

1 #REZ-2021-0061

2 BILL NO. Z-21-11-13

3  
4 ZONING MAP ORDINANCE NO. Z- 1-12

5 AN ORDINANCE amending the City of Fort Wayne  
6 Zoning Map No. D-07 (Sec. 18 of Wayne Township)

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

9 SECTION 1. That the area described as follows is hereby designated an RP  
10 (Planned Residential) District under the terms of Chapter 157 Title XV of the Code of the  
11 City of Fort Wayne, Indiana:

12 The North 291 feet of the East 208 feet of Lot Number 1 in Rousseau's Third Garden  
13 Addition to the City of Fort Wayne, Allen County, Indiana, according to the plat thereof,  
14 recorded in Plat Record 6, Page 65, in the Office of the Recorder of Allen County, Indiana,  
15 excepting the South 95.5 feet of said North 291 feet and except the East 25 feet thereof  
16 appropriated for the opening of Getz Road, reference being had to Commissioners Record 7  
17 Page 241, in the Office of the Auditor of Allen County, Indiana. Also known as the North  
195.5 feet of the East 208 feet except the East 25 feet, of Lot Number 1 in Rousseau's Third  
Addition, as recorded in the plat thereof in the Office of the Recorder of Allen County,  
Indiana.

18 and the symbols of the City of Fort Wayne Zoning Map No. D-07 (Sec. 18 of Wayne  
19 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort  
20 Wayne, Indiana is hereby changed accordingly.

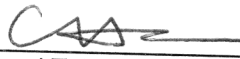
21  
22 SECTION 2. If a written commitment is a condition of the Plan Commission's  
23 recommendation for the adoption of the rezoning, or if a written commitment is modified and  
24 approved by the Common Council as part of the zone map amendment, that written  
25 commitment is hereby approved and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

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

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4   
5 Council Member

6 APPROVED AS TO FORM AND LEGALITY:

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8 Carol T. Helton, City Attorney

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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-2021-0061  
Bill Number: Z-21-11-13  
Council District: 4-Jason Arp

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Introduction Date: November 23, 2021  
Plan Commission  
Public Hearing Date: December 6, 2021 (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 0.82 acres from R1/Single Family Residential to RP/Planned Residential.  
Location: 2920 Getz Road  
Reason for Request: To allow for a ten-unit townhome development.  
Applicant: New World Enterprise, LLC  
Property Owner: New World Enterprise, LLC

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Related Petitions: Primary Development Plan, Getz Road Development

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Effect of Passage: Property will be rezoned to the RP/Planned Residential zoning district, which will allow the site to be redeveloped into a multiple family residential project.  
Effect of Non-Passage: The property will remain zoned R1/Single Family Residential, and may be used for a single family house.

**Department of Planning Services  
Rezoning Petition Application**

REZ - 2021 - 0061

Applicant

Applicant NEW WORLD ENTERPRISE, LLC  
 Address 3633 HERON PRESERVE TRL  
 City FORT WAYNE State IN Zip 46814  
 Telephone 260-485-7077 Fax \_\_\_\_\_ E-mail mohsin4u@msn.com

Property Ownership

Property Owner NEW WORLD ENTERPRISE, LLC  
 Address 2920 GETZ ROAD  
 City FORT WAYNE State IN Zip 46804  
 Telephone 260-452-4592 Fax \_\_\_\_\_ E-mail mohsin4u@msn.com

Contact Person

Contact Person RAFIK ELSHERIF  
 Address 1220 RUSTON PASS  
 City FORT WAYNE State IN Zip 46825  
 Telephone 260-416-8600 Fax \_\_\_\_\_ E-mail relsherif@az-engineering.net

*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 2920 Getz Road  
 Present Zoning R1 Proposed Zoning RP Acreage to be rezoned 0.821  
 Proposed density \_\_\_\_\_ units per acre  
 Township name Wayne Township section # 18  
 Purpose of rezoning (attach additional page if necessary) DEVELOPMENT OF TOWNHOMES, CONSISTS OF SEMI ATTACHED RESIDENTIAL UNITS WITH GRADE AT THE MAIN FLOOR  
 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 contact staff 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 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.

NEW WORLD ENTERPRISE, LLC  
 (printed name of applicant)

Mohsin Hasnein  
 (signature of applicant)

11-02-2021  
 (date)

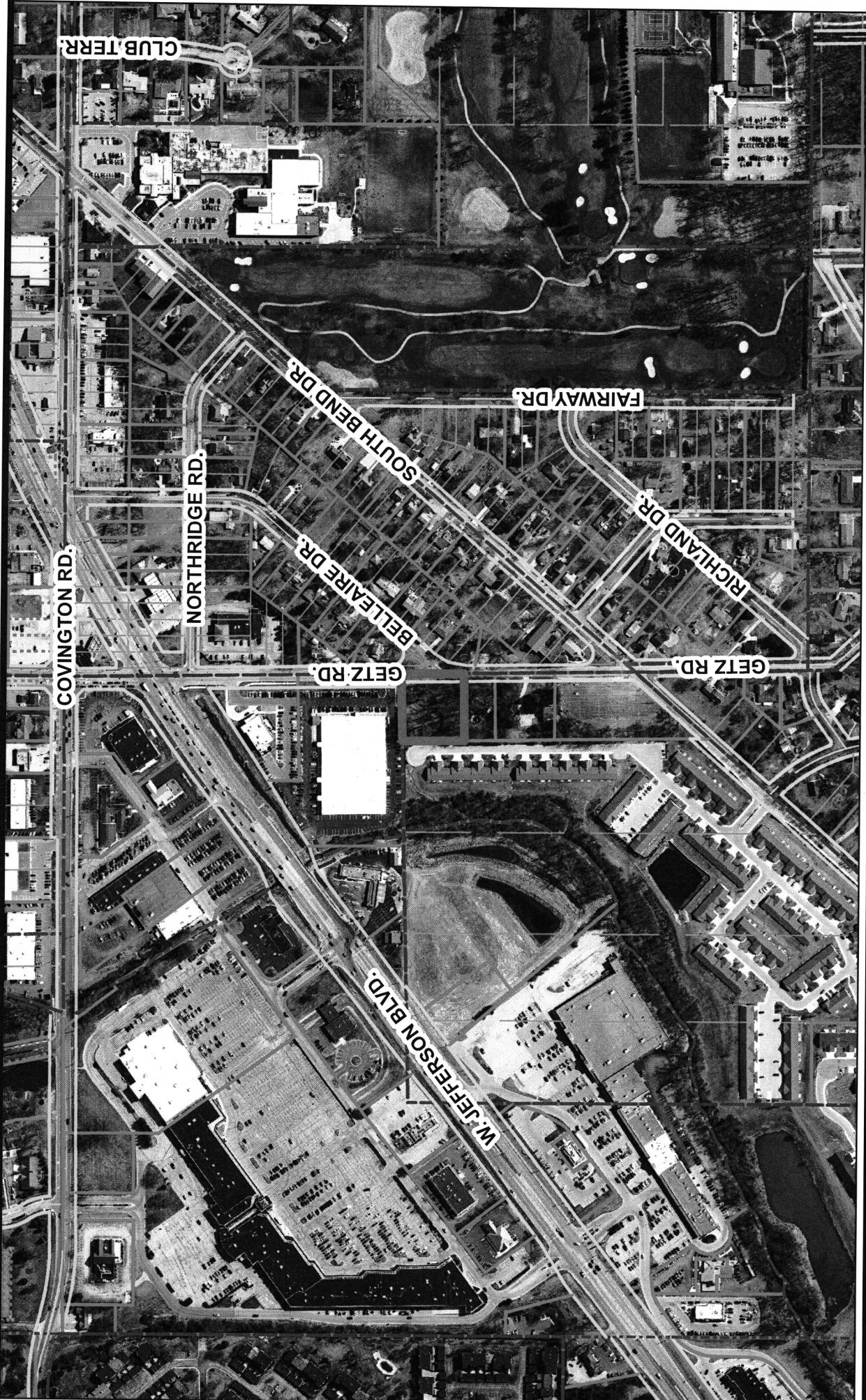
NEW WORLD ENTERPRISE, LLC  
 (printed name of property owner)

Mohsin Hasnein  
 (signature of property owner)

11-02-2021  
 (date)

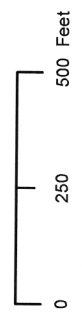


REZ-2021-0061 and PDP-2021-0044 2920 Getz Road Development



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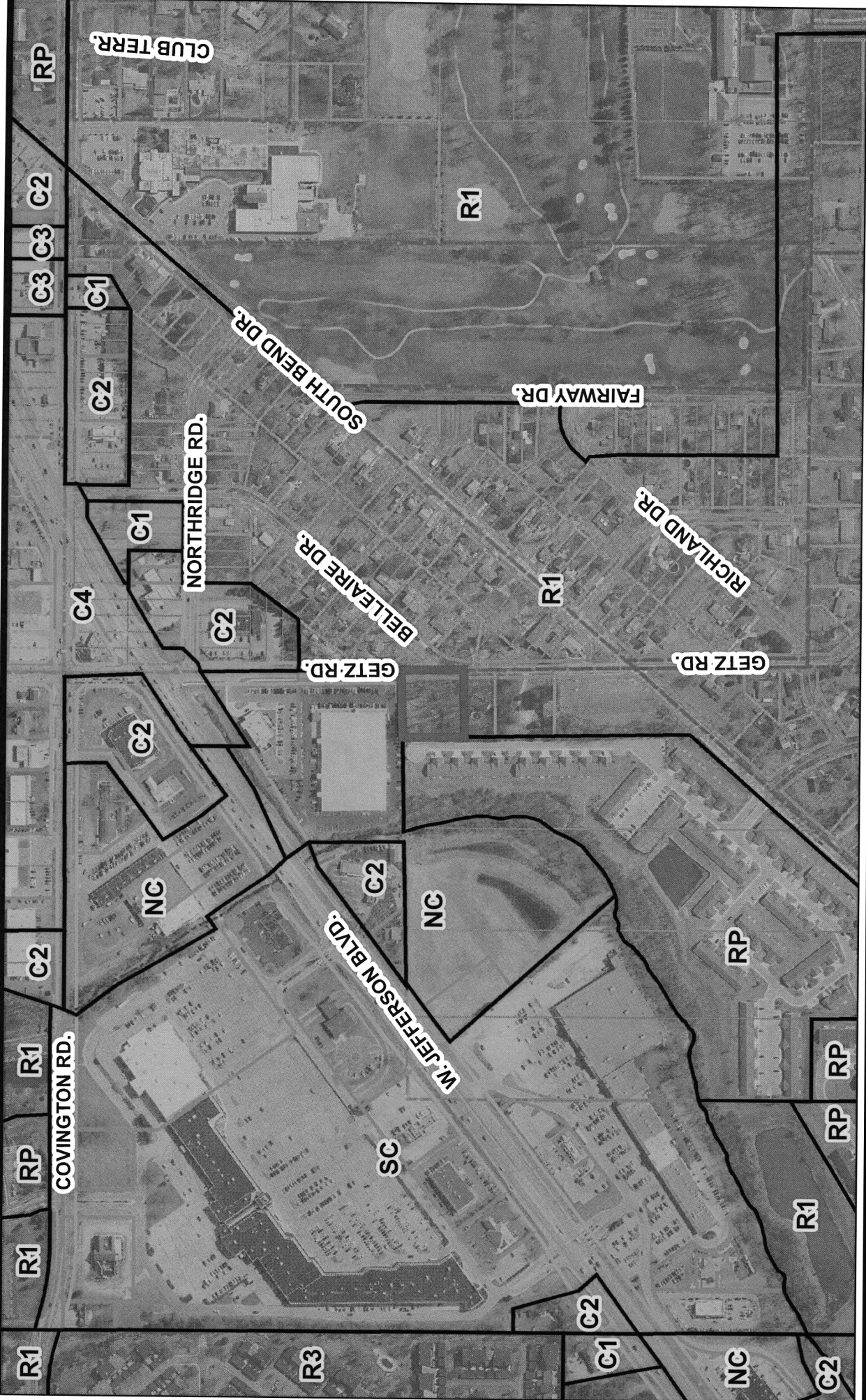
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State Plane Coordinate System, Indiana East  
Photos and Contours: Spring 2009  
Date: 11/17/2021



1 inch = 400 feet

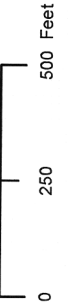


REZ-2021-0061 and PDP-2021-0044 2920 Getz Road Development



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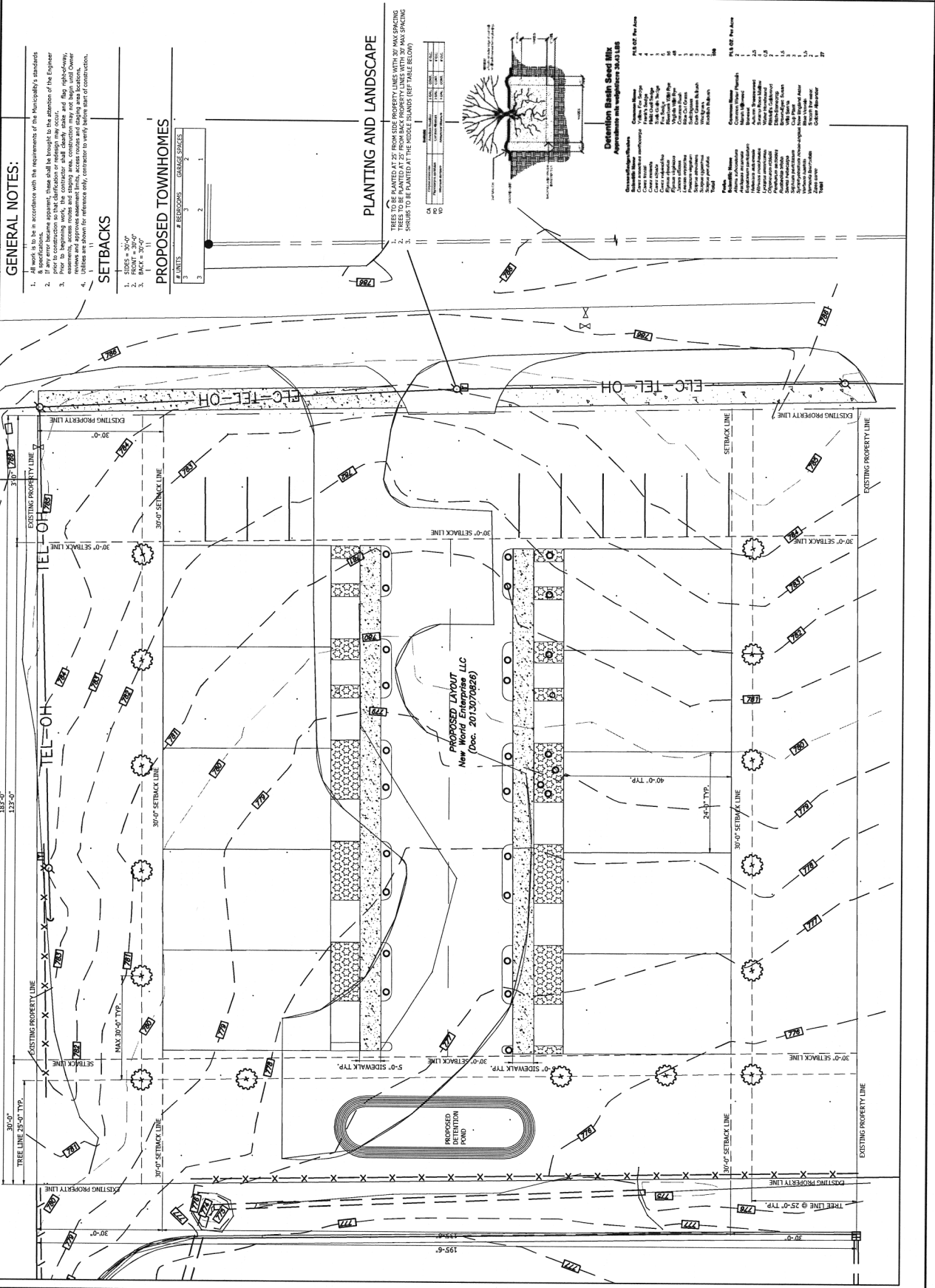
1 inch = 400 feet

**AIZ ENGINEERING**  
 1220 Bacon Pass  
 Fort Worth, TX 76125  
 www.aiz-engineering.com

PROJECT:	2920 GETZ ROAD - PRELIMINARY
SHEET TITLE:	PROPOSED SITE PLAN
DATE:	
BY:	
CHECKED BY:	
DESIGNED BY:	
APPROVED BY:	

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/27/2021
2	ISSUED FOR PERMITS	11/27/2021
3	ISSUED FOR PERMITS	11/27/2021

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/27/2021
2	ISSUED FOR PERMITS	11/27/2021
3	ISSUED FOR PERMITS	11/27/2021



**GENERAL NOTES:**

- All work is to be in accordance with the requirements of the Municipality's standards and specifications.
- The contractor shall be responsible for the submission of the Engineer's permit application to the appropriate authority.
- At the beginning of work, the contractor shall clearly stake and flag right-of-way, easements, and other boundaries. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authority.
- Utilities shown for reference only; contractor to verify utility status of construction.

**SETBACKS**

- SIZES = 30'-0"
- NOT = 30'-0"
- BACK = 30'-0"
- FRONT = 30'-0"

**PROPOSED TOWNHOMES**

3 UNITS

2 BEDROOMS - GROSS SQUARES

**PLANTING AND LANDSCAPE**

- ALL TREES TO BE PLANTED AT 25' FROM SIDE PROPERTY LINES WITH 50' MAX SPACING
- ALL TREES TO BE PLANTED AT 15' FROM SIDE PROPERTY LINES WITH 50' MAX SPACING
- SHRUBS TO BE PLANTED AT THE MIDDLE ISLANDS (SEE TABLE BELOW)

**Detention Basin Seed Mix**  
 Appropriate mix with vegetation 30x30 LBS

PLANT SPECIES	PLANT SIZE	PLANT QUANTITY
Common Yucca	12" x 12"	100
Common Yucca	18" x 18"	50
Common Yucca	24" x 24"	25
Common Yucca	30" x 30"	10
Common Yucca	36" x 36"	5
Common Yucca	42" x 42"	2
Common Yucca	48" x 48"	1
Common Yucca	54" x 54"	1
Common Yucca	60" x 60"	1
Common Yucca	66" x 66"	1
Common Yucca	72" x 72"	1
Common Yucca	78" x 78"	1
Common Yucca	84" x 84"	1
Common Yucca	90" x 90"	1
Common Yucca	96" x 96"	1
Common Yucca	102" x 102"	1
Common Yucca	108" x 108"	1
Common Yucca	114" x 114"	1
Common Yucca	120" x 120"	1
Common Yucca	126" x 126"	1
Common Yucca	132" x 132"	1
Common Yucca	138" x 138"	1
Common Yucca	144" x 144"	1
Common Yucca	150" x 150"	1
Common Yucca	156" x 156"	1
Common Yucca	162" x 162"	1
Common Yucca	168" x 168"	1
Common Yucca	174" x 174"	1
Common Yucca	180" x 180"	1
Common Yucca	186" x 186"	1
Common Yucca	192" x 192"	1
Common Yucca	198" x 198"	1
Common Yucca	204" x 204"	1
Common Yucca	210" x 210"	1
Common Yucca	216" x 216"	1
Common Yucca	222" x 222"	1
Common Yucca	228" x 228"	1
Common Yucca	234" x 234"	1
Common Yucca	240" x 240"	1
Common Yucca	246" x 246"	1
Common Yucca	252" x 252"	1
Common Yucca	258" x 258"	1
Common Yucca	264" x 264"	1
Common Yucca	270" x 270"	1
Common Yucca	276" x 276"	1
Common Yucca	282" x 282"	1
Common Yucca	288" x 288"	1
Common Yucca	294" x 294"	1
Common Yucca	300" x 300"	1

**PROPOSED DETENTION POND**

PROPOSED LAYOUT FOR New Normal Properties LLC  
 (Doc. 2013070426)

**PROPOSED LAYOUT FOR New Normal Properties LLC**  
 (Doc. 2013070426)

**PROPOSED DETENTION POND**

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## FACT SHEET

Case #	REZ-2021-0061	Bill #	Z-21-11-13	Project Start:	December 2021
APPLICANT:	New World Enterprise, LLC				
REQUEST:	To rezone the property from R1/Single Family Residential to RP/Planned Residential; and approve a primary development plan for a 10-unit multiple family residential complex.				
LOCATION:	The address of the subject property is 2920 Getz Road (Section 18 of Wayne Township).				
LAND AREA:	Approximately 0.82 acres				
PRESENT ZONING:	R1/Single Family Residential				
PROPOSED ZONING:	RP/Planned Residential				
COUNCIL DISTRICT:	4-Jason Arp				
ASSOCIATED PROJECT:	Primary Development Plan, Getz Road Development				
SPONSOR:	City of Fort Wayne Plan Commission				

### **December 6, 2021 Public Hearing**

- There were no speakers from the public.
- Ryan Neumeister, Justin Shurley, and Patrick Zaharako were absent.

### **December 13, 2021 Business Meeting**

- Plan Commission Recommendation: **DO PASS**
- A motion was made by Paul Sauerteig and seconded by Don Schmidt to return the ordinance with a Do Pass recommendation to Common Council for their final decision.

### **6-0 MOTION PASSED**

- Tom Freistroffer, Justin Shurley, and Patrick Zaharako were absent.

Fact Sheet Prepared by:  
Michelle B. Wood, Senior Land Use Planner  
January 5, 2022

## PROJECT SUMMARY

- Site contained a structure that was demolished between 2009 and 2012.
- Board of Zoning Appeals history for the site includes requests for a real estate office (1987), an interior design office (1988, renewal in 1993), and for various commercial uses (2009).

The applicant is petitioning to rezone about 0.82 acres of land from R1/Single Family Residential to RP/Planned Residential to accommodate a 10-unit townhome development. The site sits about 800 feet south of the intersection with Getz and West Jefferson Boulevard. North of the site is The Jefferson Crossing strip mall, which includes Mitchell's and the Franciscan Thrift Store. East and south of the site are large lot residential homes, and to the west is a multiple family complex devoted to senior citizens which has access off South Bend Drive.

The site once contained a structure that received several Board of Zoning approvals for commercial uses. The proposal of Planned Residential can provide connectivity and protection between the West Jefferson Boulevard corridor and the low-intensity residential development to the Southeast. Adequate infrastructure and utilities are available to the site.

The proposed rezone meets the following goals and objectives 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.

**LU6** - Encourage carefully planned sustainable growth and coordinated development by encouraging mixed land uses.

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

**H3.B** - Identify appropriate locations for compatible infill housing that would replace vacant or underutilized sites in existing neighborhoods.

**H4** - Provide housing choice within neighborhoods.

**H6** - Promote mixed uses along with proximity of uses.

The site sits within the Conceptual Development Map of the Comprehensive Plan (Map 1.13).

In association with the rezone, the applicant proposes a multiple-family building that contains 10 units in a townhouse-style layout. The proposal consists of two multiple family buildings that run parallel to each other. Each building will consist of attached 2-story units with primary entrances and a garage. The backs of the units will face the perimeter of the parcel.

Zoning Ordinance development standards for the RP zoning district are met with this proposal. Because the structures are two stories, the perimeter setback for the primary structure is 30 feet. Certain elements, like a patio, may encroach into the 30-foot setback. Sidewalks are included on the proposal, as the Walk Fort Wayne plan identifies the site as a pedestrian generating area.

The site contains many mature trees, and the applicant requests to retain most of the trees as an alternate to the 6-foot fence. This proposal meets the intent of the City of Fort Wayne Zoning Ordinance. The applicant has committed to installing new shade trees every 30 feet around the structures per the Ordinance. The applicant can work with the City of Fort Wayne Parks Department on the street trees requirement along Getz Road.

**PUBLIC HEARING SUMMARY:**

Presenter: Rafik El Sherif presented the case that a former home was struck by lightning, and that the site will be rezoned to accommodate 2-story townhomes with a single garage.

Public Comments:

- No public comments

Rebuttal:

- No rebuttal.

Site Committee:

- The Site Committee recommended either curbing or landscaping between the proposed sidewalk and the parking lot.

## FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

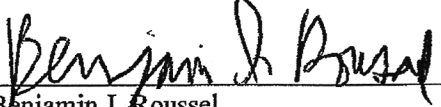
### Rezoning Petition REZ-2021-0061

APPLICANT: New World Enterprise, LLC  
REQUEST: To rezone the property from R1/Single Family Residential to RP/Planned Residential  
LOCATION: The address of the subject property is 2920 Getz Road (Section 18 of Wayne Township).  
LAND AREA: Approximately 0.82 acres  
PRESENT ZONING: R1/Single Family Residential  
PROPOSED ZONING: RP/Planned Residential

The Plan Commission recommends that Rezoning Petition REZ-2021-0061 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 proposal promotes housing choice within the Southwest quadrant of Fort Wayne. This proposal is located within the Conceptual Development Map within the Comprehensive Plan and meets the following criteria of the land use section:  
LU3. Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure;  
LU6. Encourage carefully planned sustainable growth and coordinated development by encouraging mixed land uses.  
LU6.C Encourage the conversion of vacant or underutilized properties into compatible mixed-use development areas.  
LU6.D Support carefully planned, coordinated, compatible mixed-use development.  
LU8. Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.
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. The site will revitalize a site formerly housing a structure with myriad uses. Today, the site is vacant between a shopping center and a historic single-family subdivision.
3. Approval is consistent with the preservation of property values in the area. Staff does not anticipate depreciation of property values with the rezone and associated development plan.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Review by appropriate agencies will ensure minimal impact to surrounding properties and will be supplied by adequate infrastructure.

These findings approved by the Fort Wayne Plan Commission on December 13, 2021.

  
\_\_\_\_\_  
Benjamin J. Roussel  
Executive Director  
Secretary to the Commission

**Department of Planning Services  
Rezoning Petition Application**

REZ - 2021 - 0061

Applicant

Applicant NEW WORLD ENTERPRISE, LLC  
 Address 3633 HERON PRESERVE TRL  
 City FORT WAYNE State IN Zip 46814  
 Telephone 260-485-7077 Fax \_\_\_\_\_ E-mail mohsin4u@msn.com

Property Ownership

Property Owner NEW WORLD ENTERPRISE, LLC  
 Address 2920 GETZ ROAD  
 City FORT WAYNE State IN Zip 46804  
 Telephone 260-452-4592 Fax \_\_\_\_\_ E-mail mohsin4u@msn.com

Contact Person

Contact Person RAFIK ELSHERIF  
 Address 1220 RUSTON PASS  
 City FORT WAYNE State IN Zip 46825  
 Telephone 260-416-8600 Fax \_\_\_\_\_ E-mail relsherif@az-engineering.net

*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 2920 Getz Road  
 Present Zoning R1 Proposed Zoning RP Acreage to be rezoned 0.821  
 Proposed density \_\_\_\_\_ units per acre  
 Township name Wayne Township section # 18  
 Purpose of rezoning (attach additional page if necessary) DEVELOPMENT OF TOWNHOMES, CONSISTS OF SEMI ATTACHED RESIDENTIAL UNITS WITH GRAGE AT THE MAIN FLOOR  
 Sewer provider CITY OF FORT WAYNE Water provider CITY OF FORT WAYNE

Filing Requirements

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- Rezoning Questionnaire (original and 10 copies) County Rezonings Only

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NEW WORLD ENTERPRISE, LLC  
 (printed name of applicant)

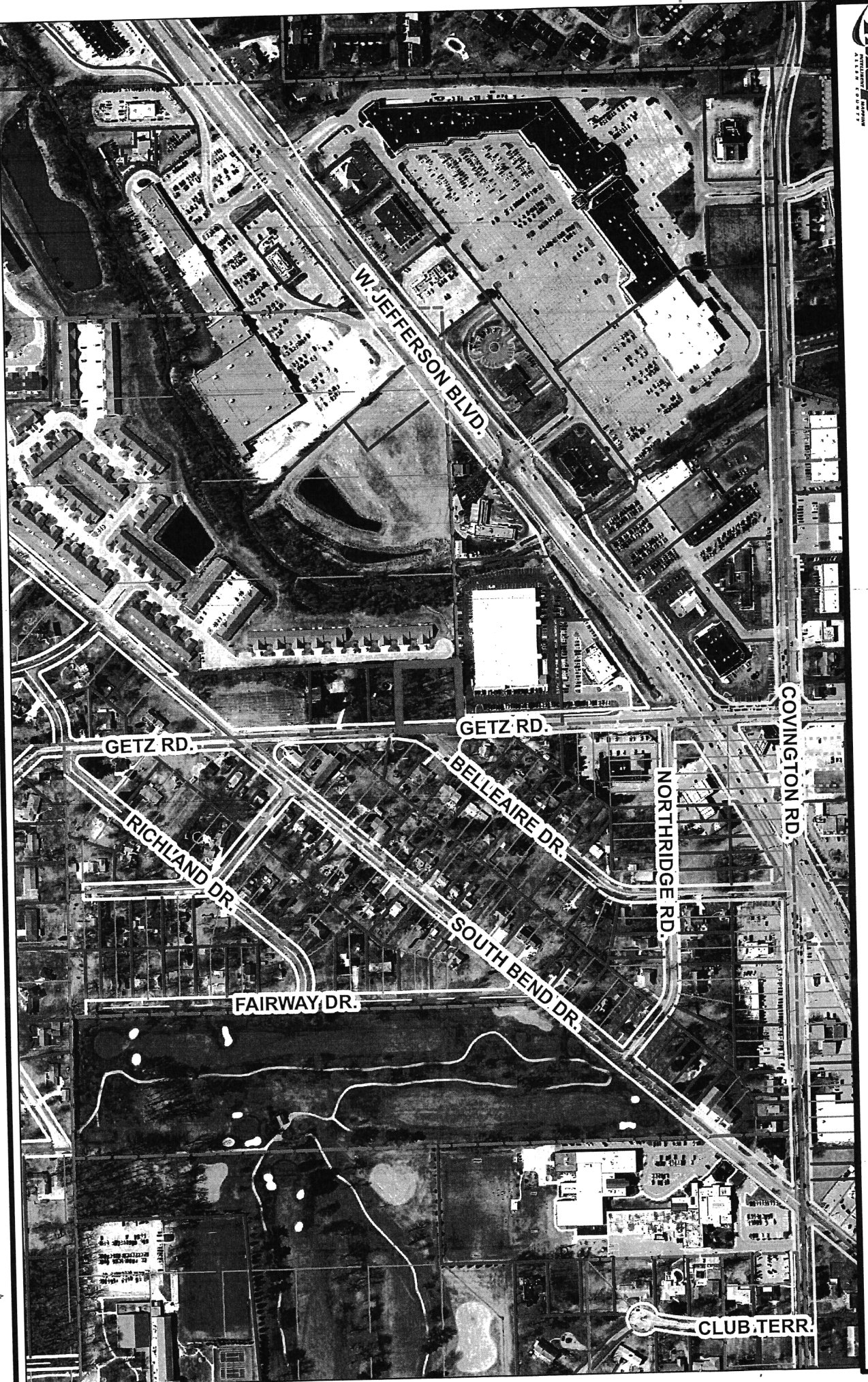
Mohsin Hasnein  
 (signature of applicant)

11-02-2021  
 (date)

NEW WORLD ENTERPRISE, LLC  
 (printed name of nonertv owner)

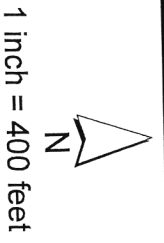
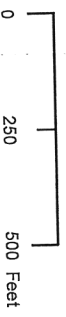
Mohsin Hasnein  
 (signature of nonertv owner)

11-02-2021  
 (date)



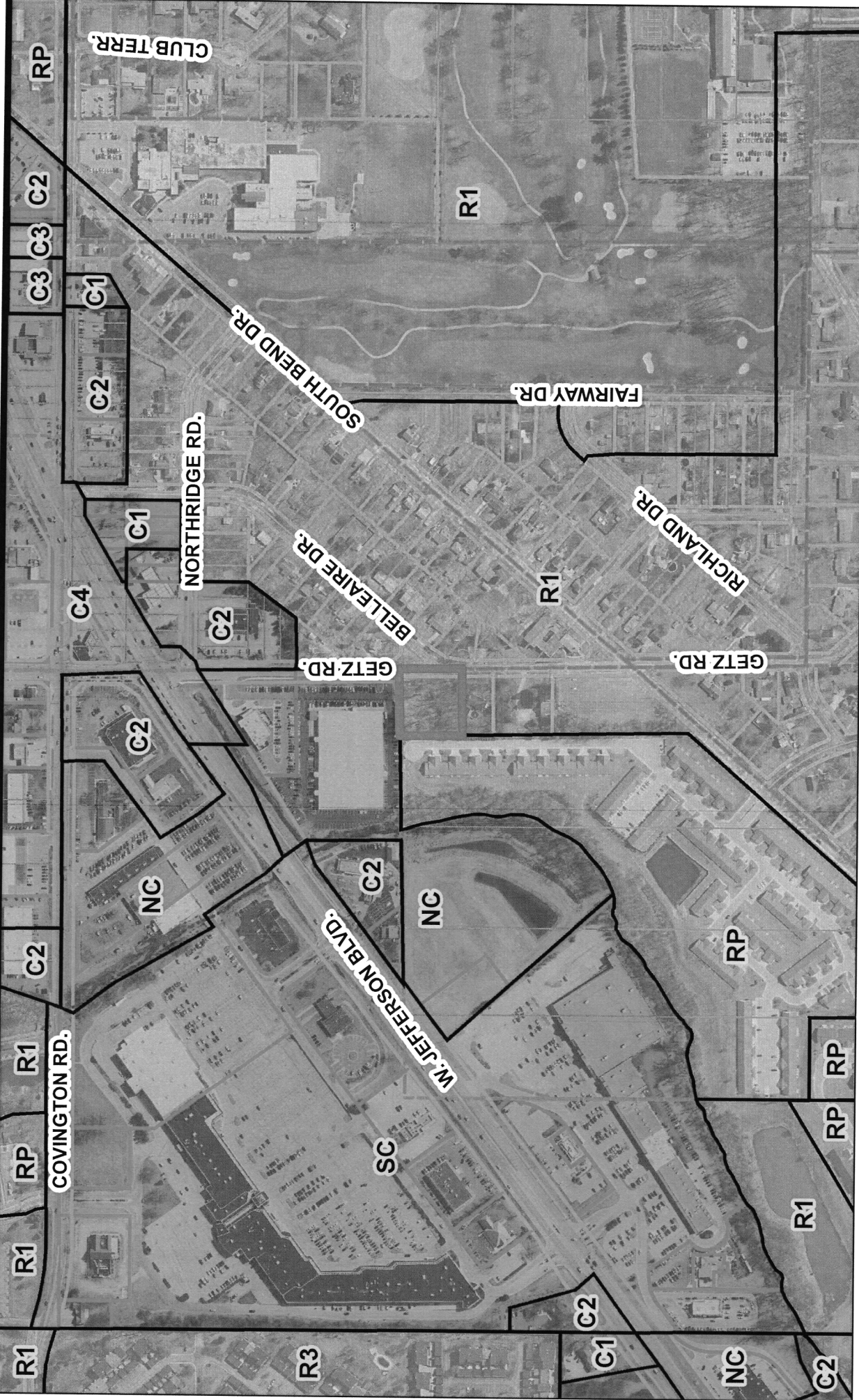
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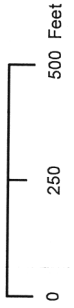


REZ-2021-0061 and PDP-2021-0044 2920 Getz Road Development

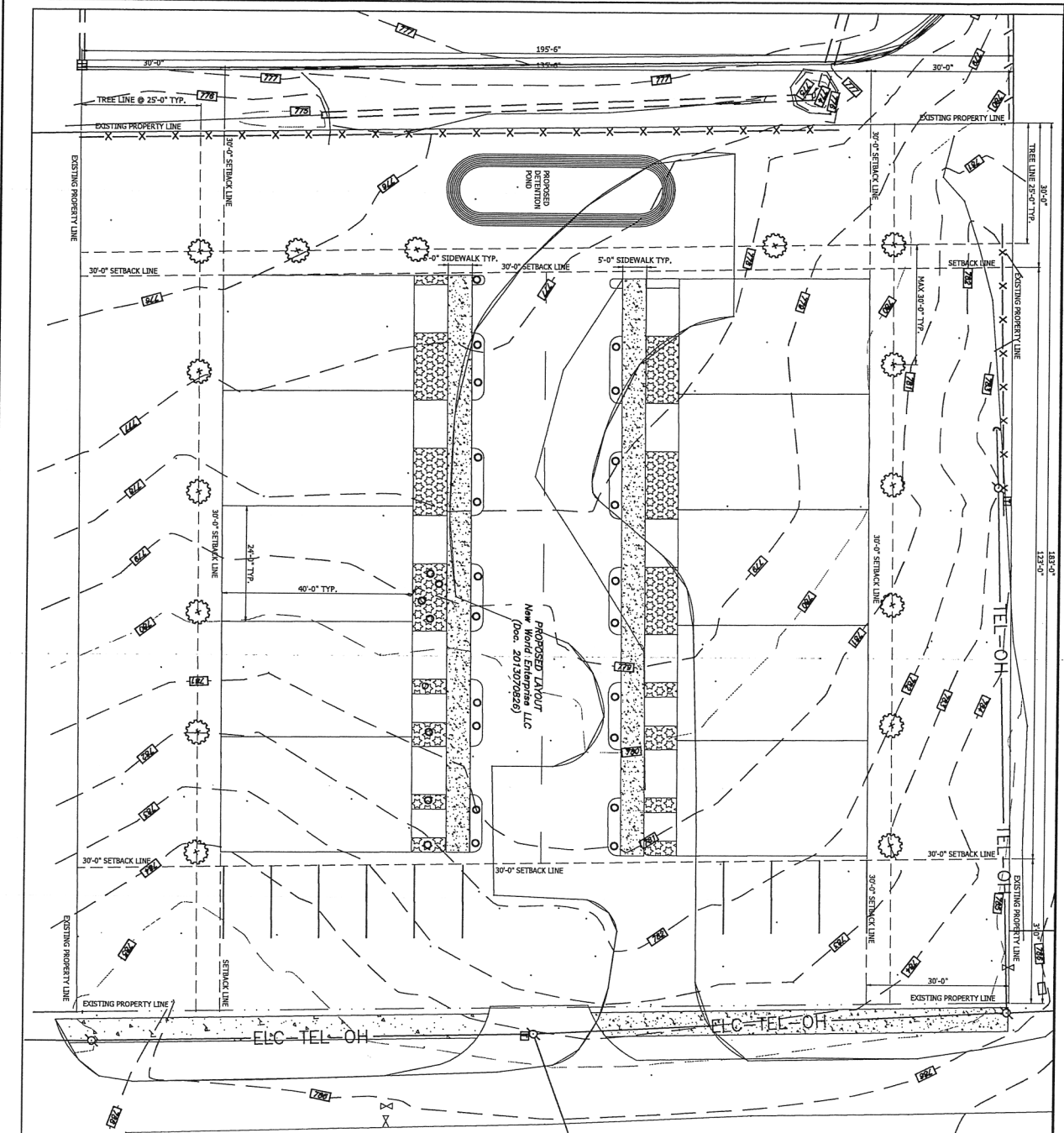


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1 inch = 400 feet



**GENERAL NOTES:**

1. All work to be in accordance with the requirements of the municipality's standards.
2. & specifications.
3. The contractor shall be responsible for the protection of the adjacent property to construction so that disturbance or damage does not occur.
4. The contractor shall be responsible for the protection of the adjacent property, including but not limited to, existing structures, utilities, trees and landscaping.
5. The contractor shall be responsible for the protection of the adjacent property, including but not limited to, existing structures, utilities, trees and landscaping.
6. The contractor shall be responsible for the protection of the adjacent property, including but not limited to, existing structures, utilities, trees and landscaping.
7. The contractor shall be responsible for the protection of the adjacent property, including but not limited to, existing structures, utilities, trees and landscaping.
8. The contractor shall be responsible for the protection of the adjacent property, including but not limited to, existing structures, utilities, trees and landscaping.
9. The contractor shall be responsible for the protection of the adjacent property, including but not limited to, existing structures, utilities, trees and landscaping.
10. The contractor shall be responsible for the protection of the adjacent property, including but not limited to, existing structures, utilities, trees and landscaping.
11. The contractor shall be responsible for the protection of the adjacent property, including but not limited to, existing structures, utilities, trees and landscaping.

**SETBACKS**

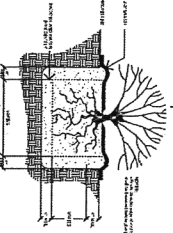
SETBACK	MINIMUM SETBACK
1. SIDEWALK	5'-0"
2. FRONT	30'-0"
3. REAR	5'-0"
4. SIDE	5'-0"

**PROPOSED TOWNHOMES**

**PLANTING AND LANDSCAPE**

1. TREES TO BE PLANTED AT THE MIDDLE ISLANDS (SEE TABLE BELOW)
2. SHRUBS TO BE PLANTED AT THE MIDDLE ISLANDS (SEE TABLE BELOW)

PLANT	QUANTITY	LOCATION
1. TREES	10	MIDDLE ISLANDS
2. SHRUBS	20	MIDDLE ISLANDS



PLANT	QUANTITY	LOCATION
1. TREES	10	MIDDLE ISLANDS
2. SHRUBS	20	MIDDLE ISLANDS
3. FLOWERS	30	MIDDLE ISLANDS
4. GRASSES	40	MIDDLE ISLANDS
5. PERENNIALS	50	MIDDLE ISLANDS
6. ANNUALS	60	MIDDLE ISLANDS
7. BULBS	70	MIDDLE ISLANDS
8. HERBACEOUS	80	MIDDLE ISLANDS
9. WOODLAND	90	MIDDLE ISLANDS
10. MEADOW	100	MIDDLE ISLANDS

<p>PROJECT NO. 21-1078</p> <p>DRAWING TITLE: PROPOSED TOWNHOMES</p> <p>SCALE: AS SHOWN</p> <p>DATE: 11/2/2021</p>	<p><b>PROPOSED SITE PLAN</b></p> <p>PROJECT: 2920 GETZ ROAD - PRELIMINARY</p>	<p>SHEET TITLE</p> <p>PROJECT</p>	<p>SURVEYED BY: XXX</p> <p>DESIGNED BY: RE</p> <p>DRAWN BY: RE</p> <p>CHECKED BY: RE</p> <p>APPROVED BY: RE</p>	<p><b>AIZ ENGINEERING</b></p> <p>1220 Dalton Ave Fort Wayne, IN 46825 766.485.7077 www.aiz-engineering.net</p>
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**BILL NO. Z-21-11-13**

**REPORT OF COMMITTEE ON REGULATIONS  
January 11, 2022**

**Tom Freistroffer Chair**

**Paul Ensley Co-Chair**

**All Council Members**

An Ordinance amending the City of Fort Wayne Zoning Map No. D-07 (Sec. 18 of Wayne Township)

*To rezone approximately 0.82 acres from R1/Single Family Residential to RP/Planned Residential at 2920 Getz Rd*

**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: December 6, 2021

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

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
FREISTROFFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HINES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUCKER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

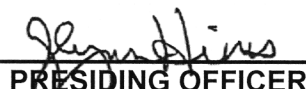
DATED: January 11, 2022

  
 \_\_\_\_\_  
 LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as Zoning Ordinance No. Z-21-11-13 on the 11th day of January, 2022

ATTEST:

  
 \_\_\_\_\_  
 LANA R. KEESLING  
 CITY CLERK

  
 \_\_\_\_\_  
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th of January 2022, at the hour of 9:45 o'clock A.M. E.S.T.

  
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 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 12<sup>TH</sup> day of JANUARY 2022, at the hour of 3:00 o'clock PM E.S.T.

  
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 THOMAS C. HENRY, MAYOR

