

1 #REZ-2022-0037

2 BILL NO. Z-22-07-25

3
4 ZONING MAP ORDINANCE NO. Z- 27-22

5 AN ORDINANCE amending the City of Fort Wayne
6 Zoning Map No. P-15 (Sec. 19 of Adams Township)

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

9 SECTION 1. That the area described as follows is hereby designated a C2 (Limited
10 Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
11 Wayne, Indiana:

12 DESCRIPTION OF TRACT II, remainder Parcel C
13 Part of Block 4 and Block 18 in Anthony Wayne Village Subdivision in the City of
14 Fort Wayne, Indiana, recorded in Plat Record 16, page 136 and 137 and found in the
15 Office of the Recorder of Allen County, Indiana, more particularly described as
16 follows:

17 Commencing at a 1/2 inch rebar found marking the northeasterly corner of Lot 24 in
18 said Anthony Wayne Village Subdivision; thence South 48 degrees 02 minutes 59
19 seconds West, on the northwesterly line of said Lot 24, a distance of 135.00 feet to a
20 5/8 inch rebar capped "OPOKU" marking the northwesterly corner of said Lot 24,
21 said point being on the Easterly right of way line of Plaza Drive (formerly Allerton
22 Boulevard); thence on said Easterly right of way by the following 4 courses: North
23 39 degrees 38 minutes 57 seconds West (bearing based on the State Plane Coordinate
24 System (NAD83)(2011), Indiana East zone), 67.00 feet to a found 5/8 inch rebar
25 capped "STRUCTUREPOINT #0094"; thence North 37 degrees 38 minutes 57
26 seconds West 90.00 feet to a found 5/8 inch rebar capped "STRUCTUREPOINT
27 #0094"; thence North 35 degrees 38 minutes 57 seconds West, 66.50 feet to a found
28 5/8 inch rebar capped "STRUCTUREPOINT #0094"; thence on a curve to the right,
29 having a radius of 100.00 feet, a length of 209.80 feet and a chord of 173.38 feet
30 bearing North 29 degrees 53 minutes 53 seconds East to the south right of way line
of McKinnie Avenue; thence North 87 degrees 21 minutes 03 seconds East, on said
south right of way line, a distance of 146.63 feet to a found 5/8 inch rebar capped
"STRUCTUREPOINT #0094" marking the northwest corner of a 2.013 acre parcel
of land described in Document 2017043544 in said Recorder's Office; thence South
02 degrees 33 minutes 10 seconds East on the west line of said parcel of land, a
distance of 247.80 feet to the point of beginning, containing 1.410 acres, more or
less.

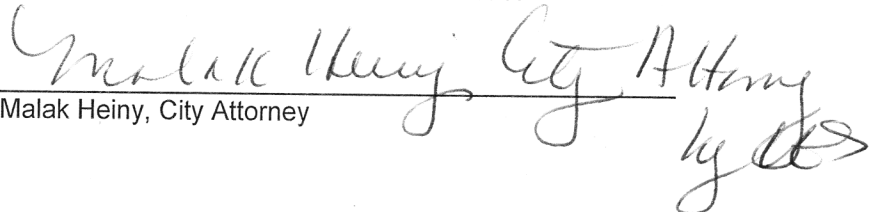
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and the symbols of the City of Fort Wayne Zoning Map No. P-15 (Sec. 19 of Adams Township), as established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is hereby changed accordingly.

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

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


Council Member

APPROVED AS TO FORM AND LEGALITY:

Malak Heiny, City Attorney

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2022-0037
Bill Number: Z-22-07-25
Council District: 6-Sharon Tucker

Introduction Date: July 26, 2022

Plan Commission
Public Hearing Date: July 11, 2022 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 1.4 acres from R3/Multiple Family Residential
to C2/Limited Commercial.

Location: Southeast corner of McKinnie Avenue and Plaza Drive

Reason for Request: For approval of a new mixed-use residential and commercial building.

Applicant: House Investments

Property Owner: House Investments

Related Petitions: Primary Development Plan, Village Premier

Effect of Passage: Property will be rezoned to the C2/Limited Commercial district, which
will allow the currently vacant parcel to be developed with a mixed-use
building that can include a senior living facility and retail services as part
of a new mixed-use development.

Effect of Non-Passage: The property will remain zoned R3, and may develop as such. The
proposed development includes a mixture of residential and retail uses,
which requires the C2 zoning.

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant House Investments (Village Premier Project)
 Address 11590 N. Meridian St. Ste 550
 City Indianapolis State IN Zip 46032
 Telephone (317) 413-9430 E-mail mgadus@houseinvestments.com

Contact Person
 Contact Person Andrew Boxberger
 Address 301 W. Jefferson Ste. 200
 City Fort Wayne State IN Zip 46802
 Telephone (260) 423-9411 E-mail aboxberger@carsonllp.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 Plaza Dr. (See Survey)
 Present Zoning C1 & R3 Proposed Zoning C1 & C2 Acreage to be rezoned See Attached
 Proposed density See Attached Development Plan units per acre
 Township name Adams Township section # 13
 Purpose of rezoning (attach additional page if necessary) See Attached

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

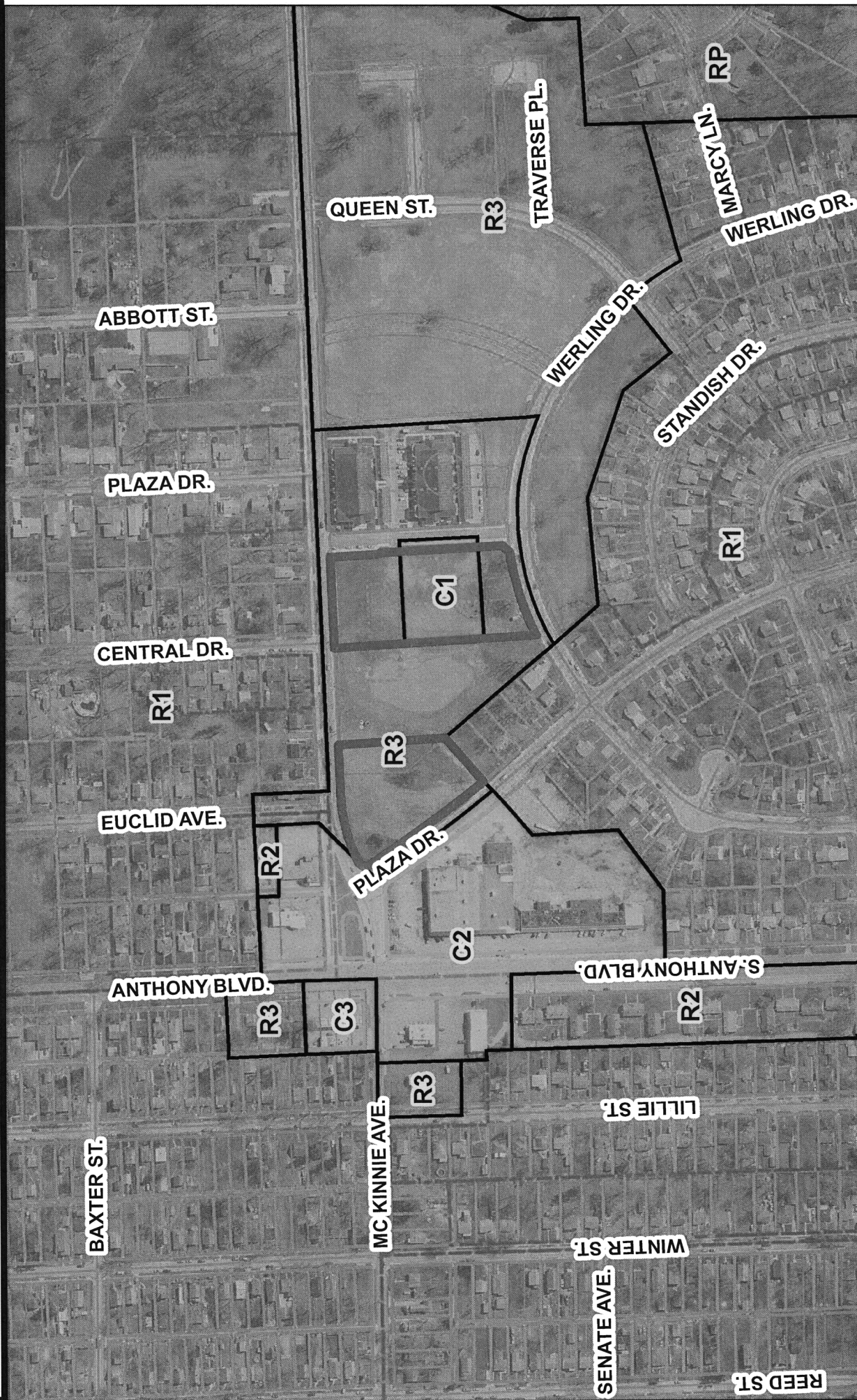
I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures 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.

<u>Matthew S. Gadus</u> (printed name of applicant)	<u>Matthew S. Gadus</u> (signature of applicant)	<u>6/1/2022</u> (date)
<u>JONATHAN LEIST</u> (printed name of property owner)	<u>[Signature]</u> (signature of property owner)	<u>6/7/22</u> (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

Received <u>6-7-22</u>	Receipt No. <u>140516</u>	Hearing Date <u>7-11-22</u>	Petition No. <u>REZ-2022-0034</u>
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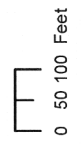


Rezoning Petition REZ-2022-0034 and Primary Development Plan PDP-2022-0022 - Village Premier



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 Photos and Contours: Spring 2009
 Date: 6/28/2022



1 inch = 300 feet

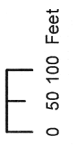


Rezoning Petition REZ-2022-0034 and Primary Development Plan PDP-2022-0022 - Village Premier



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REZONING FACT SHEET

Petition #REZ-2022-0034 and 0037

Z-22-07-24 and 25

Project Start: June 2022

APPLICANT:	House Investments
REQUEST:	Request to rezone properties to C1/Professional Office and Personal Services and C2/Limited Commercial; and to approve a primary development plan for a mixed-use development with development standards waivers.
LOCATION:	Southeast corner of McKinnie Avenue and Plaza Drive (Section 19 of Adams Township)
LAND AREA:	24.1 acres total (2.2 acres for C1 zoning, 1.4 acres for C2 zoning)
PRESENT ZONING:	R3/Multiple Family Residential and C1/Professional Office and Personal Services
PROPOSED ZONING:	C1/Professional Office and Personal Services and C2/Limited Commercial
COUNCIL DISTRICT:	6-Sharon Tucker
ASSOCIATED PROJECT:	Primary Development Plan, Village Premiere
SPONSOR:	City of Fort Wayne Plan Commission

11 July 2022 Plan Commission Public Hearing:

- One resident had questions at the hearing.
- One resident spoke against the project at the hearing.
- Paul Sauerteig and Ryan Neumeister were absent.

18 July 2022 Plan Commission Business Meeting:

REZ-2022-0034 (Z-22-07-24)

Plan Commission Recommendation: Do Pass

- A motion was made by Paul Sauerteig and seconded by Patrick Zaharako to return the ordinance to Common Council with a DO PASS recommendation for their final decision.
- Ryan Neumeister was absent.
- **8-0 MOTION PASSED**

REZ-2022-0037 (Z-22-07-25)

Plan Commission Recommendation: Do Pass

- A motion was made by Paul Sauerteig and seconded by Rachel Tobin-Smith to return the ordinance to Common Council with a DO PASS recommendation for their final decision.
- Ryan Neumeister was absent.
- **8-0 MOTION PASSED**

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
August 3, 2022

PROJECT SUMMARY

This rezoning and development plan request is part of an overall project planned to have multiple and single family housing, childcare, health services, retail services, and greenspace, over 24 acres. Village Premier will be constructed on both sides of the two existing apartment buildings, constructed in 2017 as Posterity Scholar House. The project site is the former McMillen Apartments and is currently owned by the City of Fort Wayne Redevelopment Commission. All of the McMillan structures have been removed and the City-owned property is currently vacant. The current phase includes 208 apartment units in 12 buildings, two commercial buildings including a daycare center and healthcare provider, and a mixed-use building (up to 100,000 square feet) that can contain a senior living facility, office and retail services. The overall master plan includes single and two-family homes for sale. The applicant intends to file this residential phase in August 2022.

This request will utilize the existing R3/Multiple Family zoning for the 12-building apartment complex portion of the development. The existing C1/Professional Office and Personal Services portion is proposed to be expanded to 2.2 acres for the childcare and healthcare portion of the development. And finally, the western corner parcel will be zoned to C2/Limited Commercial to accommodate the mixed-use senior living/retail building. The general area is a mixture of residential (mostly single family) and retail/commercial. Immediately north and south are single family neighborhoods. There is commercial zoning to the west, at the intersection of McKinnie and South Anthony. The rezoning request will allow all proposed uses to be within walking distance of the new and existing housing products. The proposed apartments will provide a modern, affordable housing type that will help fulfill the Plan-it Allen Comprehensive Plan objective of providing a variety of housing types and densities. The proposal also helps fulfill objectives in the Housing and Neighborhoods section of the Comprehensive Plan by promoting attractive neighborhoods, building on the assets and stabilizing existing neighborhoods, and providing housing choices within neighborhoods (Objectives, H2, H3 and H4).

As stated above, the proposal includes a variety of neighborhood uses that will support the existing and new residents in the development and nearby. The apartment complex will add to the affordable multiple family housing stock in the neighborhood. 208 units will be contained in 12 buildings, located on the eastern portion of the property, east of the two existing apartment buildings. Sidewalks connect all buildings and extend to the public streets to provide a walkable neighborhood. Dry stormwater detention is provided at the extreme eastern boundary, with significant greenspace, and trees proposed to create a park-like setting. The RP/Multiple Family zoning district requires a solid privacy fence between the apartments and adjacent residential uses. The developer requests a more open, inclusive setting and this pattern of landscaping would better match the existing apartments. The Comprehensive Plan encourages pedestrian-oriented development that is compact and urbanized. Parking is proposed between the apartment buildings. Street trees are proposed along the existing and new public streets, as well as throughout the greenspace within the development.

The western portion of the development site contains the two distinct rezoning requests: one for an expanded C1/Professional Office and Personal Services area, and one for a new C2/Limited Commercial development. The C1 zoning parcel is located just west of the two existing apartments and is proposed to contain a childcare center and a healthcare provider as the primary services, with additional available office space. Parking will be provided between the two buildings and the applicant is requesting a waiver reduction of eight spaces. As the services are provided for residents within the development, it is anticipated that the required number of parking spaces is not needed. There will be greenspace and a gazebo gathering area on the south side of the childcare center. Sidewalks extend through the C1 site to connect from the residential portion to the east to the commercial portion to the west.

Finally, the extreme western end of the property includes a proposal for a C2 zoned, mixed use building of up to 100,000 square feet within multiple floors. The C2 zoning has size limitations but seemed the most appropriate district regarding permitted uses. Maximum building square footage is 22,000, which this proposal greatly exceeds. There is also a height limitation of 40 feet, where this proposal requests 75 feet.

Approval of the height waiver will allow a significantly taller presence than the existing surrounding structures, but the applicant contends that the height is necessary to achieve the desired density and urban feel. Location and layout of the building has been designed to limit impacts on any residential neighbors. This corner parcel is adjacent to other C2 and C3 zoning districts and surrounding uses include a shopping center, gas station, restaurants and social services. As the final make-up of this building is yet to be determined and at least a portion is intended for senior living, the amount of parking needed is undetermined. The final design item needing Plan Commission attention is the request for a signage waiver for three freestanding signs (two on McKinnie), due to the scope of the project. Staff does not see a conflict with the intent of the ordinance in granting this waiver.

Approval of the proposed development plans will aid in making these parcels more suitable for redevelopment and filling in gaps in the residential fabric of this neighborhood. The proposed apartments and accessory buildings will be a unique housing type that will help fulfill the Plan-it Allen Comprehensive Plan objective of providing a variety of housing types and densities. The proposal also helps fulfill objectives in the Housing and Neighborhoods section of the Comprehensive Plan by promoting attractive neighborhoods, building on the assets and stabilizing existing neighborhoods, and providing housing choices within neighborhoods (Objectives, H2, H3 and H4). The requested waivers can be justified by the attempt to fit the proposed buildings into the existing fabric and development patterns of the neighborhood. Overall, the applicant shared that the intent for this development is to feel more like a traditional walkable, urban neighborhood and less like a typical apartment complex. The use of new public right-of-way, with sidewalks and reduced front yards is specifically intended to create a neighborhood feel, versus a private complex.

PUBLIC HEARING SUMMARY:

Presenter: Andy Boxberger, representing House Investments, presented the project to the Plan Commission, as outlined above. Mr. Boxberger stated that this will be a \$55 to \$60 million investment, and the area is located within an Economic Development Area.

Public Hearing Comments:

Sheryl Williams was not opposed but questioned how this will be different from the former project (McMillan Apartments).

Lucy Davis is against the project. She cited water problems in the area, Section 8 vouchers and also feels that there is no community anymore.

Closing Comments:

50% of the housing will be workforce housing. The intent of the development is to invest in and activate the site, with neighborhood amenities to bring back the community. The project also helps provide much-needed housing stock. A single family, ownership product will be added to the development at the next Plan Commission hearing.

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

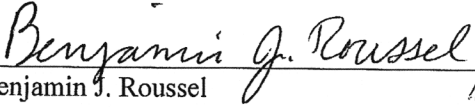
Rezoning Petition REZ-2022-0034

APPLICANT: Village Premier
REQUEST: Request to rezone properties to C1/Professional Office and Personal Services for a primary development plan for a mixed-use development.
LOCATION: Southeast corner of McKinnie Avenue and Plaza Drive (Section 19 of Adams Township)
LAND AREA: 2.2 acres
PRESENT ZONING: R3/Multiple Family Residential and C1/Professional Office and Personal Services
PROPOSED ZONING: C1/Professional Office and Personal Services

The Site Committee recommends that Rezoning Petition REZ-2022-0034, be returned to Council with a “Do Pass” recommendation after considering the following:

1. Approval of the request will be in compliance with City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The proposed zoning fits within the recommendations of the Plan-it Allen Comprehensive Plan and the Southeast Strategy.
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. Approval of the request will provide necessary services to the residents in the area within walking distance and along public transportation routes.
3. Approval is consistent with the preservation of property values in the area. The proposed district encourages the uses existing in the area currently. The proposed development will provide infill development and increase quality housing choices in the neighborhood.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area.

These findings approved by the Fort Wayne Plan Commission on July 18, 2022.


Benjamin J. Roussel
Executive Director
Secretary to the Commission

by MBW

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

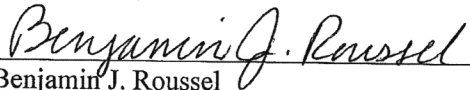
Rezoning Petition REZ-2022-0037

APPLICANT: Village Premier
REQUEST: Request to rezone property to C2/Limited Commercial for a primary development plan for a mixed-use development.
LOCATION: Southeast corner of McKinnie Avenue and Plaza Drive (Section 19 of Adams Township)
LAND AREA: 1.4 acres
PRESENT ZONING: R3/Multiple Family Residential and C1/Professional Office and Personal Services
PROPOSED ZONING: C2/Limited Commercial

The Site Committee recommends that Rezoning Petition REZ-2022-0037, be returned to Council with a “Do Pass” recommendation after considering the following:

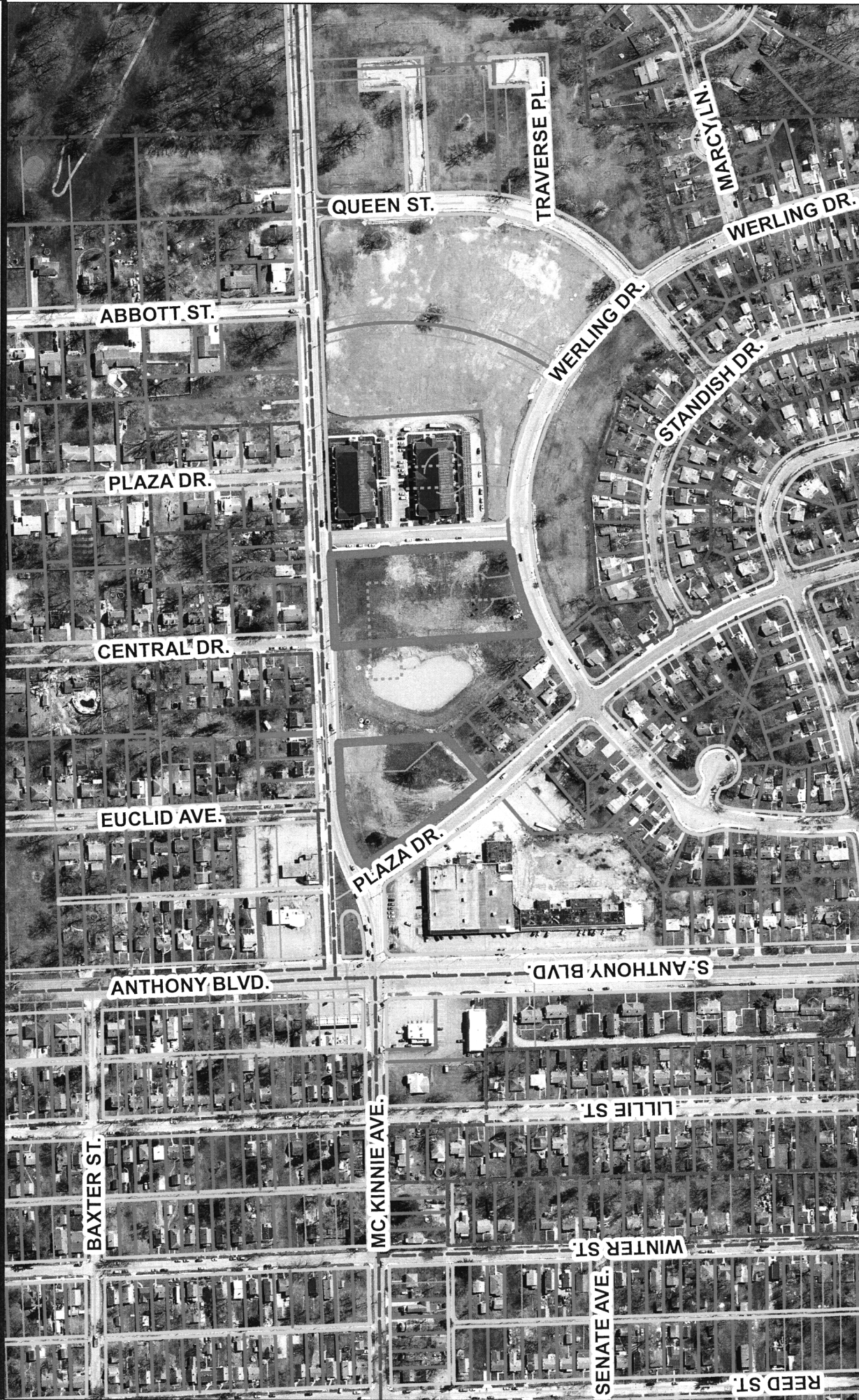
1. Approval of the request will be in compliance with City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The proposed zoning is consistent with adjacent development and will offer additional opportunities for services to support the neighborhood.
2. 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. Approval of the request will provide necessary services to the residents in the area within walking distance and along public transportation routes.
3. Approval is consistent with the preservation of property values in the area. The proposed district encourages the uses existing in the area currently. The proposed development will provide infill reinvestment, and housing choices that aren't currently available in the area.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area.

These findings approved by the Fort Wayne Plan Commission on July 18, 2022.


Benjamin J. Roussel
Executive Director
Secretary to the Commission
by MBW

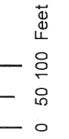


Rezoning Petition REZ-2022-0034 and Primary Development Plan PDP-2022-0022 - Village Premier



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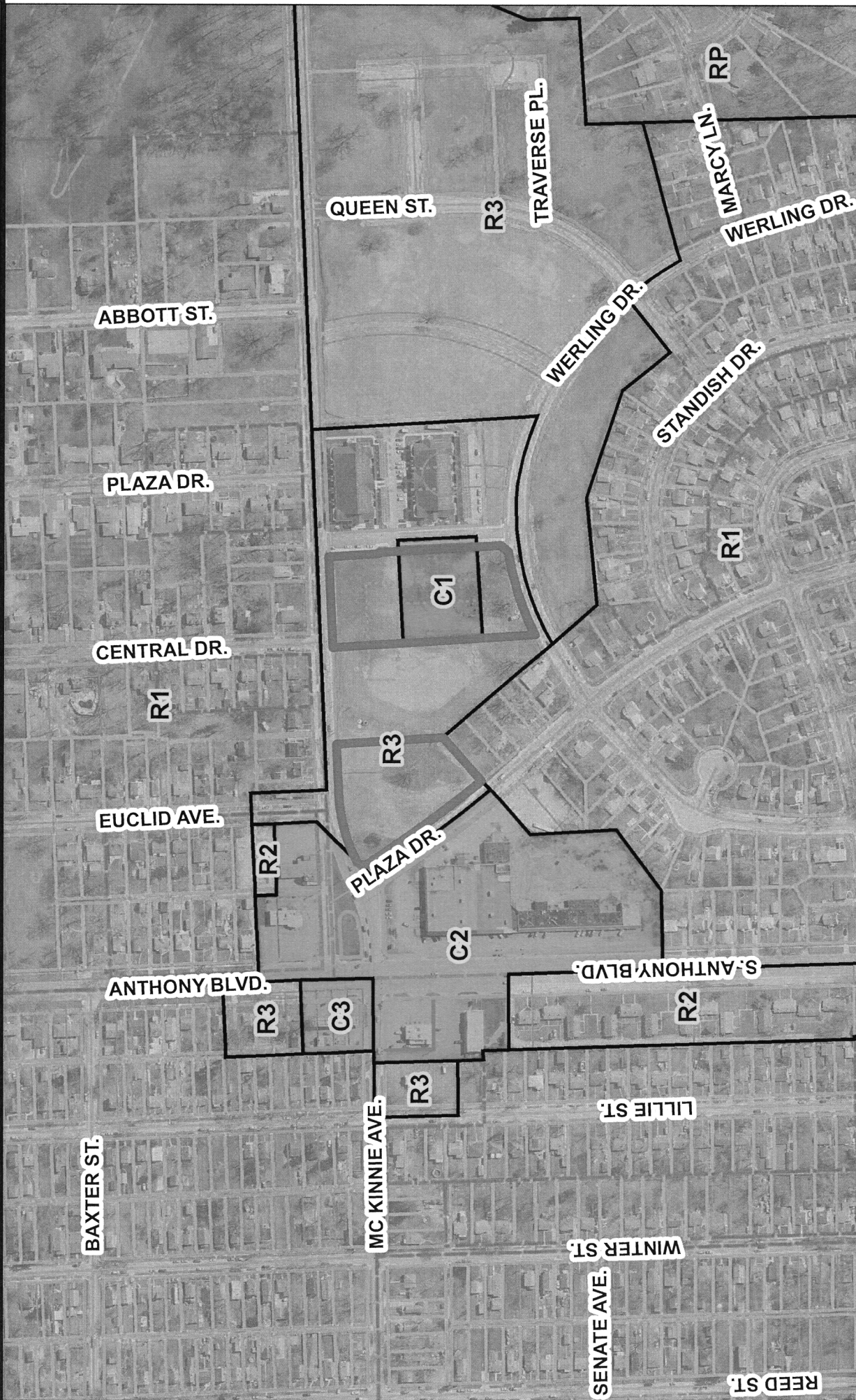
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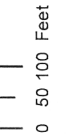


Rezoning Petition REZ-2022-0034 and Primary Development Plan PDP-2022-0022 - Village Premier



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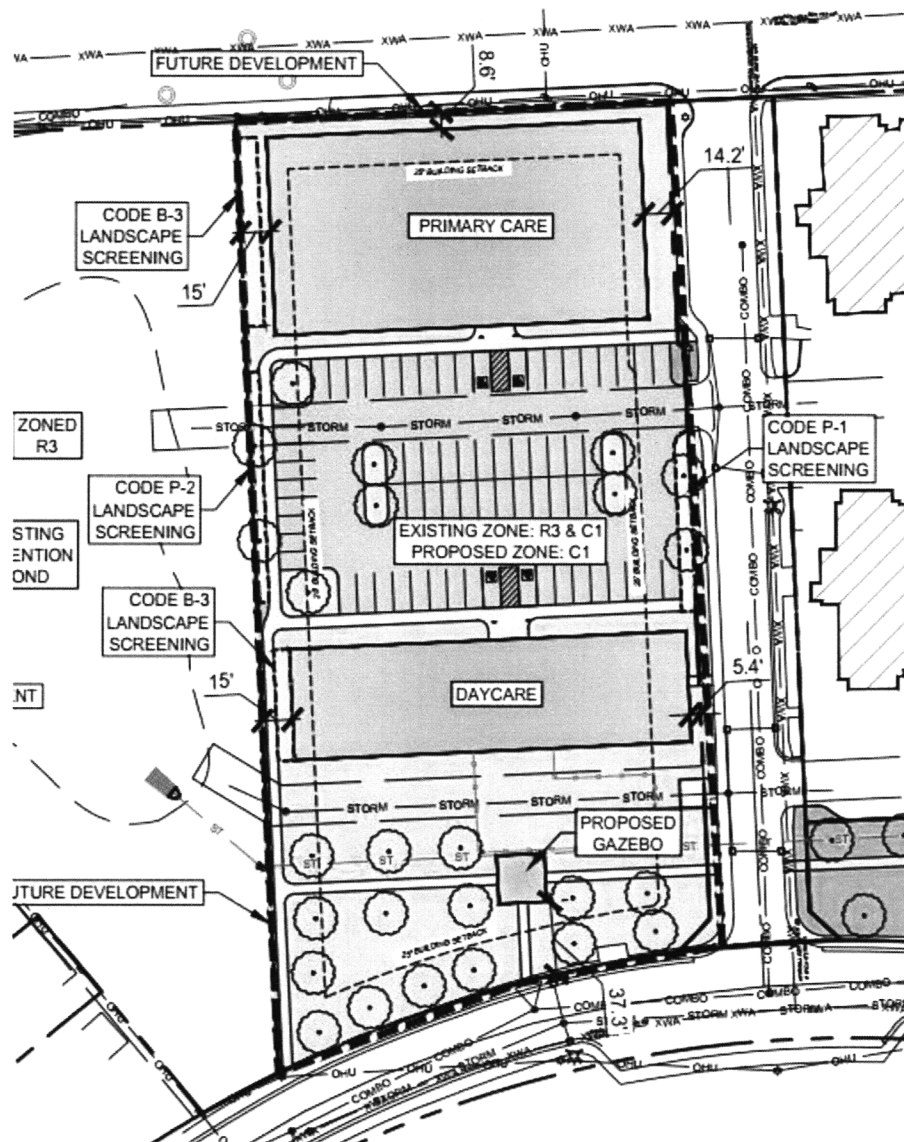


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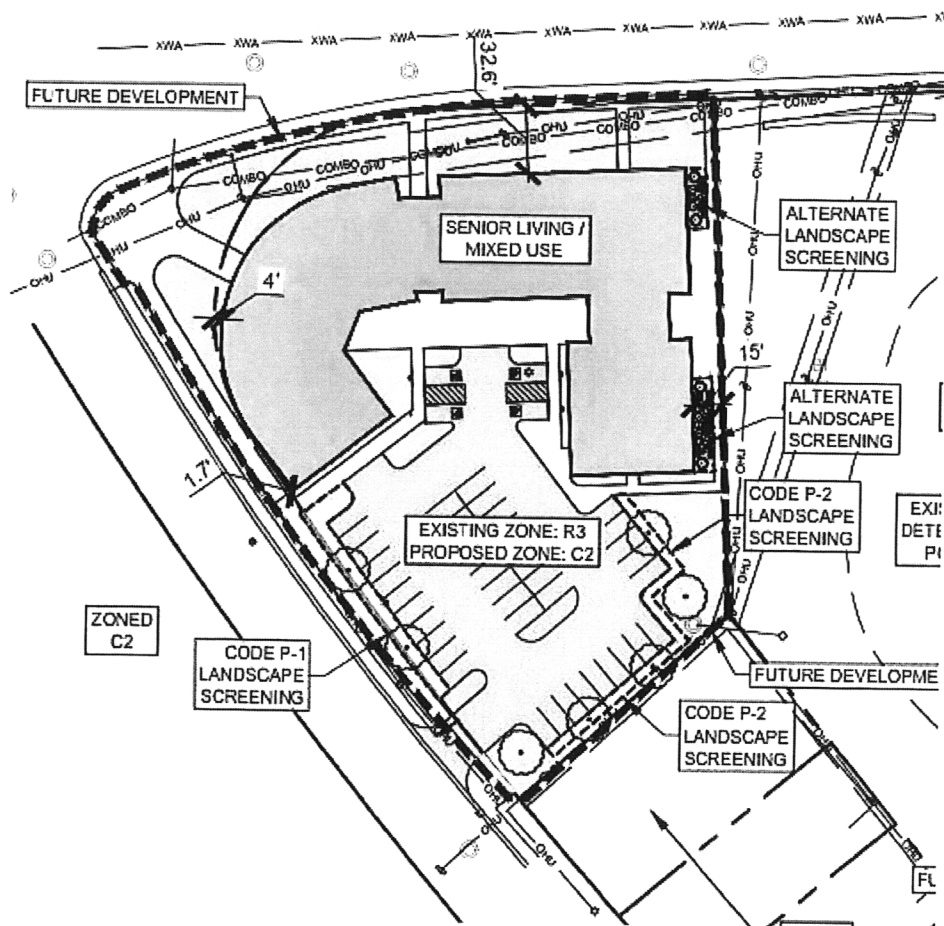
Rezoning Petition Application

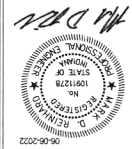
The purpose of the rezoning request is to facilitate the implementation of the attached development plan ("Development Plan") which is in conformance with the City's Southeast Strategy.

- Rezoning 2.216 acres (Tract II Remainder Parcel B on Survey) currently zoned C1 and R3 to entirely C1 zoning for the development of two commercial buildings on the site as shown on the Development Plan.



- Rezoning 1.410 acres (Tract II Remainder Parcel C on Survey) currently zoned R3 to entirely C2 zoning for the development of a mixed-use building on the site as shown on the Development Plan.

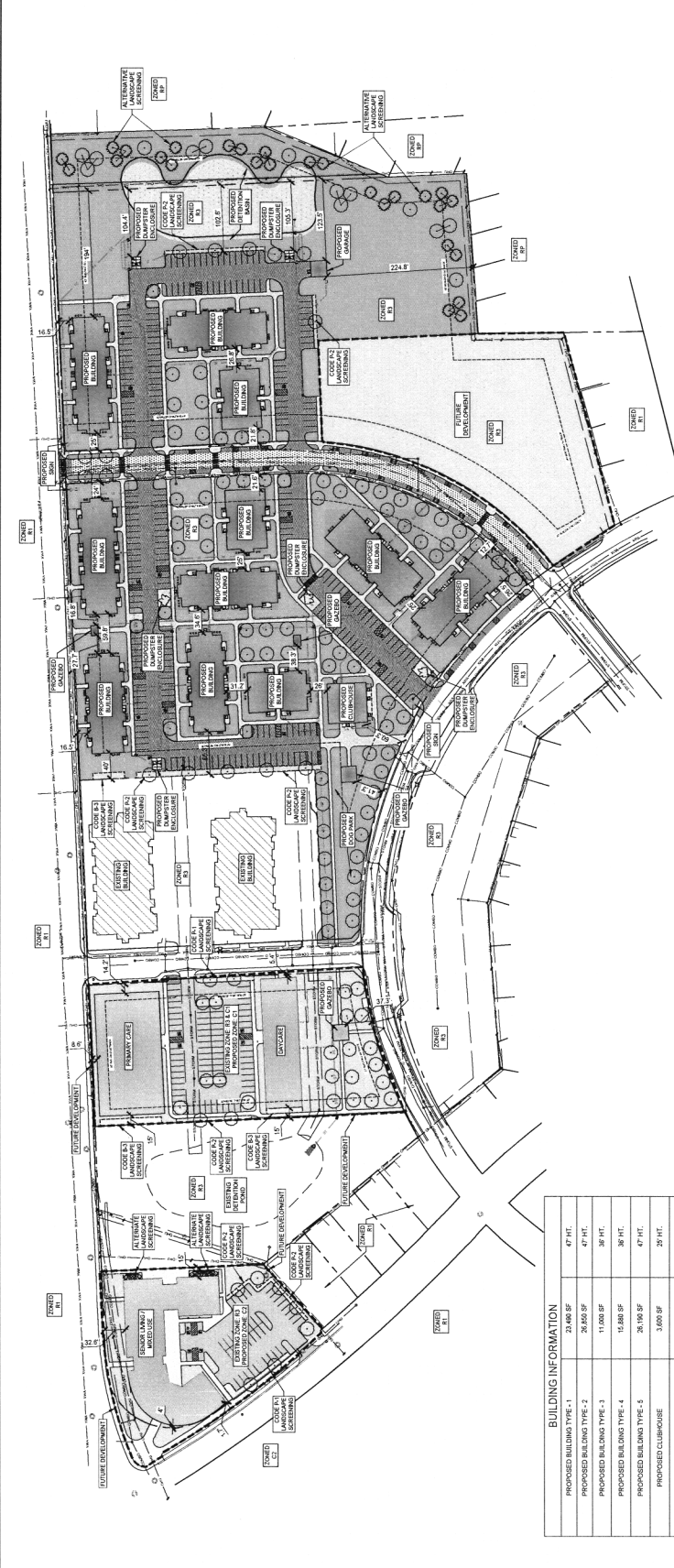




VILLAGE PREMIERE FORT WAYNE, IN

The owner, firm, design, permit and other Engineering Services, Inc. are not responsible for any errors or omissions in this plan. The user of this plan is advised that the user shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user shall also be responsible for obtaining all necessary approvals from the appropriate authorities. The user shall also be responsible for obtaining all necessary approvals from the appropriate authorities.

DATE: 06/06/22
PROJECT: 5570-Primary Development Plan
DRAWN BY: LJR
PROJECT SCALE: 1"=50'
DATE: 06/06/22



PROPOSED LEGEND:

 STORM SEWER
 SANITARY SEWER
 WATER LINE

PRIMARY DEVELOPMENT PLAN
SCALE: 1" = 50'



LOCATION MAP
SCALE: 1" = 100'

LAYOUT LEGEND:

 PROPOSED ASPHALT PAVEMENT
 PROPOSED CONCRETE PAVEMENT
 PROPOSED RESURFACING

BUILDING INFORMATION	
PROPOSED BUILDING TYPE-1	47 HT.
PROPOSED BUILDING TYPE-2	23,148 SF
PROPOSED BUILDING TYPE-3	26,850 SF
PROPOSED BUILDING TYPE-4	47 HT.
PROPOSED BUILDING TYPE-5	38 HT.
PROPOSED BUILDING TYPE-6	11,000 SF
PROPOSED BUILDING TYPE-7	15,888 SF
PROPOSED BUILDING TYPE-8	26,100 SF
PROPOSED BUILDING TYPE-9	47 HT.
PROPOSED BUILDING TYPE-10	29 HT.
PROPOSED BUILDING TYPE-11	3,000 SF
PROPOSED BUILDING TYPE-12	585 SF
PROPOSED BUILDING TYPE-13	29 HT.
PROPOSED BUILDING TYPE-14	12,000 SF
PROPOSED BUILDING TYPE-15	19,000 SF
PROPOSED BUILDING TYPE-16	100,000 SF
PROPOSED BUILDING TYPE-17	79 HT.

FLOOD INSURANCE RATE MAP (FIRM):
 ALLEN COUNTY, INDIANA AND INCORPORATED AREAS
 FIRM MAP NUMBER: 1803000150
 PANELS 318 OF 496
 DATED AUGUST 3, 2009
 ZONE X

DEVELOPER
 HOUSE INVESTMENTS
 10000 W. 10TH AVENUE
 CARMEL, IN 46033
 CONTACT: MARK KENSHAW
 PHONE: (317) 845-1100
 EMAIL: mark@houseinvestments.com

ARCHITECT
 WMA ARCHITECTURE + DESIGN
 1133 BROADWAY
 FORT WAYNE, IN 46802
 CONTACT: MARK KENSHAW
 PHONE: (260) 499-1055
 EMAIL: mark@wmaarchitect.com

ENGINEER
 ENGINEERING RESOURCES, INC.
 4175 DRIBOLD ROAD
 FORT WAYNE, IN 46845
 CONTACT: MARK KENSHAW
 PHONE: (260) 499-1055
 EMAIL: mark@eri.com

SURVEYOR
 GERRITZ SURVEYING AND DESIGN, INC.
 1133 BROADWAY
 FORT WAYNE, IN 46802
 CONTACT: TERRY JORDAN
 PHONE: (260) 499-1055
 EMAIL: terry@gsdesign.com

LOT INFORMATION	
ZONING	R1
CURRENT USE	VACANT
PROPOSED USE	MULTIFAMILY RESIDENTIAL

FUTURE LOT INFORMATION	
EXISTING ZONING	R1
CURRENT USE	VACANT
PROPOSED USE	PRIMARY CARE & DAYCARE

FUTURE LOT INFORMATION	
EXISTING ZONING	R3
CURRENT USE	VACANT
PROPOSED USE	SENIOR LIVING & MIXED USE

PARKING SUMMARY	
BUILDING USE	TOTAL PARKING REQUIRED
MULTIFAMILY	PROPOSED PARKING COUNT
1 SPACE PER 1.42 BEDROOM UNITS	282 SPACES
2 SPACES PER 1.42 BEDROOM UNITS	448 SPACES
1 SPACE PER 400SF	78 SPACES
1 SPACE PER 400SF	70 SPACES
SENIOR LIVING & MIXED USE	24 SPACES
1 SPACE PER 1.42 BEDROOM UNITS	45 SPACES

BILL NO. Z-22-07-25

REPORT OF COMMITTEE ON REGULATIONS

August 9, 2022

Paul Ensley Chair

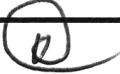
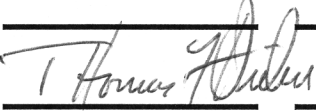





Tom Freistroffer Co-Chair

All Council Members

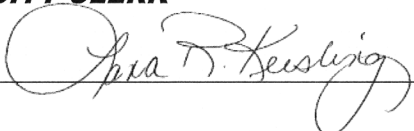
An Ordinance amending the City of Fort Wayne Zoning Map No. P-15 (Sec. 19 of Adams Township)

To rezone approximately 1.4 acres from R3/Multiple Family Residential to C2/Limited Commercial at the Southeast corner of McKinnie Avenue and Plaza Drive

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: July 11, 2022

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

Read the second time by title and referred to the Regulations Committee.

Read the third time in full and on motion by Councilperson Ensley, 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: August 9, 2022



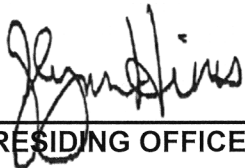
 LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as
 Zoning Ordinance No. Z-22-07-25 on the 9th day of August, 2022

ATTEST:



 LANA R. KEESLING
 CITY CLERK



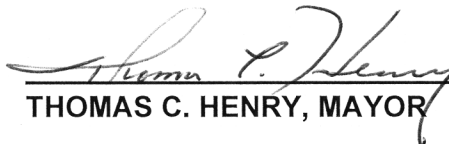
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th
 of August 2022, at the hour of 2:05 o'clock P.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 15TH day of AUGUST 2022, at the
 hour of 5:00 o'clock PM E.S.T.



 THOMAS C. HENRY, MAYOR

