

1 #REZ-2021-0064

2 BILL NO. Z-21-11-14

3
4 ZONING MAP ORDINANCE NO. Z- 2-22

5 AN ORDINANCE amending the City of Fort Wayne
6 Zoning Map No. A-06 (Sec. 2 of Aboite 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 ***Recorder's Document #95-055642***

13 1 acre in square form in the southeast corner of the east 1/2 of the southeast 1/4 of Section
14 2, Township 30 North, Range 11 East, Allen County, Indiana.

15 **Except that real estate conveyed to the State of Indiana as described in Recorder's
Document #207032107 as follows:**

16 A part of the East Half of the Southeast Quarter of Section 2, Township 30 North, Range 11
17 East, Allen County, Indiana, and being that part of the grantors' land lying within the right-of-
18 way lines depicted on the attached Right-of-Way Parcel Plat marked as Exhibit "B",
19 described as follows: Beginning at a point on the east line of said section North 1 degree 08
20 minutes 26 seconds East 40.01 feet (12.195 meters) from the southeast corner of said
21 section, said southeast corner being designated as point "507" on said parcel plat, which
22 point of beginning is on the north boundary of S.R. 14 (also known as Illinois Road); thence
23 North 89 degrees 49 minutes 46 seconds West 208.94 feet (63.685 meters) along the
24 boundary of said S.R. 14 to the southwest corner of the grantors' land; thence North 1
degree 08 minutes 26 seconds East 21.03 feet (6.410 meters) along the west line of the
grantors' land; thence South 86 degrees 58 minutes 01 second East 105.27 feet (32.086
meters) to point "1719" designated on said parcel plat; thence South 89 degrees 49 minutes
46 seconds East 102.69 feet (31.300 meters) to point "1725" designated on said parcel plat;
thence North 83 degrees 26 minutes 00 seconds East 1.02 feet (0.311 meters) to the east
line of said section; thence South 1 degree 08 minutes 26 seconds West 15.90 feet (4.846
meters) along said east line to the point of beginning and containing 0.082 acres (0.0332
hectares), more or less.

25 and the symbols of the City of Fort Wayne Zoning Map No. A-06 (Sec. 2 of Aboite
26 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
27 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

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2021-0064
Bill Number: Z-21-11-14
Council District: 4-Jason Arp

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

Synopsis of Ordinance: To rezone approximately 0.72 acres from AR/Low Intensity Residential
to C1/Professional Office and Personal Services.

Location: 8010 Illinois Road (SR 14)

Reason for Request: To allow for a three-building office park development.

Applicant: Dennis Emley

Property Owner: Dennis Emley

Related Petitions: Primary Development Plan, Schoolhouse Lofts – Live/Work Space

Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal
Service zoning district, which will allow the site to be redeveloped into a
three-building office park. The existing building will be utilized along
with two new buildings.

Effect of Non-Passage: The property will remain zoned AR/Low Intensity Residential, and may
be used for a single family house and/or low intensity agricultural
practices. The current Board of Zoning Appeals approval for office uses
in the existing building would remain in effect. No new buildings could
be added for office use.

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Dennis Emley
 Address 8010 Illinois Road
 City Fort Wayne State IN Zip 46804
 Telephone (260)436-9039 E-mail donna@edg-dmc.com

Contact Person
 Contact Person Lisa Weaver
 Address 221 West Baker Street
 City Fort Wayne State IN Zip 46802
 Telephone (260)422-7994 E-mail lweaver@martin-riley.com
All staff correspondence will be sent only to the designated contact person.

Request
 Allen County Planning Jurisdiction City of Fort Wayne Planning Jurisdiction
 Address of the property 8010 Illinois Road
 Present Zoning AR-1 Proposed Zoning C-1 Acreage to be rezoned .72
 Proposed density N/A units per acre
 Township name Abolte Township section # 0023011
 Purpose of rezoning (attach additional page if necessary) We would like to add a couple small office buildings to the site to create an office park and maximize site utilization.
 Sewer provider Aqua Indiana 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.

Dennis Emley [Signature] 10/27/2021
 (printed name of applicant) (signature of applicant) (date)
Dennis Emley [Signature] 10/27/2021
 (printed name of property owner) (signature of property owner) (date)
Donna Emley [Signature] 10/27/2021
 (printed name of property owner) (signature of property owner) (date)
 _____ (signature of property owner) _____ (date)

Received <u>11-2-2021</u>	Receipt No.	Hearing Date <u>12-6-2021</u>	Petition No. <u>REZ-2021-0064</u>
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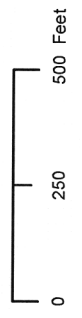


REZ-2021-0064 and PDP-2021-0045 Schoolhouse Lofts - A Live/Work Space Settlement



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Date: 11/17/2021



1 inch = 400 feet

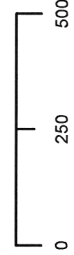


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FACT SHEET

Case #REZ-2021-0064 Bill # Z-21-11-14 Project Start: December 2021	
APPLICANT:	Dennis Emley
REQUEST:	To rezone the property from AR/Low Intensity Residential to C1/Professional Office and Personal Services
LOCATION:	The address of the subject property is 8010 Illinois Road/West State Road 14 (Section 2 of Aboite Township).
LAND AREA:	Approximately 0.72 acres
PRESENT ZONING:	AR/Low Intensity Residential
PROPOSED ZONING:	C1/Professional Office and Personal Services
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

- Four residents spoke at the hearing with concerns or in opposition.
- Ryan Neumeister, Justin Shurley, and Patrick Zaharako were absent.

December 13, 2021 Business Meeting

- Plan Commission Recommendation: **DO PASS with Written Commitment**
- A motion was made by Don Schmidt and seconded by Ryan Neumeister to return the ordinance with a Do Pass recommendation with a Written Commitment to Common Council for their final decision.
- 5-1 MOTION PASSED (Rachel Tobin-Smith voted nay)
- 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

- The site has been historically used for residential and office/studio and has been zoned AR/Low Intensity Residential.
- Board of Zoning Appeals approvals have been granted for certain office uses.

The petitioner requests a rezoning from AR/Low Intensity Residential to C1/Professional Office and Personal Services to permit a three-building development including the remodel of an existing building and construction of two new buildings. The property includes a former schoolhouse built in the 1890's. The proposed rezoning and development site is primarily surrounded by platted subdivisions on the north side of Illinois Road (W State Road 14) and commercial uses on the south side of Illinois Road.

The property has had several approvals through the Board of Zoning Appeals from 1995 to 2011. The approvals consisted of allowing a graphic design and marketing business, a duplex, and an art studio. The duplex was approved, but was never constructed. The latest approval in 2011 limited the approval to the existing schoolhouse, meaning any new buildings would need additional approval or rezoning.

There have been several successful rezoning petitions along Illinois Road. Parkview Health was rezoned to C1/Professional Office and Personal Services for medical uses southwest of this site at the intersection of Glencarin Boulevard and Illinois. A rezoning to C2/Limited Commercial was approved west of the site for a restaurant and physical therapy office. Inverness Centre, a mixed-use development exists directly south on Illinois Road. Additional commercial rezoning petitions were approved further east and west of this site, along the corridor.

A written commitment was encouraged to limit uses that may be deemed by the neighbors or the commission as incompatible. The proposal can be supportive by the following goals and policies of the Comprehensive Plan:

- LU3.** Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure;
- LU6.** Encourage carefully planned sustainable growth and coordinated development by encouraging mixed land uses.
- LU6.C** Encourage the conversion of vacant or underutilized properties into compatible mixed-use development areas.
- LU6.D** Support carefully planned, coordinated, compatible mixed-use development.
- 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 two new two-story buildings each 2,400 square feet. The maximum building height in the proposed zoning district is 40 feet which is the same as what is permitted for the adjacent R1 zoned properties. Parking is proposed east of the existing structure and between the two proposed buildings. The parking number will meet the Zoning Ordinance minimum. A connection between the site and the public walk is also shown on the plans as required. The applicant is proposing to use both existing access cuts to Illinois Road. This section of Illinois Road is INDOT jurisdiction.

The applicant agreed to work with staff and the adjoining property owners on an enhanced landscape plan to ensure compatibility with the adjacent residential properties, and to screen parking areas and headlights. Lighting is required to be full cut-off on the site and light spill on neighboring residential properties is prohibited. No waivers are proposed with the primary development plan. The proposed dumpster meets the required setbacks and will need to be screened appropriately according to the Zoning Ordinance.

PUBLIC HEARING SUMMARY:

Presenter: Glenn Emley presented a live/work settlement intended to be harmonious with the architecture of the building and the surrounding neighborhoods. The goal of the rezone is to retain the 130-year-old schoolhouse and add two live/work buildings compatible to the architecture. About 25% of the parcel will be retained as green space and will have a parklike atmosphere. A maximum of six tenants was proposed.

Public Comments:

- Henry Mazzola, 825 Blackthorn Cove – Mr. Mazzola had concern on compatibility and wanted to retain the “rural character” of the existing parcel. He believes proposed development will interrupt the serenity of the water feature, considered “an oasis” in Fort Wayne.
- Howard Fisette, 1025 Ivy Creek Cove – Mr. Fisette was concerned about the alteration of his existing view and about parking regarding headlights and the number of tenants.
- Steve Mauldin, 7935 Purple Sage Cove – Mr. Mauldin is the president of Falls of Beaver Creek and did not anticipate the north side of SR 14 being developed commercially.
- Laurie Yuszchak, 824 Deer Cliff Cove – Ms. Yuszchak had concerns regarding drainage and landscaping buffering around the site.

Rebuttal:

Mr. Emley stated that the applicants will work with staff regarding landscaping and buffering and was open to including a written commitment with the rezone to restrict uses and include buffering with the project.

Site Committee:

- The Site Committee recommended the inclusion of a written commitment to include restricted uses, enhanced screening and buffering, and architectural compatibility.

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

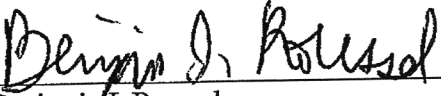
Rezoning Petition REZ-2021-0064

APPLICANT: Dennis Emley
REQUEST: To rezone the property from AR/Low Intensity Residential to C1/Professional Office and Personal Services.
LOCATION: The address of the subject property is 8010 Illinois Road/West State Road 14 (Section 2 of Aboite Township).
LAND AREA: Approximately 0.72 acres
PRESENT ZONING: AR/Low Intensity Residential
PROPOSED ZONING: C1/Professional Office and Personal Services

The Plan Commission recommends that Rezoning Petition REZ-2021-0064 be returned to Council, with a written commitment, 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 C1/Professional Office and Personal Services zoning will provide the opportunity to redevelop the aging structure on the site while providing additional office opportunities in the Southwest quadrant of the City. This proposal is located within the Conceptual Development Map within the Comprehensive Plan.
LU3. Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure;
LU6. Encourage carefully planned sustainable growth and coordinated development by encouraging mixed land uses.
LU6.C Encourage the conversion of vacant or underutilized properties into compatible mixed-use development areas.
LU6.D Support carefully planned, coordinated, compatible mixed-use development.
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. Site plan and architectural review from the Plan Commission and staff will ensure a compatible development that complements the area.
3. Approval is consistent with the preservation of property values in the area. This proposal will allow reinvestment into the property.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Review by City engineering departments will ensure the required infrastructure is provided to the site.

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**

Applicant
 Applicant Dennis Emley
 Address 8010 Illinois Road
 City Fort Wayne State IN Zip 46804
 Telephone (260)436-9039 E-mail donna@edg-dmc.com

Contact Person
 Contact Person Lisa Weaver
 Address 221 West Baker Street
 City Fort Wayne State IN Zip 46802
 Telephone (260)422-7994 E-mail lweaver@martin-riley.com

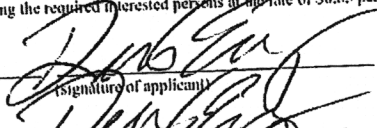
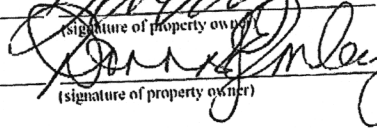
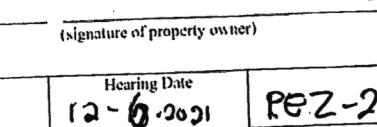
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- Filing Requirements**
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I We understand and agree, upon execution and submission of this application, that I am we are the owner(s) of more than 50 percent of the property described in this application; 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.

<u>Dennis Emley</u> (printed name of applicant)	 (signature of applicant)	<u>10/27/2021</u> (date)
<u>Dennis Emley</u> (printed name of property owner)	 (signature of property owner)	<u>10/27/2021</u> (date)
<u>Donna Emley</u> (printed name of property owner)	 (signature of property owner)	<u>10/27/2021</u> (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

Received <u>11-2-2021</u>	Receipt No.	Hearing Date <u>12-6-2021</u>	Petition No. <u>REZ-2021-0064</u>
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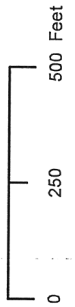


REZ-2021-0064 and PDP-2021-0045 Schoolhouse Lofts - A Live/Work Space Settlement



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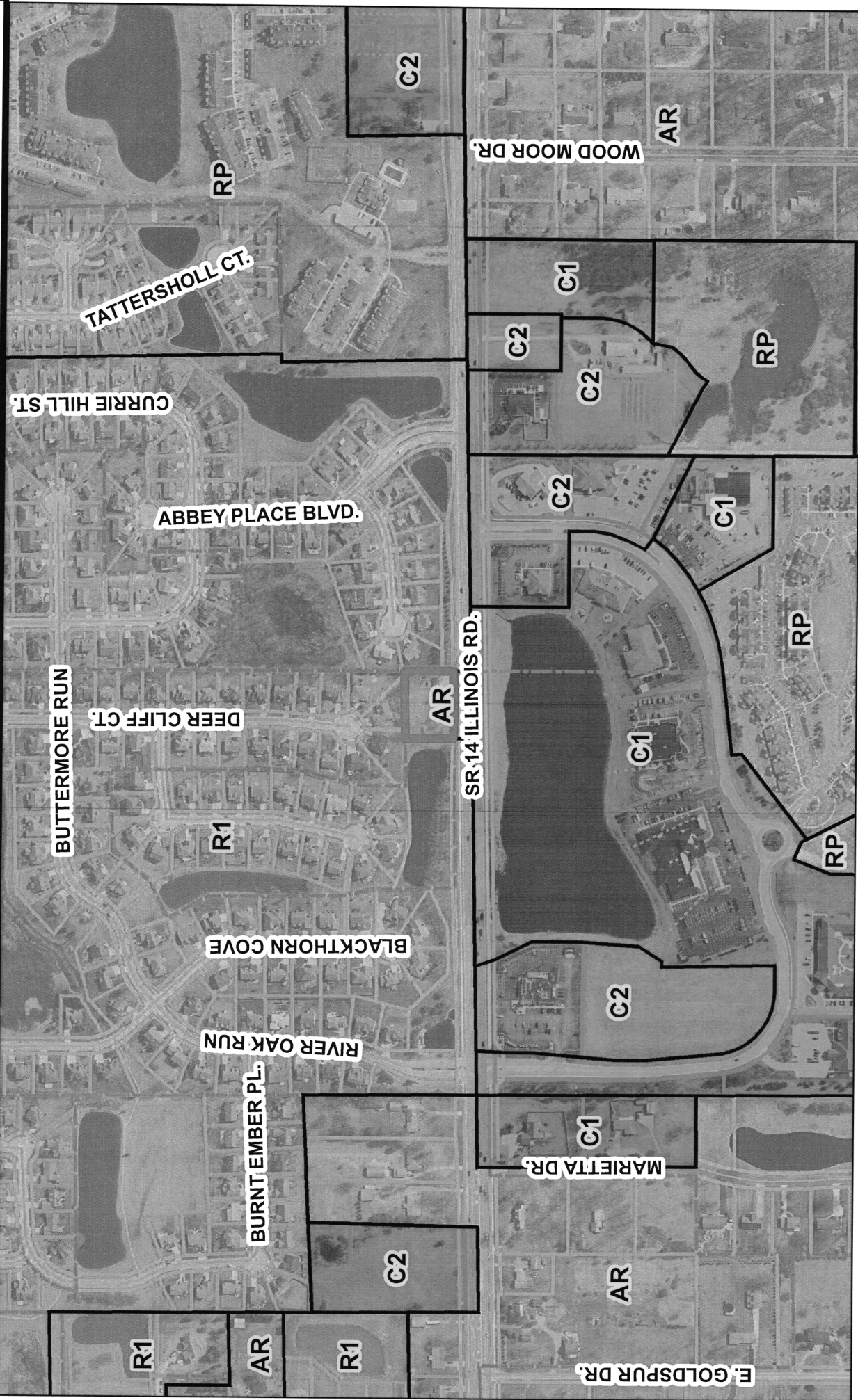
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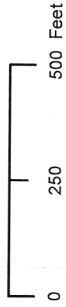


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WRITTEN COMMITMENT

THIS WRITTEN COMMITMENT (“Commitment”) is made as of this ___ day of _____, 202_, by _____. (herein the, “Declarant”), under the following circumstances:

WITNESSETH:

WHEREAS, Declarant is the owner of record in fee simple of certain 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-2021-0064, as well as a Primary Development Plan PDP-2021-0045 (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 C1 pursuant to the City of Fort Wayne Zoning Ordinance (the “Ordinance”); and

WHEREAS, Declarant, in conjunction with the Zoning Application, has submitted this written commitment to the Plan Commission, 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.

NOW, THEREFORE, in consideration of the above and foregoing recitals, 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 C1/Professional Office and Personal Services zoning district shall be prohibited upon the Real Estate:
 - a. Adult care center
 - b. Adult care home
 - c. Assisted living facility
 - d. Bank
 - e. Campus housing
 - f. Fraternity House
 - g. Sorority House
 - h. Credit Union
 - i. Bed and Breakfast
 - j. Child Care home (Class 1 or 2)
 - k. Correctional services facilities

- l. Hospital
- m. Homeless/emergency shelter
- n. Group residential facilities
- o. Nonprofit private clubs
- p. Nursing Homes
- q. Public Transportation Facility
- r. Religious Institution/School Field
- s. Residential facility for homeless individuals
- t. Zoo

2. Landscaping and Architectural Compatibility. Declarant shall improve the Real Estate with landscape and buffering that adequately screens parking areas from the adjacent residential properties, meets the intent of building façade buffering, and generally aids in the compatibility of this development with the surrounding neighborhood. The proposed buildings shall be complementary to the existing schoolhouse, and compatible with the surrounding neighborhood.

3. Lighting. The Declarant agrees that all new lighting to be installed with low intensity, full cut off fixtures and shall not negatively impact the adjacent residential properties.

5. 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.

6. 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.

7. 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.

8. Amendment or Termination. Modification or amendment of this Commitment may only be made in accordance with I.C. § 36-7-4-1015, as such statute may be amended from time to time.

9. 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.

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

DRAFT

EXHIBIT "A"
Legal Description

DRAFT

BILL NO. Z-21-11-14

**REPORT OF COMMITTEE ON REGULATIONS
January 25, 2022**

Tom Freistroffer Chair

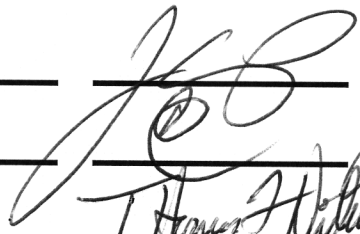
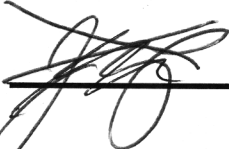
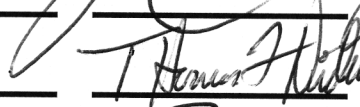

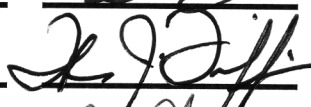
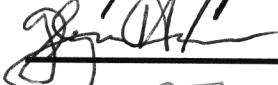

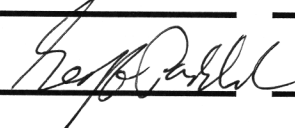

Paul Ensley Co-Chair

All Council Members

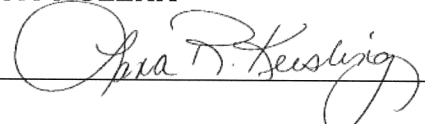
An Ordinance amending the City of Fort Wayne Zoning Map No. A-06 (Sec. 2 of Aboite Township)

To rezone approximately 0.72 acres from AR/Low Intensity Residential to C1/Professional Office and Personal Services at 8010 Illinois Rd (SR14)

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**



BILL NO. Z-21-11-14

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

Tom Freistroffer Chair


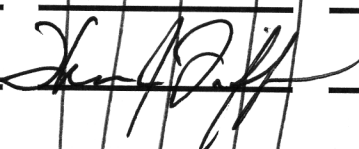
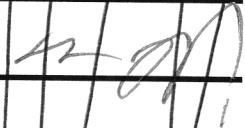
Paul Ensley Co-Chair

All Council Members

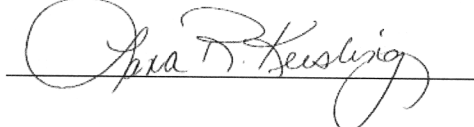
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PADDOCK			
TUCKER			

**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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUCKER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


DATED: January 25, 2022



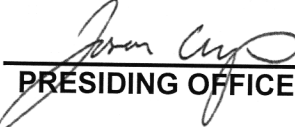
 LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as Zoning Ordinance No. Z-21-11-14 on the 25th day of January, 2022

ATTEST:




 LANA R. KEESLING
 CITY CLERK



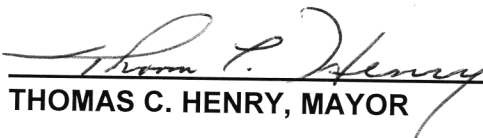
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 26th of January 2022, at the hour of 9:05 o'clock A.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 27th day of JANUARY 2022, at the hour of 3:00 o'clock PM E.S.T.



 THOMAS C. HENRY, MAYOR

