limited Commercial to I2/General Industrial; and approve a primary development plan for a six parcel development.				
LOCATION:	The site is located in the southwest quadrant of the intersection of Ardmore Avenue and Lower Huntington Road. The site has approximately 1100 feet of frontage on Ardmore Avenue and 620 feet of frontage on Lower Huntington Road. Orchard Ridge Golf Course is located west of this site. (Section 32 of Wayne Township)				
LAND AREA:	Approximately 21.6 acres				
PRESENT ZONING:	R1/Single Family Residential, C1/Professional Office and Personal Services, and C2/Limited Commercial				
PROPOSED ZONING:	I2/General Industrial				
COUNCIL DISTRICT:	4-Jason Arp				
ASSOCIATED PROJECTS:	Primary Development Plan, Ardmore Plaza				
SPONSOR:	City of Fort Wayne Plan Commission				

### 9 December 2019 Public Hearing

- No one spoke at the hearing in support or opposition.
- Billy Davenport was absent.

### 16 December 2019 – Business Meeting

#### Plan Commission Recommendation: DO PASS

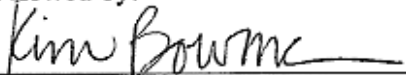
A motion was made by Rachel Tobin-Smith and seconded by Patrick Zaharako to return the ordinance with a Do Pass recommendation to Common Council for their final decision.

#### 8-0 MOTION PASSED

- Judi Wire was absent.

Fact Sheet Prepared by:  
Michelle B. Wood, Senior Land Use Planner  
January 8, 2020

Reviewed by:

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

## PROJECT SUMMARY

- The site has historically been used agriculturally.
- The majority of the site was rezoned in 2008 to C1 and C2. A primary development plan for a multiple parcel development called Ardmore Plaza was approved by the Plan Commission in 2008. The project never developed.

The petitioner, Caspian Group, LLC is requesting a rezoning to I2/General Industrial, for a six-parcel development. The site is currently undeveloped and utilized as row cropping. The proposal is to rezone the entirety of the approximately 21 acres, and create the potential of six parcels. No known users are proposed at this time, just a general layout. The original development proposal included retail uses along Ardmore Avenue, and an office development between the residential uses to the west and the retail. The commercial uses did not develop, and industrial growth has surged along Ardmore Avenue, especially to the south towards Fort Wayne International Airport.

The general area has seen primarily industrial development in recent years, but a mixture of uses exist in the area. Kruge Place Addition and Savoies Subdivision lie to the west of the property, as does Orchard Ridge Country Club. To the north along Ardmore Avenue is an area of heavy industrial uses, many of which have an outdoor component. The east side of the Ardmore Avenue has remained wooded and undeveloped, primarily due to a large area of floodplain associated with the Harbor Drain. A number of large industrial buildings have been, or are developing to the south along Ardmore Avenue, near Airport Expressway. In the recent past, a Bluffton Road/Lower Huntington Road Corridor Improvement Plan was completed, but the goals and recommendations do not fall along the site's Lower Huntington Road frontage.

The property is located within Fort Wayne International Airport Overlay Area 2. Area 2 has associated standards including construction of dry detention basins, building height, and glare. Any future development will be reviewed by the Fort Wayne – Allen County Airport Authority for conformance with the regulations.

The current zoning of the property is C1/Professional Office and Personal Services, C2/Limited Commercial, and R1/Single Family Residential. From historical aerial photographs, it appears that despite the zoning, the property has been used for agricultural uses. As mentioned, City Council rezoned the property in 2008, but the site never developed. The general area north and south along the Ardmore Avenue corridor has developed industrially. The majority of developable industrially zoned land to the south and north is now developed. Despite being zoned for commercial and office uses for over a decade, no development has occurred on this site.

The high amount of traffic along the Ardmore Avenue corridor (8,900 ADT per 2017 counts) does not lend itself for single family residential development, which is what a portion the site (south side) is zoned for today. The I2 zoning would allow for industrial and business growth to continue along Ardmore Avenue. Gas stations are not a permitted use in the I2 zoning district. The I2 zoning district does allow outside storage, but requires screening with location standards.

The zoning request is compatible with the existing zoning along Ardmore Avenue. The proposal can be supportive by the following goals and policies of the Plan:

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

**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.

**LU7** Encourage sustainable growth by conserving natural features and environmentally sensitive land with significant value.

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

**PUBLIC HEARING SUMMARY:**

Presenter: Jeff Thomas, owner and developer presented the proposal to the Plan Commission, as outlined above.

Public Comments:

Gene Friar, 4025 Lower Huntington Road and Paul Gerding, 7505 Kilbourne Drive – both concerned about keeping the existing tree line on the west property line.

Rebuttal: The applicant intends to keep as much of the existing tree line as possible and will also comply with zoning ordinance standards for screening industrial uses adjacent to residential.

## FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

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### Rezoning Petition REZ-2019-0075

APPLICANT: Caspian Group, LLC  
REQUEST: To rezone property from R1/Single Family Residential, C1/Professional Office and Personal Services for a six parcel development.  
LOCATION: The site is located in the southwest quadrant of the intersection of Ardmore Avenue and Lower Huntington Road. The site has approximately 1100 feet of frontage on Ardmore Avenue and 620 feet of frontage on Lower Huntington Road. Orchard Ridge Golf Course is located west of this site (Section 32 of Wayne Township).  
LAND AREA: Approximately 21.6 acres  
PRESENT ZONING: R1/Single Family Residential, C1/Professional Office and Personal Services, and C2/Limited Commercial  
PROPOSED ZONING: I2/General Industrial

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**In preparing and considering proposals for rezoning, I.C. 36-7-4-603 states that the Plan Commission and legislative body shall pay reasonable regard to:**

- (1) the comprehensive plan;
- (2) current conditions and the character of current structures and uses in each district;
- (3) the most desirable use for which the land in each district is adapted;
- (4) the conservation of property values throughout the jurisdiction; and
- (5) responsible development and growth.

**The Plan Commission recommends that Rezoning Petition REZ-2019-0075, 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 I2/General Industrial zoning will continue the precedent of industrial development in this area and along the Ardmore Avenue corridor. This proposal will provide infill development using existing infrastructure.
2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. Site plan and architectural review from the Plan Commission and staff will ensure a compatible development that complements the area. The Zoning Ordinance provides for lighting and landscaping standards.
3. Approval is consistent with the preservation of property values in the area. This proposal will allow for the highest and best use on the site. Any future development will be required to comply with all the Zoning Ordinance's screening and buffering standards.
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. Public arterial streets surround the property on both the west and north sides of the development.

These findings approved by the Fort Wayne Plan Commission on December 16, 2019.

Handwritten signature of Kimberly R. Bowman in black ink, written over a horizontal line.

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

**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant Caspian Group, LLC  
 Address P.O. Box 9015  
 City Fort Wayne State IN Zip 46809  
 Telephone (260) 478-1990 E-mail \_\_\_\_\_

**Contact Person**  
 Contact Person Mike Thomas  
 Address 9601 Coldwater Road  
 City Fort Wayne State IN Zip 46825  
 Telephone (260) 489-2000 E-mail mthomas@mikethomasrealtor.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 4000 Block of Lower Huntington Road  
 Present Zoning C1, C2 & R1 Proposed Zoning I2 Acreage to be rezoned 21.577 acres  
 Proposed density \_\_\_\_\_ units per acre  
 Township name Wayne Township section # 32  
 Purpose of rezoning (attach additional page if necessary) \_\_\_\_\_  
To permit the plan of a 6 lot industrial site  
 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 and/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.

Andrew F. Brooks / Caspian [Signature] 11/4/19  
 (printed name of applicant) Group, LLC (signature of applicant) (date)  
 \_\_\_\_\_ [Signature] \_\_\_\_\_  
 (printed name of property owner) (signature of property owner) (date)  
 \_\_\_\_\_  
 (printed name of property owner) (signature of property owner) (date)  
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 (printed name of property owner) (signature of property owner) (date)

Received <u>11-5-19</u>	Receipt No. <u>132545</u>	Hearing Date <u>12-9-19</u>	Petition No. <u>RG2-2019-0075</u>
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\_\_\_\_\_  
 (printed name of property owner) (signature of property owner) (date)





Rezoning Petition REZ-2019-0075 and Primary Development Plan PDP-2019-0063 - Ardmore Plaza



Although street boundary locations have been compiled in this certificate or plan map, the County Board of Supervisors does not warrant the accuracy of the information contained herein for any use other than that for which it was prepared. The County Board of Supervisors is not responsible for any errors or omissions in this map. The County Board of Supervisors is not responsible for any errors or omissions in this map. The County Board of Supervisors is not responsible for any errors or omissions in this map.

Scale: Plan Commission Staff, 1st Area 1-10  
 Planning Director, Staff 1-1000  
 Date: 11/1/2019



1 inch = 500 feet

0 200 500 feet





City of Fort Wayne Common Council  
**DIGEST SHEET**

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**Department of Planning Services**

Title of Ordinance: Zoning Map Amendment  
Case Number: REZ-2019-0075  
Bill Number: Z-19-11-18  
Council District: 4-Jason Arp

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Introduction Date: November 26, 2019  
  
Plan Commission  
Public Hearing Date: December 9, 2019 (not heard by Council)  
  
Next Council Action: Ordinance will return to Council after recommendation by the  
Plan Commission

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Synopsis of Ordinance: To rezone approximately 21.6 acres from C1/Professional Office and  
Personal Services and C2/Limited Commercial to I2/General Industrial.  
  
Location: 4000 block of Lower Huntington Road, SW corner of Lower Huntington  
and Ardmore Avenue.  
  
Reason for Request: To allow the development of a 6-tract industrial park.  
  
Applicant: Caspian Group, LLC  
  
Property Owner: Andrew Brooks/Caspian Group, LLC

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Related Petitions: Primary Development Plan, Ardmore Plaza

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Effect of Passage: Property will be rezoned to the I2/General Industrial district which will  
allow a variety of medium to low intensity industrial uses.  
  
Effect of Non-Passage: The property will remain zoned C1 and C2 and may develop with those  
permitted commercial uses.

**BILL NO. Z-19-11-18**

**REPORT OF COMMITTEE ON REGULATIONS**

**January 14, 2020**

***Tom Freistroffer Chair***

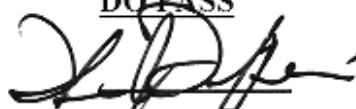


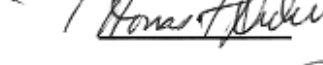
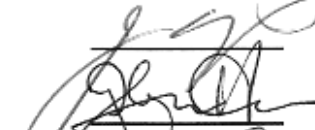

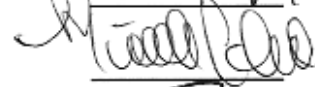

***Glynn Hines Co-Chair***

***All Council Members***

An Ordinance amending the City of Fort Wayne Zoning Map No. G-31 (Sec. 32 of Wayne Township)

*To rezone approximately 21.6 acres from C1/Professional Office and Personal Services and C2/Limited Commercial to I2/General Industrial at the 4000 block of Lower Huntington Road, SW corner of Lower Huntington and Ardmore Avenue to allow the development of a 6-tract industrial park*

**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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	_____	_____	_____

**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date: December 9, 2019

Read the first time in full and on motion by Councilperson Freistroffer.

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

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

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
ARP	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CHAMBERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
TUCKER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATED: January 14, 2020

  
LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Zoning Ordinance No. Z-19-11-18 on the 14th day of January, 2020

ATTEST:

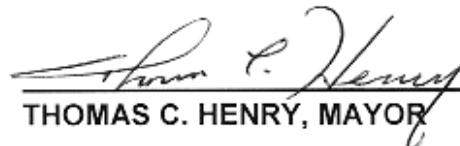
  
LANA R. KEESLING  
CITY CLERK

  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th of January 2020, at the hour of 9:20 o'clock A.M. E.S.T.

  
LANA R. KEESLING, CITY CLERK

Approved and signed by me this 15<sup>th</sup> day of JANUARY 2020, at the hour of 10:00 o'clock AM E.S.T.

  
THOMAS C. HENRY, MAYOR

