

1 #REZ-2021-0022

2 BILL NO. Z-21-05-10

3  
4 ZONING MAP ORDINANCE NO. Z- 16-21

5 AN ORDINANCE amending the City of Fort Wayne  
6 Zoning Map No. L-02 (Sec. 11 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 a UC (Urban  
10 Corridor) District under the terms of Chapter 157 Title XV of the Code of the City of Fort  
11 Wayne, Indiana:

12 Part of Ayres Addition to Fort Wayne (Deed Record Q, page 215), Chipman's  
13 Addition to the City of Fort Wayne (Deed Record N, page 475), and proposed  
14 vacated alleys and streets in the City of Fort Wayne, Allen County, Indiana, more  
particularly described as follows:

15 BEGINNING at the southwest corner of Lot 8 in Ayres Addition to Fort Wayne,  
16 being also the intersection of the east line of Union Street and the north right-of-way  
17 line of the CSX Railroad; thence North 01 degree 44 minutes 09 seconds West  
18 (bearing based on the State Plane Coordinate System (NAD82)(2011), Indiana East  
19 zone) on the east line of Union Street and the west line of Ayres Addition, a distance  
20 of 306.53 feet to a 5/8" rebar found marking the northwest corner of a parcel of land  
21 described in Document 2011009084 in the Office of the Recorder of Allen County;  
22 thence North 89 degrees 08 minutes 09 seconds East on the north line thereof, a  
23 distance of 85.15 feet to a 1/2" rebar found marking the northeast corner of said  
24 parcel of land; thence North 01 degree 04 minutes 39 seconds West 3.72 feet to a  
25 5/8" rebar with Miller cap found marking the southwest corner of a parcel of land  
26 described in Document 2018003536 in said Recorder's Office; thence North 88  
27 degrees 40 minutes 12 seconds East on the south line thereof, a distance of 87.12 feet  
28 to a 5/8" rebar with Miller cap found marking the southeast corner of said parcel of  
29 land and the west line of Jackson Street; thence North 11 degrees 59 minutes 03  
30 seconds West on the east line of said parcel of land and the west line of Jackson  
Street, a distance of 91.03 feet to the northeast corner of said parcel of land and the  
northeast corner of Lot 1 in Ayres Addition; thence North 89 degrees 10 minutes 48  
seconds East 50.04 feet to the east line of Jackson Street and the west line of Lot 10  
in Chipman's Addition; thence North 12 degrees 20 minutes 39 seconds West on  
said east line of Jackson Street and the west line of said Lot 10, a distance of 26.04  
feet to the Northwest corner of said Lot 10 and the south line of Lavina Street;  
thence North 89 degrees 24 minutes 18 seconds East on the north line of Chipman's

1 Addition, being also the south line of Lavina Street, a distance of 166.35 feet to the  
2 northwest corner of Lot 11 in Chipman's Addition; thence South 11 degrees 41  
3 minutes 46 seconds East on the westerly line of said Lot 11, a distance of 190.43 feet  
4 to the easterly extension of the south line of a parcel of land described in Document  
5 2016061973 in said Recorder's Office; thence South 89 degrees 19 minutes 32  
6 seconds West on said extension and the south line thereof, a distance of 164.11 to the  
7 southwest corner of said parcel of land and the east line of Jackson Street; thence  
8 South 12 degrees 20 minutes 39 seconds East on the east line of Jackson Street, a  
9 distance of 194.37 feet to the southwest corner of Lot 3 in Chipman's Addition;  
10 thence North 89 degrees 49 minutes 00 seconds West on the westerly extension of  
11 the south line of said Lot 3, a distance of 25.61 feet to the center line of Jackson  
12 Street; thence South 12 degrees 20 minutes 39 seconds East 50.20 feet to the north  
13 right-of-way line of the CSX Railroad; thence South 89 degrees 18 minutes 22  
14 seconds West on said north right-of-way line of the CSX Railroad, a distance of  
15 255.98 feet to the point of beginning, containing 2.58 acres, more or less.


16 and the symbols of the City of Fort Wayne Zoning Map No. L-02 (Sec. 11 of Wayne  
17 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort  
18 Wayne, Indiana is hereby changed accordingly.

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

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

25   
26 \_\_\_\_\_  
27 Council Member

28 APPROVED AS TO FORM AND LEGALITY:

29   
30 \_\_\_\_\_  
Carol T. Helton, City Attorney

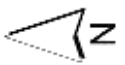


REZ-2021-0022 and PDP-2021-0018 Electric Works Phase II



Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission on this map.

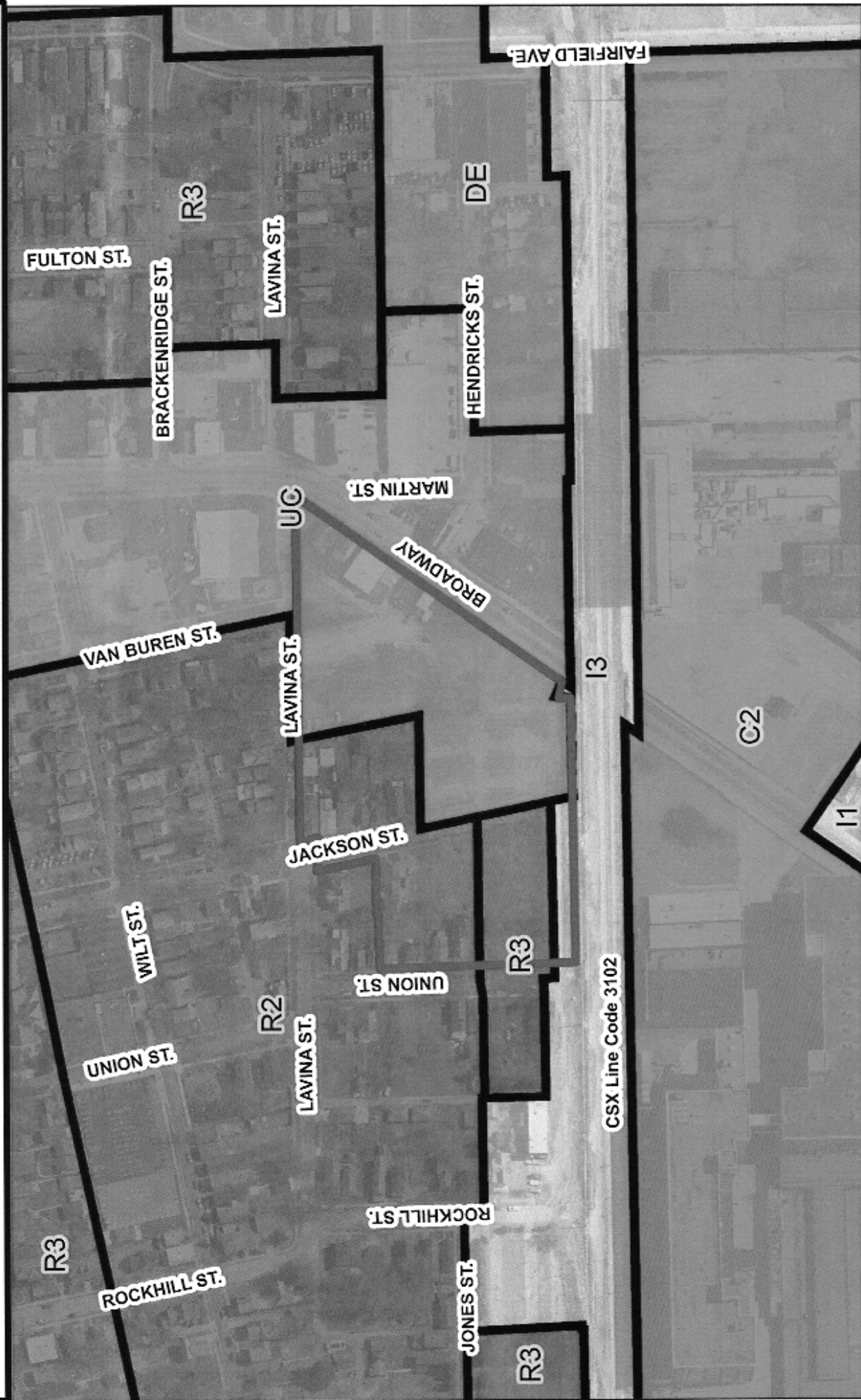
© 2004 Board of Commissioners of the County of Allen  
North American Datum 1983  
State Plane Coordinate System, Indiana East  
Photos and Contours: Spring 2009  
Date: 5/18/2021



1 inch = 200 feet

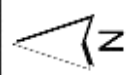
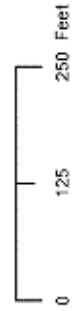


REZ-2021-0022 and PDP-2021-0018 Electric Works Phase II



Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission on this map.

© 2004 Board of Commissioners of the County of Allen  
 North American Datum 1983  
 State Plane Coordinate System, Indiana East  
 Photos and Contours: Spring 2009  
 Date: 5/13/2021



1 inch = 200 feet

**Department of Planning Services  
Rezoning Petition Application**

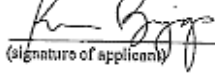
**Applicant**  
 Applicant RTM VENTURES, LLC  
 Address c/o ANCORA, 701 WEST MAIN STREET #200  
 City DURHAM State NORTH CAROLINA Zip 27701  
 Telephone 919-201-2360 E-mail jparker@ancora.re

**Contact Person**  
 Contact Person MICHAEL J. HOFFMAN, ESQ. OF BEERS MALLERS BACKS & SALIN, LLP  
 Address 110 WEST BERRY STREET, SUITE 1100  
 City FORT WAYNE State INDIANA Zip 46802  
 Telephone 260-428-9706 E-mail mjhoffman@beersmallers.com  
 AND NICOLE BROGNANO MORRILL, SENIOR VICE PRESIDENT, DEVELOPMENT & CONSTRUCTION OF ANCORA; TELEPHONE: 202-558-8865; E-MAIL: nmorrill@ancora.re

**Request**  
 Allen County Planning Jurisdiction  City of Fort Wayne Planning Jurisdiction  
 Address of the property WEST OF BROADWAY, SOUTH OF LAVINA STREET, EAST OF UNION STREET AND NORTH OF THE RAILROAD TRACKS  
 Present Zoning R2 / R3 Proposed Zoning UC Acreage to be rezoned 2.58  
 Proposed density N/A  
 Township name WAYNE Township section # 11  
 Purpose of rezoning (attach additional page if necessary) TO PROVIDE FOR DEVELOPMENT OF A PARKING GARAGE, INTEGRATED WITH AN APARTMENT COMPLEX, TO ALSO INCLUDE A FITNESS CENTER, RETAIL, CHILDCARE CENTER AND PLAYGROUND  
 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.

RTM VENTURES, LLC by:  5-3-21  
 (printed name of applicant) (signature of applicant) (date)  
 SEE ATTACHED LIST  
 (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>5-4-21</u>	Receipt No. <u>136483</u>	Hearing Date <u>6/7/21</u>	Petition No. <u>REZ-2021-0022</u>
---------------------------	------------------------------	-------------------------------	--------------------------------------

REZONING PETITION APPLICATION cont.

PROPERTY OWNERS

BROADWAY REDEVELOPMENT PARTNERS, LLC

Date: 4/29/2021

By: [Signature]

Printed Name: Kevan Biggs

Title: MEMBER

UNION PARKING COMPANY, LLC

Date: 4/29/2021

By: [Signature]

Printed Name: Kevan Biggs

Title: MEMBER

Date: \_\_\_\_\_

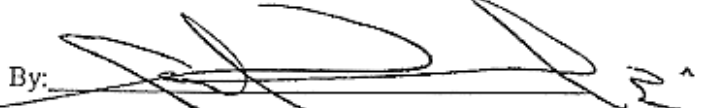
\_\_\_\_\_  
Scott Greider

Date: 4-30-21

Hallie Greider  
Hallie Greider

THISTLETHWAITE PROPERTIES LLC

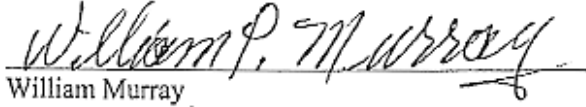
Date: 4/30/2021

By: 

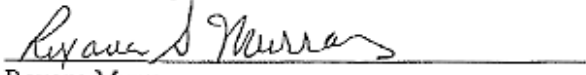
Printed Name: John Thistlethwaite

Title: member

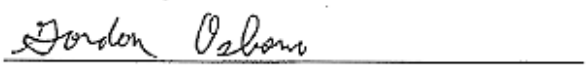
Date: 4/3/2021

  
William Murray


Date: May 3, 2021

  
Roxana Murray

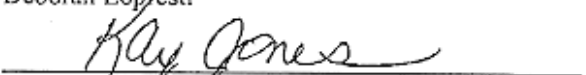
Date: 4/29/21

  
Gordon Osborne

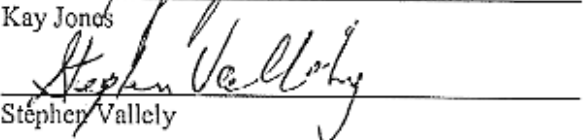
Date: 4/29/2021

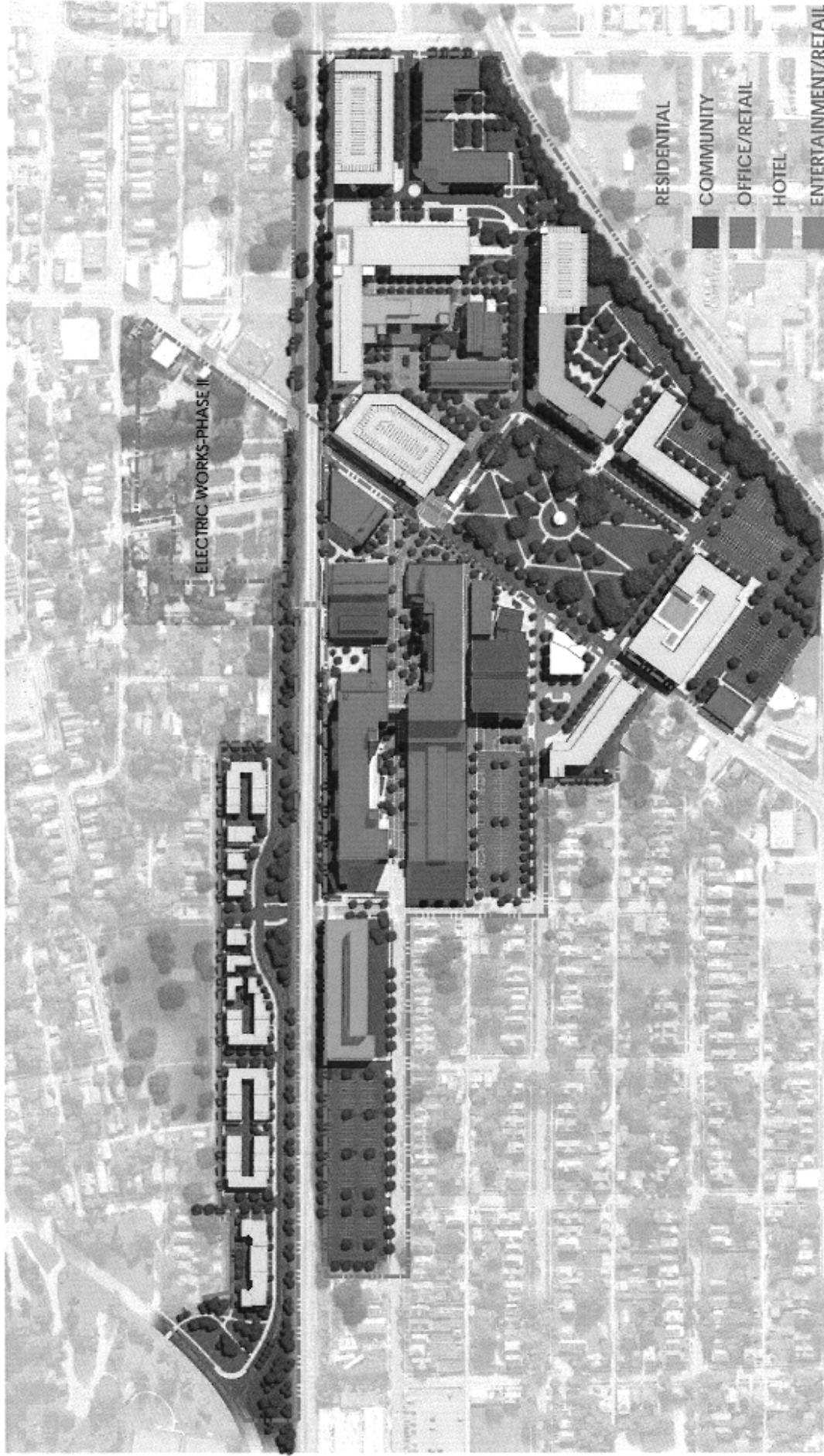
  
Deborah Lopresti

Date: 4/29/2021

  
Kay Jones

Date: 4/29/2021

  
Stéphen Valley



ELECTRIC WORKS-PHASE II

- RESIDENTIAL
- COMMUNITY
- OFFICE/RETAIL
- HOTEL
- ENTERTAINMENT/RETAIL





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

---

**Department of Planning Services**

Title of Ordinance: Zoning Map Amendment  
Case Number: REZ-2021-0022  
Bill Number: Z-21-05-10  
Council District: 5 – Geoff Paddock

---

Introduction Date: May 25, 2021

Plan Commission  
Public Hearing Date: June 7, 2021 (not heard by Council)

Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

---

Synopsis of Ordinance: To rezone 2.58 acres from R2/Two Family Residential, R3/Multiple Family Residential, and I3/Intensive Industrial to UC/Urban Corridor

Location: West of Broadway, south of Lavina, east of Union, and north of the railroad tracks and the Electric Works West property.

Reason for Request: To allow for a mixed-use development to support Electric Works, including a parking garage, residential units, childcare, fitness center and playground.

Applicant: RTM Ventures, LLC

Property Owners: Broadway Redevelopment Partners LLC, Union Parking Company LLC, Scott and Hallie Greider, Thistlewaite Properties LLC

---

Related Petitions: Primary Development Plan, Electric Works, Phase II

---

Effect of Passage: Property will be rezoned to the UC/Urban Corridor zoning district, which will support a mixture of uses, compatible with the historic pattern of the area.

Effect of Non-Passage: The property will remain zoned for residential uses and may redevelop as such. The industrial zoning is over road and railroad right-of-way and not large enough to develop.

## FACT SHEET

Case #	Bill #	Project Start:
REZ-2021-0022	Z-21-05-10	May 2021
APPLICANT:	RTM Ventures, LLC c/o Ancora	
REQUEST:	To rezone a portion of property from R2/Two Family Residential, R3/Multiple Family Residential, and I3/Intensive Industrial to UC/Urban Corridor for a mixed-use development with a parking garage.	
LOCATION:	The site is generally along the west side of Broadway, north of the railroad tracks, south of Lavina Street, and east of Union Street (see file for area) (Section 11 of Wayne Township).	
LAND AREA:	Approximately 2.6 acres for rezoning Approximately 5.2 acres for total development	
PRESENT ZONING:	R2/Two Family Residential, R3/Multiple Family Residential, I3/Intensive Industrial and UC/Urban Corridor	
PROPOSED ZONING:	UC/Urban Corridor	
COUNCIL DISTRICT:	5-Geoff Paddock	
ASSOCIATED PROJECT:	Primary Development Plan, Electric Works, Phase II	
SPONSOR:	City of Fort Wayne Plan Commission	

### June 14, 2021 Public Hearing

- Three residents spoke in favor at the hearing.
- Three residents spoke at the hearing with concerns/questions.
- Ryan Neumeister and Justin Shurley were absent.

### June 21, 2021 Business Meeting

#### Plan Commission Recommendation: DO PASS

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

#### 6-1-0 MOTION PASSED

- Ryan Neumeister and Justin Shurley were absent. Connie Haas Zuber recused herself.

Fact Sheet Prepared by:  
Michelle B. Wood, Senior Land Use Planner  
July 2, 2021

## PROJECT SUMMARY

### SITE HISTORY

- Site has historically been vacant and unplatted.
- A Primary Development Plan was submitted and approved for an eight-unit residential development for CASS Housing, Inc. (PDP-2020-0017). This amended petition will consider amending the southern portion from residential to a light industrial use for CASS Housing's workforce.

The petitioner requests a rezoning of approximately 2.6 acres of residential land to UC/Urban Corridor, as part of a 5.2 acre mixed use development. Called Electric Works, Phase II, this proposal will take place on the north side of the railroad tracks and the west side of Broadway, immediately north of the main Electric Works West campus. The development will occur within two separate buildings: the main building will house a parking garage, wrapped by residential units and a daycare; the secondary building, facing Broadway, will also have residential units, plus a fitness facility, retail and restaurant uses. Currently the property is the site of a bar and commercial buildings on Broadway, with about 15 to 20 houses between Broadway and Union, and vacant ground closer to the railroad tracks.

A portion of the site is zoned UC/Urban Corridor, resulting from a large-scale 2013 rezoning along the Broadway business corridor. The remainder is zoned R2/Two Family, R3/Multiple Family, and a sliver of I3/Intensive Industrial along the tracks. The UC zoning district will be compatible with adjacent zoning, as well as more appropriate as a transition from the more intensive commercial nature of Electric Works, and the surrounding residential neighborhood. The UC zoning district allows a variety of residential densities and housing types, along with commercial and retail uses that support a neighborhood. The residential portion will help serve the Do-It-Best headquarters relocation to the Electric Works campus, which is currently underway, in the form of remodeling and site improvements.

The proposal can be supported 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;
- LU5.B** Encourage development proposals that enhance area 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.
- LU10.C** Encourage infill or redevelopment of existing nonresidential single-use developments with compatible housing and retail uses where appropriate.
- LU10.E** Encourage infill development and redevelopment which is compatible with the character of existing development, including historic features.

As stated above, there are two new, mixed-use buildings proposed for this development. The 6-story parking garage is wrapped on three sides with residential units, and includes a roof courtyard and pool, and attached daycare center. This building is located centrally on the property, with main pedestrian access facing Union Street, and Jackson Street. The southern portion of Jackson Street is proposed to be vacated, for placement of the parking garage, but will turn west and continue as a private drive to connect to Union Street. Entrances to the parking garage will be located along a private extension of Van Buren Street, and along the railroad right-

of way. As part of this proposal, an abandoned tunnel under the railroad will be salvaged and redesigned as a welcoming pedestrian connection between the new mixed-use development and the Electric Works West campus.

One of the benefits of the UC/Urban Corridor districts is that the setbacks mimic more historic development patterns of placing buildings tight to the street, eliminating or hiding parking to the interior of the property, and allowing a mixture of commercial and residential uses. It is sometimes not feasible, however, to meet every reduced setback with new development. With the proposed vacation of Jackson street, and the creation of a new private street, the northwest corner of the main building will be further from the new property line than allowed in the district, but if the street remained public, the resulting setback from the road would effectively meet the ordinance, so the impact is negligible. On the northeast corner, there is a notch in the building that would create a small triangle greater than 20 feet from the property line. On the southwest corner, there is also a notch in the building to allow for utilities and a more effective entrance location. On the southeast corner, the parking garage is set back an extra 8 feet because of the location of the new private drive. The southern face of the parking garage is 35 feet from the property line along the railroad right-of-way, which meets the ordinance requirement. Staff feels that the overall layout of the buildings and the development pattern makes the best use of the property and effectively addresses the adjacent streetscapes.

**PUBLIC HEARING SUMMARY:**

Presenter: Michael Hoffman, attorney representing the applicants, presented the proposal as outlined above.

Public Comments:

Branon Steffan, President of West Central Neighborhood – Supports the development and rezoning. Expressed concerns regarding traffic, parking and the scale of the buildings shading the homes across the street.

Janet Bell, owner of 1305, 1307 and 1309 Broadway – Supports the development but also has concerns over traffic on Broadway and Lavina.

Tom Smothers, 908 Lavina – Supports the development but also has concerns over traffic and parking. Suggests the City use a parking permit system on the streets around the development to ensure that residents have a dedicated parking spot.

Diane Groenert, West Central – Concerns include parking and loss of homes. Would like to see better Citi-Link service, a pedestrian bridge, expansion of Moody Park, and local hiring practices.

Jason Henkle, 1201 Wall Street – Concerned about on-street parking.

Ted Kucinsky, 1302 Jackson Street – Concerned about building height.

Rebuttal:

A traffic study was performed with direction from the City of Fort Wayne. Recommendations were made for widening, lane improvements and a signal at Lavina and Broadway.

Extra parking spaces are being provided in the parking garage for public parking.

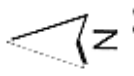
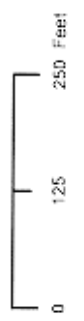


REZ-2021-0022 and PDP-2021-0018 Electric Works Phase II



Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

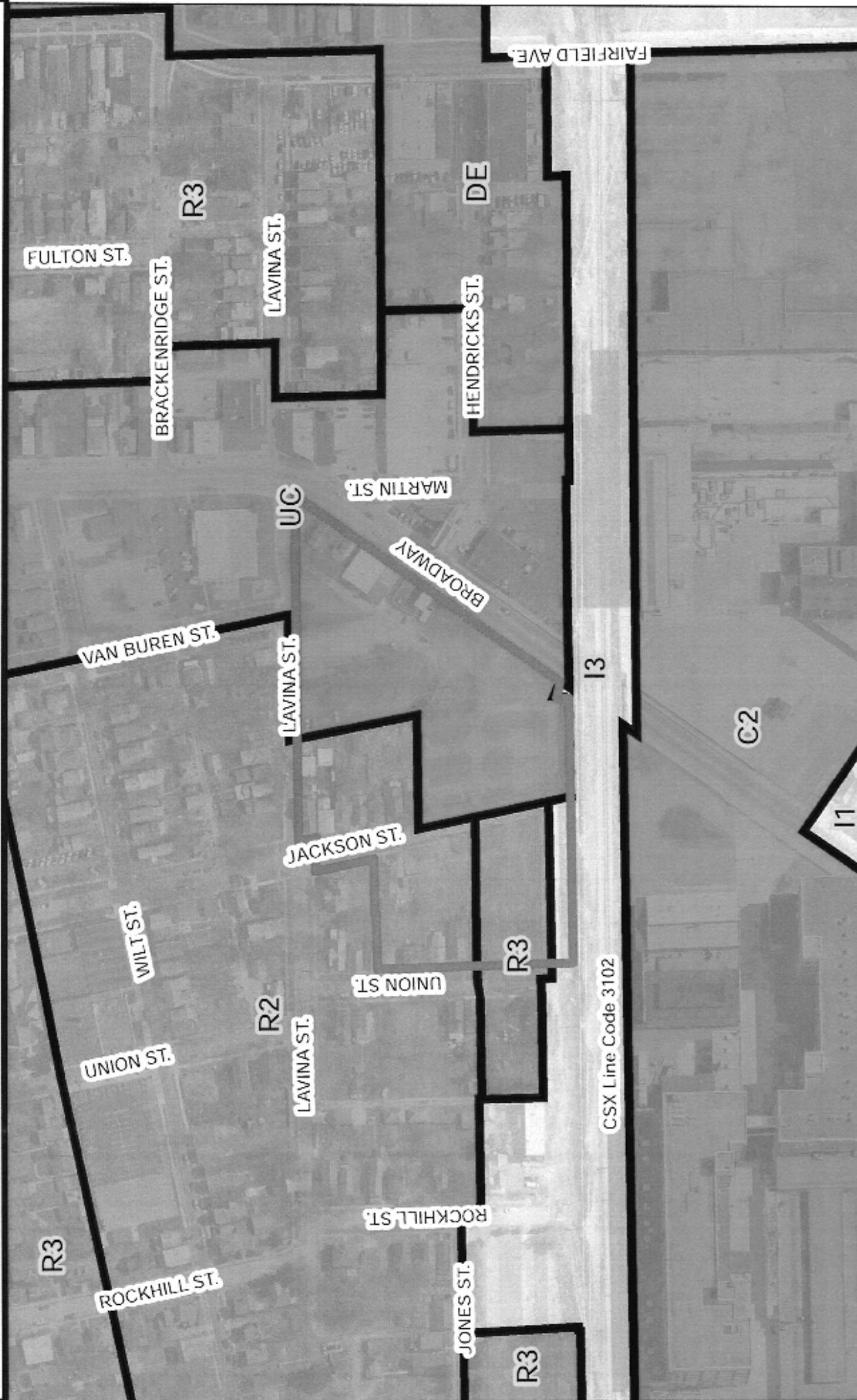
© 2004 Board of Commissioners of the County of Allen, North American Datum 1983  
State Plane Coordinate System, Indiana East  
Photos and Contours: Spring 2006  
Date: 5/18/2022



1 inch = 200 feet



REZ-2021-0022 and PDP-2021-0018 Electric Works Phase II

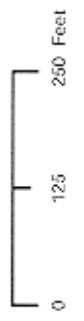


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen  
 North American Datum 1983  
 State Plane Coordinate System, Indiana East  
 Photos and Contours: Spring 2009  
 Date: 9/18/2007



1 inch = 200 feet



**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant RTM VENTURES, LLC  
 Address c/o ANCORA, 701 WEST MAIN STREET #200  
 City DURHAM State NORTH CAROLINA Zip 27701  
 Telephone 919-201-2360 E-mail jparker@ancora.re

**Contact Person**  
 Contact Person MICHAEL J. HOFFMAN, ESQ. OF BEERS MALLERS BACKS & SALIN, LLP  
 Address 110 WEST BERRY STREET, SUITE 1100  
 City FORT WAYNE State INDIANA Zip 46802  
 Telephone 260-426-9708 E-mail mjhoffman@beersmallers.com  
 AND NICOLE BROGNANO MORRILL, SENIOR VICE PRESIDENT, DEVELOPMENT & CONSTRUCTION OF ANCORA; TELEPHONE: 202-558-8866; E-MAIL: nmorrill@ancora.re

**Request**  
 Allen County Planning Jurisdiction  City of Fort Wayne Planning Jurisdiction  
 Address of the property WEST OF BROADWAY, SOUTH OF LAVINA STREET, EAST OF UNION STREET AND NORTH OF THE RAILROAD TRACKS  
 Present Zoning R2 / R3 Proposed Zoning UC Acreage to be rezoned 2.58  
 Proposed density N/A  
 Township name WAYNE Township section # 11  
 Purpose of rezoning (attach additional page if necessary) TO PROVIDE FOR DEVELOPMENT OF A PARKING GARAGE, INTEGRATED WITH AN APARTMENT COMPLEX, TO ALSO INCLUDE A FITNESS CENTER, RETAIL, CHILDCARE CENTER AND PLAYGROUND  
 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 plans/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 Planning 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.

RTM VENTURES, LLC by:  5-3-21  
 (printed name of applicant) (signature of applicant) (date)  
 SEE ATTACHED LIST  
 (printed name of property owner) (signature of property owner) (date)  
 (printed name of property owner) (signature of property owner) (date)  
 (printed name of property owner) (signature of property owner) (date)

Received	Receipt No.	Hearing Date	Petition No.
5-4-21	136983	6/7/21	REZ-2021-0022

REZONING PETITION APPLICATION cont.

PROPERTY OWNERS

BROADWAY REDEVELOPMENT PARTNERS, LLC

Date: 4/29/2021

By: *Kevan Biggs*

Printed Name: Kevan Biggs

Title: MEMBER

UNION PARKING COMPANY, LLC

Date: 4/29/2021

By: *Kevan Biggs*

Printed Name: Kevan Biggs

Title: MEMBER

Date: \_\_\_\_\_

\_\_\_\_\_  
Scott Greider

Date: 4-30-21

Hallie Greider  
Hallie Greider

THISTLETHWAITE PROPERTIES LLC

Date: 4/30/2021

By:

Printed Name: John Thistlethwaite

Title: member

Date: 4/3/2021

William P. Murray  
William Murray

Date: May 3, 2021

Roxana S Murray  
Roxana Murray

Date: 4/29/21

Gordon Osborne  
Gordon Osborne

Date: 4/29/2021

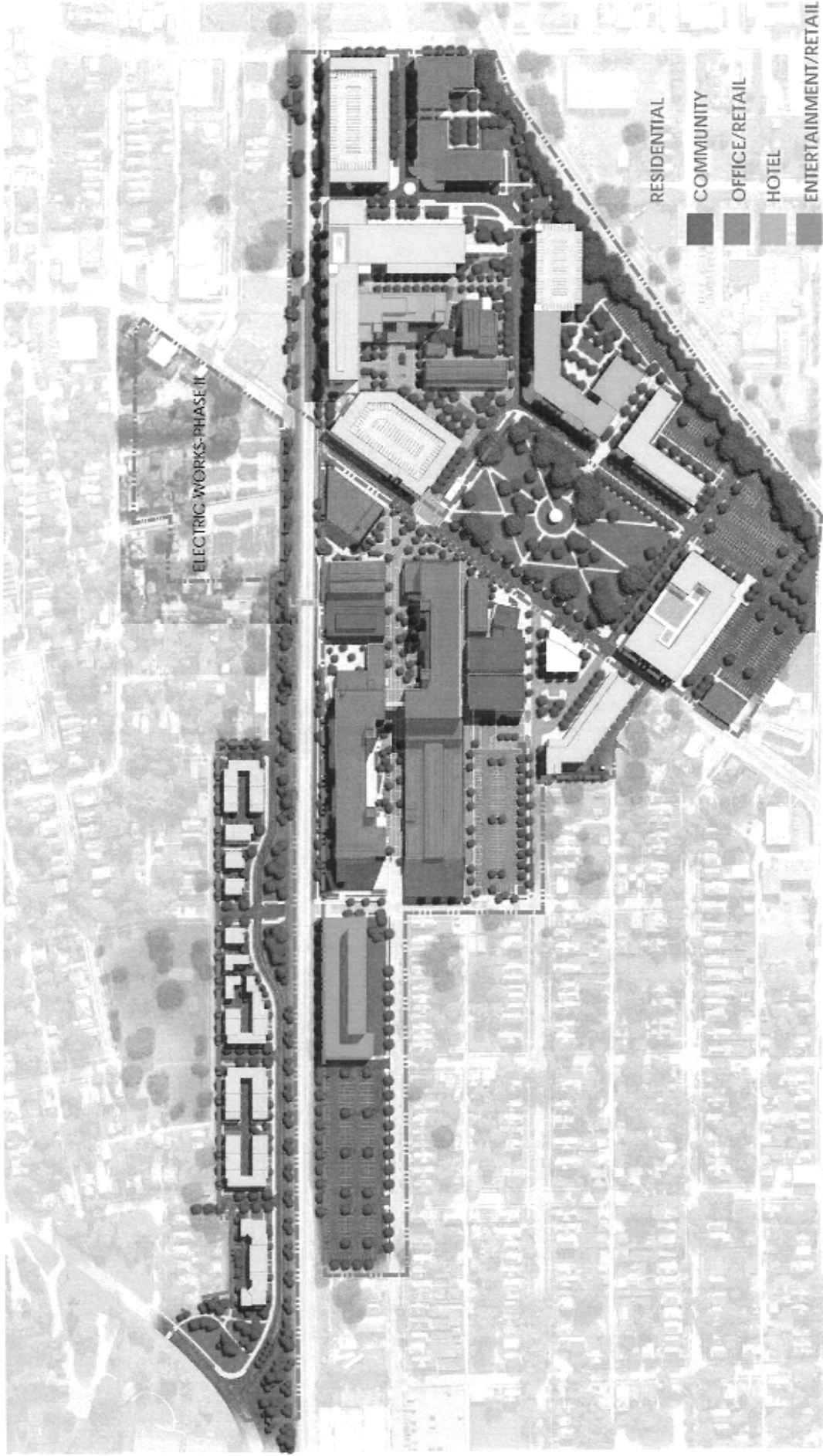
Deborah Lopresti  
Deborah Lopresti

Date: 4/29/2021

Kay Jones  
Kay Jones

Date: 4/29/2021

Stephen Valley  
Stephen Valley







**BILL NO. Z-21-05-10**

**REPORT OF COMMITTEE ON REGULATIONS**

**July 6, 2021**


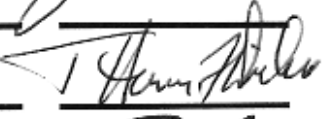




***Geoff Paddock Chair***

***Tom Freistroffer Co-Chair***

***All Council Members***

An Ordinance amending the City of Fort Wayne Zoning Map No. L-02 (Sec. 11 of Wayne Township) - To rezone 2.58 acres from R2/Two Family Residential, R3/Multiple Family Residential and I3/Intensive Industrial to UC/Urban Corridor – west of Broadway, South of Lavina, east of Union and north of the railroad tracks and Electric Works property

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**

