

1 #REZ 2024 0004

2 BILL NO. Z-24-02-15

3  
4 ZONING MAP ORDINANCE NO. Z- 10-24

5 AN ORDINANCE amending the City of Fort Wayne  
6 Zoning Map No. DD-27 (Sec. 28 of Aboite Township)

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

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

13 LEGAL DESCRIPTION

14 2024 R2 REZONING PARCEL / OAK BLUFF VILLAS DEVELOPMENT PARCEL @  
15 11328 US 24 WEST (DEED #2012036734)

16 Lots 2, 3, 4 and part of Lot 1, all in Maple Dells Addition, recorded in Plat Book 20, page  
17 116 as found in the Office of the Recorder of Allen County, Indiana, and being part of the  
18 South Half of the Southeast Quarter of Section 28 Township 30 North, Range 11 East, Allen  
19 County, Indiana, described as follows:

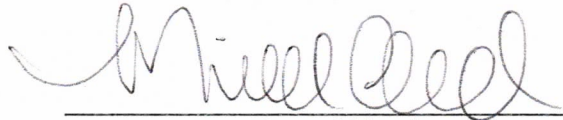
20 Beginning at the Southeast corner of Lot 4 in said Maple Dells Addition, said corner being  
21 on the Northerly right-of-way line of U.S. Highway #24 (F.A. Project No.98 – Sec. B {3}-  
22 1939); thence Southwesterly, on said Northerly right-of-way line, being 70.00 feet  
23 Northwesterly of and parallel with the center-line of said U.S. Highway #24 and being a  
24 curve to the right having a radius of 6,296.57 feet and a chord of 423.49 feet bearing South  
25 82 degrees 42 minutes 46 seconds West (all bearings based on Geodetic North - Indiana  
26 State Plane East), an arc length of 423.57 feet; thence North 38 degrees 00 minutes 55  
27 seconds West, 159.50 feet; thence North 26 degrees 28 minutes 55 seconds West, 150.80  
28 feet; thence North 24 degrees 32 minutes 55 seconds West, 190.10 feet; thence South 53  
29 degrees 58 minutes 05 seconds West, 62.80 feet to the East line of Bittersweet Woods,  
30 recorded in Plat Book 43, pages 118-123; thence on the Easterly boundary of said  
Bittersweet Woods by the following 4 courses: thence North 33 degrees 21 minutes 38  
seconds East, 135.40 feet; thence North 01 degree 47 minutes 22 seconds West, 220.70 feet;  
thence North 38 degrees 43 minutes 22 seconds West, 177.30 feet; thence North 16 degrees  
56 minutes 38 seconds East, 84.60 feet to the Southeast corner of Lot 10 in said Bittersweet  
Woods, said corner also being the Southwest corner of a 1.196-acre parcel, known as “Parcel  
IV” of Document #2017008394; thence North 87 degrees 13 minutes 38 seconds East, on  
the South line of said 1.196-acre parcel, 233.10 feet to the Southeast corner thereof; thence  
North 88 degrees 55 minutes 45 seconds East, on the South line of a 1.037-acre parcel

1 known as "Parcel II" of said Document #2017008394, a distance of 252.67 feet to a point on  
2 the East line of Lot 1 of said Maple Dells; thence South 15 degrees 14 minutes 51 seconds  
3 East, on said East line, said East line also being the West line of Pine Hollow Section I and II  
4 as respectively recorded in Plat Book 46 pages 139-143 and Plat Book 48, pages 96-99, a  
5 distance of 945.10 feet to the Point of Beginning, containing 10.946 acres, more or less, and  
6 being subject to easements and rights of way of record.

7 and the symbols of the City of Fort Wayne Zoning Map No. DD-27 (Sec. 28 of Aboite  
8 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort  
9 Wayne, Indiana is hereby changed accordingly.

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

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



Council Member

16  
17  
18 APPROVED AS TO FORM AND LEGALITY:

19   
20 Malak Heiny, 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-2024-0004  
Bill Number: Z-24-02-15  
Council District: 4 – Dr. Scott Myers

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Introduction Date: February 27, 2024  
  
Plan Commission  
Public Hearing Date: March 11, 2024 (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 10.946 acres from AR/Low Intensity Residential to R2/Two  
Family Residential  
  
Location: 11328 W US 24 (Section 28 of Aboite Township)  
  
Reason for Request: To permit a 16-unit attached single-family subdivision  
  
Applicant: JRM Realty, LLC  
  
Property Owner: JRM Realty, LLC

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Related Petitions: Primary Plat – Oak Bluff Villas

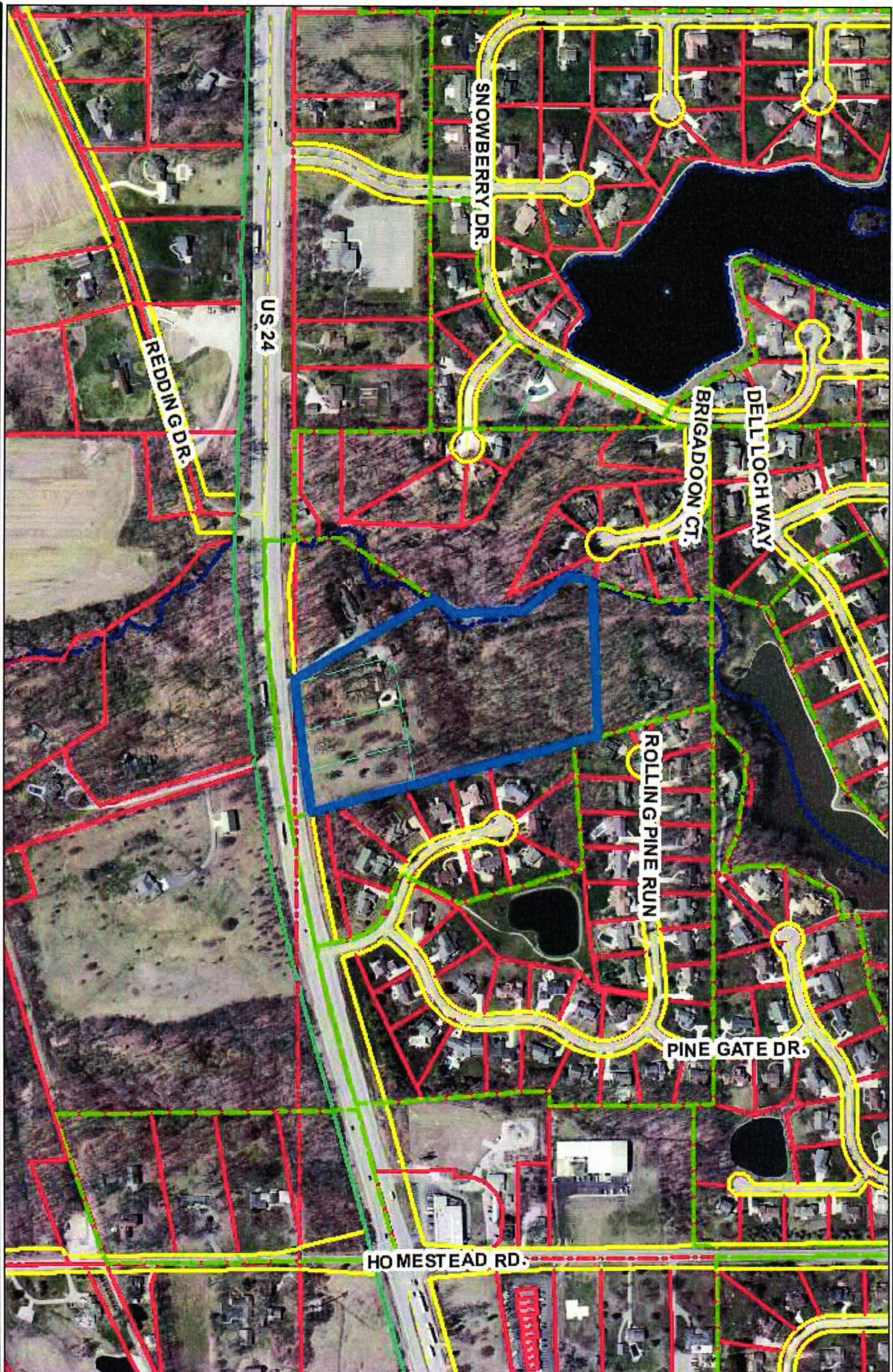
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Effect of Passage: Property will be rezoned to the R2/Two Family Residential zoning  
district, which will allow for an attached single-family subdivision and  
similar uses.

Effect of Non-Passage: The property will remain zoned AR/Low Intensity Residential, which  
does not permit an attached single-family subdivision. The site will  
continue with existing uses, and may be redeveloped with both low  
intensity residential and agricultural uses where adequate infrastructure  
is available.

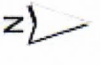


Rezoning Petition REZ-2024-0004 and Primary Plat PP-2024-0003 - Oak Bluff Villas



Although these boundaries are shown on this map, they are not intended to be construed as a warranty of accuracy or a guarantee of any kind. The user of this map should consult the official plat and documents and all applicable laws and regulations for the most current information.

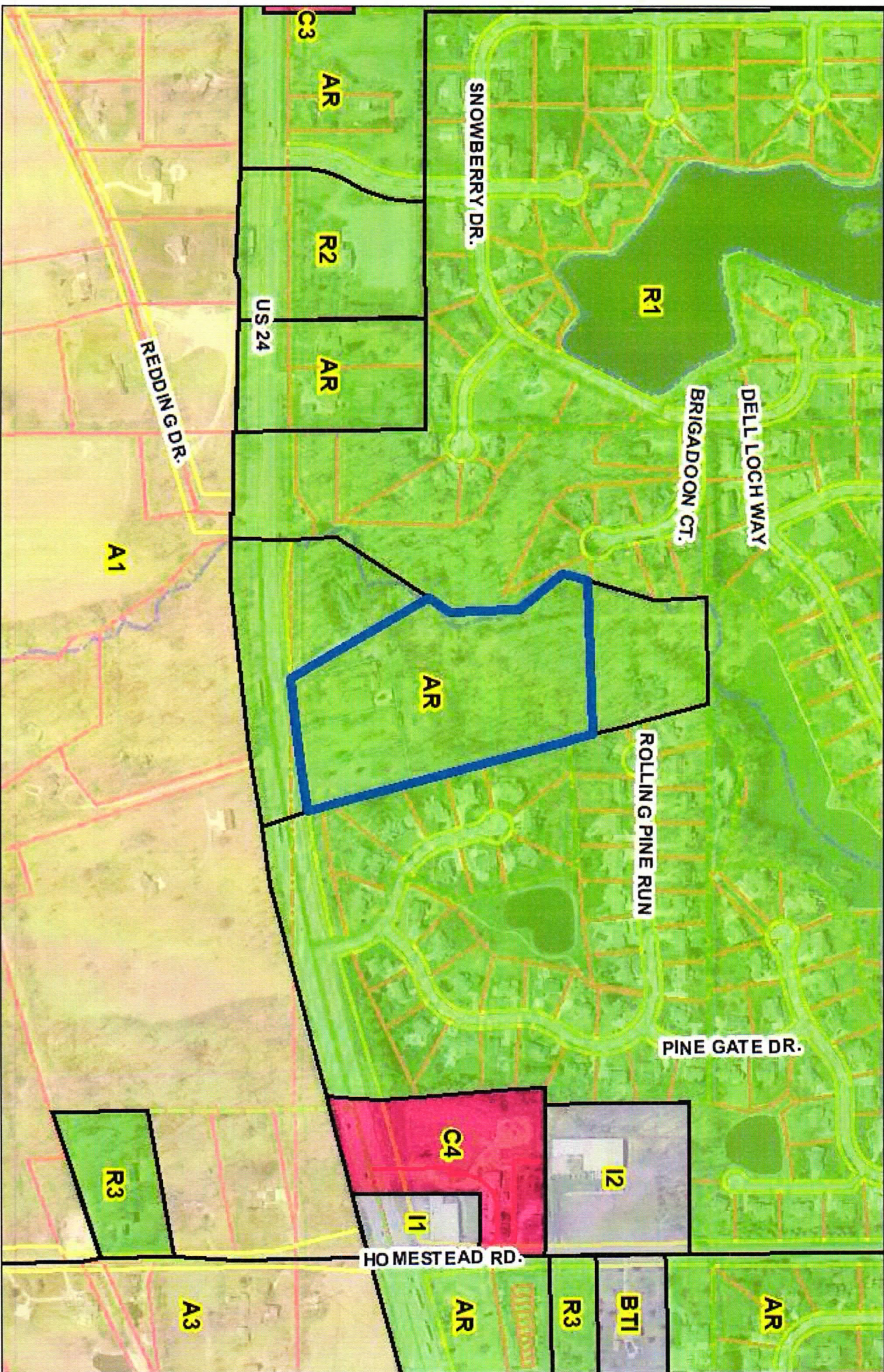
©2024 Board of Commissioners of the County of Alameda  
 State of California  
 North American Datum 1983  
 Scale of map: Contour interval: 5 feet, 1 inch = 400 feet  
 Printed and Contour: Spring 2024  
 Date: 2/18/2024



1 inch = 400 feet



Rezoning Petition REZ-2024-0004 and Primary Plat PP-2024-0003 - Oak Bluff Villas



Although strict accuracy standards have been applied in the compilation of this map, Adams County does not warrant or guarantee the accuracy of the information contained herein and the user shall assume all liability resulting from any use of the information contained herein.

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 State Plane Coordinate System, Indiana East  
 Revised and Compiled: Spring 2009  
 Date: 2/18/2024



**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant JRM REALTY LLC  
 Address 5324 GOSHEN ROAD  
 City FORT WAYNE State IN Zip 46818  
 Telephone 260.410.3295 E-mail jim@muttonpower.com

**Property Ownership**  
 Property Owner SAME  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_ E-mail \_\_\_\_\_

**Contact Person**  
 Contact Person Kevin McDermit - Lougheed & Associates  
 Address 1009 S Hadley Road  
 City Fort Wayne State IN Zip 46804  
 Telephone 260.432.3665 E-mail krmcdermit@comcast.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 11328 US 24 West Township and Section Aboite - sec 28  
 Present Zoning AR Proposed Zoning R2 Acreage to be rezoned 10.946 acres  
 Purpose of rezoning (attach additional page if necessary) Residential Duplex Villa Subdivision  
 \_\_\_\_\_  
 Sewer provider Aqua Indiana Water provider City of Fort Wayne

**Filing Checklist**  
*Applications will not be accepted unless the following filing requirements are submitted with this application.*  
 Filing fee \$1000.00  
 Surveys showing area to be rezoned  
 Legal Description of parcel to be rezoned  
 Rezoning Criteria (see attached checklist)

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 Fort Wayne and Allen County Plan Commissions 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

Jim Mutton (printed name of applicant) [Signature] (signature of applicant) 1.29.24 (date)  
Jim Mutton / JRM Realty (printed name of property owner) [Signature] (signature of property owner) 1.29.24 (date)



Received	Receipt No.	Hearing Date	Petition No.
2-1-24	144772	3-11-24	REZ-2024-0004

Department of Planning Services • 200 East Berry Suite 150 • Fort Wayne, Indiana • 46802  
 Phone (260) 449-7607 • Fax (260) 449-7682 • [www.allencounty.us](http://www.allencounty.us) • [www.cityoffortwayne.org](http://www.cityoffortwayne.org)





LEGAL DESCRIPTION

2024 R2 REZOING PARCEL / OAK BLUFF DEVELOPMENT PARCEL @ 11328 US 24  
WEST (DEED #2012036734)

Lots 2, 3, 4 and part of Lot 1, all in Maple Dells Addition, recorded in Plat Book 20, page 116 as found in the Office of the Recorder of Allen County, Indiana, and being part of the South Half of the Southeast Quarter of Section 28 Township 30 North, Range 11 East, Allen County, Indiana, described as follows:

Beginning at the Southeast corner of Lot 4 in said Maple Dells Addition, said corner being on the Northerly right-of-way line of U.S. Highway #24 (F.A. Project No.98 – Sec. B {3}-1939); thence Southwesterly, on said Northerly right-of-way line, being 70.00 feet Northwesterly of and parallel with the center-line of said U.S. Highway #24 and being a curve to the right having a radius of 6,296.57 feet and a chord of 423.49 feet bearing South 82 degrees 42 minutes 46 seconds West (all bearings based on Geodetic North - Indiana State Plane East), an arc length of 423.57 feet; thence North 38 degrees 00 minutes 55 seconds West, 159.50 feet; thence North 26 degrees 28 minutes 55 seconds West, 150.80 feet; thence North 24 degrees 32 minutes 55 seconds West, 190.10 feet; thence South 53 degrees 58 minutes 05 seconds West, 62.80 feet to the East line of Bittersweet Woods, recorded in Plat Book 43, pages 118-123; thence on the Easterly boundary of said Bittersweet Woods by the following 4 courses: thence North 33 degrees 21 minutes 38 seconds East, 135.40 feet; thence North 01 degree 47 minutes 22 seconds West, 220.70 feet; thence North 38 degrees 43 minutes 22 seconds West, 177.30 feet; thence North 16 degrees 56 minutes 38 seconds East, 84.60 feet to the Southeast corner of Lot 10 in said Bittersweet Woods, said corner also being the Southwest corner of a 1.196-acre parcel, known as "Parcel IV" of Document #2017008394; thence North 87 degrees 13 minutes 38 seconds East, on the South line of said 1.196-acre parcel, 233.10 feet to the Southeast corner thereof; thence North 88 degrees 55 minutes 45 seconds East, on the South line of a 1.037-acre parcel known as "Parcel II" of said Document #2017008394, a distance of 252.67 feet to a point on the East line of Lot 1 of said Maple Dells; thence South 15 degrees 14 minutes 51 seconds East, on said East line, said East line also being the West line of Pine Hollow Section I and II as respectively recorded in Plat Book 46 pages 139-143 and Plat Book 48, pages 96-99, a distance of 945.10 feet to the Point of Beginning, containing 10.946 acres, more or less, and being subject to easements and rights of way of record.





**Department of Planning Services  
Rezoning Questionnaire**

Project Name OAK BLUFF VILLAS

Please complete all questions below. These questions are the rezoning criteria our Plan Commissions consider when making a formal recommendation to the respective local unit of government for a final vote. Please include this with your rezoning application.

1. Is this rezoning petition in substantial compliance with the All In Allen Comprehensive Plan?  
The development is an area mapped as an "Urban Infill Area". That is prioritized for future growth and development in the All In Allen Comprehensive Plan. The development area has a "Complete Neighborhood Index Score of 6.

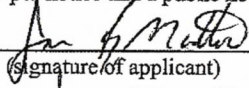
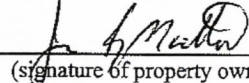
2. Will the current conditions and character of current structures and uses be affected?  
The proposed residential use will not affect the surrounding residential use. Substantial open area is proposed for the development giving a density similar to other surrounding residential developments. The project's density of 16 units on 10.946 acres is less than 1.5 units per acre.

3. Is this the most desirable use for which the land in the district is adapted?  
With the surrounding residential uses this project maximizes the potential for providing a residential product that is in demand.

4. Will this rezoning proposal conserve the property values throughout the jurisdiction?  
Replacing the existing residence that was constructed in the 1950's with multiple modern residences will increase the property value. And therefor will not have an impact on surrounding property values.

5. Does this rezoning proposal demonstrate responsible development and growth?  
The project is an in fill development with infrastructure existing on site for: access via a 4 lane highway with a capacity for traffic, sanitary sewer on site with capacity , City water stubbed to the property for future extension, and surface drainage features adjacent with capacity for runoff.

I/We understand and agree, upon execution and submission of 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>James Ray Mutton</u> (printed name of applicant)	<u></u> (signature of applicant)	<u>2-7-24</u> (date)
<u>JRM Realty / James R Mutton</u> (printed name of property owner)	<u></u> (signature of property owner)	<u>2.7.24</u> (date)

# FACT SHEET

Case #REZ-2024-0004

Bill # Z-24-02-15

Project Start: February 2024

PROPOSAL:	Rezoning Petition REZ-2024-0004 – Oak Bluff Villas
APPLICANT:	JRM Realty, LLC
REQUEST:	To rezone property from AR/Low Intensity Residential to R2/Two Family Residential for a 16-unit attached single-family subdivision 11328 W US 24, 450 feet west of its intersection with Wintergreen Drive (Section 28 of Aboite Township)
LOCATION:	
LAND AREA:	10.95 acre
PRESENT ZONING:	AR/Low Intensity Residential
PROPOSED ZONING:	R2/Two Family Residential
COUNCIL DISTRICT:	4 – Dr. Scott Myers
SPONSOR:	Fort Wayne Plan Commission

### **March 11, 2024 Public Hearing**

- Six people spoke in opposition or with concerns.
- No one spoke in support.
- Paul Sauerteig and Amos Norman were absent.

### **March 18, 2024 Business Meeting**

#### **Plan Commission Recommendation: DO PASS**

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

#### **9-0 MOTION PASSED**

- All members were present.

Fact Sheet Prepared by:  
Karen Couture, Associate Land Use Planner  
March 25, 2024

## PROJECT SUMMARY

The applicant is requesting to rezone 10.95 acres from AR/Low Intensity Residential to R2/Two-Family Residential and to approve a primary plat for a 16-lot attached single family subdivision. The site today has a single-family home on the southern portion of the property with the rest being wooded. The property was originally a part of Maple Dells subdivision that was platted in 1954, but was not developed. The property is adjacent to single family subdivisions and metes and bounds residential homes to the north, east, and west. The properties on the south side of W US 24 are within Allen County jurisdiction and are zoned A1/Agriculture.

The submitted primary plat shows 16 lots of one access point of W US 24. The site features one cul-de-sac with an “eyebrow”, a walking trail, a proposed pickleball court and three common areas. The northern half of the site does not have any proposed lots and staff believes a portion will remain wooded. The attached single-family plat product has been more common with new development in Allen County. The product allows a more dense product by eliminating the requirement of eliminating the requirement of 10 feet (5 feet per lot) between single family homes.

### COMPREHENSIVE PLAN REVIEW:

#### Future Growth and Development Map, Goals, and Strategies

- The project site is located within the Urban Infill Area.  
The following Goal would be applicable:  
**LUD 1** - Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas

#### Overall Land Use Policies

- Staff determined the following Land Use Policy would be applicable and supportive of this request:  
**LUD Policy 1** – Support and promote a diversity of housing types within the applicable land use categories defined in this chapter.

#### Generalized Future Land Use Map

- The project site is located within the Suburban Neighborhood land use category. The R2/Two Family Residential zoning district is considered compatible with the comprehensive plan. Adjacent properties are a mixture of Suburban Neighborhood to the north, east, and west. And Rural Residential on the south side of W US 24.

#### Land Use Related Action Steps

- HN. 1 .1.2 Encourage smart growth development practices to support efficient use of land and resources.

#### Compatibility Matrix

- This proposed use would fall into R2/Two Family Residential which is considered compatible with Suburban Neighborhood and Rural Residential.

**Other applicable plans:** none

### PUBLIC HEARING SUMMARY:

Presenter: Kevin McDermitt, representing the developer, presented the request as outlined above.

#### Public Comments:

Lee Pomerantz (7203 Wintergreen Dr) – Concerns with deceleration lane; drainage; flood easement maint.

Melinda Thomas (11719 Indigo Dr) – Concerns with safety; blind spots; dangerous highway.

Stan Parrish (11291 US Hwy 24 West) – Concerns with deceleration lane; safety; visibility. Also wrote letter.

Jeff Haley (11510 Brigadoon Ct) – Concerns with loss of wildlife.

Kurt Drummond (11303 US 24 West) – Concerns with school bus stops; sunrise/sunset visibility dangerous curve; deceleration land too short.

Rick Sheets (7001 Pine Gate Dr) – Concerns with privacy; wildlife; light and noise pollution; safety.

Closing Comments:

Kevin McDermitt: Developer working with INDOT, but has not received specifics yet. All surface drainage will be going to the south and will out-fall to Zentsmaster Regulated Drain. Development is for senior citizens, so buses for children should not be a problem.

## FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

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### Rezoning Petition REZ-2024-0004

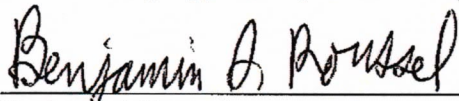
APPLICANT: JRM Realty, LLC  
REQUEST: To rezone property from AR/Low Intensity Residential to R2/Two Family Residential for a 16-lot attached single family development.  
LOCATION: 11328 W US 24, 450 feet west of its intersection with Wintergreen Drive (Section 28 of Aboite Township)  
LAND AREA: 10.95 acres  
PRESENT ZONING: AR/Low Intensity Residential  
PROPOSED ZONING: R2/Two Family Residential

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**The Plan Commission recommends that Rezoning Petition REZ-2024-0004 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 project is located in the Urban Infill Area where infill development is encouraged. The R2/Two Family Residential zoning district is considered compatible with surrounding residential development according to the comprehensive plan.
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. This area is currently well developed with single family subdivisions of varying densities. The proposed rezoning continues development patterns on the north side of W US 24.
3. Approval is consistent with the preservation of property values in the area. This proposal will allow investment into one of the remaining single family homes along W US 24. The adjacent area is almost fully developed with this parcel being one of the last remaining parcels undeveloped in the area.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Review by City engineering departments indicates that the site can be developed for the proposed uses and adequate infrastructure is available to service the site. The applicant will work with reviewing agencies to ensure all City of Fort Wayne drainage requirements are met.

These findings approved by the Fort Wayne Plan Commission on March 18, 2024.

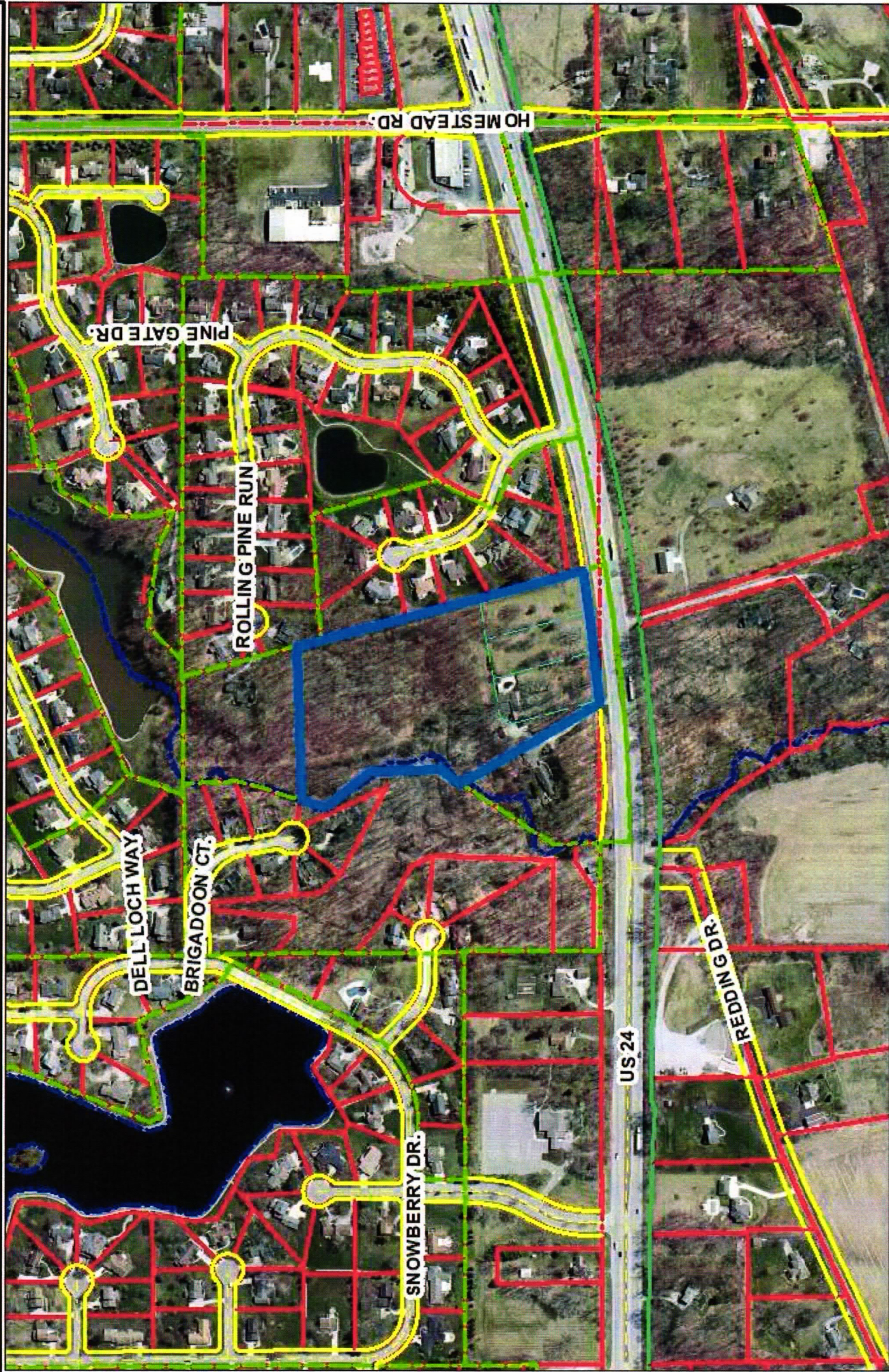


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Benjamin J. Roussel  
Executive Director  
Secretary to the Commission

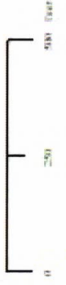


Rezoning Petition REZ-2024-0004 and Primary Plat PP-2024-0003 - Oak Bluff Villas



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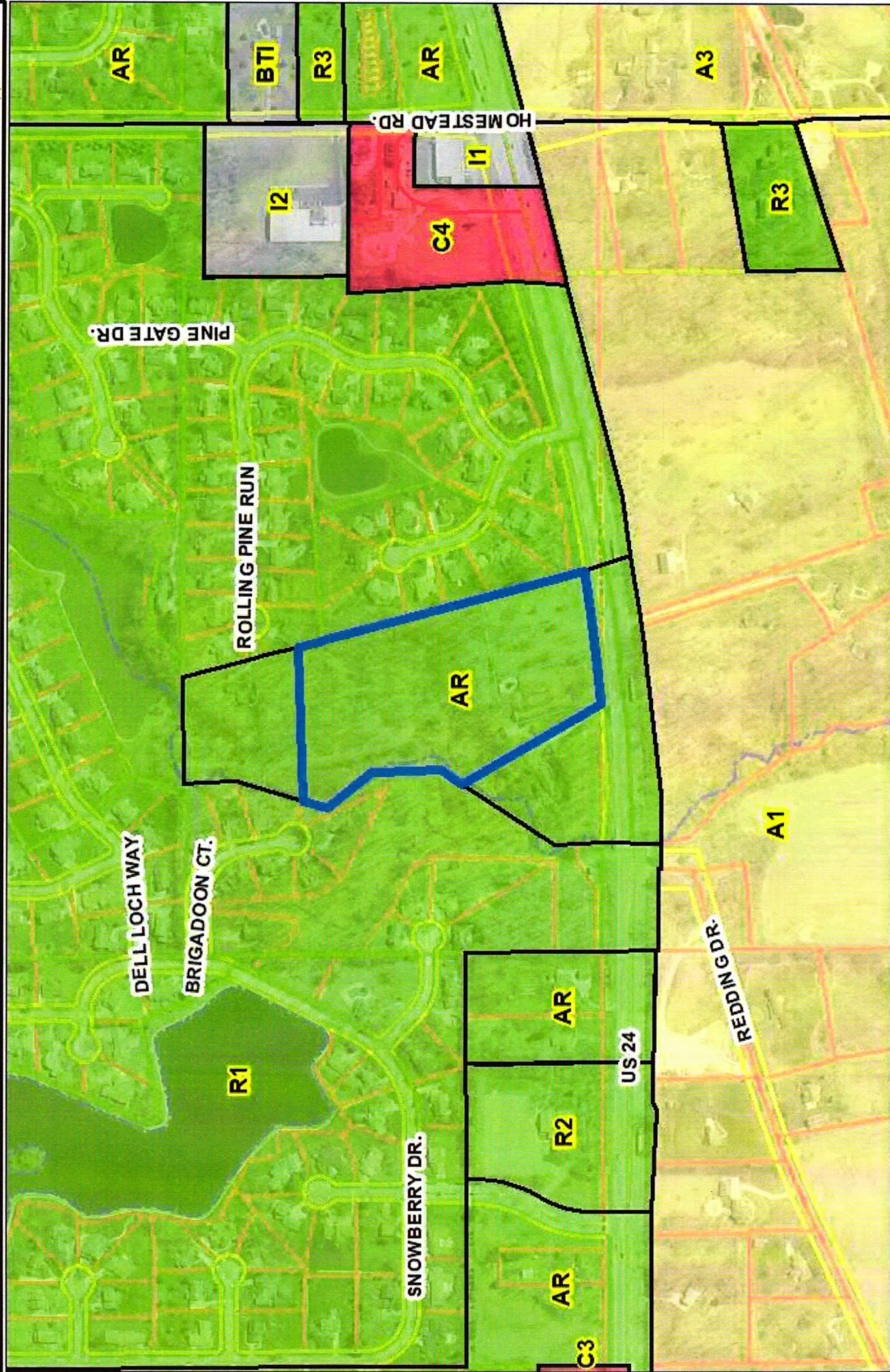
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 State Plane Coordinate System, Indiana East  
 Projection Coordinate: Spring 2008  
 Date: 2/15/2024



1 inch = 400 feet



Rezoning Petition REZ-2024-0004 and Primary Plat PP-2024-0003 - Oak Bluff Villas



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 Projection Contour: Spring 2009  
 Date: 2/15/2024



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**BILL NO. Z-24-02-15**

**REPORT OF COMMITTEE ON REGULATIONS**

**April 9, 2024**

**Michelle Chambers Chair**

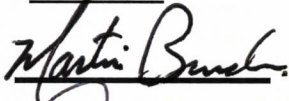




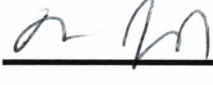
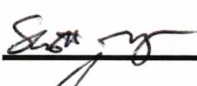
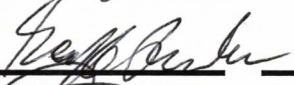

**Scott Myers Co-Chair**

**All Council Members**

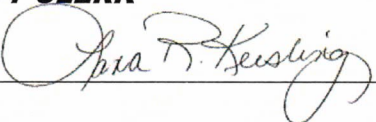
An Ordinance amending the City of Fort Wayne Zoning Map No. DD-27 (Sec. 28 of Aboite Township)

To rezone 10.946 acres from AR/Low Intensity Residential to R2/Two Family Residential at 11328 W US 24 (Section 28 of Aboite Township) to permit a 16-unit attached single-family subdivision

**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>
<u>BENDER</u>			
<u>CHAMBERS</u>			
<u>ENSLEY</u>			
<u>FREISTROFFER</u>			
<u>HARTMAN</u>			
<u>JEHL</u>			
<u>MYERS</u>			
<u>PADDOCK</u>			
<u>TUCKER</u>			

**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date: N/A

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

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

Read the third time in full and on motion by Councilperson Chambers, placed on passage by the following vote:


<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
BENDER	<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"/>
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"/>
HARTMAN	<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"/>
MYERS	<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: April 9, 2024

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

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as Zoning Ordinance No. Z-24-02-15 on the 9th day of April, 2024

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 April 2024, at the hour of 9:20 o'clock A.M. E.S.T.

  
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 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 10th day of April 2024, at the hour of 10:49 o'clock AM E.S.T.

  
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 KARL BANDEMER, MAYOR

