

1 #REZ-2019-0081

2 BILL NO. Z-20-01-07

3  
4 ZONING MAP ORDINANCE NO. Z- 13-20

5 AN ORDINANCE amending the City of Fort Wayne  
6 Zoning Map No. R-23 (Sec. 29 of Adams 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 AR (Low  
10 Intensity Residential) District under the terms of Chapter 157 Title XV of the Code of the City  
11 of Fort Wayne, Indiana:

12 A triangular shaped parcel in the Northwest ¼ of Section 29, Township 30 North,  
13 Range 13 East, more particularly described as follows:

14 Beginning at a point located on the North line of the Northwest ¼ of Section 29,  
15 Township 30 North, Range 13 East, (Paulding Road), said point being 2,035 feet  
16 East of the Northwest corner of the Northwest ¼ of said Section 29; thence  
17 continuing East along said North line of the Northwest ¼, Section 29 a distance of  
18 119.6 feet to a point; thence South 12 degrees 9 minutes West a distance of 650 feet  
19 to a point; thence North 1 degree 26 minutes East a distance of 628.8 feet to the point  
20 of beginning containing therein 0.89 acres of land more or less.

21 TOGETHER WITH:

22 Part of the Northwest Quarter and the Northeast Quarter, Section 29, Township 30  
23 North, Range 13 East, more particularly described as follows:

24 Beginning at a point 1,950 feet East and 1,075 feet South of the Northwest corner of  
25 said Section 29; thence East parallel to the North line of said Section 29, a distance  
26 of approximately 410 feet to a point on the centerline of Trier Ditch; thence  
27 meandering North and East, following the centerline of said Trier Ditch  
28 approximately 1,185 feet to a point on the North line of said Section 29; thence West  
29 along the North line, a distance of 700 feet to a point; thence Southwesterly a  
30 distance of 1,089 feet to the point of beginning, containing therein approximately  
15.2 acres, more or less.

and the symbols of the City of Fort Wayne Zoning Map No. R-23 (Sec. 29 of Adams  
Township), as established by Section 157.082 of Title XV of the Code of the City of Fort

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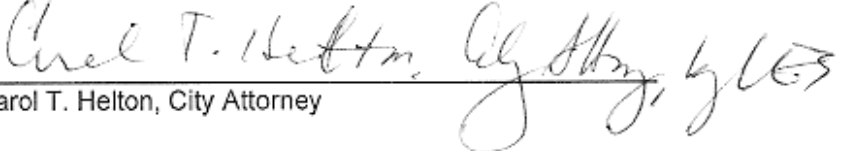
Wayne, Indiana is hereby changed accordingly.

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 Tawllon Ong  
 Address ~~3800 E. Paulding Road~~ 9020 Wyndmar Drive  
 City Fort Wayne State IN Zip 46825  
 Telephone (260) E-mail gauchon2001@gmail.com

**Contact Person**

Contact Person Christian Beebe  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_ E-mail Christian.Beebe@co.allen.in.us

*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 3800 E. Paulding Road  
 Present Zoning RP Proposed Zoning AR Low Intensity Residential Acreage to be rezoned \_\_\_\_\_  
 Proposed density \_\_\_\_\_ units per acre  
 Township name Adams Township section # 29  
 Purpose of rezoning (attach additional page if necessary) We would like to rezone to AR/Low Intensity Residential  
 Sewer provider City Water provider City

**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.

Tawllon Ong \_\_\_\_\_ (date)  
 (printed name of applicant) (signature of applicant)

Tawllon Ong \_\_\_\_\_ (date)  
 (printed name of property owner) (signature of property owner)

Rept. 132717 \_\_\_\_\_ RE2-2019-0081

EXHIBIT "A"

A triangular shaped parcel in the Northwest 1/4 of Section 29, Township 30 North, Range 13 East, more particularly described as follows:

Beginning at a point located on the North line of the Northwest 1/4 of Section 29, Township 30 North, Range 13 East, (Paulding Road), said point being 2,035 feet East of the Northwest corner of Northwest 1/4 of said Section 29; thence continuing East along said North line of the Northwest 1/4, Section 29 a distance of 119.6 feet to a point; thence South 12 degrees 9 minutes West a distance of 650 feet to a point; thence North 1 degrees 26 minutes East a distance of 628.8 feet to the point of beginning containing therein .89 acres of land more or less.

TOGETHER WITH:

Part of the Northwest Quarter and the Northeast Quarter, Section 29, Township 30 North, Range 13 East, more particularly described as follows:

Beginning at a point 1,950 feet East and 1,075 feet South of the Northwest corner of said Section 29; thence East parallel to the North line of said Section 29, a distance of approximately 410 feet to a point on the centerline of Trier Ditch; thence meandering North and East, following the centerline of said Trier Ditch approximately 1,185 feet to a point on the North line of said Section 29; thence West along said North line, a distance of 700 feet to a point; thence Southwesterly a distance of 1,089 feet to the point of beginning, containing therein approximately 15.2 acres, more or less.



Rezoning Petition REZ-2019-0081 (3800 E Paulding)

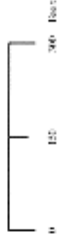


Altamonte Springs residents have been consulted in the preparation of this map. Altamonte Springs will continue to provide the accuracy of the information contained herein and will not be responsible for any errors or omissions in this map.

© 2019 Board of Commissioners of the City of Altamonte Springs  
 Sixe Plus Consulting Systems, Indiana East  
 Date: 12/20/19



1 inch = 300 feet



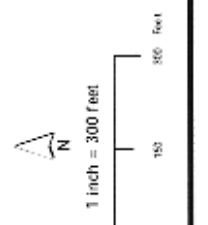


Rezoning Petition REZ-2019-0081 (3800 E Paulding)



Although this map is intended to be used as a guide only, it does not constitute a warranty of accuracy. The City of Aliso Viejo does not warrant the accuracy of the information contained herein and shall not be liable for any errors or omissions, in whole or in part, in this map.

© 2019 City of Aliso Viejo  
 North American Datum of 1983  
 State Plane Coordinate System, NAD83  
 Date: 1/22/2019



**2020012804**  
**RECORDED: 03/05/2020 09:47:11 AM**  
**ANITA MATHER**  
**ALLEN COUNTY RECORDER**  
**FORT WAYNE, IN**



**WRITTEN COMMITMENT**

This Written Commitment ("Commitment") is made effective as of the 5 day of March, 2020, by Tawllon Ong, Owner and herein the "Declarant".

**WITNESSETH:**

**WHEREAS**, Declarant is the fee simple owner of approximately 16.09 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"); and

**WHEREAS**, Declarant has submitted a Zoning Map Amendment Application with the City of Fort Wayne Plan Commission ("Plan Commission"), bearing number REZ-2019-0081 (the "Zoning Application") with respect to the Real Estate; and

**WHEREAS**, pursuant to the Zoning Application, Declarant has requested the Real Estate be rezoned to AR/Low Intensity Residential pursuant to the City of Fort Wayne zoning ordinance (the "Ordinance") which permits development upon the Real Estate of certain low intensity agricultural uses; and

**WHEREAS**, the Plan Commission recommended DO PASS to the City of Fort Wayne Common Council ("Common Council") with respect to the Zoning Application; and

**WHEREAS**, the Zoning Application is being considered by Common Council pursuant to Bill No. Z-20-01-07; and

**WHEREAS**, Declarant, pursuant to Indiana Code 36-7-4-1015 (b)(6) has submitted this Commitment, voluntarily, to Common Council, and has requested 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 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. Prohibited Uses. Subject to the terms and conditions herein contained, the following uses shall be prohibited upon the Real Estate:
  - a. Low intensity livestock operations of any kind.
2. Permitted Uses. Any use otherwise permitted in an AR/Low Intensity Residential district pursuant to the Ordinance which is not expressly prohibited pursuant to Section 1 above shall be a permitted use on the upon the Real Estate.

M: Tawllon Ong  
9020 Wynemoor Drive  
Fort Wayne, IN 46825

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2020012804

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ANITA MATHER  
ALLEN COUNTY RECORDER  
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M: Tawllon Ong  
9020 WYNOMOOR Drive  
Fort Wayne, IN 46825

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25

"DECLARANT"

By: [Signature]  
Printed Name: Tawllon Ong, Owner

STATE OF INDIANA     )  
                                  ) SS:  
COUNTY OF ALLEN    )

Before me, the undersigned Notary Public in and for said County and State, this 5 day of March Tawllon Ong, 2020, personally appeared Tallon Ong, Owner, and acknowledged the execution of the foregoing Written Commitment.

WITNESS my hand and Notarial Seal.

Amanda Marie Woenker  
Notary Public

My Commission expires:

My County of Residence:



AMANDA MARIE WOENKER, Notary Public  
Allen County, State of Indiana  
Commission Number 0636537  
My Commission Expires July 2, 2020

This instrument prepared by and after recording return to: Michelle Wood, Department of Planning Services, 200 East Berry, Suite 150, Fort Wayne, Indiana 46802.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Michelle Wood

**Exhibit "A"**  
**Legal Description of the Real Estate**

A triangular shaped parcel in the Northwest  $\frac{1}{4}$  of Section 29, Township 30 North, Range 13 East, more particularly described as follows:

Beginning at a point located on the North line of the Northwest  $\frac{1}{4}$  of Section 29, Township 30 North, Range 13 East, (Paulding Road), said point being 2,035 feet East of the Northwest corner of the Northwest  $\frac{1}{4}$  of said Section 29; thence continuing East along said North line of the Northwest  $\frac{1}{4}$ , Section 29 a distance of 119.6 feet to a point; thence South 12 degrees 9 minutes West a distance of 650 feet to a point; thence North 1 degree 26 minutes East a distance of 628.8 feet to the point of beginning containing therein 0.89 acres of land more or less.

TOGETHER WITH:

Part of the Northwest Quarter and the Northeast Quarter, Section 29, Township 30 North, Range 13 East, more particularly described as follows:

Beginning at a point 1,950 feet East and 1,075 feet South of the Northwest corner of said Section 29; thence East parallel to the North line of said Section 29, a distance of approximately 410 feet to a point on the centerline of Trier Ditch; thence meandering North and East, following the centerline of said Trier Ditch approximately 1,185 feet to a point on the North line of said Section 29; thence West along the North line, a distance of 700 feet to a point; thence Southwesterly a distance of 1,089 feet to the point of beginning, containing therein approximately 15.2 acres, more or less.

## FACT SHEET

Case #REZ-2019-0081 Bill # Z-20-01-07 Project Start: December 2019

|                      |  |
|----------------------|--|
| APPLICANT:           | Tawllon Ong  |
| REQUEST:             | To rezone property from RP/Planned Residential to AR/Low Intensity Residential to allow for AR uses on the property.   |
| LOCATION:            | The site is located on the south side of the 3800 to 4000 blocks of East Paulding Road, to the east of Waterloo Gardens apartments (Section 29 of Adams Township). |
| LAND AREA:           | Approximately 16 acres   |
| PRESENT ZONING:      | RP/Planned Residential   |
| PROPOSED ZONING:     | AR/Low Intensity Residential   |
| COUNCIL DISTRICT:    | 6-Sharon Tucker  |
| ASSOCIATED PROJECTS: | none   |
| SPONSOR:             | City of Fort Wayne Plan Commission   |

### 13 January 2020 Public Hearing

- No one from the public spoke at the hearing.
- Judi Wire was absent.

### 27 January 2020 – Business Meeting

#### Plan Commission Recommendation: DO PASS

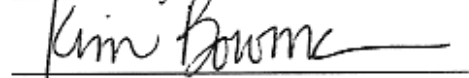
A motion was made by Judi Wire and seconded by Tom Freistroffer to return the ordinance with a Do Pass recommendation to Common Council for their final decision.

#### 7-0 MOTION PASSED

- Rachel Tobin-Smith was absent.

Fact Sheet Prepared by:  
Michelle B. Wood, Senior Land Use Planner  
February 5, 2020

Reviewed by:



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

## PROJECT SUMMARY

- The site had Board of Zoning Appeals petitions in 1968 and 1974 for approval of a driving range, miniature golf, and tennis courts. The site has remained vacant for years.

The petitioner is requesting to rezone the property zoned RP/Planned Residential to AR/Low Intensity Residential. The majority of the zoning in the area is RP/Planned Residential. The site is located along the Trier Upper drain and a large area of mapped floodplain is covering the subject property. The majority of the site is mapped floodway, which greatly inhibits the ability for building and development on the property.

As mentioned, in the past, the Board of Zoning Appeals approved recreation uses on the site, but outside of those approvals, no development has occurred. One small pole building is present on the site. The applicant is requesting to be allowed the AR permitted uses on the site, which includes agricultural uses. Agricultural uses allowed in the AR district include agronomic crop production, along with the operation of any machinery or vehicles necessary for the crop production; apiculture; floriculture; forestry; horticulture; and low intensity livestock operation. There is no associated primary development plan due to no additional buildings or development.

### **PUBLIC HEARING SUMMARY:**

Presenter: The applicant presented to the proposal to the Plan Commission, as outlined above. They confirmed that there was no plan to have animals on the property.

### Public Comments:

None

## FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

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### Rezoning Petition REZ-2019-0081

APPLICANT: Tawllon Ong  
REQUEST: To rezone property from RP/Planned Residential to AR/Low Intensity Residential to allow for AR uses on the property.  
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PROPOSED ZONING: AR/Low Intensity Residential

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**The Plan Commission recommends that Rezoning Petition REZ-2019-0081, 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 City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The site has not developed for residential uses, due to the floodplain present on the site. The highest and best use of the property would be to allow agricultural uses.
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. No further development is proposed on the site.
3. Approval is consistent with the preservation of property values in the area. Due to the floodplain on the site, further development would be extremely difficult.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. This proposal is not proposing extension of infrastructure. Public right-of-way with an improved street is adjacent to the site.

These findings approved by the Fort Wayne Plan Commission on January 27, 2020.



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



EXHIBIT "A"

A triangular shaped parcel in the Northwest 1/4 of Section 29, Township 30 North, Range 13 East, more particularly described as follows:

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Rezoning Petition REZ-2019-0081 (3800 E Paulding)



All rights attached to any standard lot are herein preserved in the event of this map. Alameda County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any use or reliance on this map.  
© 2019 Board of Commissioners of the County of Alameda  
Map No. 2019-0081-01  
Date: 12/17/2019  
Planning Department, 500 Capitol Mall, 94601  
Phone: (415) 779-2700

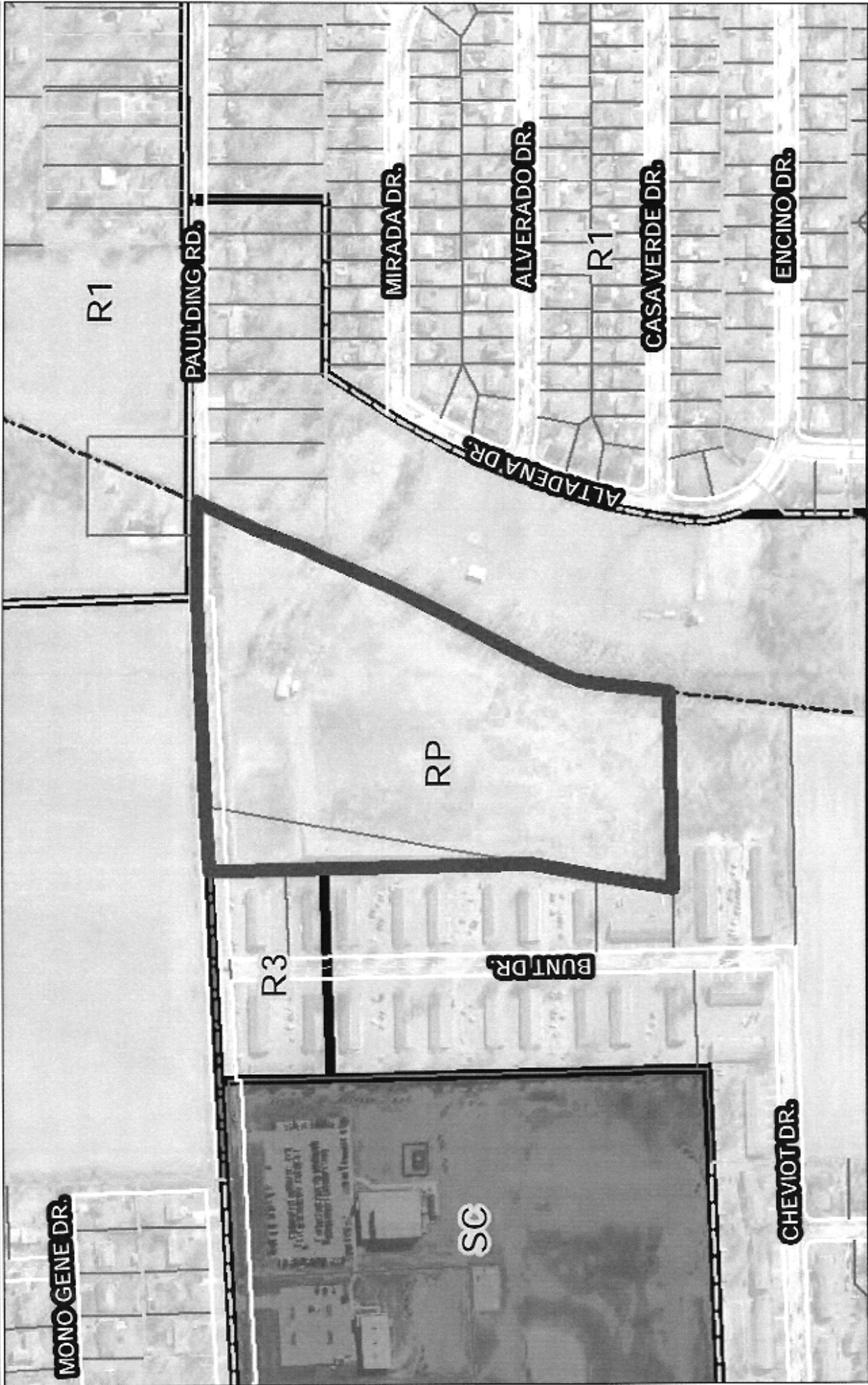


1 inch = 300 Feet





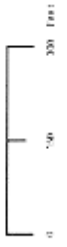
Rezoning Petition REZ-2019-0081 (3800 E Paulding)



While your local economy is important, we  
 want to help you find a way to grow your business.  
 After County Council action, we will not be responsible  
 for the accuracy of the information contained herein  
 and we do not warrant its accuracy, including its use  
 for any other purpose than that intended.  
 © 2019 Board of Economic Development of the City of Aliso  
 Viejo. All rights reserved. (10/19)  
 Map data courtesy of Google, HERE, and  
 DeLorme. City of Aliso Viejo, CA 92653  
 Date: 02/08/20



1 inch = 300 Feet



## FACT SHEET

|  |  |
|--|--|
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| COUNCIL DISTRICT:  | 6-Sharon Tucker  |
| ASSOCIATED PROJECTS:   | none   |
| SPONSOR:   | City of Fort Wayne Plan Commission   |

### 13 January 2020 Public Hearing

- No one from the public spoke at the hearing.
- Judi Wire was absent.

### 27 January 2020 – Business Meeting

#### Plan Commission Recommendation: DO PASS


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

#### 7-0 MOTION PASSED

- Rachel Tobin-Smith was absent.

Fact Sheet Prepared by:  
Michelle B. Wood, Senior Land Use Planner  
February 5, 2020

Reviewed by:

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

## PROJECT SUMMARY

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Presenter: The applicant presented to the proposal to the Plan Commission, as outlined above. They confirmed that there was no plan to have animals on the property.

### Public Comments:

None

## FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

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### Rezoning Petition REZ-2019-0081

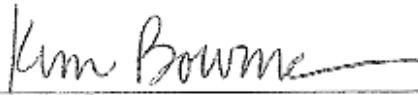
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**The Plan Commission recommends that Rezoning Petition REZ-2019-0081, be returned to Council with a "Do Pass" recommendation after considering the following:**

1. Approval of the rezoning request will be in substantial compliance with City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The site has not developed for residential uses, due to the floodplain present on the site. The highest and best use of the property would be to allow agricultural uses.
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These findings approved by the Fort Wayne Plan Commission on January 27, 2020.



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

**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant Tawllon Ong  
 Address ~~3800 E. Paulding Road~~ 9020 Wyncmore Drive  
 City Fort Wayne State IN Zip 46825  
 Telephone (260) E-mail gauchon2001@gmail.com

**Contact Person**  
 Contact Person Christian Beebe  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_ E-mail Christian.Beebe@co.allen.in.us  
*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 3800 E. Paulding Road  
 Present Zoning FP Proposed Zoning AR Low Intensity Residential Acreage to be rezoned \_\_\_\_\_  
 Proposed density \_\_\_\_\_ units per acre  
 Township name Adams Township section # 29  
 Purpose of rezoning (attach additional page if necessary) We would like to rezone to AR/Low Intensity Residential  
 Sewer provider City Water provider City

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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.

Tawllon Ong (printed name of applicant) [Signature] (signature of applicant) \_\_\_\_\_ (date)

Tawllon Ong (printed name of property owner) [Signature] (signature of property owner) \_\_\_\_\_ (date)

Rept. 132717 REZ-2019-0081

EXHIBIT "A"

A triangular shaped parcel in the Northwest 1/4 of Section 29, Township 30 North, Range 13 East, more particularly described as follows:

Beginning at a point located on the North line of the Northwest 1/4 of Section 29, Township 30 North, Range 13 East, (Paulding Road), said point being 2,035 feet East of the Northwest corner of Northwest 1/4 of said Section 29; thence continuing East along said North line of the Northwest 1/4, Section 29 a distance of 119.6 feet to a point; thence South 12 degrees 9 minutes West a distance of 650 feet to a point; thence North 1 degrees 26 minutes East a distance of 628.8 feet to the point of beginning containing therein .89 acres of land more or less.

TOGETHER WITH:

Part of the Northwest Quarter and the Northeast Quarter, Section 29, Township 30 North, Range 13 East, more particularly described as follows:

Beginning at a point 1,950 feet East and 1,075 feet South of the Northwest corner of said Section 29; thence East parallel to the North line of said Section 29, a distance of approximately 410 feet to a point on the centerline of Trier Ditch; thence meandering North and East, following the centerline of said Trier Ditch approximately 1,185 feet to a point on the North line of said Section 29; thence West along said North line, a distance of 700 feet to a point; thence Southwesterly a distance of 1,089 feet to the point of beginning, containing therein approximately 15.2 acres, more or less.



Rezoning Petition REZ-2019-0081 (3800 E Paulding)



Although street names are not shown here, they are provided for the convenience of the map. The City of Allen does not assume any liability for the accuracy of the information contained herein and is not responsible for any errors or omissions. © 2019, Board of Commissioners of the City of Allen, North American Edition, 1985. Street Photo Courtesy: AerialView.com. Photo and Aerial Imagery: Spring 2019. Date: 1/22/2019.

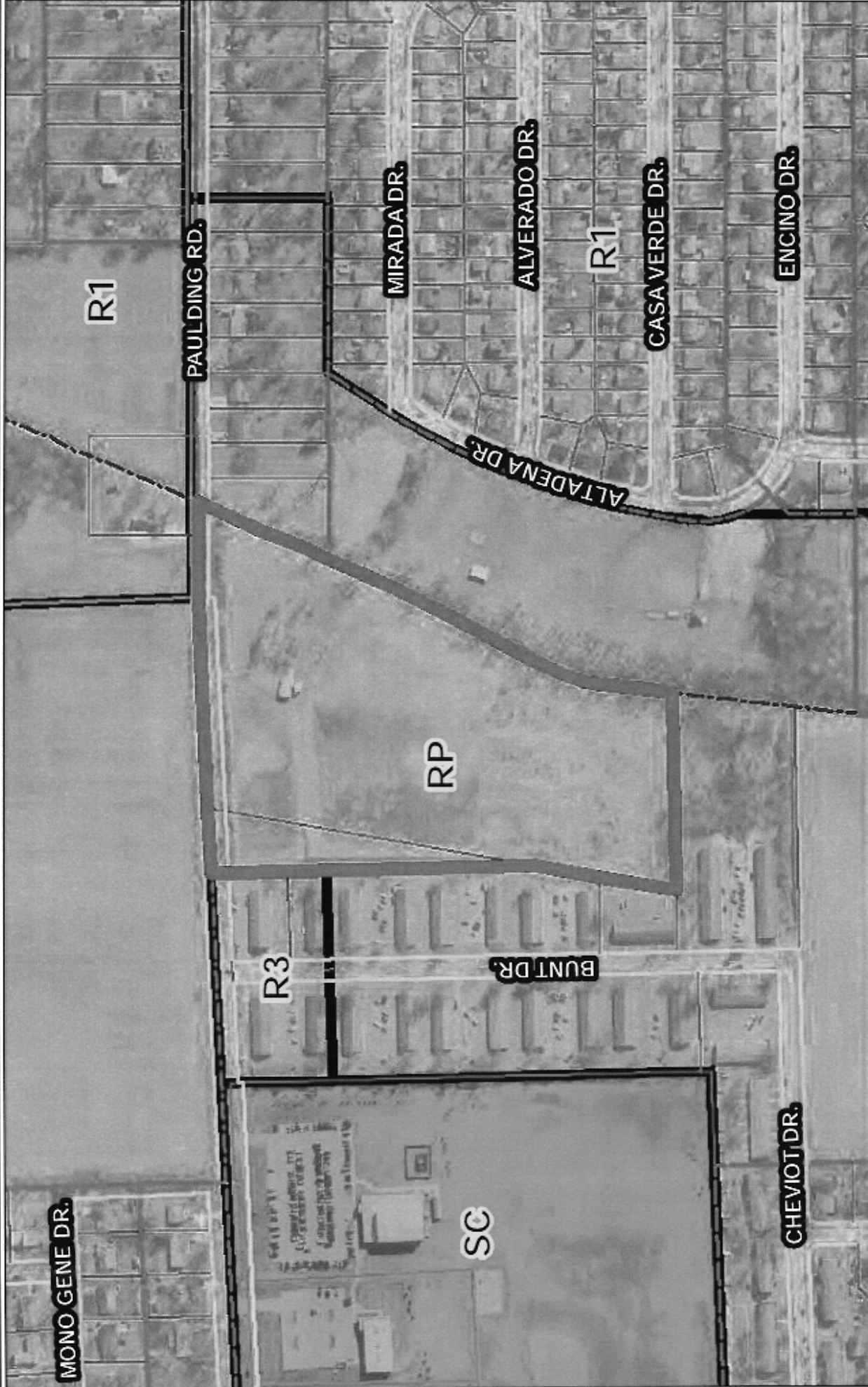


1 inch = 300 feet





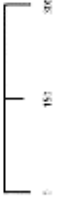
Rezoning Petition REZ-2019-0081 (3800 E Paulding)



All rights reserved. No warranty is made by the City of Alameda for the use of this map. The City of Alameda does not warrant the accuracy of the information provided on this map. The City of Alameda does not warrant the accuracy of the information provided on this map. The City of Alameda does not warrant the accuracy of the information provided on this map.



1 inch = 300 feet



**BILL NO. Z-20-01-07**

**REPORT OF COMMITTEE ON REGULATIONS**

**February 11, 2020**

**Tom Freistroffer Chair**

**Glynn Hines Co-Chair**

**All Council Members**

*Hold until  
3/10/20*

An Ordinance amending the City of Fort Wayne Zoning Map No. R-23 (Sec. 29 of Adams Township)

*To rezone approximately 16 acres from RP/Planned Residential to AR/Low Intensity Residential at 3800 East Paulding*


**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

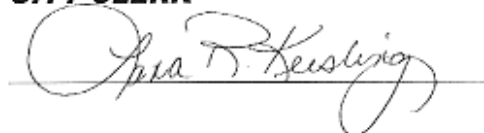
  
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**LANA R. KEESLING  
CITY CLERK**



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-2019-0081  
Bill Number: Z-20-01-07  
Council District: 6-Sharon Tucker

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Introduction Date: January 14, 2020  
  
Plan Commission  
Public Hearing Date: January 13, 2020 (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 16 acres from RP/Planned Residential to  
AR/Low Intensity Residential.  
  
Location: 3800 East Paulding  
  
Reason for Request: To allow low intensity agricultural uses on the property.  
  
Applicant: Tawllon Ong  
  
Property Owner: Tawllon Ong

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Related Petitions: none

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Effect of Passage: Property will be rezoned to the AR/Low Intensity Residential district,  
which will allow residential as well as low intensity agricultural uses.  
  
Effect of Non-Passage: The property will remain zoned RP/Planned Residential, which allows  
single, two-family, and multiple family residential development. The  
property is mostly designated floodway, which makes it difficult to  
develop as zoned.

**REPORT OF COMMITTEE ON REGULATIONS**

**March 10, 2020**

**Tom Freistroffer Chair**

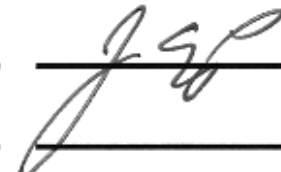
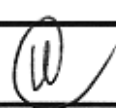
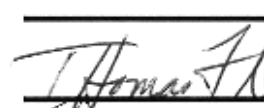


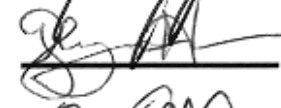

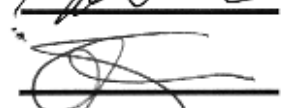

**Glynn Hines Co-Chair**

**All Council Members**

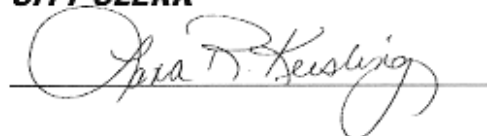
An Ordinance amending the City of Fort Wayne Zoning Map No. R-23 (Sec. 29 of Adams Township)

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

| <u>COUNCIL MEMBER</u> | <u>DO PASS</u>  | <u>DO NOT PASS</u>   | <u>ABSTAIN</u>  |
|-----------------------|---|--|---|
| ARP                   |   |  |   |
| CHAMBERS              |  |  |   |
| DIDIER                |   |  |  |
| ENSLEY                |   |  |   |
| FREISTROFFER          |  |  |   |
| HINES                 |  |  |   |
| JEHL                  |  |  |   |
| PADDOCK               |  |  |   |
| TUCKER                |  |  |   |

**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date: January 13, 2020

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: March 10, 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-20-01-07 on the 10th day of March, 2020

ATTEST:

  
LANA R. KEESLING  
CITY CLERK

  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 11th of March 2020, at the hour of 10:00 o'clock A.M. E.S.T.

  
LANA R. KEESLING, CITY CLERK

Approved and signed by me this 11<sup>th</sup> day of MARCH 2020, at the hour of 10:30 o'clock AM E.S.T.

  
THOMAS C. HENRY, MAYOR

