

1 #REZ-2020-0006

2 BILL NO. Z-20-02-09

3  
4 ZONING MAP ORDINANCE NO. Z-110-20

5 AN ORDINANCE amending the City of Fort Wayne  
6 Zoning Map No. U-42 (Sec. 16 of St. Joseph Township)

7  
8 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,  
9 INDIANA:

10 SECTION 1. That the area described as follows is hereby designated a C3 (General  
11 Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort  
12 Wayne, Indiana:

13 RECORD DESCRIPTION – 6054 ROTHMAN ROAD

14 PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF  
15 SECTION 16, TOWNSHIP 31 NORTH, RANGE 13 EAST, ALLEN COUNTY,  
16 INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

17 BEGINNING ON THE NORTH LINE OF SAID NORTHEAST QUARTER AT A  
18 POINT SITUATED 746.7 FEET, SOUTH 89°44'12" WEST (DEED BEARING  
19 AND IS USED AS THE BASIS FOR THE BEARINGS IN THIS DESCRIPTION)  
20 FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER;  
21 THENCE SOUTH 89°44'12" WEST, ON AND ALONG SAID NORTH LINE,  
22 BEING WITHIN THE RIGHT-OF-WAY OF ROTHMAN ROAD, A DISTANCE  
23 OF 168.83 FEET TO THE NORTHEAST CORNER OF BRIDLEWOOD,  
24 SECTION III, A SUBDIVISION IN SAID NORTHEAST QUARTER, AS  
25 RECORDED IN PLAT BOOK 41, PAGES 72-75 IN THE OFFICE OF THE  
26 RECORDER OF ALLEN COUNTY, INDIANA; THENCE SOUTH 01°47' EAST  
27 (RECORDED SOUTH 02°17'26" EAST), ON AND ALONG AN EASTERLY  
28 LINE OF SAID BRIDLEWOOD, SECTION III, A DISTANCE OF 252.31 FEET;  
29 THENCE SOUTH 46°11' EAST (RECORDED SOUTH 46°57'30" EAST), ON  
30 AND ALONG THE NORTHEASTERLY LINE OF SAID BRIDLEWOOD,  
SECTION III, A DISTANCE OF 219.23 FEET; THENCE NORTH 00°24' EAST, A  
DISTANCE OF 404.8 FEET TO THE POINT OF BEGIN, CONTAINING 1.229  
ACRES OF LAND.

and the symbols of the City of Fort Wayne Zoning Map No. U-42 (Sec. 16 of St. Joseph  
Township), as established by Section 157.082 of Title XV of the Code of the City of Fort  
Wayne, Indiana is hereby changed accordingly.

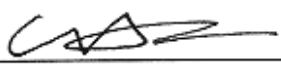
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SECTION 2. If a written commitment is a condition of the Plan Commission's recommendation for the adoption of the rezoning, or if a written commitment is modified and approved by the Common Council as part of the zone map amendment, that written commitment 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 Timothy L. Dyer  
 Address 9526 Sienna Springs Drive  
 City Grabill State IN Zip 46741  
 Telephone 260-413-6093 E-mail timothydyer@gmail.com

**Contact Person**  
 Contact Person MLS Engineering - Derek Simon, PE  
 Address 10060 Bent Creek Blvd.  
 City Fort Wayne State IN Zip 46825  
 Telephone 260-489-8571 E-mail derek@mlswebsite.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 6054 Rothman Road, Fort Wayne, IN 46835  
 Present Zoning NC Proposed Zoning C3 Acreage to be rezoned 1.229  
 Proposed density N/A units per acre  
 Township name St. Joseph Township section # 16  
 Purpose of rezoning (attach additional page if necessary) Construction of a new commercial structure (landscaping contractor) and attached residential dwelling unit  
 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.*

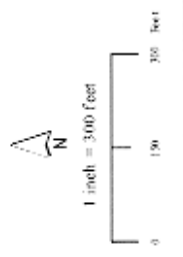
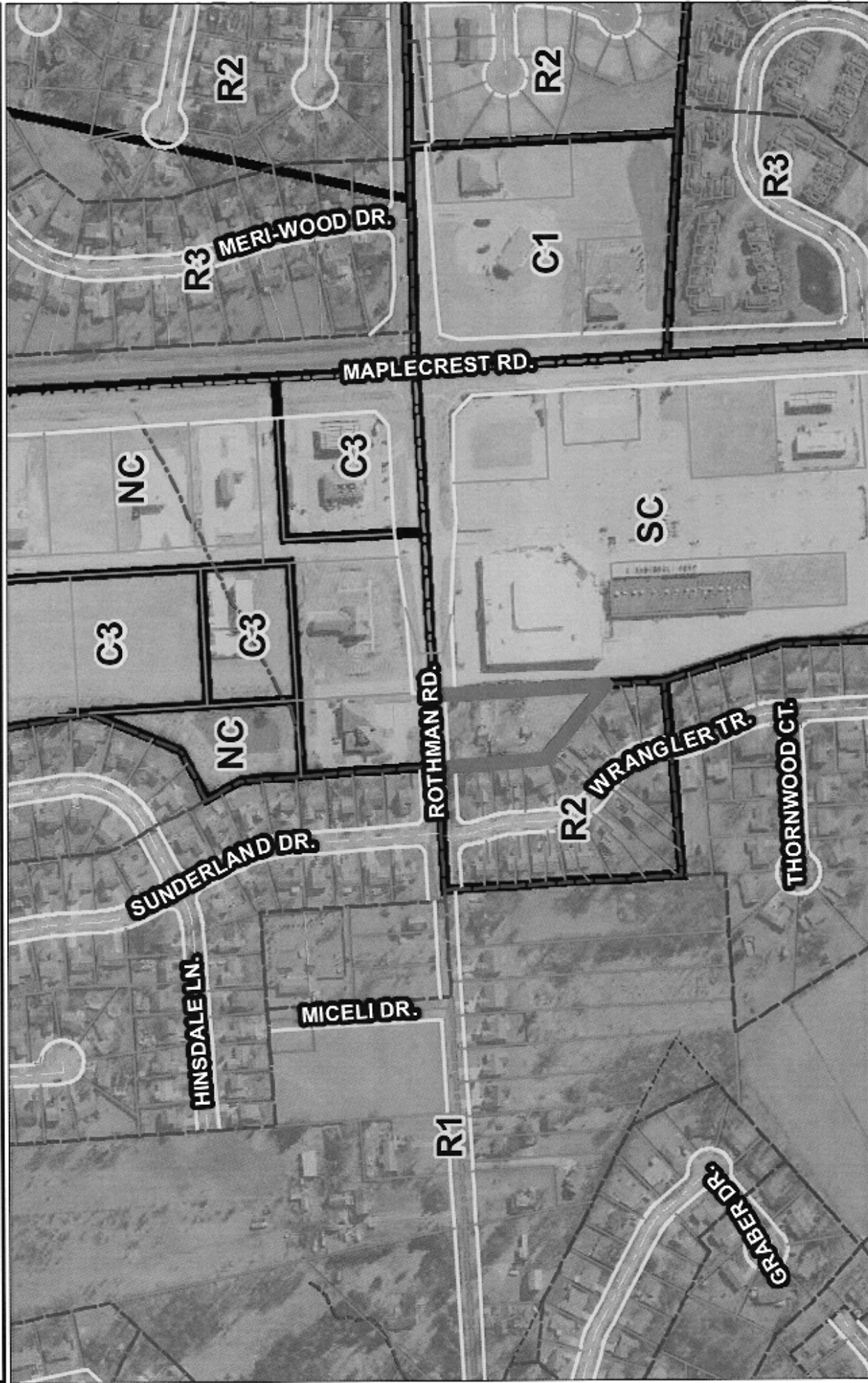
- Applicable filing fee
- Applicable number of surveys showing area to be rezoned (plans must be folded)
- Legal Description of parcel to be rezoned
- Rezoning Questionnaire (original and 10 copies) County Rezoning Only

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.

Timothy L. Dyer *Tim Dyer* 1/29/2020  
 (printed name of applicant) (signature of applicant) (date)  
Timothy L. Dyer *Tim Dyer* 1/29/2020  
 (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.
1/30/20	133192	3-9-2020	REZ-2020-0006





Although these are my best estimates, I do not warrant the accuracy of the information contained herein and I shall not be liable for any errors or omissions in this map.

North American Book Co. Inc.  
State Plane Coordinate System, Indiana East  
Photos and Contours: Spring 2005  
Date: 2/17/2023





Professional Engineer  
 State of Indiana  
 No. 12543  
 Date: 01/15/2018

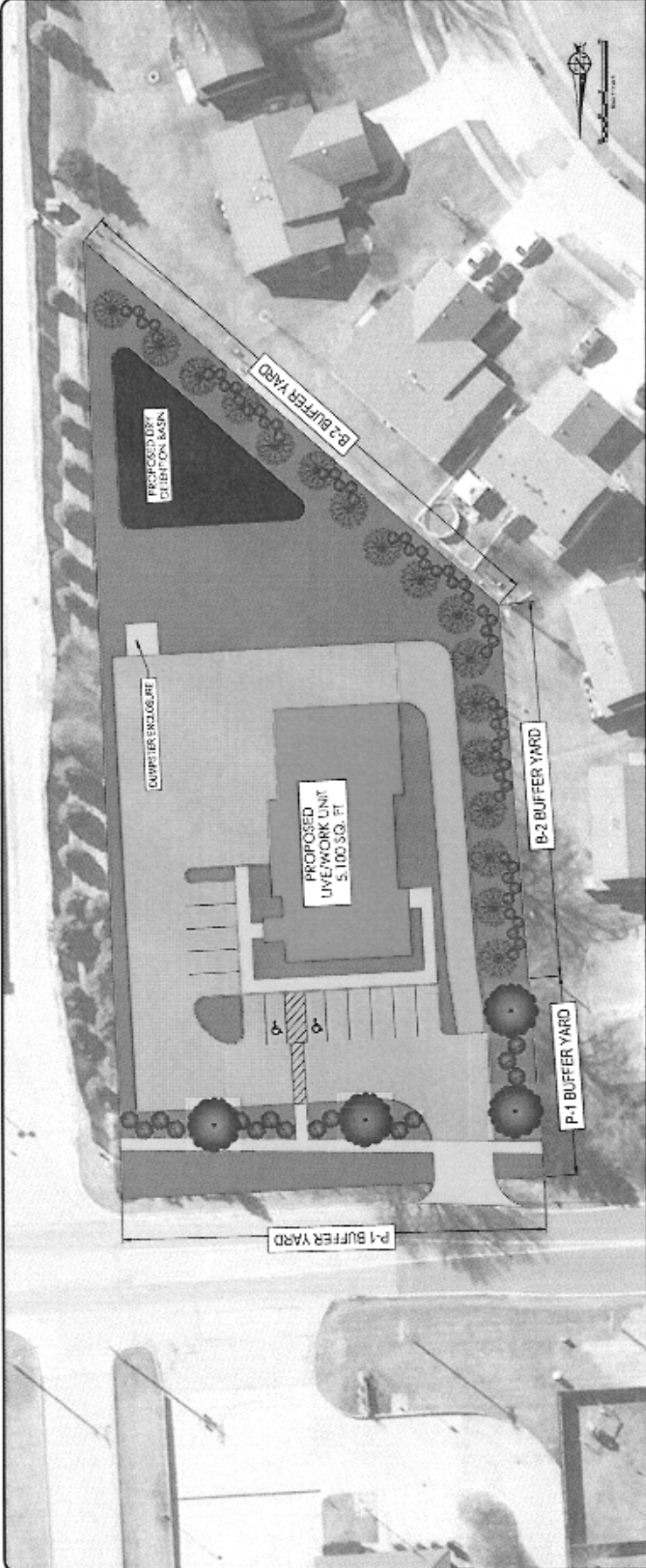
**MISLANDING**  
 LANDSCAPE ARCHITECTURE  
 6054 Rathman Road, Fort Wayne, IN 46835  
 Phone: (317) 434-8855  
 Fax: (317) 434-8856  
 Email: info@misland.com  
 Website: www.misland.com

PREPARED FOR:  
 Completed By: Bruce Compt.  
 6054 Rathman Road, Fort Wayne, IN 46835  
 Phone: (317) 434-8855  
 Fax: (317) 434-8856  
 Email: info@misland.com


Midwest Green Lawn Care &  
 Landscaping LLC  
 6054 Rathman Road, Fort Wayne, IN 46835  
 Primary Development Plan  
 Landscape Plan

DATE: 05/15/2024  
 DRAWN BY: JKS  
 PROJECT NO.: 2305174  
 SHEET NUMBER:

**PDP-2**



SYMBOLS AND LEGEND

- UNSATURATED SOILS
- PERMEABLE PAVEMENT
- PERMEABLE ASPHALT PAVEMENT
- STORMWATER DETENTION BASIN
- WATERWAY
- STREET LIGHT
- PROPANE TANK
- PROPANE PILE





## FACT SHEET

Case #REZ-2020-0006 Bill # Z-20-02-09 Project Start: March 2020

PROPOSAL:	Rezoning Petition REZ-2020-0006
APPLICANT:	Timothy L. Dyer
REQUEST:	To rezone property from NC/Neighborhood Center to C3/General Commercial; and approve a primary development plan for a structure to be used as a landscape contractor facility, with an attached residential dwelling unit.
LOCATION:	The site is located on the south side of the 6000 block of Rothman Road, to the west of the former Marsh grocery store. The address of the subject property is 6054 Rothman Road (Section 16 of St. Joseph Township).
LAND AREA:	Approximately 1.3 acres
PRESENT ZONING:	NC/Neighborhood Center
PROPOSED ZONING:	C3/General Commercial
COUNCIL DISTRICT:	2-Russ Jehl
ASSOCIATED PROJECTS:	Primary Development Plan, Midwest Green Lawn Care and Landscaping
SPONSOR:	City of Fort Wayne Plan Commission

### March 9, 2020 Public Hearing

- No one spoke at the hearing in support or opposition.
- Patrick Zaharako was absent.

### March 16, 2020 – Business Meeting

#### Plan Commission Recommendation: DO PASS w/Written Commitment


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

#### 7-0 MOTION PASSED

- Tom Freistroffer and Ryan Neumeister were absent.

Fact Sheet Prepared by:  
Michelle B. Wood, Senior Land Use Planner  
May 21, 2020

Reviewed by:



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

## PROJECT SUMMARY

The site is currently has a dwelling and a detached garage on site. The site appears to have been originally zoned B2B prior to 1997, then became SC2/Community Shopping Center, and NC/Neighborhood Center with Zoning Ordinance amendments.

The petitioner requests a rezoning from NC/Neighborhood Center to C3/General Commercial for a new structure that is proposed to house a lawn/landscape contractor with an attached residential dwelling unit. Both of the uses are allowed in the C3 district. The existing single family dwelling and detached accessory building were constructed on the metes and bounds parcel in 1960 according to the property record card. As mentioned, the property was rezoned commercially decades ago, but never included in any primary development plans associated with the commercial development to the east.

The subject property has been zoned commercially for decades and never developed. Commercially zoned properties to the north and east have slowly developed. The general area to the north and east have developed with a mixture of non-residential uses, including a fire station, banks/credit unions, auto repair, former grocery, multi-tenant retail, and gas stations. R2/Two Family Residential zoning lies adjacent to the west and south of the site. R1/Single Family Residential zoning is also prevalent for the platted subdivisions in the area.

The subject property abuts six platted lots in Bridlewood Section 3 to the west and south. Given the size and depth of the site, there is adequate space to provide buffering between the commercial and residential zoning. With appropriate buffering, the proposal could allow for redevelopment of an underused site and provide connectivity with a sidewalk between Bridlewood and the commercial development to the east. The applicant has agreed to submit a Written Commitment to restrict the more intensive automotive uses permitted in the C3 district. With a sufficient Written Commitment, the proposal could be supported by the following goals and polices of the Comprehensive Plan:

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

**LU5.** Encourage sustainable growth and quality development, revitalization and redevelopment by increasing and enhancing connectivity;

**LU5.C** Encourage development proposals that provide neighborhood commercial, civic, institutional and other similar uses, designed to allow adequate access for pedestrians and bicycles, in close proximity to housing.

**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 one new structure including a 5,100 square foot lawn/landscape contractor facility and an attached residential dwelling unit. Parking surrounds the building, with an outdoor eating area between the rear parking and the building. There is a single access point proposed to Rothman Road to provide adequate ingress and egress for this type of development. A detention basin is proposed on the south side of the site, which will act as a buffer between the subdivision lots to the south and the proposed development. The applicant has submitted a plan that intends to meet all landscaping standards of the Ordinance. A mature line of evergreen trees with a privacy fence are in place along the east property line. No waiver of development plan standards is proposed. The applicant has submitted building elevations and floor plans for the proposed structure. The structure does propose quality building materials and architectural interest.

**PUBLIC HEARING SUMMARY:**

Presenter: James Buchholz represented the applicant and presented the proposal as outlined above. Mr. Buchholz explained that the new structure will be an enhancement to the area, compatible with surrounding homes. The existing home to be replaced is in disrepair. Screening and buffering is in place to protect the neighbors from the landscape uses. A Written Commitment will be recorded to limit the automotive and other intensive uses. Hours of operation will also be limited.

Public Comments:

none

## FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

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### Rezoning Petition REZ-2020-0006


APPLICANT: Timothy L. Dyer  
REQUEST: To rezone property from NC/Neighborhood Center to C3/General Commercial; and approve a primary development plan for a structure to be used as a landscape contractor facility, with an attached residential dwelling unit  
LOCATION: The site is located on the south side of the 6000 block of Rothman Road, to the west of the former Marsh grocery store. The address of the subject property is 6054 Rothman Road (Section 16 of St. Joseph Township).  
LAND AREA: Approximately 1.3 acres  
PRESENT ZONING: NC/Neighborhood Center  
PROPOSED ZONING: C3/General Commercial

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**The Plan Commission recommends that Rezoning Petition REZ-2020-0006, with a Written Commitment, 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 site is near similar commercial development and the proposal will provide for a live-work option. 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 neighborhood.
3. Approval is consistent with the preservation of property values in the area. This proposal will provide redevelopment in the neighborhood with a market to serve the area residents, and provide a substantial investment into the community.
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 16, 2020.

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



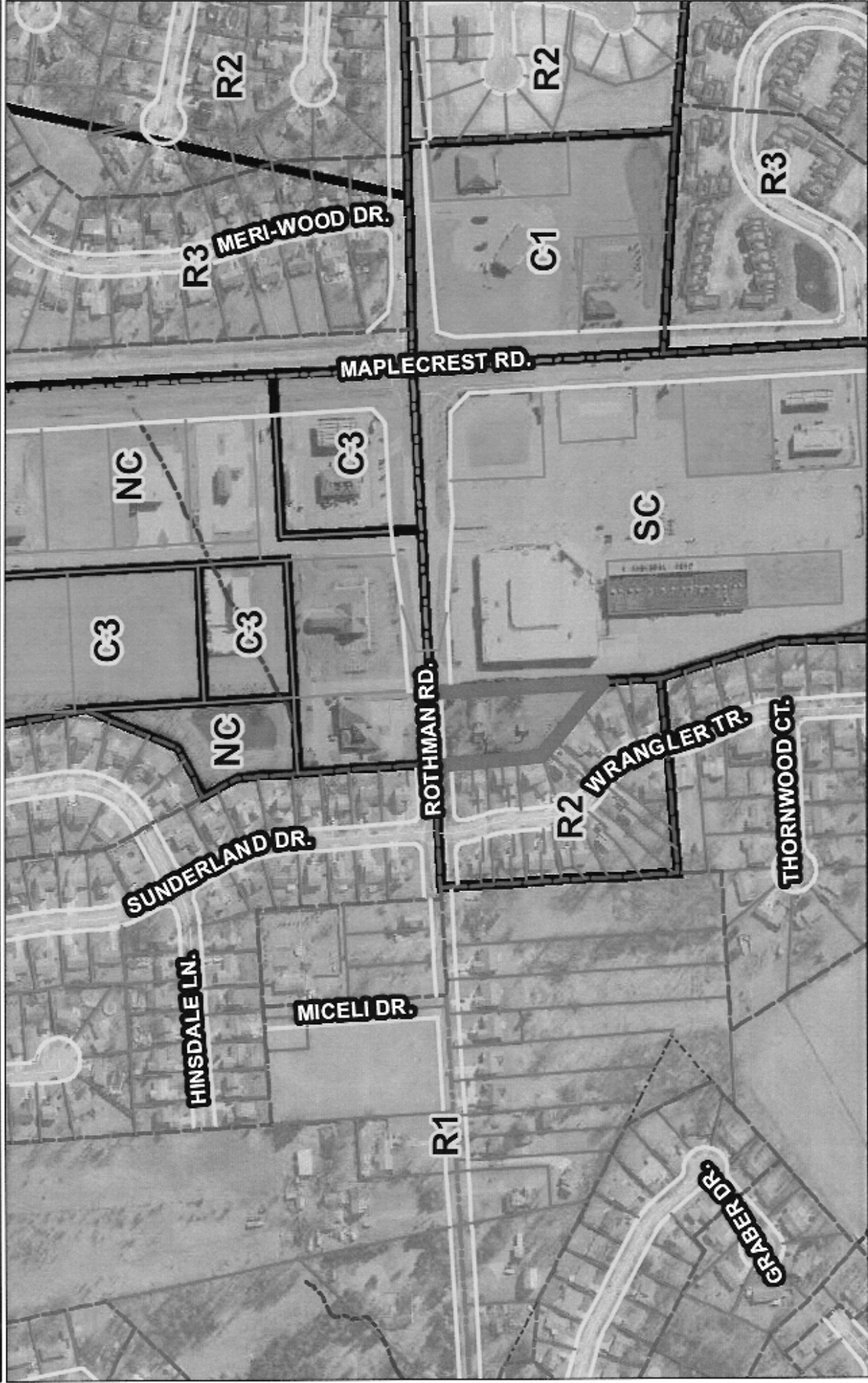
Although these rezoning boundaries have been prepared with the cooperation of the applicant, the City is not making any guarantee of the accuracy of the information contained herein and the applicant is solely responsible for the accuracy of the information. The City is not responsible for any errors or omissions in this map.

City of Allen  
 Planning Department  
 1501 North Abramson Drive  
 Allen, Texas 75012  
 Phone: 972.346.6000  
 Fax: 972.346.6001  
 Email: info@cityofallen.com



1 Inch = 300 Feet

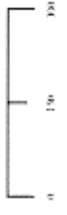




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1 inch = 300 feet



0 150 300 feet





## WRITTEN COMMITMENT

THIS WRITTEN COMMITMENT ("Commitment") is made as of this \_\_\_ day of \_\_\_\_\_, 2020, the property owner Sweetwater Restoration LLC and Midwest Greenlawn Care Landscaping LLC. (hereinafter jointly referred to as "Declarant"), under the following circumstances:

### WITNESSETH:

**WHEREAS**, Declarant is the owner of approximately 1.3 acres of real estate located in Fort Wayne, Allen County, Indiana, the legal description of which is attached hereto as Exhibit A (the "Real Estate"); and

**WHEREAS**, Declarant's Zoning Map Amendment Application, filed with the City of Fort Wayne Plan Commission (the "Plan Commission"), bearing number REZ-2020-0006 (the "Application"), respecting the Real Estate, has been approved by the City of Fort Wayne, Indiana Common Council and the Mayor of the City of Fort Wayne; and

**WHEREAS**, pursuant to the Application, the Real Estate has been rezoned to C3/General Commercial pursuant to the City of Fort Wayne Zoning Ordinance (the "Ordinance") which permits development upon the Real Estate of certain professional office and personal service uses and limited and retail commercial uses; and

**WHEREAS**, the Declarant has submitted this Commitment, voluntarily, pursuant to section 157.503 of the Ordinance and Indiana Code 36-7-4-1015 for the purpose of limiting certain off-site impacts and certain uses arising from development upon the Real Estate; and

**WHEREAS**, in conjunction with said Application, the Plan Commission has required the execution of this Commitment and its recordation with the Allen County, Indiana, Recorder's Office prior to the commencement of any building improvements for uses permitted pursuant to the Application.

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

1. Use Limitations. The following specific uses, which are otherwise allowed in the C3/General Commercial zoning district, shall be prohibited upon the Real Estate:

- 1) Agricultural equipment sales and service
- 2) Amusement Park
- 3) Arena
- 4) Automobile auction
- 5) Automobile body shop
- 6) Automobile rental
- 7) Automobile repair

- 8) Automobile sales
- 9) Automobile washing facility
- 10) Betting or other gambling facility
- 11) Boat/watercraft sales
- 12) Check Cashing
- 13) Correctional Services facility
- 14) Firework Sales
- 15) Homeless/emergency shelter
- 16) Gas station
- 17) Hotel
- 18) Motor vehicle sales, rental, or repair
- 19) Pawn Shop
- 20) Storage Shed Sales
- 21) Truck Fueling Station
- 22) Truck Stop
- 23) Propane/bottled gas sales and service
- 24) Manufactured Home Sales
- 25) Flea Market

2. Hours of Operation. Declarant will not use a bobcat or like equipment to load or unload landscaping materials to or from any exterior storage bay on the premises between the hours of 9:00 pm and 9:00 am

3. Outside Storage. Outside storage areas will be screened according to Zoning Ordinance standards.

4. Lighting. Site lighting shall be of a type to minimize light pollution onto any adjacent property by utilizing only full cut-off fixtures and be completely downward directed.

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

6. Enforcement Rights. The City of Fort Wayne Zoning Administrator (the "Zoning Administrator") and the Plan Commission each shall have the option (but not the obligation) to enforce this Commitment, at law or in equity, in the event of a breach of an obligation in this Commitment; and in the event such an enforcement action is commenced, the Zoning Administrator or the Plan Commission (as applicable) shall have the remedies allowed by the Ordinance (or the ordinance governing the Real Estate at the time of the enforcement action) and I.C. §36-7-4-1015, which remedies shall be cumulative and not exclusive. A violation of this Commitment shall be deemed a violation of the Ordinance, or the ordinance governing the Real Estate at the time of the violation; provided, however, that nothing in this Commitment shall be construed as giving any person the right to compel enforcement of it by the Zoning Administrator or the Plan Commission, or any successor agency having zoning jurisdiction over the Real Estate.

7. Amendment or Termination. This Commitment may be amended or terminated upon application by an owner of the Real Estate and only with the prior written consent of all owners of the Real Estate and the Plan Commission, following a public hearing to consider said amendment or termination.

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

9. Permits. No permits shall be issued under the Ordinance by the Zoning Administrator until this Commitment is recorded with the Allen County Recorder. The Declarant shall deliver to the Zoning Administrator and the Plan Commission an executed and recorded copy of this Commitment.

10. Severability. Each covenant or restriction contained in any paragraph of this Commitment shall be severable and separate, and if any court shall rule that any particular restriction or covenant is unenforceable, such ruling shall not affect the enforceability of any other restriction or covenant under this Commitment, and such other restriction or covenant shall be enforced.

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

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

13. Last Deed of Record. The last deed of record for the Real Estate was recorded in the Office of the Recorder of Allen County, Indiana as Document Number \_\_\_\_\_.

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

[SIGNATURE AND EXHIBIT PAGES FOLLOW]



EXHIBIT A

DRAFT

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-2020-0006  
Bill Number: Z-20-02-09  
Council District: 2-Russ Jehl

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Introduction Date: February 25, 2020  
Plan Commission  
Public Hearing Date: March 9, 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 1.23 acres from R1/Single Family Residential to C3/General Commercial with a Written Commitment.

Location: 6054 Rothman Road

Reason for Request: To allow redevelopment of the property for a landscape contracting business with attached dwelling unit for the owner to live onsite.

Applicant: Timothy L. Dyer

Property Owner: Timothy L. Dyer

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Related Petitions: Primary Development Plan, PDP-2020-0005 – Midwest Green Lawn Care and Landscaping

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Effect of Passage: Property will be rezoned to the C3/General Commercial with a Written Commitment to restrict intensive uses. The owner will also live on the property.

Effect of Non-Passage: The property will remain zoned R1/Single Family Residential and may be used for single family residential purposes.

**REPORT OF COMMITTEE ON REGULATIONS**

**May 26, 2020**

**Tom Freistroffer Chair**

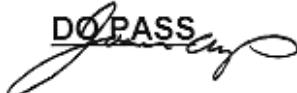
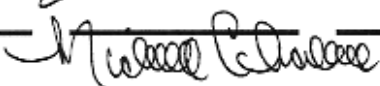
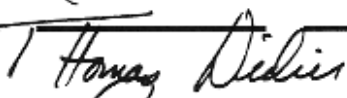

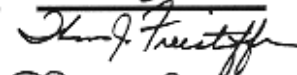
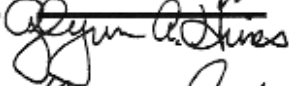

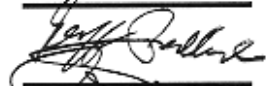

**Glynn Hines Co-Chair**

**All Council Members**


An Ordinance amending the City of Fort Wayne Zoning Map No. U-42 (Sec. 16 of St. Joseph Township)

*To rezone approximately 1.23 acres from R1/Single Family Residential to C3/General Commercial with a Written Commitment at 6054 Rothman Road*

**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: 03/09/20

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: May 26, 2020

  
LANA R. KEESLING, CITY CLERK

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

Zoning No. Z-20-02-09 on the 26th day of May, 2020

ATTEST:

  
LANA R. KEESLING  
CITY CLERK

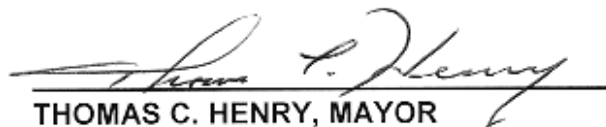
  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 27<sup>th</sup> day of May 2020, at the hour of 10:35 AM o'clock E.S.T.

  
LANA R. KEESLING, CITY CLERK

Approved and signed by me this 27<sup>th</sup> day of MAY

2020, at the hour of 11:30 o'clock AM E.S.T.

  
THOMAS C. HENRY, MAYOR

